



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 7/16/2021

Property Information	
Folio:	03-4129-052-0001
Property Address:	6901 E EDGEWATER DR Coral Gables, FL 33133-0000
Owner	REFERENCE ONLY
Mailing Address	
PA Primary Zone	4900 MULTI-FAMILY - CONDOMINIUM
Primary Land Use	0000 REFERENCE FOLIO
Beds / Baths / Half	0 / 0 / 0
Floors	X 4
Living Units	X 30
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	X 1971



Assessment Information				
Year	2020	2019	2018	
Land Value	\$0	\$0	\$0	
Building Value	\$0	\$0	\$0	
XF Value	\$0	\$0	\$0	
Market Value	\$0	\$0	\$0	
Assessed Value	\$0	\$0	\$0	

Benefits Information				
Benefit	Type	2020	2019	2018
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
GABLES HARBOUR CONDO SUNRISE HARBOUR REV PL PB 65-22 LOTS 1-2 & 3 BLK 2

Taxable Value Information				
	2020	2019	2018	
County				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$0	\$0	\$0	
School Board				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$0	\$0	\$0	
City				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$0	\$0	\$0	
Regional				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$0	\$0	\$0	

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:

CITY'S

EXHIBIT



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 7/21/2021

	Folio	Sub-Division	Owner	Address
1	03-4129-052-0001 (Reference)	GABLES HARBOUR CONDO	REFERENCE ONLY	6901 E EDGEWATER DR Coral Gables
2	03-4129-052-0010	GABLES HARBOUR CONDO	JOHN F TOWLE	6901 EDGEWATER DR UNIT: 210 Coral Gables
3	03-4129-052-0020	GABLES HARBOUR CONDO	MILLS REAL PROPERTY INVESTMENTS LLC	6901 EDGEWATER DR UNIT: 211 Coral Gables
4	03-4129-052-0030	GABLES HARBOUR CONDO	JAMES FIELD JR	6901 EDGEWATER DR UNIT: 212 Coral Gables
5	03-4129-052-0040	GABLES HARBOUR CONDO	MILLIE A RUIZ	6901 EDGEWATER DR UNIT: 213 Coral Gables
6	03-4129-052-0050	GABLES HARBOUR CONDO	MARY BERNADETTE Y SIY LE DANE F TAYLOR LE	6901 EDGEWATER DR UNIT: 214 Coral Gables
7	03-4129-052-0060	GABLES HARBOUR CONDO	VICKI JOHNSON	6901 EDGEWATER DR UNIT: 215 Coral Gables
8	03-4129-052-0070	GABLES HARBOUR CONDO	ROALS INC % HIGHMARK ATLANTIC INC	6901 EDGEWATER DR UNIT: 216 Coral Gables
9	03-4129-052-0080	GABLES HARBOUR CONDO	ROALS INC % HIGHMARK ATLANTIC INC	6901 EDGEWATER DR UNIT: 217 Coral Gables
10	03-4129-052-0090	GABLES HARBOUR CONDO	JOCK L FINK &W LINDA W	6901 EDGEWATER DR UNIT: 218 Coral Gables
11	03-4129-052-0100	GABLES HARBOUR CONDO	PORTER ANDERSON TRS PORTER W ANDERSON JR 2013 REV TR	6901 EDGEWATER DR UNIT: 219 Coral Gables
12	03-4129-052-0110	GABLES HARBOUR CONDO	RAFAEL A GARCIA TOLEDO	6901 EDGEWATER DR UNIT: 310 Coral Gables
13	03-4129-052-0120	GABLES HARBOUR CONDO	MARILYN SIMMONS MYMAN	6901 EDGEWATER DR UNIT: 311 Coral Gables
14	03-4129-052-0130	GABLES HARBOUR CONDO	MARY ALICE HEILIG TRS MARY ALICE HEILIG	6901 EDGEWATER DR UNIT: 312 Coral Gables

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15	03-4129-052-0140	GABLES HARBOUR CONDO	ROBERT NIELSEN TONI CORSON	6901 EDGEWATER DR UNIT: 313 Coral Gables
16	03-4129-052-0150	GABLES HARBOUR CONDO	MYCHICHI HOLDINGS LLC	6901 EDGEWATER DR UNIT: 314 Coral Gables
17	03-4129-052-0160	GABLES HARBOUR CONDO	MIGUEL MOURIZ TRS M MOURIZ 2015 GP TRUST	6901 EDGEWATER DR UNIT: 315 Coral Gables
18	03-4129-052-0170	GABLES HARBOUR CONDO	PATRICIA GUTIERREZ VALLEDOR TRS PATRICIA GUTIERREZ VALLEDOR	6901 EDGEWATER DR UNIT: 316 Coral Gables
19	03-4129-052-0180	GABLES HARBOUR CONDO	BRIANA GUANCHEZ JTRS JENNINE C GUANCHEZ JTRS	6901 EDGEWATER DR UNIT: 317 Coral Gables
20	03-4129-052-0190	GABLES HARBOUR CONDO	MICHAEL CURRAN &W ALISON P	6901 EDGEWATER DR UNIT: 318 Coral Gables
21	03-4129-052-0200	GABLES HARBOUR CONDO	RAFAEL ARMANDO GARCIA TOLEDO	6901 EDGEWATER DR UNIT: 319 Coral Gables
22	03-4129-052-0210	GABLES HARBOUR CONDO	RAQUEL AMOLDONI ELLEN M DAVEY	6901 EDGEWATER DR UNIT: 320 Coral Gables
23	03-4129-052-0220	GABLES HARBOUR CONDO	MARK HORNE SUSAN HORNE	6901 EDGEWATER DR UNIT: 321 Coral Gables
24	03-4129-052-0230	GABLES HARBOUR CONDO	SUSAN L WALCUTT	6901 EDGEWATER DR UNIT: 322 Coral Gables
25	03-4129-052-0240	GABLES HARBOUR CONDO	LINDA C FRAZIER JTRS DAVID J FRAZIER JR JTRS	6901 EDGEWATER DR UNIT: 323 Coral Gables
26	03-4129-052-0250	GABLES HARBOUR CONDO	BART F SHERWOOD	6901 EDGEWATER DR UNIT: 324 Coral Gables
27	03-4129-052-0260	GABLES HARBOUR CONDO	MICHAEL G DURIK KIMBERLY A DALY	6901 EDGEWATER DR UNIT: 325 Coral Gables
28	03-4129-052-0270	GABLES HARBOUR CONDO	PATRICK W FRISCH JENNIFER D VICKERY	6901 EDGEWATER DR UNIT: 326 Coral Gables
29	03-4129-052-0280	GABLES HARBOUR CONDO	6901 EDGEWATER DRIVE UNIT 327 LLC	6901 EDGEWATER DR UNIT: 327 Coral Gables
30	03-4129-052-0290	GABLES HARBOUR CONDO	EDWARD WILLIAM PORTAS AMANDA LUCIA CARRASCO PORTAS	6901 EDGEWATER DR UNIT: 328 Coral Gables
31	03-4129-052-0300	GABLES HARBOUR CONDO	LAURA MACKLE	6901 EDGEWATER DR UNIT: 329 Coral Gables





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## Detail by Entity Name

Florida Not For Profit Corporation

GABLES HARBOUR CONDOMINIUM APARTMENTS ASSOCIATION, INC.

### Filing Information

**Document Number** 720529  
**FEI/EIN Number** 59-1991021  
**Date Filed** 03/17/1971  
**State** FL  
**Status** ACTIVE

### Principal Address

6901 E EDGEWATER DR  
CORAL GABLES, FL 33133

Changed: 03/19/2009

### Mailing Address

C/O The Foster Company  
9000 SW 152nd Street  
Suite 102  
MIAMI, FL 33157

Changed: 06/12/2018

### Registered Agent Name & Address

De La Camara, Rosa, Esq.  
c/o Becker & Poliakoff, P.A.  
121 Alhambra Plaza, 10th Floor  
Coral Gables, FL 33134

Name Changed: 03/11/2015

Address Changed: 03/11/2015

### Officer/Director Detail

#### **Name & Address**

## Title President

NIELSEN, ROBERT  
9000 SW 152nd Street  
102  
MIAMI, FL 33157

## Title VP

GARCIA-TOLEDO, RAFAEL  
9000 SW 152ND STREET, SUITE 102  
MIAMI, FL 33157

## Title Secretary

FRAZIER, LINDA  
9000 SW 152nd Street  
Suite 102  
Palmetto Bay, FL 33157

## Title Treasurer

JOHNSON, VICKI  
9000 SW 152nd Street  
Suite 102  
Palmetto Bay, FL 33157

## Title Director

MOURIZ, MIGUEL  
9000 SW 152nd Street  
102  
MIAMI, FL 33157

**Annual Reports**

Report Year	Filed Date
2021	02/01/2021
2021	06/16/2021
2021	06/24/2021

**Document Images**[06/24/2021 - AMENDED ANNUAL REPORT](#)[View image in PDF format](#)[06/16/2021 - AMENDED ANNUAL REPORT](#)[View image in PDF format](#)

<a href="#">02/01/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">11/23/2020 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">08/18/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/08/2019 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/25/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/12/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/27/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">08/12/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/11/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/13/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/17/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/06/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/18/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/11/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/19/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/22/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/19/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/19/2006 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/25/2005 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">02/19/2002 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">06/20/1996 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/22/1995 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>


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Permits and Inspections: Search Results

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**New Permit Search**
**Permit Search Results**

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
<a href="#">RC-21-07-8262</a>	07/24/2021	6901 EDGEWATER DR	BLDG RECERT / CRB	BUILDING RECERTIFICATION (YEAR BUILT 1971) UNSAFE STRUCTURES BOARD CASE 21-2758	pending			0.00
<a href="#">PL-20-08-6498</a>	08/12/2020	6901 EDGEWATER DR	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMMERCIAL *SANITARY LINE SECTION RE-PIPING IN THE GARAGE AREA*-REQUIRED PUBLIC WORKS DEPT. APPROVAL & COMPLIANCE FOR SANITARY SEWER SYSTEM { ORD. 2009-40 SEC. 78-99 } **RESTORATION OF LANDSCAPE, HARDSCAPE & BUILDING IS REQUIRED FOR PERMIT CLOSURE AND FINAL APPROVAL	issued	01/29/2021		0.00
<a href="#">PW-18-01-2384</a>	01/25/2018	6901 EDGEWATER DR	COASTAL PERMIT	REPLACEMENT OF MOORING PILES (23) AND FINGER PIERS (11) **GABLES HARBOUR CONDO ASSOCIATION** \$25,000 BOND PAID BY DOCK AND MARINE	final	07/11/2018	10/09/2019	0.00
<a href="#">EL-18-01-1904</a>	01/12/2018	6901 EDGEWATER DR	ELEC COMMERCIAL / RESIDENTIAL WORK	REPLACE TENET 200 AMP BREAKER \$ 500	final	01/12/2018	01/12/2018	0.00
<a href="#">AB-18-01-1907</a>	01/12/2018	6901 EDGEWATER DR	BOA COMPLETE (LESS THAN \$75,000)	COMMERCIAL*REV PER PERF 05/11/2018-REPLACEMENT OF MOORING PILES (23) AND FINGER PIERS (11) **GABLES HARBOUR CONDO	final	01/16/2018	10/09/2019	0.00

CITY'S

EXHIBIT

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				ASSOCIATION** \$25,000				
EL-17-09-1395	09/20/2017	6901 EDGEWATER DR	ELEC COMMERCIAL / RESIDENTIAL WORK	REPLACE MAIN 1,000 AMP BREAKER INSIDE METER ROOM \$1,400	final	09/20/2017	10/17/2017	0.00
BL-17-03-1299	03/07/2017	6901 EDGEWATER DR	INT / EXT ALTERATIONS	REPLACE HANDRAILS/ RAILINGS THROUGHOUT COMPLEX \$45,000	final	07/20/2017	08/24/2017	0.00
AB-17-02-1328	02/24/2017	6901 EDGEWATER DR	BOA COMPLETE (LESS THAN \$75,000)	CONDO *REPLACE HANDRAILS/ RAILINGS \$45,000	final	02/24/2017	08/24/2017	0.00
PL-15-08-4824	08/18/2015	6901 EDGEWATER DR	PLUMB COMMERCIAL / RESIDENTIAL WORK	REPLACEMENT OF ALL HORIZONTAL SANITARY LINES IN OPEN GARAGE AREA \$15,000	final	08/19/2015	11/12/2015	0.00
PW-15-05-4679	05/07/2015	6901 EDGEWATER DR	COASTAL PERMIT	SEAWALL REPAIR \$70,000 BOND PAID BY DOCK AND MARINE CONSTRUCTION	final	07/15/2016	12/27/2017	0.00
AB-15-04-5393	04/28/2015	6901 EDGEWATER DR	BOA COMPLETE (LESS THAN \$75,000)	RESUBMITTAL SEAWALL REPAIR \$70,000	final	04/28/2015	12/27/2017	0.00
PW-15-04-5317	04/27/2015	6901 EDGEWATER DR	COASTAL PERMIT	**COM**THREE (3) FINGER PIERS REPAIRS \$2400 BOND PAID BY JOHN F. TOWLE, D.D.S., 5901 EDGEWATER DRIVE, APT210, CORAL GABLES, FL 33133	final	05/26/2015	12/02/2016	0.00
AB-15-04-4677	04/15/2015	6901 EDGEWATER DR	BOA COMPLETE (LESS THAN \$75,000)	**COM**THREE (3) FINGER PIERS REPAIRS \$2400	final	04/15/2015	12/02/2016	0.00
PU-14-10-2574	10/10/2014	6901 EDGEWATER DR	PUBLIC RECORDS SEARCH	REQ A CD OF PERMIT 20772	final	10/10/2014	10/10/2014	0.00
PU-14-09-2932	09/22/2014	6901 EDGEWATER DR	PUBLIC RECORDS SEARCH	REQ COPY OF 20837B AND 19806A	final	09/22/2014	09/22/2014	0.00
EL-14-05-3147	05/15/2014	6901 EDGEWATER DR	ELEC COMMERCIAL / RESIDENTIAL WORK	220 VOLT OUTLETS AT PARKING GARAGE 20 AMP	final	05/15/2014	05/19/2014	0.00
PU-14-03-2663	03/14/2014	6901 EDGEWATER DR	PUBLIC RECORDS SEARCH	REQ DRAWINGS RELATED TO THE DOCKS	final	01/08/2018	01/08/2018	0.00
PW-13-09-1092	09/20/2013	6901 EDGEWATER DR	COASTAL PERMIT	CANCELLED - *** REPLACEMENT OF MOORING PILES AND INSTALL (1) ONE NEW MOORING AT SLIP #16 AND #17 ***GABLES HARBOR CONDO APT. ASSOCIATION INC ****	canceled		01/11/2018	0.00
AB-13-09-0847	09/17/2013	6901 EDGEWATER DR	BOA COMPLETE (LESS THAN \$75,000)	CANCELLED *** REPLACEMENT OF MOORING PILES AND INSTALL (1) ONE NEW MOORING AT SLIP	canceled	09/17/2013	01/11/2018	0.00

#16 AND #17  
 \*\*\*GABLES  
 HARBOR CONDO  
 APT.  
 ASSOCIATION INC  
 \*\*\*\*

CE-13-03-0650	03/11/2013	6901 EDGEWATER DR	CODE ENF WARNING PROCESS	WT11794 SEC 32- 8.2 MDCC WMR USE OF WATER SPRINKLER SYSTEM ON UNAUTHORIZED DAY (MON).	final	03/11/2013	03/11/2013	0.00
BL-12-12-1311	12/21/2012	6901 EDGEWATER DR	MISCELLANEOUS WORK	UNDER EAVE VENTS REPLACEMENT ON BUILDING PERIMETER \$3,500	final	12/26/2012	01/09/2013	0.00
PU-12-11-1402	11/27/2012	6901 EDGEWATER DR	PUBLIC RECORDS SEARCH	REQ COPY OF VARIOUS PERMITS	final	11/27/2012	11/27/2012	0.00
PL-12-11-0709	11/13/2012	6901 EDGEWATER DR	PLUMB COMMERCIAL / RESIDENTIAL WORK	REPLACE 80 FT OF WATER PIPING AND 75 FT OF SEWER PIPING \$2,500	final	11/14/2012	03/26/2013	0.00
PU-12-06-9306	06/19/2012	6901 EDGEWATER DR	PUBLIC RECORDS SEARCH	REQ COPIES OF PERMIT 20772B	final	06/19/2012	06/19/2012	0.00
PL-11-12-5269	12/05/2011	6901 EDGEWATER DR	PLUMB IRRIGATION / SPRINKLER SYSTEM	INSTALLATION OF BACKFLOW PREVENTOR \$5,000	final	12/08/2011	12/21/2011	0.00
PU-09-12-2655	12/17/2009	6901 EDGEWATER DR	PUBLIC RECORDS SEARCH	REQ COPIES OF PERMIT 95030262 CRM INV 009230	final	12/21/2009	12/21/2009	0.00

The City's online services are protected with an **SSL encryption certificate**. For technical assistance, please call 305-569-2448 (8am-5pm, M-F).



## The City of Coral Gables

Development Services Department  
CITY HALL 405 BILTMORE WAY  
CORAL GABLES, FLORIDA 33134

August 31, 2012

Gables Harbour Condo Assoc.  
c/o Certified Property Mgmt. Corp.  
1801 Coral Way, Suite #305  
Miami, FL 33145

### **LETTER OF BUILDING RECERTIFICATION IN ACCORDANCE WITH SECTION 8-11(f) OF THE CODE OF MIAMI-DADE COUNTY**

**PROPERTY FOLIO: # 03-4129-052-0001**

**ADDRESS: 6901 Edgewater Drive, Coral Gables, FL**

Dear Property Owner/Manager:

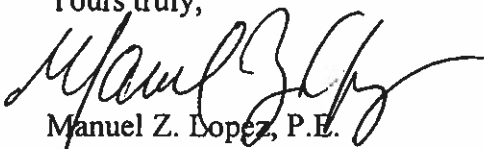
This Office is in receipt of your structural and electrical report stating that the above referenced building has been examined and found to be structurally and electrically safe for its continued occupancy.

Based on acceptance of this report, we herewith grant this LETTER OF RECERTIFICATION for the above subject premises in accordance with Section 8-11(f) of the Code of Miami-Dade County.

The expiration date of this approval, as stated in said Code, is 10 years from 2012. This recertification letter does not exclude the building from subsequent inspections as deemed necessary by the Building Official, as specified in the Florida Building Code.

As a routine matter, and in order to avoid possible misunderstanding, nothing in this letter should be construed directly, or indirectly as a guarantee of the safety of any portion of this structure. However, based on the term stated in Section 8-11(f) of the Code, continued occupancy of the building will be permitted in accordance with the minimum procedural guidelines for the recertification structural/electrical report on file with this office.

Yours truly,

  
Manuel Z. Lopez, P.E.  
Building Official

**CITY'S**

**EXHIBIT**

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## The City of Coral Gables

Development Services Department  
CITY HALL 405 BILTMORE WAY  
CORAL GABLES, FLORIDA 33134

2/8/2021

**VIA CERTIFIED MAIL**

GABLES HARBOUR CONDOMINIUM APARTMENTS ASSOCIATION, INC  
6901 E EDGEWATER DR  
CORAL GABLES, FL 33133

7020 3160 0001 1022 3301

RE: 6901 EDGEWATER DR

FOLIO # 341290520001

Notice of Required Inspection For Recertification of 40 Years or Older Building

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is forty (40) years old, or older, having been built in YEAR. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a Florida Registered Architect or Professional Engineer must inspect said building and a completed Recertification Report ("Report") must be submitted by you to this Department within ninety (90) calendar days from the date of this letter. A completed Report includes 1) cover letter(s) stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form and 5) Parking Lot Guardrails Requirements Form; no additional documents or photographs are necessary. Note all paperwork submitted must be the original signed and sealed documents (no copies). Submittal of the Report does not constitute recertification; it must be approved by this Department and the Letter of Recertification must be issued.

Once a completed Report is submitted to this Department and repairs or modifications are found to be necessary, the Building Official is able to grant an extension of one hundred fifty (150) calendar days from the date of this letter to obtain the necessary permits and perform the repairs. The structure will be recertified once a *revised* Report is submitted and approved, and all required permits are closed.

The Architect or Engineer may obtain the required Form, "*Minimum Inspection Procedural Guidelines for Building Recertification*," from the following link: [http://www.miamidade.gov/pa/property\\_recertification.asp](http://www.miamidade.gov/pa/property_recertification.asp). The Recertification Report fee of \$500.00 and additional document and filing fees shall be submitted to the Development Services Department, 405 Biltmore Way, 3<sup>rd</sup> Floor, Coral Gables, Florida, 33134. In order to avoid delays submit in person in order to calculate the fees accordingly.

Failure to submit the required Report within the allowed time will result in declaring the structure unsafe and referring the matter to the City's Construction Regulation Board ("Board") without further notice; a \$600.00 administrative fee will be imposed at that time. The Board may impose additional fines of \$250.00 for each day the violation continues, may enter an order of demolition, and may assess all costs of the proceedings along with the cost of demolition and any other required action.

The completed Report may be submitted Monday through Friday, 7:30am to 3:20pm to this Department. Contact Virginia Goizueta at [vgoizueta@coralgables.com](mailto:vgoizueta@coralgables.com) if any questions regarding building recertification.

Thank you for your prompt attention to this matter.

Manuel Z. Lopez, P.E.  
Building Official

CITY'S

EXHIBIT

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Track Another Package +

Tracking Number: 70203160000110223301

Remove X

Your package is moving within the USPS network and is on track to be delivered to its final destination. It is currently in transit to the next facility.

In Transit to Next Facility

February 19, 2021

Get Updates ▾

Feedback

Text & Email Updates	▾
Tracking History	▾
Product Information	▾

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## FAQs

Feedback

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## The City of Coral Gables

7020 3160 0001 1021 8062

Development Services Department  
CITY HALL 405 BILTMORE WAY  
CORAL GABLES, FLORIDA 33134

5/10/2021

GABLES HARBOUR CONDOMINIUM APARTMENTS ASSOCIATION, INC  
6901 E EDGEWATER DR  
CORAL GABLES, FL. 33133

RE: 6901 EDGEWATER DR  
FOLIO # 341290520001

Notice of Required Inspection For Recertification of 40 Years or Older Building – **SECOND NOTICE**

Dear Property Owner:

In a certified letter dated 2/8/2021, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). The letter informed you it was necessary to submit to this Department a completed Report prepared by a licensed architect or engineer within ninety (90) calendar days certifying the structure meets the requirements for recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

Please be advised the submittal of the Report is overdue and the **structure has been deemed unsafe** due to non-compliance. This may result in the revocation of the Certificate of Occupancy, as well as, being subject to other penalties as provided in the Code. A completed Report includes: 1) cover letter(s) stating the structure meets the electrical and structural requirements for recertification from a Florida Registered Architect or Professional Engineer that inspects said building, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form and 5) Parking Lot Guardrails Requirements Form; no additional documents or photographs are necessary. Note all paperwork submitted must be the original signed and sealed documents (no copies).

**Failure to submit the completed Report within thirty (30) calendar days from the date of this letter will result in forwarding the matter to the City's Construction Regulation Board for further review and determination.** The completed Report may be submitted Monday through Friday, 7:30am to 3:20pm to this Department. Contact Virginia Goizueta at [vgoizueta@coralgables.com](mailto:vgoizueta@coralgables.com) if any questions regarding building recertification.

Please govern yourself accordingly.

Sincerely,

A handwritten signature in black ink, appearing to read "Manuel Z. Lopez".

Manuel Z. Lopez, P.E.  
Building Official

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May 20, 2021

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**FAQs**

Feedback



## The City of Coral Gables

7020 3160 0001 1022 0195

Development Services Department  
CITY HALL 405 BILTMORE WAY  
CORAL GABLES, FLORIDA 33134

6/9/2021

GABLES HARBOUR CONDOMINIUM APARTMENTS ASSOCIATION, INC  
6901 E EDGEWATER DR  
CORAL GABLES, FL 33133

**RE: 6901 EDGEWATER DR**  
**FOLIO # 341290520001**

Notice of Required Inspection For Recertification of 40 Years or Older Building **FINAL NOTICE**

Dear Property Owner:

In a certified letter dated 2/8/2021, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). A Second Notice, dated 5/10/2021, informed you it was necessary to submit to this Department a completed Report prepared by a licensed architect or engineer within thirty (30) calendar days certifying the structure meets the requirements for recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

As of this date, the completed Report has not been submitted and the **structure remains unsafe** due to non-compliance. Please be advised the matter will be forwarded to the City's Construction Regulation Board ("Board"); a \$600.00 Administrative Fee will be imposed once the Case is scheduled. The Board may impose additional fines of \$250.00 for each day the violation continues, may also enter an order of revocation of the Certificate of Occupancy and/or demolition and assess all costs of the proceedings along with the cost of demolition and any other required action for which the City shall have a lien against the Property Owner and the Property. The completed Report may be submitted Monday through Friday, 7:30am to 2:30pm to this Department. Contact Virginia Goizueta at [vgoizueta@coralgables.com](mailto:vgoizueta@coralgables.com) if any questions regarding building recertification.

Please govern yourself accordingly.

Sincerely,

A handwritten signature in black ink, appearing to read "Manuel Z. Lopez".

Manuel Z. Lopez, P.E.  
Deputy Building Official

Track Another Package +

Tracking Number: 70203160000110220195

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In Transit to Next Facility

June 17, 2021

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Tracking History



Product Information



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Go to our FAQs section to find answers to your tracking questions.

**FAQs**

Feedback

**BEFORE THE CONSTRUCTION REGULATION BOARD**  
**FOR THE CITY OF CORAL GABLES**

CITY OF CORAL GABLES,  
Petitioner,

Case No. 21-2758

vs.

Gables Harbour Condominium Apartments Assoc., Inc.  
6901 E Edgewater Dr  
Coral Gables, FL 33133-7044  
Respondent.

Return receipt number:

7020 3160 0001 1021 9830

**NOTICE OF UNSAFE STRUCTURE VIOLATION FOR FAILURE TO RECERTIFY  
AND NOTICE OF HEARING**

Date: July 28, 2021

Re: Property Address: 6901 Edgewater Dr. Coral Gables, FL 33133-0000 Legal Description: Gables Harbour Condo Lots 1-2 & 3, Block 2, Sunrise Harbour Rev Pl Plat Book 65 page 22 and Folio #: 03-4129-052-0001 ("Property").

The City of Coral Gables ("City") 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 and is presumed unsafe pursuant to Section 105-1 86(j)(13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

**Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, 2<sup>nd</sup> Florida, Coral Gables, Florida 33134, on August 9, 2021, at 2:00 p.m.**

You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to , Secretary to Virginia Goizueta the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, vgoizueta@coralgables.com, tel: (305) 460-5250. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 p.m.

If the Required Action is not completed before the above hearing date, the Building Official may order that the structure be vacated, boarded, secured, and posted (including but not limited to, requesting the

**CITY'S**

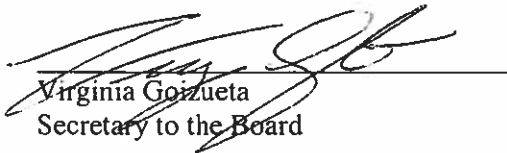
**EXHIBIT**

6

electric utility to terminate service to the Structure) to prevent further occupancy until the Required Action is completed. The Building Official may also order demolition of the Structure and the City may recover the costs incurred against the Property and the Owner of record.

If the Property owner or other interested party does not take all Required Action or prevail at the hearing, the Construction Regulation Board may impose fines not to exceed \$250 for each day the violation continues past the date set for compliance and may also enter an order of demolition and assess all costs of the proceedings, in an amount not less than \$600, and the costs of demolition and other required action, for which the City shall have a lien against the Property owner and the Property.

Please govern yourself accordingly.



Virginia Gorzqueta  
Secretary to the Board

#### ADA NOTICES

Any person who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, must register with the City Clerk, prior to engaging in lobbying activities before the city staff, boards, committees and/or the City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall.

**Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Board, with respect to any matter considered at such hearing or meeting, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made; which record includes the testimony and evidence upon which the appeal is to be based. Although a court reporter usually attends the hearing at the City's cost, the City is not required to provide a transcript of the hearing, which the Respondent may request at the Respondent's cost.**

Any person who needs assistance in another language in order to speak during the public hearing or public comment portion of the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (E-mail: [relejabarrieta@coralgables.com](mailto:relejabarrieta@coralgables.com), Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

Any person with a disability requiring communication assistance (such as a sign language interpreter or other auxiliary aide or service) in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (E-mail: [relejabarrieta@coralgables.com](mailto:relejabarrieta@coralgables.com), Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

c: Gables Harbour Condominium Apartments Assoc., Inc. c/o The Foster Company 9000 SW152 St, Ste 102 Palmetto Bay, FL 33157-1941; Gables Harbour Condominium Apartments Assoc., Inc. Rosa De La Camara, Esq. Registered Agent c/o Becker & Poliakoff, P.A. 121 Alhambra Plaza, FL 10 Coral Gables, FL 33134-4540



Case #: 21-2758

Title of Document Posted: Construction Regulation Board, Notice of Unsafe Structure Violation For Failure To Recertify and Notice of Hearing

I, FRANCISCO T. FERNANDEZ, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 6901 Edgewater Dr., ON July 28, 2021 AT 12:13 PM AND WAS  
ALSO POSTED AT CITY HALL.

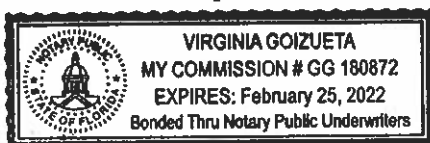
Francisco T. FERNANDEZ  
Employee's Printed Name

  
Employee's Signature

STATE OF FLORIDA )  
ss. )  
COUNTY OF MIAMI-DADE )

Sworn to (or affirmed) and subscribed before me by means of \_\_ physical presence or \_\_ online  
notarization, this 28 day of July, in the year 2021, by  
\_\_\_\_\_, who is personally known to me.

**My Commission Expires:**



  
Notary Public

CITY'S

EXHIBIT 7



CITY'S

EXHIBIT 8



