



**City of Coral Gables
Development Services Department**

**CONSTRUCTION REGULATION BOARD
CASE RESUME**

HEARING DATE: February 9, 2026

CASE NO.: 25-9898
RECT-24-04-0297

BUILDING ADDRESS: 721 Biltmore Way

FOLIO NUMBER: 03-4117-035-0001

OWNER: The Biltmore Regent Condominium Association, Inc.

USE: CONDOMINIUM - RESIDENTIAL

OF LIVING UNITS: 23

PENDING RECERTIFICATION: 2024

LAST RECERTIFICATION:

YEAR BUILT: 1990

DESCRIPTION AND DEFECTS OF BUILDING: The Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 8-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. The Structure is hereby declared unsafe by the Building Official for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code.

DATES AND ACTIVITIES:

- 02/01/23 Courtesy 1 Year Notice from the City advising Recertification is required mailed with return receipt
- 04/29/24 Structural Recertification Report – repairs required
- 04/29/24 Electrical Recertification Report – repairs required
- 10/21/24 First Notice from the City advising Recertification is required mailed with return receipt
- 01/31/25 Second Notice from the City advising Recertification is pending mailed with return receipt
- 10/10/25 Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing mailed with return receipt
- 10/10/25 Notice of Hearing posted on Structure
- 10/15/25 Engineer letter attesting the building is structurally safe for its use and occupancy-
signed & sealed on 10/15/2025
- 10/20/25 **Board Hearing**

The Owner shall take the Required Action as follows: **A.** That the Property Owner submit appropriately signed and sealed safe-to-occupy letters for both the Structural and Electrical Recertification, within 30 days of the Board's meeting attesting that the structure's structural and electrical systems are safe for occupancy while repairs are undertaken, and that updated safe-to-occupy letters be submitted every six (6) months thereafter while recertification is pending. **B.** Provide the CRB board with an update on the building's repairs at the January 2026 Board's meeting. **C.** Recertify the structure within six (6) months of the Board's meeting. **D.** That the Building Official shall thereafter take any measures within his authority, as set forth in City or County Code and Florida law, to ensure the safety of the building, its occupants, and the surrounding areas, including but not limited to evacuating the structure, disconnecting utilities, and demolition of the structure. **E.** A \$250 daily fine be imposed if any of the above deadlines are not met.

12/09/25 Engineer letter attesting the building is electrically safe for its use and occupancy-
signed & sealed on 12/08/2025
01/22/26 Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing mailed with
return receipt
01/23/26 Notice of Hearing posted on Structure and at City Hall
02/09/26 Board Hearing

TO DATE THE OWNER HAS: NOT submitted a **revised** Recertification Report for the City's review.

BUILDING OFFICIAL'S RECOMMENDATION: Previous order stands

PERMIT ACTIVITY:

[ELEC-25-08-3823](#)- Finaled- Electrical repairs following the 50- year recertification report within the unit, this includes installing AFCI/GFCI receptacles (bathroom, balcony, or laundry room) as appropriate, updating the schedule panel accordingly.

[ELEC-25-08-3788](#)- Finaled- The primary work content is to make electrical repairs following the building recertification report in common areas (parking garage, lobby, equipment room, poll and pool deck).

[ELEC-25-08-3770](#)- Finaled- Electrical repairs following the 50- year recertification report within the unit, this includes installing AFCI/GFCI receptacles (bathroom, balcony, or laundry room) as appropriate, updating the schedule panel accordingly.

[ELEC-25-05-3552](#)- Denied- Electrical Scope

[BLDB-26-01-3932](#)- In Review- Parking deck concrete repairs and waterproofing