



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 6/22/2022

| Property Information |                                |
|----------------------|--------------------------------|
| Folio:               | 03-4129-070-0001               |
| Property Address:    | 21 EDGEWATER DR                |
| Owner                | REFERENCE ONLY                 |
| Mailing Address      |                                |
| PA Primary Zone      | 5000 HOTELS & MOTELS - GENERAL |
| Primary Land Use     | 0000 REFERENCE FOLIO           |
| Beds / Baths / Half  | 0 / 0 / 0                      |
| Floors               | 0                              |
| Living Units         | X 15                           |
| Actual Area          | 0 Sq.Ft                        |
| Living Area          | 0 Sq.Ft                        |
| Adjusted Area        | 0 Sq.Ft                        |
| Lot Size             | 0 Sq.Ft                        |
| Year Built           | X 1962                         |

| Assessment Information |      |      |      |  |
|------------------------|------|------|------|--|
| Year                   | 2021 | 2020 | 2019 |  |
| 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 | 2021 | 2020 | 2019 |
| Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional). |      |      |      |      |

| Short Legal Description           |  |
|-----------------------------------|--|
| EDGEWATER OF CORAL GABLES CONDO   |  |
| SUNRISE HARBOUR REV PL PB 65-22   |  |
| LOTS 11 THRU 13 & LOTS 17 THRU 20 |  |
| BLK 1 & LOT 9 BLK 2               |  |
| AS DESC IN DEC OR 23021-4598      |  |



| Taxable Value Information |      |      |      |
|---------------------------|------|------|------|
|                           | 2021 | 2020 | 2019 |
| <b>County</b>             |      |      |      |
| Exemption Value           | \$0  | \$0  | \$0  |
| Taxable Value             | \$0  | \$0  | \$0  |
| <b>School Board</b>       |      |      |      |
| Exemption Value           | \$0  | \$0  | \$0  |
| Taxable Value             | \$0  | \$0  | \$0  |
| <b>City</b>               |      |      |      |
| Exemption Value           | \$0  | \$0  | \$0  |
| Taxable Value             | \$0  | \$0  | \$0  |
| <b>Regional</b>           |      |      |      |
| 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

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- 1) 21 Edgewater Dr - This is a 22-unit condominium, so the address for service of the initial notice of unsafe structure is the condominium association. However, if the association does not respond, the City will have to serve each individual unit owner and any related interested parties for each unit.

**Condominium Assoc. (Registered Agent address)**

Edgewater of Coral Gables Condominium Association, Inc.

c/o J. Muir & Associates, P.A.

Registered Agent

2655 S. Le Jeune Rd, Ste. 513

Coral Gables, FL 33134-5832

CITY'S

EXHIBIT

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# OFFICE OF THE PROPERTY APPRAISER

Generated On : 6/20/2022

| Folio | Sub-Division     | Owner                           | Address  |
|-------|------------------|---------------------------------|--|
| 1     | 03-4129-070-0090 | EDGEWATER OF CORAL GABLES CONDO | CM 100 EDGEWATER LLC<br>21 EDGEWATER DR UNIT: 101<br>Coral Gables                                    |
| 2     | 03-4129-070-0100 | EDGEWATER OF CORAL GABLES CONDO | MARIA V TARRE<br>21 EDGEWATER DR UNIT: 201<br>Coral Gables   |
| 3     | 03-4129-070-0110 | EDGEWATER OF CORAL GABLES CONDO | AMF EW INVESTMENT LLC<br>21 EDGEWATER DR UNIT: 102<br>Coral Gables                                   |
| 4     | 03-4129-070-0120 | EDGEWATER OF CORAL GABLES CONDO | BEIRA MAR HOLDINGS LLC<br>21 EDGEWATER DR UNIT: 202<br>Coral Gables                                  |
| 5     | 03-4129-070-0130 | EDGEWATER OF CORAL GABLES CONDO | ROXANA ROMERO<br>21 EDGEWATER DR UNIT: 103<br>Coral Gables   |
| 6     | 03-4129-070-0140 | EDGEWATER OF CORAL GABLES CONDO | JUSTIN A HASSUN<br>ISMARY V HASSUN<br>21 EDGEWATER DR UNIT: 203<br>Coral Gables                      |
| 7     | 03-4129-070-0150 | EDGEWATER OF CORAL GABLES CONDO | GABLES REAL ESTATE LLC<br>21 EDGEWATER DR UNIT: 104<br>Coral Gables                                  |
| 8     | 03-4129-070-0160 | EDGEWATER OF CORAL GABLES CONDO | 7730 CAMINO REAL INVESTMENT LLC<br>C/O GALEGO LAW GROUP<br>21 EDGEWATER DR UNIT: 204<br>Coral Gables |
| 9     | 03-4129-070-0170 | EDGEWATER OF CORAL GABLES CONDO | GABLES REAL ESTATE LLC<br>21 EDGEWATER DR UNIT: 105<br>Coral Gables                                  |
| 10    | 03-4129-070-0180 | EDGEWATER OF CORAL GABLES CONDO | BOGDAN HOLY<br>21 EDGEWATER DR UNIT: 205<br>Coral Gables   |
| 11    | 03-4129-070-0200 | EDGEWATER OF CORAL GABLES CONDO | MANUEL A MAURTUA LE<br>REM CHRISTIAN M MAURTUA<br>21 EDGEWATER DR UNIT: 206<br>Coral Gables          |
| 12    | 03-4129-070-0210 | EDGEWATER OF CORAL GABLES CONDO | CM 100 EDGEWATER LLC<br>21 EDGEWATER DR UNIT: 107<br>Coral Gables                                    |

|    |                  |                                    |                         |  |
|----|------------------|------------------------------------|-------------------------|--|
| 13 | 03-4129-070-0220 | EDGEWATER OF CORAL GABLES<br>CONDO | LYNN A WILCZEK          | 21 EDGEWATER DR UNIT:<br>207<br>Coral Gables |
| 14 | 03-4129-070-0230 | EDGEWATER OF CORAL GABLES<br>CONDO | YVONNE ALVAREZ          | 21 EDGEWATER DR UNIT:<br>108<br>Coral Gables |
| 15 | 03-4129-070-0240 | EDGEWATER OF CORAL GABLES<br>CONDO | NAGYMIHALY HOLDINGS LTD | 21 EDGEWATER DR UNIT:<br>208<br>Coral Gables |



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## Detail by Entity Name

Florida Not For Profit Corporation

EDGEWATER OF CORAL GABLES CONDOMINIUM ASSOCIATION INC.

### Filing Information

**Document Number** N05000008354

**FEI/EIN Number** 20-3407924

**Date Filed** 08/15/2005

**State** FL

**Status** ACTIVE

### Principal Address

1,21,35,81,95 EDGEWATER DRIVE  
CORAL GABLES, FL 33133

Changed: 08/09/2018

### Mailing Address

c/o PR Management Solutions  
7155 SW 47 Street  
310-A  
MIAMI, FL 33155

Changed: 02/26/2022

### Registered Agent Name & Address

J. Muir & Associates, P.A.  
2655 S Le Jeune Road  
Suite 513  
Coral Gables, FL 33134

Name Changed: 02/04/2022

Address Changed: 02/04/2022

### Officer/Director Detail

#### **Name & Address**

Title President

Gadala, Philip  
C/O J. Muir & Associates, P.A.  
2655 S. Le Jeune Road  
Suite 513  
Miami, FL 33134

Title Secretary

Franco-Byrne, Pedro  
C/O J. Muir & Associates, P.A.  
2655 S. Le Jeune Road  
Suite 513  
Coral Gables, FL 33134

Title VP

Lorenzo, Richard  
C/O J. Muir & Associates, P.A.  
2655 S. Le Jeune Road  
Suite 513  
Coral Gables, FL 33134

#### **Annual Reports**

| <b>Report Year</b> | <b>Filed Date</b> |
|--------------------|-------------------|
| 2021               | 03/19/2021        |
| 2022               | 02/04/2022        |
| 2022               | 02/26/2022        |

#### **Document Images**

|   |  |
|---|--|
| <a href="#">02/26/2022 -- AMENDED ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">02/04/2022 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">03/19/2021 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">09/08/2020 -- AMENDED ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">03/05/2020 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">02/13/2019 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">10/31/2018 -- AMENDED ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">08/09/2018 -- AMENDED ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">06/20/2018 -- AMENDED ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">03/21/2018 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">01/06/2017 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">01/21/2016 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">01/20/2015 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">01/07/2014 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">03/22/2013 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">01/26/2012 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">02/28/2011 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |

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## Permit Search Results

| Permit#:                      | App. Date  | Street Address  | Type                               | Description   | Status   | Issue Date | Final Date | Fees Due |
|-------------------------------|------------|-----------------|------------------------------------|---|----------|------------|------------|----------|
| <a href="#">ZN-20-11-5914</a> | 11/21/2020 | 21 EDGEWATER DR | PAINT / RESURFACE FL / CLEAN       | CANCELLED* CREATED IN ERROR*  | canceled |            | 06/02/2021 | 0.00     |
| <a href="#">CE-20-10-6884</a> | 10/21/2020 | 21 EDGEWATER DR | CODE ENF LIEN SEARCH               | LIEN SEARCH   | final    | 10/22/2020 | 10/22/2020 | 0.00     |
| <a href="#">CE-20-10-6258</a> | 10/07/2020 | 21 EDGEWATER DR | CODE ENF LIEN SEARCH               | LIEN SEARCH   | final    | 10/08/2020 | 10/08/2020 | 0.00     |
| <a href="#">CE-20-10-6093</a> | 10/05/2020 | 21 EDGEWATER DR | CODE ENF LIEN SEARCH               | LIEN SEARCH   | final    | 10/05/2020 | 10/05/2020 | 0.00     |
| <a href="#">ZN-20-06-6234</a> | 06/04/2020 | 21 EDGEWATER DR | PAINT / RESURFACE FL / CLEAN       | COMMERCIAL *PRESSURE CLEAN & PAINT (10380 SQFT) - TRIM: CHANTILLY LACE BM2121-70 (WHITE)/ WALLS: SW7065 ARGOS (LIGHT GRAY)/ WALKWAY: SW7068 GRIZZLE GRAY (DARK GRAY) \$10,000 | final    | 07/22/2021 | 07/23/2021 | 0.00     |
| <a href="#">CE-20-05-6315</a> | 05/07/2020 | 21 EDGEWATER DR | CODE ENF LIEN SEARCH               | lien search   | final    | 05/07/2020 | 05/07/2020 | 0.00     |
| <a href="#">AB-20-04-6177</a> | 04/10/2020 | 21 EDGEWATER DR | BOA COMPLETE (LESS THAN \$75,000)  | COMMERCIAL *PRESSURE CLEAN & PAINT (10380 SQFT) - TRIM: CHANTILLY LACE BM2121-70 (WHITE)/ WALLS: SW7065 ARGOS (LIGHT GRAY)/ WALKWAY: SW7068 GRIZZLE GRAY (DARK GRAY) \$10,000 | final    | 04/16/2020 | 07/23/2021 | 0.00     |
| <a href="#">EL-18-11-3738</a> | 11/29/2018 | 21 EDGEWATER DR | ELEC COMMERCIAL / RESIDENTIAL WORK | REMOVE & REPLACE DRYWALL, FLOORING, KITCHEN CABINETS, BATHROOM VANATIES \$32,000 [ HURRICANE IRMA ]   | final    | 11/29/2018 | 12/11/2018 | 0.00     |
| <a href="#">EL-18-08-3341</a> | 08/10/2018 | 21 EDGEWATER DR | ELEC COMMERCIAL / RESIDENTIAL WORK | REPLACE DAMAGED ELECTRICAL BOXES OF OUTLETS & SWITCHES  | final    | 08/13/2018 | 09/21/2018 | 0.00     |
| <a href="#">EL-18-08-3339</a> | 08/10/2018 | 21 EDGEWATER    | ELEC COMMERCIAL /                  | REPLACE DAMAGED ELECTRICAL BOXES  | final    | 08/13/2018 | 09/21/2018 | 0.00     |

CITY'S

EXHIBIT

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|                               |            |                       |  |  |       |            |            |      |
|-------------------------------|------------|-----------------------|--|--|-------|------------|------------|------|
|                               |            | DR                    | RESIDENTIAL WORK                             | OF OUTLETS & SWITCHES  |       |            |            |      |
| <a href="#">PL-18-08-3306</a> | 08/09/2018 | 21<br>EDGEWATER<br>DR | PLUMB<br>COMMERCIAL /<br>RESIDENTIAL<br>WORK | PLUMBING WORK FOR<br>REPLACE DRYWALL,<br>BASE CABINTES,<br>BASEBOARDS, PAINT<br>TO MATCH EXISTING<br>DUE TO WATER<br>DAMAGE FROM ***<br>HURRICANE IRMA<br>***6 R/S                                 | final | 08/15/2018 | 10/11/2018 | 0.00 |
| <a href="#">RV-18-08-3093</a> | 08/07/2018 | 21<br>EDGEWATER<br>DR | REVISION TO<br>PERMIT                        | REVISION-ADDING<br>BATHROOM<br>RENOVATIONS TO<br>SCOPE OF WORK   | final | 08/20/2018 | 08/20/2018 | 0.00 |
| <a href="#">PL-18-07-3940</a> | 07/26/2018 | 21<br>EDGEWATER<br>DR | PLUMB<br>COMMERCIAL /<br>RESIDENTIAL<br>WORK | PLUMBING WORK FOR<br>COMM. INTERIOR<br>ALTERATIONS @<br>KITCHEN &<br>BATHROOM { SEE RV-<br>18-07-3771 } FOR<br>INSPECTIONS   | final | 08/15/2018 | 10/12/2018 | 0.00 |
| <a href="#">RV-18-07-3771</a> | 07/24/2018 | 21<br>EDGEWATER<br>DR | REVISION TO<br>PERMIT                        | REVISION- ADDING<br>REPLACEMENT OF<br>BATHROOM TILE &<br>FIXTURES TO SCOPE<br>OF WORK<br>***INSPECTIONS<br>UNDER MASTER<br>PERMIT***   | final | 08/01/2018 | 08/01/2018 | 0.00 |
| <a href="#">PL-18-07-2729</a> | 07/05/2018 | 21<br>EDGEWATER<br>DR | PLUMB<br>COMMERCIAL /<br>RESIDENTIAL<br>WORK | PLUMBING WORK -<br>REMOVE & REPLACE<br>DRYWALL, FLOORING,<br>KITCHEN CABINETS,<br>BATHROOM VANATIES<br>[ HURRICANE IRMA ]  | final | 11/14/2018 | 12/04/2018 | 0.00 |
| <a href="#">BL-18-06-4413</a> | 06/29/2018 | 21<br>EDGEWATER<br>DR | MISCELLANEOUS<br>WORK                        | REMOVAL OF<br>FLOORING, REPLACE<br>DRYWALL,<br>BASEBOARDS, &<br>PAINT TO MATCH<br>EXISTING DUE TO<br>WATER DAMAGE<br>FROM HURRICANE<br>IRMA \$1,800<br>***ELECTRICAL SUB-<br>PERMIT<br>REQUIRED*** | final | 06/29/2018 | 07/02/2018 | 0.00 |
| <a href="#">EX-18-06-4235</a> | 06/26/2018 | 21<br>EDGEWATER<br>DR | PERMIT<br>EXTENSION &<br>RENEWAL             | PERMIT RENEWAL   | final | 06/26/2018 | 06/26/2018 | 0.00 |
| <a href="#">EX-18-06-4230</a> | 06/26/2018 | 21<br>EDGEWATER<br>DR | PERMIT<br>EXTENSION &<br>RENEWAL             | PERMIT EXTENSION   | final | 06/26/2018 | 06/26/2018 | 0.00 |
| <a href="#">UP-18-06-3735</a> | 06/15/2018 | 21<br>EDGEWATER<br>DR | UPFRONT FEE -<br>THIS IS NOT A<br>PERMIT     | UPFRONT FEE FOR<br>BL18063734 REMOVE<br>& REPLACE DRYWALL,<br>FLOORING, KITCHEN<br>CABINETS,<br>BATHROOM VANATIES<br>\$32,000  | final | 06/15/2018 | 06/15/2018 | 0.00 |
| <a href="#">BL-18-06-3734</a> | 06/15/2018 | 21<br>EDGEWATER<br>DR | INTERIOR<br>ALTERATION<br>ONLY               | REMOVE & REPLACE<br>DRYWALL, FLOORING,<br>KITCHEN CABINETS,<br>BATHROOM VANATIES<br>\$32,000 [<br>HURRICANE IRMA ]   | final | 07/05/2018 | 12/13/2018 | 0.00 |
| <a href="#">UP-18-03-3189</a> | 03/05/2018 | 21<br>EDGEWATER<br>DR | UPFRONT FEE -<br>THIS IS NOT A<br>PERMIT     | UPFRONT FEE FOR<br>ME-18-03-3188,<br>EXACT REPLACEMENT<br>WALL MOUNTED AC<br>UNIT \$3,600  | final | 03/05/2018 | 03/05/2018 | 0.00 |
| <a href="#">ME-18-03-3188</a> | 03/05/2018 | 21<br>EDGEWATER       | MECH<br>COMMERCIAL /                         | EXACT REPLACEMENT<br>WALL MOUNTED AC   | final | 03/06/2018 | 03/20/2018 | 0.00 |

|                               |            |                       |  |  |          |            |            |      |
|-------------------------------|------------|-----------------------|--|--|----------|------------|------------|------|
|                               |            | DR                    | RESIDENTIAL WORK                             | UNIT \$3,600   |          |            |            |      |
| <a href="#">EL-17-12-1156</a> | 12/04/2017 | 21<br>EDGEWATER<br>DR | ELEC<br>COMMERCIAL /<br>RESIDENTIAL<br>WORK  | WATER DAMAGE<br>FROM HURRICANE<br>IRMA - REPLACE 10<br>OUTLETS   | final    | 12/05/2017 | 12/13/2017 | 0.00 |
| <a href="#">EL-17-11-1600</a> | 11/13/2017 | 21<br>EDGEWATER<br>DR | ELEC<br>COMMERCIAL /<br>RESIDENTIAL<br>WORK  | WATER DAMAGE<br>FROM HURRICANE<br>IRMA - REPPLACE 10<br>OUTLETS  | final    | 11/14/2017 | 11/22/2017 | 0.00 |
| <a href="#">EL-17-11-1321</a> | 11/07/2017 | 21<br>EDGEWATER<br>DR | ELEC<br>COMMERCIAL /<br>RESIDENTIAL<br>WORK  | REPLACE DAMAGED<br>DRYWALL, BASE<br>CABINETS, PAINT TO<br>MATCH EXISTING DUE<br>TO WATER DAMAGE<br>FROM HURRICANE<br>IRMA  | final    | 11/08/2017 | 11/15/2017 | 0.00 |
| <a href="#">EL-17-11-1320</a> | 11/07/2017 | 21<br>EDGEWATER<br>DR | ELEC<br>COMMERCIAL /<br>RESIDENTIAL<br>WORK  | REPLACE DAMAGED<br>DRYWALL, BASE<br>CABINETS, PAINT TO<br>MATCH EXISTING DUE<br>TO WATER DAMAGE<br>DUE TO HURRICANE<br>IRMA @ UNITS #104<br>ONLY   | final    | 11/08/2017 | 11/28/2017 | 0.00 |
| <a href="#">PL-17-10-2431</a> | 10/31/2017 | 21<br>EDGEWATER<br>DR | PLUMB<br>COMMERCIAL /<br>RESIDENTIAL<br>WORK | *** cancel ***   | canceled |            | 07/02/2018 | 0.00 |
| <a href="#">EL-17-10-2414</a> | 10/31/2017 | 21<br>EDGEWATER<br>DR | ELEC<br>COMMERCIAL /<br>RESIDENTIAL<br>WORK  | REVISION- ADDING<br>REPLACING KITCHEN<br>CABINETS TO SCOPE<br>OF WORK<br>ADDITIONAL WORK<br>FOR BL-17-10-1907  | final    | 11/03/2017 | 12/14/2017 | 0.00 |
| <a href="#">RV-17-10-2363</a> | 10/30/2017 | 21<br>EDGEWATER<br>DR | REVISION TO<br>PERMIT                        | REVISION- ADDING<br>REPLACING KITCHEN<br>CABINETS TO SCOPE<br>OF WORK  | final    | 12/28/2017 | 12/28/2017 | 0.00 |
| <a href="#">UP-17-10-2265</a> | 10/26/2017 | 21<br>EDGEWATER<br>DR | UPFRONT FEE -<br>THIS IS NOT A<br>PERMIT     | REPLACE DRYWALL,<br>BASE CABINTES,<br>BASEBOARDS, PAINT<br>TO MATCH EXISTING<br>DUE TO WATER<br>DAMAGE FROM<br>HURRICANE IRMA<br>\$5000 ELECTRICAL<br>SUBPERMIT<br>REQUIRED  | final    | 10/26/2017 | 10/26/2017 | 0.00 |
| <a href="#">BL-17-10-2264</a> | 10/26/2017 | 21<br>EDGEWATER<br>DR | MISCELLANEOUS<br>WORK                        | REPLACE DRYWALL,<br>BASE CABINTES,<br>BASEBOARDS, PAINT<br>TO MATCH EXISTING<br>DUE TO WATER<br>DAMAGE FROM<br>HURRICANE IRMA<br>\$5000 ELECTRICAL<br>SUBPERMIT<br>REQUIRED  | final    | 10/30/2017 | 12/18/2017 | 0.00 |
| <a href="#">UP-17-10-1998</a> | 10/20/2017 | 21<br>EDGEWATER<br>DR | UPFRONT FEE -<br>THIS IS NOT A<br>PERMIT     | UPFRONT FEE FOR BL-<br>17-10-1997 -<br>REPLACE DRYWALL,<br>BASE CABINTES,<br>BASEBOARDS, PAINT<br>TO MATCH EXISTING<br>DUE TO WATER<br>DAMAGE FROM<br>HURRICANE IRMA<br>\$5000 ELECTRICAL<br>SUBPERMIT<br>REQUIRED | final    | 10/20/2017 | 10/20/2017 | 0.00 |
| <a href="#">UP-17-10-1966</a> | 10/20/2017 | 21<br>EDGEWATER<br>DR | UPFRONT FEE -<br>THIS IS NOT A<br>PERMIT     | UPFRONT FEE FOR<br>BL17101964 REPLACE<br>DRYWALL, BASE<br>CABINETS, BASE   | final    | 10/20/2017 | 10/20/2017 | 0.00 |

|               |            |                       |                       |   |       |            |            |      |
|---------------|------------|-----------------------|-----------------------|---|-------|------------|------------|------|
|               |            |                       |                       | CABINETES,<br>BASEBOARDS, PAINT<br>TO MATCH EXISTING<br>DUE TO WATER<br>DAMAGE FROM<br>HURRICANE IRMA<br>\$5000 ELECTRICAL<br>SUBPERMIT<br>REQUIRED   |       |            |            |      |
| BL-17-10-1997 | 10/20/2017 | 21<br>EDGEWATER<br>DR | MISCELLANEOUS<br>WORK | REPLACE DRYWALL,<br>BASE CABINETES,<br>BASEBOARDS, PAINT<br>TO MATCH EXISTING<br>DUE TO WATER<br>DAMAGE FROM<br>HURRICANE IRMA<br>\$5000 ELECTRICAL<br>SUBPERMIT<br>REQUIRED  | final | 10/23/2017 | 10/15/2018 | 0.00 |
| BL-17-10-1964 | 10/20/2017 | 21<br>EDGEWATER<br>DR | MISCELLANEOUS<br>WORK | REPLACE DRYWALL,<br>BASE CABINETES,<br>BASEBOARDS, PAINT<br>TO MATCH EXISTING<br>DUE TO WATER<br>DAMAGE FROM<br>HURRICANE IRMA<br>\$5000 ELECTRICAL<br>SUBPERMIT<br>REQUIRED REVISION-<br>RV18073771-<br>ADDING<br>REPLACEMENT OF<br>BATHROOM TILE &<br>FIXTURES TO SCOPE<br>OF WORK<br>***INSPECTIONS<br>UNDER THIS<br>PERMIT*** | final | 10/24/2017 | 10/15/2018 | 0.00 |
| BL-17-10-1907 | 10/18/2017 | 21<br>EDGEWATER<br>DR | MISCELLANEOUS<br>WORK | REMOVAL OF<br>FLOORING, REPLACE<br>DRYWALL,<br>BASEBOARDS, &<br>PAINT TO MATCH<br>EXISTING DUE TO<br>WATER DAMAGE<br>FROM HURRICANE<br>IRMA \$1000<br>***ELECTRICAL SUB-<br>PERMIT<br>REQUIRED***<br>REVISION-<br>RV17102363-<br>ADDING REPLACING<br>KITCHEN CABINETS<br>TO SCOPE OF WORK   | final | 10/18/2017 | 10/29/2018 | 0.00 |
| BL-17-10-1900 | 10/18/2017 | 21<br>EDGEWATER<br>DR | MISCELLANEOUS<br>WORK | REMOVAL OF<br>FLOORING, REPLACE<br>DRYWALL,<br>BASEBOARDS, &<br>PAINT TO MATCH<br>EXISTING DUE TO<br>WATER DAMAGE<br>FROM HURRICANE<br>IRMA \$1000<br>***ELECTRICAL SUB-<br>PERMIT<br>REQUIRED***   | final | 10/18/2017 | 12/18/2017 | 0.00 |
| BL-17-10-1685 | 10/16/2017 | 21<br>EDGEWATER<br>DR | MISCELLANEOUS<br>WORK | REPLACE DAMAGED<br>DRYWALL, BASE<br>CABINETES, PAINT TO<br>MATCH EXISTING DUE<br>TO WATER DAMAGE<br>FROM HURRICANE<br>IRMA \$5000   | final | 10/16/2017 | 12/06/2017 | 0.00 |
| UP-17-10-1433 | 10/10/2017 | 21                    | UPFRONT FEE -         | UPFRONT FEE FOR   | final | 10/11/2017 | 10/11/2017 | 0.00 |


|               |            |                    |                                    |   |       |            |            |      |
|---------------|------------|--------------------|------------------------------------|---|-------|------------|------------|------|
|               |            | EDGEWATER DR       | THIS IS NOT A PERMIT               | BL17101432 REPLACE DAMAGED DRYWALL, BASE CABINETS, PAINT TO MATCH EXISTING DUE TO WATER DAMAGE DUE TO HURRICANE IRMA @ #104-105 \$5000***ELECTRICAL SUBPERMIT REQUIRED*** |       |            |            |      |
| BL-17-10-1432 | 10/10/2017 | 21<br>EDGEWATER DR | MISCELLANEOUS WORK                 | REPLACE DAMAGED DRYWALL, BASE CABINETS, PAINT TO MATCH EXISTING DUE TO WATER DAMAGE DUE TO HURRICANE IRMA @ UNITS #104 ONLY \$5000  | final | 10/11/2017 | 12/06/2017 | 0.00 |
| ME-17-08-2170 | 08/22/2017 | 21<br>EDGEWATER DR | MECH COMMERCIAL / RESIDENTIAL WORK | EXACT CHANGEOUT OF A 2.5 RTU PACKAGE UNIT W/ 5 KW HEATER \$4,956  | final | 08/23/2017 | 09/21/2018 | 0.00 |
| CE-17-04-2223 | 04/21/2017 | 21<br>EDGEWATER DR | CODE ENF LIEN SEARCH               | LIEN SEARCH   | final | 04/25/2017 | 04/25/2017 | 0.00 |
| CE-16-11-7655 | 11/23/2016 | 21<br>EDGEWATER DR | CODE ENF LIEN SEARCH               | LIEN SEARCH   | final | 11/29/2016 | 11/29/2016 | 0.00 |
| UP-16-11-7479 | 11/21/2016 | 21<br>EDGEWATER DR | UPFRONT FEE - THIS IS NOT A PERMIT | UPFRONT FEE ME-16-11-7478/ EXACT A/C CHANGE OUT (2 TON/ 5KW) \$6,750  | final | 11/21/2016 | 11/21/2016 | 0.00 |
| ME-16-11-7478 | 11/21/2016 | 21<br>EDGEWATER DR | MECH COMMERCIAL / RESIDENTIAL WORK | EXACT A/C CHANGE OUT (2 TON/ 5KW) \$6,750   | final | 11/22/2016 | 01/23/2017 | 0.00 |
| CE-16-09-6311 | 09/23/2016 | 21<br>EDGEWATER DR | CODE ENF LIEN SEARCH               | LIEN SEARCH   | final | 09/29/2016 | 09/29/2016 | 0.00 |
| CE-16-09-5531 | 09/09/2016 | 21<br>EDGEWATER DR | CODE ENF LIEN SEARCH               | LIEN SEARCH   | final | 09/14/2016 | 09/14/2016 | 0.00 |
| CE-16-09-5495 | 09/08/2016 | 21<br>EDGEWATER DR | CODE ENF LIEN SEARCH               | LIEN SEARCH   | final | 09/14/2016 | 09/14/2016 | 0.00 |
| CE-16-03-5521 | 03/02/2016 | 21<br>EDGEWATER DR | CODE ENF LIEN SEARCH               | LIEN SEARCH   | final | 03/04/2016 | 03/04/2016 | 0.00 |
| CE-15-11-6140 | 11/20/2015 | 21<br>EDGEWATER DR | CODE ENF LIEN SEARCH               | LIEN SEARCH   | final | 11/25/2015 | 11/25/2015 | 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).

# CORAL GABLES

THE CITY BEAUTIFUL

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No results were found



## The City of Coral Gables

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

1/3/2022

**VIA CERTIFIED MAIL**

EDGEWATER OF CORAL GABLES CONDOMINIUM ASSOCIATION INC.  
C/O FIRST SERVICE RESIDENTIAL  
5200 BLUE LAGOON DR., SUITE 100  
MIAMI, FL 33126

7020 3160 0001 1022 0959

**RE: 21 EDGEWATER DR**  
**FOLIO # 03-4129-070-0090**

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 1962. 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. 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

5

[Track Another Package +](#)**Tracking Number:** 70203160000110220959[Remove X](#)

Your item has been delivered to the original sender at 12:15 pm on January 24, 2022 in CORAL GABLES, FL 33114.

**USPS Tracking Plus® Available**  **Delivered, To Original Sender**

January 24, 2022 at 12:15 pm  
CORAL GABLES, FL 33114

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## FAQs

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## The City of Coral Gables

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

1/18/2022

**VIA CERTIFIED MAIL**

EDGEWATER OF CORAL GABLES CONDOMINIUM ASSOCIATION INC.  
C/O FIRST SERVICE RESIDENTIAL  
5200 BLUE LAGOON DR., SUITE 1000  
MIAMI, FL 33126

7020 3160 0001 1022 1345

**RE: 21 EDGEWATER DR**  
**FOLIO # 341290700090**

**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 1962. 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. 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

[Track Another Package +](#)**Tracking Number:** 70203160000110221345[Remove X](#)

Your item has been delivered to an agent for final delivery in MIAMI, FL 33126 on January 31, 2022 at 2:01 pm.

**USPS Tracking Plus® Available** ▾

## ✓ Delivered to Agent for Final Delivery

January 31, 2022 at 2:01 pm  
MIAMI, FL 33126

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## FAQs

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## The City of Coral Gables

Development Services Department

4/18/2022

CITY HALL 405 BILTMORE WAY

CORAL GABLES, FLORIDA 33134

EDGEWATER OF CORAL GABLES CONDOMINIUM ASSOCIATION INC.

C/O FIRST SERVICE RESIDENTIAL

5200 BLUE LAGOON DR., SUITE 1000

7021 2720 0001 4959 2452

MIAMI, FL. 33126

**RE: 21 EDGEWATER DR**  
**FOLIO # 03-4129-070-0090**

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

Dear Property Owner:

In a certified letter dated 1/18/2022, 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). **Additionally you will need to register in the new permitting system to submit report, see the instructions attached.**

**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 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,

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

[Track Another Package +](#)**Tracking Number:** 70212720000149592452[Remove X](#)

Your item has been delivered and is available at a PO Box at 9:34 am on April 27, 2022 in MIAMI, FL 33134.

**USPS Tracking Plus® Available**  **Delivered, PO Box**

April 27, 2022 at 9:34 am  
MIAMI, FL 33134

Feedback

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

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## The City of Coral Gables

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

6/9/2022

EDGEWATER OF CORAL GABLES CONDOMINIUM ASSOCIATION INC.  
C/O FIRST SERVICE RESIDENTIAL  
5200 BLUE LAGOON DR., SUITE 1000  
MIAMI, FL 33126

7021 1970 0000 4016 1579

**RE:** 21 EDGEWATER DR  
**FOLIO #** 03-4129-070-0090

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

Dear Property Owner:

In a certified letter dated 1/18/2022, 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 4/18/2022, 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.  
Building Official

Track Another Package +

Tracking Number: 70211970000040161579

Remove X

Your item was refused by the addressee at 1:41 pm on June 15, 2022 in MIAMI, FL 33126 and is being returned to the sender.

USPS Tracking Plus® Available ▾

Refused

June 15, 2022 at 1:41 pm  
MIAMI, FL 33126

Feedback

Get Updates ▾

|                      |   |
|----------------------|---|
| Text & Email Updates | ▾ |
| Tracking History     | ▾ |
| USPS Tracking Plus®  | ▾ |
| Product Information  | ▾ |

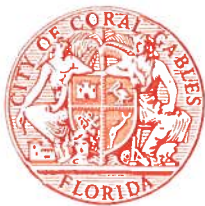
See Less ^

## Can't find what you're looking for?

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

### FAQs

Feedback



## The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY  
CORAL GABLES, FLORIDA 33134

6/9/2022

EDGEWATER OF CORAL GABLES CONDOMINIUM ASSOCIATION INC.

C/O FIRST SERVICE RESIDENTIAL

5200 BLUE LAGOON DR., SUITE 1000  
MIAMI, FL 33126

7021 1970 0000 4016 1579

**RE:** 21 EDGEWATER DR

**FOLIO #** 03-4129-070-0090

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

Dear Property Owner:

In a certified letter dated 1/18/2022, 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 4/18/2022, 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.

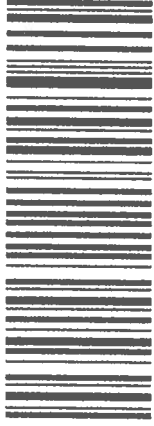
Sincerely,

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

Manuel Z. Lopez, P.E.  
Building Official

THE CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
405 BILTMORE WAY  
P.O. BOX 141549  
CORAL GABLES, FLORIDA 33114-1549

CERTIFIED MAIL®



7021 1970 0000 4016 1579



RTS

EDGEWATER OF CORAL GABLES  
CONDOMINIUM ASSOCIATION INC.

~~C/O FIRST SERVICE RESIDENTIAL~~

NIXIE

331 DE 1

0006/22/22

MIAMI, FL

RETURN TO SENDER  
REFUSED  
UNABLE TO FORWARD

REF

BC: 33114154949

\*2906-04922-09-43

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

CITY OF CORAL GABLES,  
Petitioner,

Case No. 22-4339

vs.

Return receipt number:

EDGEWATER OF CORAL GABLES  
CONDOMINIUM ASSOCIATION, INC.  
C/O J. MUIR & ASSOCIATES, P.A.  
REGISTERED AGENT  
2655 S. LE JEUNE ROAD, STE. 513  
CORAL GABLES, FL 33134-5832

7021 1970 0000 4016 2057

Respondent.

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

Date: JUNE 29, 2022

Re: 21 EDGEWATER DRIVE, CORAL GABLES, FL., 33133 EDGEWATER OF CORAL GABLES  
CONDO, SUNRISE HARBOUR REV PL PB 65-22, LOTS 11 THRU 13 & LOTS 17 THRU 20, BLK 1  
& LOT 9 BLK 2 FOLIO NO.: 03-4129-070-0001 ("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, July 11, 2022, 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.

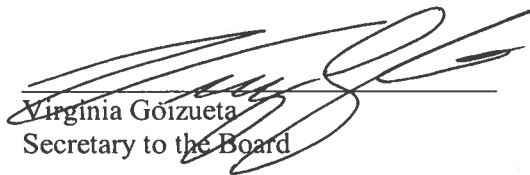
**CITY'S**

**EXHIBIT** 6

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 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 Goizueta  
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.



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Case #: 22-4339

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

I, EDUARDO MARTIN, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 21 Edgewater Dr. , ON June 29, 2022 AT 11:30 a.m. AND WAS  
ALSO POSTED AT CITY HALL.

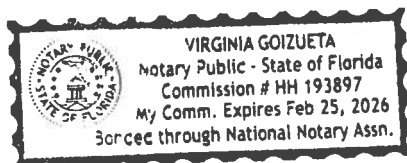
EDUARDO MARTIN  
Employee's Printed Name

[Signature]  
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me by means of X physical presence or    online  
notarization, this 29 day of June, in the year 2022, by  
Eduardo Martin who is personally known to me.

My Commission Expires:



[Signature]  
Notary Public

CITY'S

EXHIBIT

7

21 Edgewater Dr.



CITY'S

EXHIBIT 8



