

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 12/28/2022

Property Information			
Folio:	03-4129-070-0001		
Property Address:	81 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	0		
Actual Area	0 Sq.Ft		
Living Area	0 Sq.Ft		
Adjusted Area	0 Sq.Ft		
Lot Size	0 Sq.Ft		
Year Built	101962		

Assessment Information					
Year	2022	2021	2020		
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 2022 2021 2020							
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				

PROSPECT DR	
MORNING STOE DR Sund	Se Park
W SUNRESE AVE	
Dunar per popular is in poor Marial Photography	6001

Taxable Value Information						
	2022	2021	2020			
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 Informati	on		
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:

List of service addresses for January 2023 unsafe structures cases

1) 81 EDGEWATER DR - This is an 8-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. The contact information is the same as for 35 Edgewater Dr above.

Association (Sunbiz mailing address)	Association (Registered Agent address)
Edgewater of Coral Gables Condominium	Edgewater of Coral Gables Condominium
Association Inc.	Association Inc.
c/o PR Management Solutions	c/o J. Muir & Associates, P.A.
7155 SW 47 St, 310-A	Registered Agent
Miami, FL 33155-4640	2655 S Le Jeune Road, Ste 513
	Coral Gables, FL 33134-5832

		· ·				
AB-13-08-1676	BOA COMPLETE (LESS THAN \$75,00	RE ROOF EAGLE ROOFING BEL AIR FLAT TILE \$31,000	81 EDGEWATER DR	8/27/2013	8/27/2013	final
AB-14-11-3662	BOA COMPLETE (LESS THAN \$75,00	RESUBMITTAL (3) TO STAIR RAILINGS \$44,556.25	81 EDGEWATER DR	11/5/2014	11/5/2014	final
AB-16-03-7117	BOA COMPLETE (LESS THAN \$75,00	**COM** PAINT BUILDING BODY AF 685 (MED BEIGE) TRIM AF 560 (MED CHARCOAL) BANDS (WHITE) DOORS (81 EDGEWATER DR	3/30/2016	3/30/2016	final
BL-13-08-1727	ROOF / LIGHT WEIGHT CONC	RE ROOF \$31,000 EAGLE BEL AIR KONA RED RANGE TILE	81 EDGEWATER DR	8/28/2013	9/6/2013	final
BL-14-11-3730	INT / EXT ALTERATIONS	STAIR & 2ND FLOOR WALKWAY RAILINGS (BLACK) \$44,556.25	81 EDGEWATER DR	11/6/2014	4/23/2015	final
BL-15-01-0246	GENERAL REPAIRS	REPLACE WOOD FASCIA ONLY (WHITE) \$5,750	81 EDGEWATER DR	1/8/2015	1/12/2015	final
CE-14-06-3045	CODE ENF WARNING PROCESS	REMOVED SIGN ON R/W	81 EDGEWATER DR	6/13/2014	6/13/2014	final
CE-19-01-3651	CODE ENF TICKET PROCESS - NO RU	GOV QA - CE282215	81 EDGEWATER DR	1/23/2019	1/23/2019	final
PL-11-12-5055	PLUMB COMMERCIAL / RESIDENTIA	INSTALLATION OF BACKFLOW PREVENTOR \$1500	81 EDGEWATER DR	12/1/2011	12/5/2011	final
PS-11-11-5855	TREE REMOVAL/MITIGATION	REMOVAL OF 1 GUMBO LIMBO NEXT TO 81 APPROVED(CAUSING ADAMAGE TO BLD) REMOVAL OF GUMBO NEXT TO 95 DENIED, RECOMMEND TREATING FOR WHITEFLY) SEE BACK OF APPLICATION	81 EDGEWATER DR	11/17/2011	12/6/2011	final
PS-12-04-9054	TREE REMOVAL/MITIGATION	REMOVAL OF ONE GUMBO LIMBO DENIED. CONTACT VIRGINIA GOINZUETA TO APPEAL:305-460-5250	81 EDGEWATER DR	4/25/2012		approved
PS-12-10-0562	TREE REMOVAL/MITIGATION	REMOVAL OF 1- FICUS BENJAMIMIA IN PATIO AREA OF UNIT 104	81 EDGEWATER DR	10/9/2012	10/23/2012	final
PS-18-12-2950	TREE REMOVAL/MITIGATION	TREE REMOVAL (AFTER THE FACT) - Approved. Mitigate by planting 5 medium size palm trees, Minimum 5 fee	81 EDGEWATER DR	12/13/2018	1/22/2019	final
RR-15-04-5001	RE-REVIEW FEE	RE-REVIEW FEE FOR STRUCTURAL-4TH REVIEW	81 EDGEWATER DR	4/21/2015	4/23/2015	final
UP-17-10-1711	UPFRONT FEE - THIS IS NOT A PERM	UPFRONT FEE FOR BL17101710 REMOVE DRYWALL DUE TO WATER DAMAGE FROM HURRICANE IRMA @ 1 EDG	81 EDGEWATER DR	10/16/2017	10/16/2017	final
UP-18-07-3331	UPFRONT FEE - THIS IS NOT A PERM	UPFRONT FEE FOR BL18073330 REMOVE & REPLACE DAMAGEDED DRYWALL, REPLACE BASEBOARD REMOVE &	81 EDGEWATER DR	7/16/2018	7/16/2018	final
ZN-16-03-7127	PAINT / RESURFACE FL / CLEAN	**COM** PAINT BUILDING BODY AF 685 (MED BEIGE) TRIM AF 560 (MED CHARCOAL) BANDS (WHITE) DOORS (81 EDGEWATER DR	3/31/2016	4/12/2016	final

		ouci				
RECT-22-07-00 Bu ecc	iilding R ertificati	Recertifica tion	In Review	07/22/202 2	BUILDING RECERTIFI CATION (Y EAR BUILT 1962)	81 EDGEW ATER DR



The City of Coral Gables

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

1/3/2022

VIA CERTIFIED MAIL

7020 3160 0001 1022 3554

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

MIAMI, FL 33126

RE: 81 EDGEWATER DR FOLIO # 03-4129-070-0401

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 fructure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Juilding 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. The Recertification Report fee of \$500.00 and additional document and filing fees shall be submitted to the Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, Florida, 33134. In order to avoid delays submit in person in order to calculate the fees accordingly.

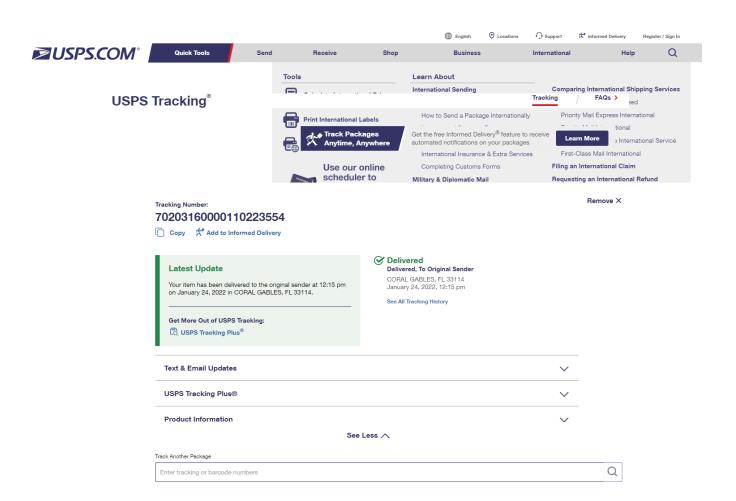
Failure to submit the required Report within the allowed time will result in declaring the structure unsafe and referring the matter to the City's Construction Regulation Board ("Board") without further notice; a \$600.00 administrative fee will be imposed at that time. The Board may impose additional 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 if any questions regarding building recertification.

Thank you for your prompt attention to this matter.

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

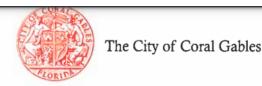
P.O. Box 141549 Coral Gables, Florida 33114-1549 . Phone: (305) 460-5235 . Fax (305) 460-5261



Need More Help?

Contact USPS Tracking support for further assistance.

FAQs



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

3050 37PO 0001 7055 73Pd

RE: 81 EDGEWATER DR FOLIO # 341290700401

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

Dear Property Owner:

MIAMI, FL 33126

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.

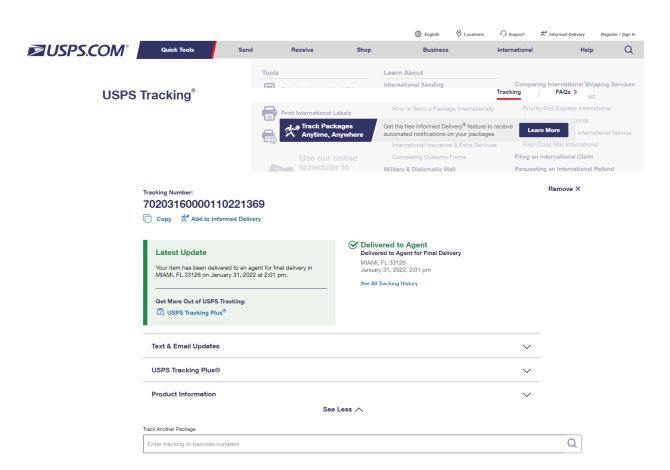
The Architect or Engineer may obtain the required Form, "Minimum Inspection Procedural Guidelines for Building Recertification," from the following link: http://www.miamidade.gov/pa/property_recertification.asp. The Recertification Report fee of \$500.00 and additional document and filing fees shall be submitted to the Development Services Department, 405 Biltmore Way, 3rd 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 if any questions regarding building recertification.

Thank you for your prompt attention to this matter.

Manuel Z. Lopez, P.E. Building Official



Need More Help?

Contact USPS Tracking support for further assistance.

FAQs



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 4958 7915

MIAMI, FL. 33126

RE: 81 EDGEWATER DR **FOLIO** # 03-4129-070-0401

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.

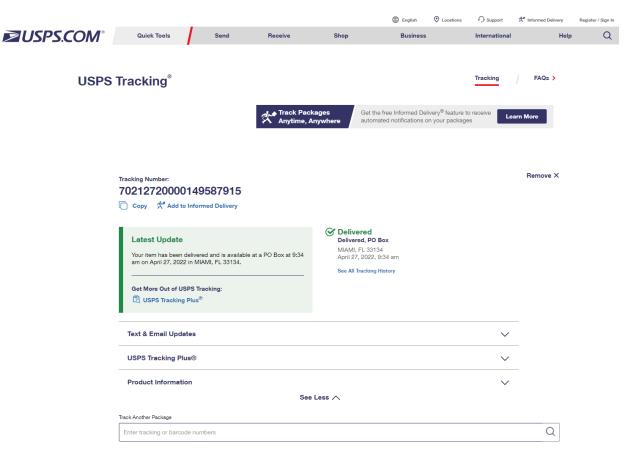
Please be advised the submittal of the Report is overdue and the **structure has been deemed unsafe** due to non-compliance. This may result in the revocation of the Certificate of Occupancy, as well as, being subject to other penalties as provided in the Code. A completed Report includes: 1) cover letter(s) 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 if any questions regarding building recertification.

Please govern yourself accordingly.

Sincerely,

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



Need More Help?

Contact USPS Tracking support for further assistance.

FAQs



CITY HALL 405 BILTMORE WAY CORAL GABLES, FL 33134

8/30/2022

Sent via first class and certified mail, return receipt number:

7021 2720 0001 4959 1547

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

ADDRESS: 81 Edgewater Dr.

PROPERTY FOLIO: 03-4129-07-0001

Dear Property Owner:

This Department has received the Building Recertification Report ("Report"), prepared by the Professionals listed below, that you submitted for the above property address. Please note the Report indicates <u>remedial repairs must be done to the structure</u> in order for it to meet minimum requirements stipulated for continued occupancy as prescribed in the Miami-Dade County code, Section 8-11.

The Professional that completed the Structural Report is:

Raymundo J. Miranda PE 35579 R. J. Miranda Consultants Inc. 7426 S.W. 48 St. Miami, Fl. 33155 305-661-0800

Raymundo J. Miranda PE 35579 R. J. Miranda Consultants Inc. 7426 S.W. 48 St. Miami, Fl. 33155 305-661-0800

If you have any questions regarding this Report, please contact the original architect/engineer which prepared the Report.

The report from Raymundo J. Miranda P.E., from dated 7/6/2022 has been submitted indicating the building, although not suitable for recertification, "can continue to be occupied while recertification and repairs are ongoing" and does not "recommend that the building be vacated".

In addition, if repairs are not completed within sixty (60) days of the date of this letter, the City may declare the structure unsafe and take emergency action, pursuant to Section 105-96 of the City Code, to order that the Structure be vacated and to secure the Structure by installing a fence around the perimeter of the Property ("Emergency Action"). Additionally, The City may request that Florida Power and Light, without any further notice, disconnect the power to the Structure. The City may impose a special assessment lien on the property for the cost of the corrective Emergency Action, pursuant to Section 105-98 of the City Code.

Please note that it shall be unlawful for any person, firm, or corporation or their agents to remove this notice without written permission from the Building Official.

Once the repairs have been completed the original architect/engineer shall provide a follow-up Report and cover letter (s) indicating the structure is now recommended for recertification.

Sincerely,

Manuel Z. Lopez P.E.

Deputy Building Official

cc: Peter J Iglesias, P.E., City Manager

Chief Troy Easley, Fire Marshall

Miriam Soler Ramos, Esq., B.C.S., City Attorney

Cristina M. Suarez, Deputy City Attorney and City Prosecutor

Suramy Cabrera, P.E., Building Official

Warren Adams, Historical Resources and Cultural Arts Director

Martha Pantin, Communications & Public Affairs Division Director

Terri Sheppard, Code Enforcement Field Supervisor

Construction Regulation Board File

BEFORE THE CONSTRUCTION REGULATION BOARD FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES, Petitioner.

Case No. 22-5119

Respondent.

vs.

Return receipt number:

Edgewater of Coral Gables Condominium Association, Inc. c/o PR Management Solutions
7155 SW 47 St, 310-A
Miami, FL 33155-4640

7021 1970 0000 4015 5639

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

Date: December 22, 2022

Re: 81 Edgewater Dr., Coral Gables, Fl. 33133, LOTS 11 THRU 13 & LOTS 17 THRU 20 BLK 1 & LOT 9 BLOCK 2, EDGEWATER OF CORAL GABLES CONDO, SUNRISE HARBOUR REV PL, PB 65-22 and 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-I 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, 2nd Florida, Coral Gables, Florida 33134, on, January 9, 2023, 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

City's Exhibit #6

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 Goizaeta 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, 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, Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

c: 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



CITY OF CORAL GABLES DEVELOPMENT SERVICES DEPARTMENT Affidavit of Posting

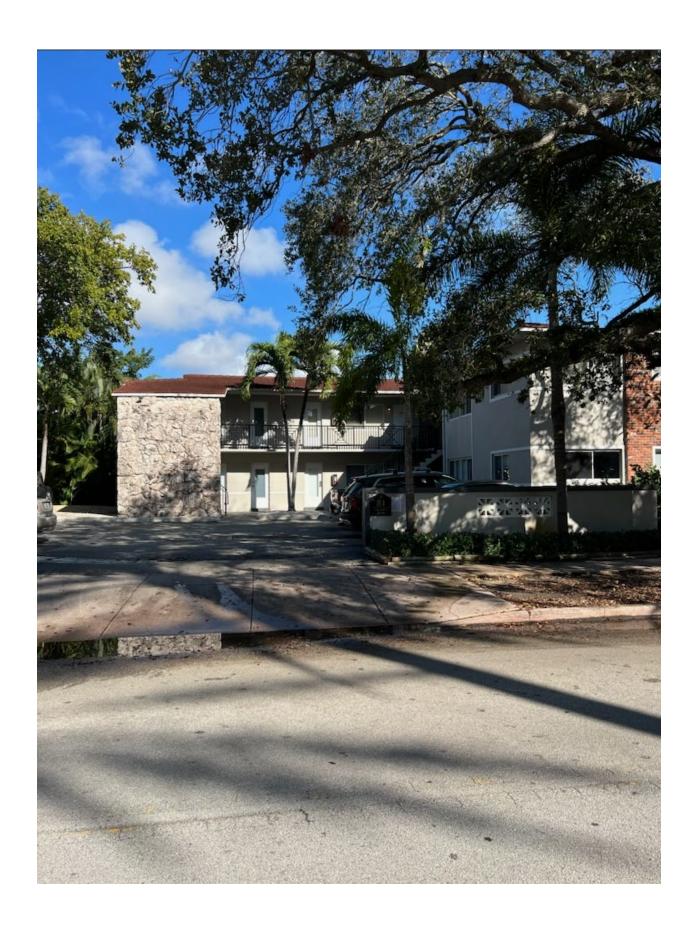
Case #: 22-5119

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

I, William Maz, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 81 Edgewater Dr., ON December 22, 2022 AT 10:30 And AND
WAS ALSO POSTED AT CITY HALL. WAS ALSO POSTED AT CITY HALL.
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 X physical presence or online
notarization, this 22 day of December, in the year 2022, by who is personally known to me.
My Commission Expires:
VIRGINIA GOIZUETA Notary Public - State of Florida Commission # HH 193897 My Comm. Expires Feb 25, 2026 Bcrdec through National Notary Assn.









CFN 2009R0888004

OR Bk 27113 Pss 4469 - 4470; (2pss)

RECORDED 12/14/2009 10:19:27

HARVEY RUVIN, CLERK OF COURT

MIAMI-DADE COUNTY, FLORIDA

IN THE CIRCUIT COURT OF THE 11TH JUDICIAL CIRCUIT, IN AND FOR MIAMI-DADE COUNTY, FLORIDA

PROBATE DIVISION

CASE NO. 09-3445

DIVISION CP-05

IN RE: THE ESTATE OF

OLGA FERNANDEZ-BLANCO,

Decedent.

[RESERVED FOR CLERK OF COURT]



ORDER DETERMINING HOMESTEAD STATUS OF REAL PROPERTY

On the Petition to Determine Homestead Status of Real Property, all interested persons have been served proper notice of the Petition and hearing, or have waived notice thereof, the Court finds that:

- 1. That the Decedent, **OLGA FERNANDEZ-BLANCO**, died testate and was domiciled in Miami-Dade County, Florida;
 - 2. That the Decedent was not survived by a spouse;
- That CARLOS R. FERNANDEZ-BLANCO and OLGA PALMER, are the

 Decedent's children and her only beneficiaries.

 Decedent's children and her only beneficiaries.
- 4. At the time of Decedent's death, the Decedent owned and resided on real property described in the Petition,

IT IS ADJUDGED that the following-described real property (the "Property"):

The West 10 feet of Lot 51, and all of Lots 52, 53, and 54, in Block 19, of CORAL GABLES FLAGLER STREET SECTION, according to the Plat thereof as recorded in Plat Book 10, at Page 12, of the Public Records Dade County, Florida. Folio No.: 30-6901-029-0020 a/k/a 51 Veragua Avenue, Coral Gables, Florida 33134



City's Exhibit #9

IN RE: The Estate of Olga Fernandez-Blanco Order Determining Homestead Status of Real Property

constituted the homestead of the Decedent within the meaning of Section 4 of Article X of the Constitution of the State of Florida; it is further

IT IS FURTHER ADJUDGED, that the title to the Property descended and the constitutional exemption from claims of Decedent's creditors inured: an undivided fifty percent (50%) interest to CARLOS R. FERNANDEZ-BLANCO, Decedent's son; an undivided fifty percent (50%) interest to OLGA PALMER, Decedent's daughter, the lineal descendants of the Estate of OLGA FERNANDEZ-BLANCO, Decedent.

DONE AND ORDERED in Chambers at Miami, Miami-Dade County, Florida, this

day of November, 2009.

HONORABLE ARTHUR L. ROTHENBERG CIRCUIT COURT JUDGE

WITHUR ROTHENBERN Circuit Andre

CC: Carlos R. Fernandez-Blanco Olga Palmer

PTATE OF FLORIDA, COUNTY OF MIAMI-DADE

HEREBY CERTIFY that the foregoing is a true and correct copy of the

usiginal on file in this office, NOV 2 4 HARVEY RUVIN, CLERK of @



Af 7/12/22

7426 SW 48th Street Miami, FL 33155 Office: (305) 661-0800

July 6, 2022

City of Coral Gables

Development Services

RECT-22-07-0089

81 EDGEWATER DR

City of Coral Gauses
Building and Zoning Department
405 Biltmore Way
Coral Gables, Florida 33134

Ref: Edgewater of Coral Gables Condominium Association, Inc., Building #81. 40-Year Certification at 81 Edgewater Drive, Coral Gables, Florida 33133.

To whom it may concern,

This letter is to attest that I have inspected the property stated above and can confirm that the property can safely remain occupied under its current occupancy classification while the permits are pulled for the required minor repairs for certification approval.

Should you have any questions, please contact me at my office at (305) 661-0800.

Sincerely,

President

RJ Miranda Consultants, Inc.



REGULATORY AND ECONOMIC RESOURCES DEPARTMENT

11805 SW 26th Street, Miami, Florida 33175 786-315-2000 Miamidade.gov/building

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING STRUCTURAL RECERTIFICATION

CASE REFERENCE NUMBER:	LICENSEE NAME: R.J. Miranda, P.E. #35579
	TITLE: President
	ADDRESS: 7426 SW 48th Street Milling
JURISDICTION NAME:	Miami, FL 33155
Coral Gables	SIGNATURE: No. 35578
Use separate sheets for additional responses by reference	cing the report number
1. DESCRIPTION OF BUILDING	ORIDINATION ORIGINALITY
a. Name on Title: Edgewater of Coral Gables Co	ondominium Association; the:
b. Building Street Address: 81 Edgewater Drive, Coral	Gables, FL 33133 Bldg. #: 81
c. Legal Description:	Attached:
d. Owner's Name: Edgewater of Coral Gables C	ondominium Association, Inc.
e. Owner's Mailing Address:	
f. Folio Number of Property on which Building is Located:	
g. Building Code Occupancy Classification: Group R	
h. Present Use: Condominium	
i. General Description of building (overall description, struc	tural systems, special features):
j. Number of Stories: 2 k. Is this a Thre	shold Building as per 553.71(12) F.S. (Yes/No): No
I. Provide an aerial of the property identifying the building	being certified on a separate sheet. Attached:
m. Additional Comments:	
Two-story residential apartment building. Concrete	
Repair stone cladding on top of decorative stone v	wall and repair roof edge at same location.

- And	mind DO Mills
	William MOON WINDS
n. Additions to original structure:	CENSE 72
	No 35179
	* STATE DE 12
	TORIDA SE
o. Total Actual Building Area of all floors: 5,932	S.F. SONAL ENGINEER
2. INSPECTIONS	
a. Date of Notice of Required Inspection:	
b. Date(s) of actual inspection: March 7, 2022	
c. Name. license number, discipline of practice, and qualific	cations of licensee submitting report:
R.J. Miranda, P.E. #35579, Professional Engineer.	

- 1. If required, describe, and indicate acceptance:
- f. Can the building continue to be occupied while recertification and repairs are ongoing? (YES/NO): Yes

d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures:

1. Explanation/Conditions:

N/A

The property can safely remain occupied under its current occupancy classification while the permits are pulled for the required minor repairs for certification approval.

- g. Is it recommended that the building be vacated? (YES/NO): No
- h. Has the property record been researched for violations or unsafe cases? (YES/NO): Yes
 - 1. Explanation/Comments:

		Sur : K	NOE1: 72
3. SUPPORTING DATA			B5579
a	Additional sheets of written data	PRO STA	TE OF
b. X	Photographs provided (where requi	red plus each buil	ding elevation)
c	Drawings or sketches (aerial, site, fo	otprint, etc.)	AL ENGINE
d	Test reports		
4. FOUNDATION			
a. Describe the building foundation:			
Slab on grade.			
b. Is wood in contact or near soil? (Yes/No):	No		100
c. Signs of differential settlement? (Yes/No):	No		
d. Describe any cracks or separation in the was settlement:	alls, columns, or beams that signal diff	erential	PROVIDE PHOTO
Hairline only on stucco surface.			
e. Is water drained away from the foundation	? (Yes/No): Yes		
f. Is there additional sub-soil investigation re	quired? (Yes/No): No		
1. Describe:			
N/A			
	A Property of the Property of		
5. PRESENT CONDITION OF OVERA	LL STRUCTURE		
a. General alignment: (Note: good, fair, poor	, explain if significant)		PROVIDE PHOTO
1. Bulging: Good condition			
2. Settlement:			
3. Deflections:			
4. Expansion:			
5. Contraction:			

b. Portion showing distress: (Note, beams, columns, structural walls, floor fis, other) 35579 PROVIDE PHOT
None STATE OF
ORIDA CA
MINOSONAL ENGINEER
The state of the s
c. Surface conditions: Describe general conditions of finishes, cracking, spalling, peeling, PROVIDE PHOT
signs of moisture penetration and stains.
Water blisters in paint, surface hairline, cracks, minor stone cladding to be repaired.
d. Cracks: Note location in significant members. Identify crack size as HAIRLINE if barely discernible; FINE if less than 1 mm in width; MEDIUM if between 1- and 2-mm width; WIDE if over 2 mm.
None in significant members. Hairline in surface stucco. Repair and paint.
Traine in eigrimeant memberer rainine in earlage etacce. Repair and paint.
e. General extent of deterioration: Cracking or spalling of concrete or masonry, oxidation of metals; PROVIDE PHOTO
rot or borer attack in wood.
Minor rust at bottom of steel column to be repaired and painted.
f. Previous patching or repairs (Provide description and identify location): PROVIDE PHOT
None seen.
g. Nature of present loading: (Indicate residential, commercial, storage, other - estimate magnitude for each level)
Residential.
h. Signs of overloading? (Yes/No): No
1. Describe:

6. MASONRY BEARING WALL: (Indicate good, fair, poor on appropriate lines) PROVIDE PHOTO
a. Concrete masonry units: Good STATE OF STATE OF
b. Clay tile or terra cota units: N/A
c. Reinforced concrete tie columns: Good
d. Reinforced concrete tie beams: Good
e. Lintel: N/A
f. Other type bond beams: PROVIDE PHOTO
g. Exterior masonry finishes (choose those that apply):
1. Stucco: Good, minor hairline cracks. Repair and paint.
2. Veneer:
3. Paint only:
4. Other (describe):
Paint with blister and peeling. Repair and paint.
h. Interior masonry finishes (choose those that apply): PROVIDE PHOTO
1. Vapor barrier: Good
2. Furring and plaster:
3. Paneling:
4. Paint only:
5. Other (describe):
Paint with blister and peeling. Repair and paint.
i. Cracks: PROVIDE PHOTO
1. Location (note beams, columns, other): On stucco only, minor hairline. Repair and paint.
2. Description:
j. Spalling PROVIDE PHOTO
1. Location (note beams, columns, other): None seen.
2. Description:

MUNDO MANA

"P	TOEN DO J. MARINE	
k. Rebar corrosion (indicate on lines 1-4):	No. \$5579 (:01)	PROVIDE PHOTO
1. None visible: 🗸	D. STATE OF X	
2. Minor (patching will suffice):	COPIDATIVE 2	L
3. Significant (but patching will suffice): N/A	ONAL ENGINEER	
4. Significant (structural repairs required) N/A	· annumum.	
I. Samples chipped out for examination in spalled areas (Yes/I	vo): No	
Yes – describe color, texture, aggregate, general quali	ty:	
	·	
		
7. FLOOR AND ROOF SYSTEM		
a. Roof (Must provide)		
Describe (roof shape, type roof covering, type roof decovering)	ck, framing system, condition):	PROVIDE PHOTO
Sloped roof with concrete roof tiles requiring minor r	epairs in fair condition. Drip edge t	to be replaced at
certain locations.		
Note water tanks, cooling towers, air conditioning equand condition of supports:	uipment, signs, other heavy equipment	PROVIDE PHOTO

N/A

 ${\bf 3.}\ \ {\bf Describe\ roof\ drainage\ system,\ main\ and\ overflow,\ and\ indicate\ condition:}$

PROVIDE PHOTO

Gutter system, overflows not required.

4. Describe parapet build and current conditions:

PROVIDE PHOTO

None

5. Describe mansard build and current conditions:

PROVIDE PHOTO

None

6. Describe roofing membrane/covering and current conditions:
Concrete roof tiles over waterproofing roofing member, original to building OF1
THE ORIDA SELECTION OF THE ORIGINAL SELECT
7. Describe any roof framing member with obvious overloading, overstress, description of PROVIDE PHOTO or excessive deflection:
None
8. Note any expansion joints and condition: PROVIDE PHOTO
None
b. Floor system(s):
1. Describe the floor system at each level, framing, material, typical spans and indicate condition: PROVIDE PHOTO
Concrete slab in good condition.
2. Balconies: Indicate location, framing system, material, and condition: PROVIDE PHOTO
None
3. Stairs and escalators: indicate location, framing system, material, and condition: PROVIDE PHOTO
Front of building, formed concrete, good condition.
4. Ramps: indicate location, framing type, material, and condition: PROVIDE PHOTO
N/A
5. Guardrails: describe type, material, and condition: PROVIDE PHOTO
Aluminum picket, relatively new.
c. Inspection – note exposed areas available for inspection, and where it was found personal to open soilings, etc. for
c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.
None required

THE TOTAL STATE OF THE PARTY OF	
8. STEEL FRAMING SYSTEM	
a. Description of system at each level:	PROVIDE PHOTO
Minor steel column.	,
MONAL ENGINE	
b. Steel members: describe condition of paint and degree of corrosion:	PROVIDE PHOTO
Minor corrosion, clean treat and paint.	
c. Steel connections: describe type and condition:	PROVIDE PHOTO
None	
d. Concrete or other fireproofing: note any cracking or spalling of encased member and note where any covering was removed for inspection:	PROVIDE PHOTO
None	
e. Identify any steel framing member with obvious overloading, overstress, deterioration, or excessive deflection (provide location): N/A	PROVIDE PHOTO
f. Elevator sheave beams and connections, and machine floor beams: note condition: N/A	PROVIDE PHOTO
	14(13-25
9. CONCRETE FRAMING SYSTEM	B E E
a. Full description of concrete structural framing system:	PROVIDE PHOTO
Concrete beams and columns.	

1. Significant or Not significant: None visible.

2. Location and description of members affected and type cracking:

b. Cracking

7.	TOENSE Y	
c. General condition	No. 35579	P
Very good.	* STATE OF	*
	TOR DEL	ar-
d. Rebar corrosion – check appropriate line	MILESSIONAL ENGINE	ni.
1. None visible: 🗸	· · · · · · · · · · · · · · · · · · ·	
2. Location and description of members affected and type cracking:		PROVIDE PHOTO
3. Significant but patching will suffice:		PROVIDE PHOTO
N/A		
4. Significant: structural repairs required (describe):		PROVIDE PHOTO
N/A	<i>0</i>	
	560000	
e. Samples chipped out in spall areas:		
1. No: 🗸		PROVIDE PHOTO
2. Yes, describe color, texture, aggregate, general quality:		
f. Identify any concrete framing member with obvious overloading, over or excessive deflection:	rstress, deterioration,	PROVIDE PHOTO
None		
		i i

10. WINDOWS, STOREFRONTS, CURTAINWALLS AND EXTERIOR DOORS	
a. Windows/Storefronts/Curtainwalls	PROVIDE PHOTO
 Type (Wood, steel, aluminum, vinyl, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other): 	
Aluminum.	
2. Anchorage: type and condition of fasteners and latches:	
Fasteners, good condition.	

No. 35579
CENSON A
No. 35579
3. Sealant: type and condition of perimeter sealant and at mullions:
Good.
4. Interiors seals: type and condition at operable vents:
Good.
5. General condition:
Good, caulk when painting building.
C Describe and a second add
6. Describe any repairs needed:
None
b. Structural Glazing on the exterior envelope of Threshold Buildings (Yes/No): No
1. Previous Inspection Date: N/A
2. Description of Curtain Wall Structural Glazing and adhesive sealant:
N/A
3. Describe Condition of System:
N/A
c. Exterior Doors PROVIDE PHOTO
1. Type (Wood, Steel, Aluminum, Sliding Glass Door, other):
Wood and aluminum. Good condition.
2. Anchorage: type and condition of fasteners and latches:
Fasteners, good condition.
3. Sealant: type and condition of sealant:
Caulking.

7.	MANUAL CENSON PARTY
	W No. 35 79
4. General condition:	
Good	STATE OF
	THE COALL ENGINEER
5. Describe any repairs needed:	MAL LINE
None	

11. WOOD FRAMING	
a. Fully describe wood framing system:	PROVIDE PHOTO
N/A	
	-
b. Indicate the condition of the following:	PROVIDE PHOTO
1. Walls:	
N/A	
2. Floors:	
N/A	
	300-00
3. Roof member, roof trusses:	
Original, good condition.	
c. Note metal connectors (i.e., angles, plates, bolts, split pintles, other, and note condition):	PROVIDE PHOTO
No damage visible.	 -
	<i>≥</i> 11
d. Joints: note if well fitted and still closed:	PROVIDE PHOTO
N/A	

	* / * /	
e. Drainage: note accumulations of moisture	STATE OF	PROVIDE PHOTO
None	MILES ONAL ENGIN	rinit.
	Thumanum.	
f. Ventilation: note any concealed spaces not ventilated:		PROVIDE PHOTO
None		20
g. Note any concealed spaces opened for inspection:		PROVIDE PHOTO
N/A		
h. Identify any wood framing member with obvious overload or excessing deflection):	ing, overstress, deterioration,	PROVIDE PHOTO
None		
		3 100
12. BUILDING FAÇADE INSPECTION (Threshold	Buildings)	PROVIDE PHOTO
a. Identify and describe the exterior walls and appurtenances appliques, etc.)	on all sides of the building. (Clad	ding type, corbels, precast
N/A		
b. Identify the attachment type of each appurtenance type (r	mechanically attached or adhered)):
N/A		
c. Indicate the condition of each appurtenance (distress, sett anchors and supports, water entry, movement of lintel or she		g, loosening of metal
N/A	en ungles, or other ucreets.	

W No 35579

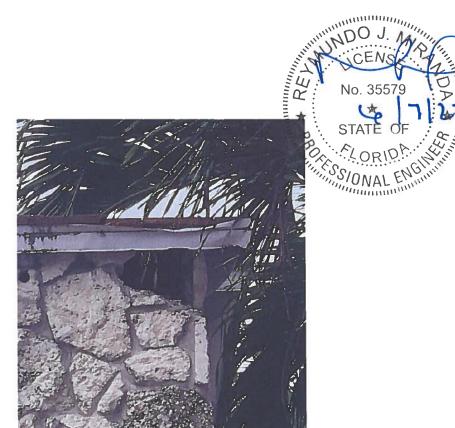
13. SPECIAL OR UNUSUAL FEATURES IN THE BUILDING	PROVIDE PHOTO
a. Identify and describe any special or unusual feature (i.e. cable suspended structures, tensile fabric sculptures, chimneys, porte-cochere, retaining walls, seawalls, etc.)	roof, large
None	
b. Indicate condition of the special feature, its supports, and connections:	
N/A	

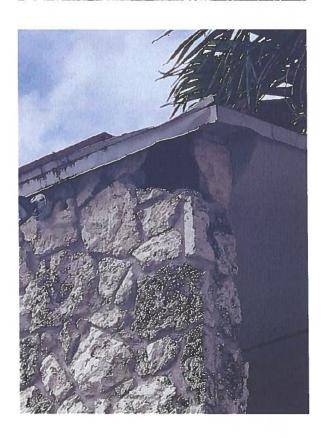
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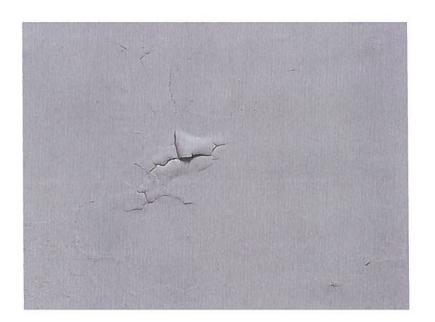




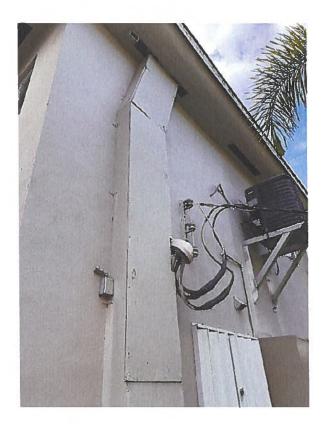




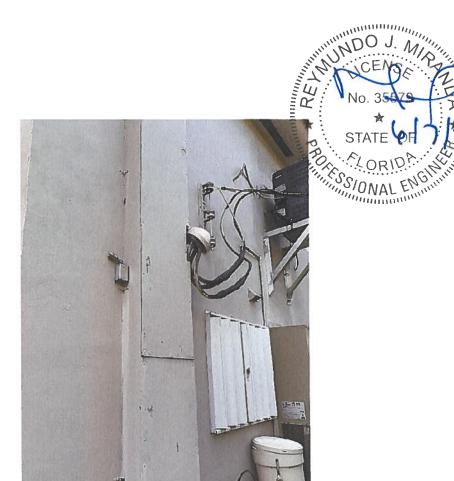


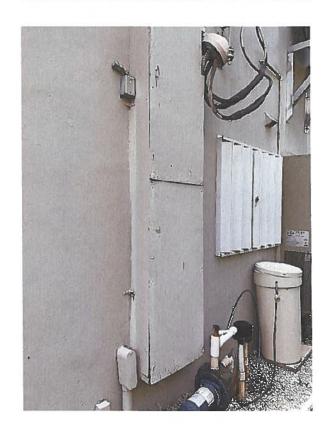






NO. 3659 A DIMINING STATE OF 2.2











Regulatory and Economic Resources 11805 SW 26th Street Miami, Florida 33175-2474 786-315-2000

miamidade.gov/building

CERTIFICATION OF COMPLIANCE WITH PARKING LOT GUARDRAILS

Re: Case No FYear Property Address: Building Description: FYear, Sq. Ft.: 5932 Two-story residential apartment building.
I am a Florida registered professional engineer architect with an active license. On July 5 2022, I inspected the parking lots servicing the above referenced building for compliance with Section 8C-6 and determined the following (check only one):
The parking lot(s) is not adjacent to or abutting a canal, lake, or other body of water.
The parking lot(s) is adjacent to or abutting a canal, lake or other body of water and parked vehicles are protected by a guardrail that complies with Section 8C-6 of the Miami- Dade County Code.
The parking lot(s) is adjacent to or abutting a canal, lake or other body of water and parked vehicles are not protected by a guardrail that complies with Section 8C-6 of Miami-Dade County Code had advised the property owner that he/she must obtain a permit for the installation of the guardrail and obtain at required inspection approvals to avoid enforcement action. No. 35579
Signature are Sear of Architect or Engineer
R.J. Miranda, P.E. #35579
07/05/2022 Date



Regulatory and Economic Resources

11805 SW 26th Street Miami, Florida 33175-2474 786-315-2000

miamidade.gov/building

CERTIFICATION OF COMPLIANCE WITH PARKING LOT ILLUMINATION STANDARDS IN CHAPTER 8C-3 OF THE CODE OF MIAMI-DADE COUNTY

Date: 07/05/2022
Case No FYear PropertyAddress: 81 Edgewater Drive, Coral Gables, FL 33133, Bldg. No.:, Sq. Ft.: Sq. Ft.: Folio Number:
Building Description: Two-story residential apartment building.
 I am a Florida registered professional engineer architect with an active license. On, 20 22, June 29 at 8:30 AM PM, I measured the level of illumination in the parking lot(s) serving the above referenced building.
3. Maximum 5.1 foot candle Minimum 2.6 foot candle Maximum to Minimum Ratio 1.9 1.0 , foot candle
4. The level of illumination provided in the parking lot meets does not meet the minimum standards for the occupancy classification of the building as established in Section 8C-3 of Miami-Dade County Code. No. 35579
Signature and Seal of Professional Print Name Engineer or Architect



REGULATORY AND ECONOMIC RESOURCES DEPARTMENT

11805 SW 26th Street, Miami, Florida 33175 786-315-2000 Miamidade.gov/building

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING ELECTRICAL RECERTIFICATION

CASE REFERENCE NUMBER:	LICENSEE NAME: R.J. Miranda, P.E. #35579
	TITLE: President
JURISDICTION NAME:	ADDRESS: 7426 SW 48th Street ENS
Coral Gables	SIGNATURE:
Use separate sheets for additional responses by	y referencing the report number of ORD
1. DESCRIPTION OF BUILDING	MILLIO STONAL ENGLISHED
a. Name on Title: Edgewater of Coral Ga	ables Condominium Association, Inc.
b. Building Street Address: 81 Edgewater Driv	ve, Coral Gables, FL 33133 Bldg. #: 81
c. Legal Description:	Attached:
d. Owner's Name: Edgewater of Coral Ga	ables Condominium Association, Inc.
e. Owner's Mailing Address:	
f. Folio Number of Property on which Building is I	Located:
g. Building Code Occupancy Classification: Gro U	ıp R
h. Present Use: Condominium	
i. General Description of building (overall descrip	tion, structural systems, special features):
j. Number of Stories: 2 k. Is t	this a Threshold Building as per 553.71(12) F.S. (Yes/No): No
I. Provide an aerial of the property identifying the	e building being certified on a separate sheet. Attached:
m. Additional Comments:	

	WENCE TO
2. INSPECTIONS	No 35579
a. Date of Notice of Required Inspection:	A
b. Date(s) of actual inspection: July 5, 2022	STATE OF 13
c. Name and qualifications of licensee submitting report:	CORIUM ENGLISH
	MAL COMME
d. Are Any Electrical Repairs Required? (YES/NO): Yes	
If required, describe, and indicate acceptance:	
In general, some repairs are necessary at this property as observed at time of the inscables and corridor light fixture need repairs, WP/GFI Maintenance receptacles need be tested, maintained and upgraded as required to assure that all of them are continentation wiring gutter to be replaced with galvanized sheet metal.	to be added. Apartment Smoke Detectors need to
e. Can the building continue to be occupied while recertification and repa	airs are ongoing? (YES/NO): Yes
1. Explanation/Conditions:	
The property can safely remain occupied under its current occu	pancy classification while the permits
are pulled for the required minor repairs for certification approve	al.
10000	
3. ELECTRICAL SERVICE	PROVIDE PHOTO
a. Size: Voltage (120⊈) Amperage (100♣) Type: Fu	ses () Breakers (X)
b. Phase: Three-Phase () Single Phase (()
c. Condition: Good () Fair () Needs Repair ()
Comments:	
120/240V, 1 Phase, 3 wire. 100A per Unit	
4. METERING EQUIPMENT	PROVIDE PHOTO
1. Clearances: Good () Fair ()	Needs Correction ()
Comments:	
As observed at time of the inspection.	

				1	*	ما الما الما الما الما الما الما الما ا
5.	ELECTRIC ROOMS			P	STATE OF	PROVIDE PHOTO
1.	Clearances:	Good (O)	Fair (O)	Nee	ds Correction	(A) (1) (1)
Coı	mments:			1111	"NONAL EN	im
Ele	ectrical room needs to	be clean and remove	ve all stuff to provi	de cleara	ance in front	of the electrical
ец	uipment. Refer to Pictu	are i.				
						**
6.	GUTTERS					PROVIDE PHOTO
1.	Location:	Good ()	Needs Repair	(()	
2.	Taps and Fill:	Good (💽)	Needs Repair	(()	
Co	mments:			-		
As	observed at time of th	e inspection.				
	12	30,310	- 200		201	
7.	ELECTRICAL PANELS	5				PROVIDE PHOTO
1.	Panel#(a)	Location: Units				
	,	Good ()	Needs Re	pair ())	·
2.	Panel # ()	Location:		`	<u> </u>	
	·····	Good ()	Needs Re	pair ())	
3.	Panel # ()	Location:				
		Good ()	Needs Re	pair (\bigcirc	
4.	Panel#()	Location:		·		
	_	Good ()	Needs Re	pair ((\bigcirc	
5.	Panel # ()	Location:			<u> </u>	
		Good ()	Needs Re	pair ((\bigcap	-
				· · ·		

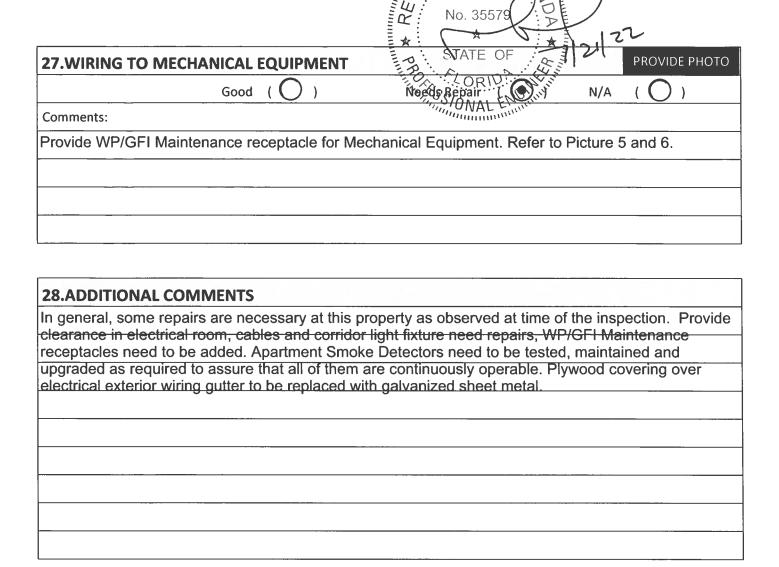
•					NDO J. MINISTER	
				Shiri W.	LISENSE P	
Comments:				TIL.	No. 5579	
As observed at tir	me of the inspec	tion.		*	STATE OF 2	
					CORIDA SE	
·				THE POLICE OF THE PROPERTY OF	SIONAL ENDINE	
						
8. BRANCH CIR	CHITS				200	
		\	-	()	PROV	/IDE PHOTO
1. Identified:	\sim	•	st be Identified	(0)	Mark In Book	()
2. Conductors: Comments:	Good () Det	teriorated	(()	Must be Replaced	(0)
9. GROUNDING	G OF SERVICE				PRO'	VIDE PHOTO
	Good	(()	Nee	eds Repair ())	
Comments:						
As observed at ti	me of the insped	ction.				
10.GROUNDING	C OF FOLLIDME	NIT				VIDE PHOTO
10.GKOOIIDIIK		(💽)	Ne	eds Repair (`	VIDE 111010
Comments:		10 /	1400	as nepan (<i></i>	
As observed at ti	ime of the inspe	ction.				
		• • •	<u> </u>			
	· · · · · · · · · · · · · · · · · · ·					

	THE TOTAL OF THE PARTY OF THE P
	No. 35570 DE TO
11.SERVICE CONDUIT/RACEWAYS	PROVIDE PHOTO
Good (💽)	Needs Repair P D Collins
Comments:	WAL EN COMME
As observed at time of the inspection.	
12.GENERAL CONDUIT/RACEWAYS	PROVIDE PHOTO
Good ()	Needs Repair ()
Comments:	, ,
As observed at time of the inspection.	
·	
13.WIRE AND CABLES	PROVIDE PHOTO
Good (💽)	Needs Repair ()
Comments:	
As observed at time of the inspection.	
14.BUSWAYS	PROVIDE PHOTO
Good (•)	Needs Repair ()
Comments:	, , , , , , , , , , , , , , , , , , , ,
As observed at time of the inspection.	

	* 10.3537	, 1
15.THERMOGRAPHY INSPECTION RESULTS	TATE OF CORIO	PROVIDE PHOTO
(ADD SHEETS AS REQUIRED)	ORIO! CNO!	
Comments:	""""""""""""""""""""""""""""""""""""""	
N/A		
	-	
16.OTHER CONDUCTORS		PROVIDE PHOTO
Good ()	Needs Repair ()	
Comments:		
As observed at time of the inspection.		
17.TYPES OF WIRING METHODS		PROVIDE PHOTO
Conduit Raceways Rigid: Good ()	Needs Repair ()	N/A (•)
2. Conduit PVC: Good ()	Needs Repair ()	N/A ()
3. NM Cable: Good ()	Needs Repair ()	N/A (
4. Other: Good ()	Needs Repair ()	N/A (
a. Other Wiring (Specify):		
Comments:		
As observed at time of the inspection.		
		-
18.EMERGENCY LIGHTING		PROVIDE PHOTO
Good ()	Needs Repair ()	N/A ()
Comments:		
As observed at time of the inspection.		

	No. 35579
19.BUILDING EGRESS ILLUMINATION	PROVIDE PHOTO
Good ()	Needs Repair R. N/A ()
Comments:	MINISTONAL ENGINEER
Exterior light fixture needs to be repaired. Refer to F	Picture 3.
	*
20.FIRE ALARM SYSTEM	PROVIDE PHOTO
Good ()	Needs Repair () N/A (•)
Comments:	
21.SMOKE DETECTORS	PROVIDE PHOTO
Good (O)	Needs Repair () N/A ()
Comments:	
Smoke Detectors inside each bedroom and outside	each sleeping area in apartments should be
tested, maintained and upgraded as may be neces	sary to assure remain operational.
22.EXIT LIGHTS	PROVIDE PHOTO
Good ()	Needs Repair () N/A ()
Comments:	
As observed at time of the inspection.	

	* * * * * * * * * * * * * * * * * * * *	/
23.EMERGENCY GENERATOR	STATE OF THE	PROVIDE PHOTO
Good (O)	Needs Regain N/A	(💽)
Comments:	MAL ENGINE	
24.WIRING IN OPEN OR UNDER COVER	DARKING GARAGE AREAS	PROVIDE PHOTO
Good ()	Requires Additional Illumination()	N/A (
Comments:	requires Additional manimation()	N/A (())
As observed at time of the inspection.		
25.OPEN OR UNDER COVER PARKING O	GARAGE AND EGRESS ILLUMINATION	PROVIDE PHOTO
Good (💽)	Requires Additional Illumination()	N/A ()
Comments:		
Parking Lot illumination provided per FPL	company. Parking illumination meets the co	ode.
26.SWIMMING POOL WIRING		PROVIDE PHOTO
Good (O)	Needs Repair () N/A	(•)
Comments:		
Comments.		



Reset Form

No. 35078

STATE OF J.

STATE OF J.

STORIDA STATES OF J.

Picture 1:













N/A

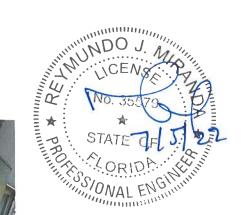














Office Set

RECT-22-07-0089

☐ Special Inspector for PILING

☐ Special Inspector for ____

☐ Special Inspector for REINFORCED MASONRY

81 EDGEWATER DR

olio #: 0341290700001			App	roved
escription: BUILDING		Section	By	Date
ECERTIFICATION (YEAR BUILT	B	BUILDING		
962)		CONCURRENCY		
	No.	ELECTRICAL		
EL) FEMA		
PL	C	FIRE		
USE AND OCCUPANCY	[HANDICAP		
OCCUPANT LOAD BUILDING CODE VERSION	C	HISTORICAL		
CONSTRUCTION TYPE	C	LANDSCAPE		
ESIDENTIAL NON-RESIDENTIAL	C	MECHANICAL		
	C	PLUMBING		
NDICATE THE TYPE OF FLOOD ZONE AND PROPOSED LOWEST FLOOR ELEVATION OR	9	PUBLIC WORKS		
LOOD PROOFING ELEVATION IN RELATION TO	- [STRUCTURAL		
ŒAN SEA LAND LEVEL (M.S.L.)		ZONING		
DISTRICT REQUIRED PROPOSED	1	CITY ARCHITECT		
CHHSFH		OWNER BUILDER		
OTHER		Subject to compliance to and City rules and responsibility for accuracy o	regulations City for results from th	ese plans
YES YES NO NO		THIS COPY OF PLAN BUILDING SITE OR AI MADE		
Special Inspector required for the following:		APPROVAL OF THES CONSTITUTE APPROVA CONDITION NOT IN APPLICABLE CODES	L OF ANY ST	TRUCTURE OR