



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 12/8/

Property Information	
Folio:	03-4129-048-0001
Property Address:	6855 E. Edgewater Dr
Owner	REFERENCE ONLY
Mailing Address	
PA Primary Zone	4900 MULTI-FAMILY - CONDOMINIUM
Primary Land Use	0000 REFERENCE FOLIO
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	20
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	1967



Assessment Information			
Year	2017	2016	2015
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	2017	2016	2015
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
EDGEWATER EAST CONDO APTS II SUNRISE HARBOUR REV PL PB 65-22 LOTS 4 & 5 BLK 2

Taxable Value Information			
	2017	2016	2015
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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

Version:

CITY'S
EXHIBIT



OFFICE OF THE PROPERTY APPRAISER

Generated On : 12/6/2017

Folio	Sub-Division	Owner	Address
1	03-4129-048-0001 (Reference)	EDGEWATER EAST CONDO APTS II REFERENCE ONLY	Coral Gables
2	03-4129-048-0010	EDGEWATER EAST CONDO APTS II AIDA BISHOP & ALLISON B COONER	6855 E EDGEWATER DR UNIT: 1AN Coral Gables
3	03-4129-048-0020	EDGEWATER EAST CONDO APTS II SUSANA D GOICOCHEA	6855 E EDGEWATER DR UNIT: 1CN Coral Gables
4	03-4129-048-0030	EDGEWATER EAST CONDO APTS II RICHARD GONZALEZ QUEVEDO	6855 E EDGEWATER DR UNIT: 1DN Coral Gables
5	03-4129-048-0040	EDGEWATER EAST CONDO APTS II RITA B ETTMAN	6855 E EDGEWATER DR UNIT: 1DS Coral Gables
6	03-4129-048-0050	EDGEWATER EAST CONDO APTS II JOANNE M GOODSTEIN	6855 E EDGEWATER DR UNIT: 1CS Coral Gables
7	03-4129-048-0060	EDGEWATER EAST CONDO APTS II FEDERICO VEGAS	6855 E EDGEWATER DR UNIT: 1AS Coral Gables
8	03-4129-048-0070	EDGEWATER EAST CONDO APTS II MARTA P LISTA	6855 E EDGEWATER DR UNIT: 2B-N Coral Gables
9	03-4129-048-0080	EDGEWATER EAST CONDO APTS II JAMES A PADRON	6855 E EDGEWATER DR UNIT: 2CN Coral Gables
10	03-4129-048-0090	EDGEWATER EAST CONDO APTS II STEPHEN P ELSON TRS	6855 E EDGEWATER DR UNIT: 2DN Coral Gables
11	03-4129-048-0100	EDGEWATER EAST CONDO APTS II JONATHAN ROBERT MURPHY SARAH HOJNACKI MURPHY	6855 E EDGEWATER DR UNIT: 2E Coral Gables
12	03-4129-048-0110	EDGEWATER EAST CONDO APTS II THOMAS FREDERICK WALLCUTT	6855 E EDGEWATER DR UNIT: 2DS Coral Gables

13	03-4129-048-0120	EDGEWATER EAST CONDO APTS II ROBERT DICKMAN JR	6855 E EDGEWATER DR UNIT: 2CS Coral Gables
14	03-4129-048-0130	EDGEWATER EAST CONDO APTS II DAVID PRITCHARD &W ALVERA	6855 E EDGEWATER DR UNIT: 2BS Coral Gables
15	03-4129-048-0140	EDGEWATER EAST CONDO APTS II RICHARD GONZALEZ-QUEVEDO	6855 E EDGEWATER DR UNIT: 3BN Coral Gables
16	03-4129-048-0150	EDGEWATER EAST CONDO APTS II CHRISTOPHE BARAT	6855 E EDGEWATER DR UNIT: 3CN Coral Gables
17	03-4129-048-0160	EDGEWATER EAST CONDO APTS II ALBERTO OUCINDE	6855 E EDGEWATER DR UNIT: 3DN Coral Gables
18	03-4129-048-0170	EDGEWATER EAST CONDO APTS II BERTHA M FERRAN	6855 E EDGEWATER DR UNIT: 3E Coral Gables
19	03-4129-048-0180	EDGEWATER EAST CONDO APTS II ROBERT L KRAWCHECK	6855 E EDGEWATER DR UNIT: 3CS Coral Gables
20	03-4129-048-0190	EDGEWATER EAST CONDO APTS II JAVIER GOICOHEA JAVIER GOICOHEA JTRS	6855 E EDGEWATER DR UNIT: 3DS Coral Gables
21	03-4129-048-0200	EDGEWATER EAST CONDO APTS II 6855 3G PARTNERS LLC	6855 E EDGEWATER DR UNIT: 3BS Coral Gables

6855 E Edgewater Dr

Condominium Association (Registered Agent)

Edgewater East Condominium

Apartments II, Inc.

c/o Jose Vargas, Manager

Registered Agent

14275 SW 142 Ave

Miami, FL 33186-6715

6855 E. EDGEWATER DRIVE





Home Citizen Services Business Services Back to Coral Gables.com

Permits and Inspections: Search Results

Logon Help Contact

New Permit Search

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
AB-10-12-3904	12/09/2010	6855 EDGEWATER DR	BOA COMPLETE (LESS THAN \$75,000)	DOCK REHAB (REBUILD DOCK) \$25000	final	12/09/2010	09/13/2012	0.00
AB-12-02-7085	02/13/2012	6855 EDGEWATER DR	BOA COMPLETE (LESS THAN \$75,000)	ALUMINUM FENCE AROUND POOL \$4,400	final	02/13/2012	03/16/2012	0.00
AB-12-10-1890	10/29/2012	6855 EDGEWATER DR	BOA COMPLETE (LESS THAN \$75,000)	RE ROOF REPLACE THE METAL MANSARD ROOF \$24642	issued	10/29/2012		0.00
BL-12-02-7682	02/22/2012	6855 EDGEWATER DR	FENCE/GATE/WALL	ALUMINUM FENCE AROUND POOL \$4,400	final	03/12/2012	03/16/2012	0.00
BL-12-10-1894	10/29/2012	6855 EDGEWATER DR	ROOF / LIGHT WEIGHT CONC	RE ROOF \$24,642 COPPER STANDING SEAM METAL ROOF/VERSALOC	final	10/31/2012	02/08/2013	0.00
CE-11-06-6915	06/17/2011	6855 EDGEWATER DR	CODE ENF WARNING PROCESS	TRU NOTICE POSTED ** FRONT OF 6855 EDGEWATER DRIVE SILVER TOYOTA 588VXE FL TAG	final	06/17/2011	06/17/2011	0.00
CE-11-06-6916	06/17/2011	6855 EDGEWATER DR	CODE ENF WARNING PROCESS	TRU NOTICE POSTED *** FRONT OF 6855 EDGEWATER SILVER MAZDA TITAN LOST TAG W823KJ	final	06/17/2011	06/17/2011	0.00
CE-11-06-6917	06/17/2011	6855 EDGEWATER DR	CODE ENF WARNING PROCESS	TRU NOTICE POSTED WHITE FORD I447TF	final	06/17/2011	06/17/2011	0.00
CE-14-10-2726	10/13/2014	6855 EDGEWATER DR	CODE ENF WARNING PROCESS	E-MAIL WARNING GRAFFITI ON DUMPSTER INSPECTED 10/30/14 - OK	final	10/13/2014	10/13/2014	0.00
EL-12-02-7653	02/22/2012	6855 EDGEWATER DR	ELEC COMMERCIAL / RESIDENTIAL WORK	SERVICE REPAIR ADD 200 AMP SWITCHBOARD- 100 AMP SUIBFEEED TO PEDESTALS AND 6 COMMERCIAL OUTLETS FOR PEDESTALS	final	02/22/2012	04/24/2012	0.00
ME-16-04-7134	04/26/2016	6855 EDGEWATER DR	MECH COMMERCIAL / RESIDENTIAL WORK	A/C SPLIT SYSTEM REPLACEMENT (2 TON) (LOBBY) \$2,350	final	04/27/2016	05/04/2016	0.00

CITY'S

EXHIBIT

PW-10-12-4150	12/14/2010	6855 EDGEWATER DR	COASTAL PERMIT	DOCK REHAB (REBUILD DOCK) \$25000 BOND PAID BY EDGEWATER EAST CONDOMINIUM ASSN., INC., C/O CERTIFIED PROPERTY MANAGEMENT CORP, 1801 CORAL WAY, SUITE 305, MIAMI FL 33145	final	01/25/2012	09/13/2012	0.00
RC-17-07-2159	07/24/2017	6855 EDGEWATER DR	BUILDING RE CERTIFICATION	BUILDING RECERTIFICATION (1967) BUILDING RECERTIFICATION (1967) CONSTRUCTION REGULATION BOARD CASE #17-6843 AND UNSAFE STRUCTURES FEE	issued	07/25/2017		600.00
UP-16-04-7135	04/26/2016	6855 EDGEWATER DR	UPFRONT FEE	UPFRONT FEE ME- 16-04-7134 , A/C SPLIT SYSTEM REPLACEMENT (2 TON) \$2,350	final	04/26/2016	04/26/2016	0.00

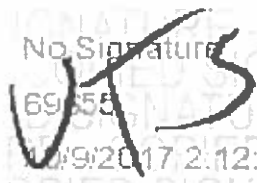
The City's online services are protected with an **SSL encryption certificate**. For technical assistance, please call 305-569-2448 (8am-5pm, M-F).

Failure to provide immediate corrective measures when required, may result in administrative action including but not limited to: mandatory fire watch, building evacuation, or stoppage of all work.

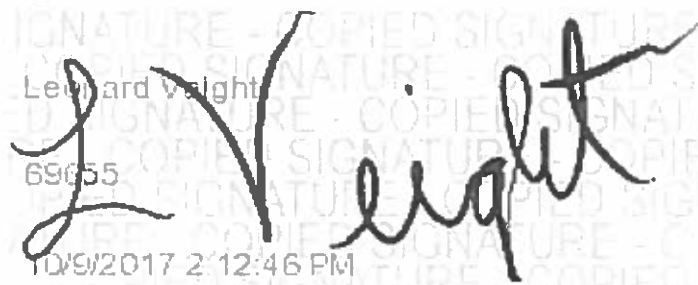
Per City Ordinance 30-4, a Fire Inspection Fee will be billed for this inspection. All fees are subject to change without prior notice.

Thank you for your assistance. If you have any additional questions or to schedule an inspection, please contact the inspector listed at the top of this report.

Company Representative:

No Signature
69655
10/9/2017 2:12:46 PM

Signature valid only in mobile-eyes documents

Inspector:

No Signature
10/9/2017
Leonard Veight
69655
10/9/2017 2:12:46 PM

Signature valid only in mobile-eyes documents

Leonard Veight
10/9/2017



The City of Coral Gables

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

4/25/2017

VIA CERTIFIED MAIL

7015 3430 0000 4114 7527

EDGEWATER EAST CONDOMINIUM APTS II INC
C/O JOSE VARGAS, MIAMI MANAGEMENT INC
14275 SW 142 AVE
MIAMI, FL 33186

RE: 6855 E EDGEWATER DR, CORAL GABLES, FL
FOLIO # 341290480001
Recertification of Building 40 Years or Older

Gentlemen:

As 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 1967. 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 to this Department within ninety (90) calendar days from the date of this letter. Submittal of the Report does not constitute recertification; it must be approved by this department.

In addition to the Report you must submit a cover letter stating the structure meets the requirement for the building recertification. Furthermore, the Parking Lot Illumination and Guardrails Compliance forms will also be required; no additional documents or photographs are necessary.

In the event 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. Recertification will take place once a *revised* Report is 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/propertyrecertification.asp>. The Recertification Report fee of \$380.63 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 please 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. The Board may impose additional fines of \$250.00 for each day the violation continues, may enter an order of demolition, may assess all costs of the proceedings along with the cost of demolition and any other required action.

The Department's working hours are Monday through Friday, 7:30am to 3:30pm, tel: (305) 460-5235.

Thank you for your prompt attention to this matter.

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

CITY'S composite
EXHIBIT 4

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																	
<ul style="list-style-type: none"> ■ Complete Items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>X </p>																	
<p>1. Article Addressed to:</p> <p>EDGEWATER EAST CONDOMINIUM APTS II INC JOSE VARGAS, MIAMI MANAGEMENT INC 14275 SW 142 AVE MIAMI, FL 33186</p>	<p>6. Received By (Printed Name)</p> <p></p>	<p>C. Date of Delivery</p>																
<div style="text-align: center;">  9590 9403 0940 5223 8108 52 </div>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>																	
<p>2. Article Number (Transfer from service label)</p> <p>7015 3430 0000 4114 7527</p>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Return Receipt for Merchandise</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Insured Mail</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</td> <td></td> </tr> </table>		<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Insured Mail		<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®																	
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™																	
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery																	
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise																	
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™																	
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery																	
<input type="checkbox"/> Insured Mail																		
<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)																		
<p>PS Form 3811, July 2015 PSN 7530-02-000-9053</p>		<p>2017 Recert. Domestic Return Receipt</p>																



The City of Coral Gables

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

July 26, 2017

Edgewater East Condo Apts II
6855 E. Edgewater Drive
Coral Gables, Florida 33133-7016

ADDRESS: 6855 E. Edgewater Drive
PROPERTY FOLIO #: 03-4129-048-0010

Dear Property Owner/Manager:

This Department has received the 40-year Building Recertification Report ("Report") you submitted for the above property address. Please note the Report indicates remedial repairs must be done to the structure in order for it to meet minimum requirements stipulated for safe occupancy as prescribed in the Miami-Dade County Code, Section 8-11.

Pursuant to said Code, you must complete the repairs one hundred and fifty (150) calendar days from the date of the recertification notice, April 25, 2017. Once the repairs have been completed the original architect/engineer shall provide a follow-up Report and cover letter indicating the building is now recommended for recertification.

If you have any questions regarding the specific repairs identified in the Report please contact the original architect/engineer which prepared the Report. If you have further questions contact us at (305) 460-5235.

Sincerely,

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

Manuel Z. Lopez, P.E.
Building Official

Siegfried · Rivera · Hyman · Lerner
De La Torre · Mars · Sobel

SRHL

OK 9/25/17
4/25/17

S R H L - L A W . C O M

NICOLE K. KURTZ
NKURTZ@SRHL-LAW.COM

REPLY TO CORAL GABLES OFFICE

September 20, 2017

VIA HAND DELIVERY
CERTIFIED MAIL – RRR
AND REGULAR MAIL

Manuel Lopez, PE, Building Official
Development Services Department
City of Coral Gables
405 Biltmore Way, 3rd Floor
Coral Gables, FL 33134

RE: Edgewater East Condominium Apartments II, Inc. ("Association")

Dear Mr. Lopez:

6855 E. Edgewater Dr
034129 048 0010

As you may be aware, the undersigned law firm represents the above-referenced Association. We appreciate your letter, dated July 26, 2017, which provided the Association with an extension of time, through September 22, 2017, to complete the repairs referenced as necessary in the Association's Engineer's Recertification Report. Due to the recent hurricane, the progress of the repair work has been significantly delayed. As such, the Association humbly requests a ninety (90) day extension of time from September 22, 2017, in order for the Association to complete the remainder of the work outlined as necessary in the Engineer's Recertification Report.

Thank you for your anticipated cooperation. I look forward to your response. In the interim, if you should have any questions or wish to discuss this matter in greater detail, please do not hesitate to contact me.

Sincerely,

SIEGFRIED, RIVERA, HYMAN, LERNER,
DE LA TORRE, MARS & SOBEL, P.A.



Nicole R. Kurtz

NRK
Enclosure(s)
cc: Property Manager
Board of Directors
H:\LIBRARY\CASES\7326\2140123\3EC8469.DOC

201 Alhambra Circle Eleventh Floor Coral Gables, Florida 33134
Miami-Dade: 305.442.3334 Fax: 305.443.3292 Toll Free: 800.737.1390

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 17-6843

vs.

EDGEWATER EAST CONDOMINIUM APARTMENTS II, INC.
c/o Jose Vargas, Manager
14275 S.W. 142nd Avenue
Miami, Florida 33186-6715

Return receipt number:

91 7108 2133 3932 5910 8003

Respondent.

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

Date: December 18, 2017

Re: **6855 E. Edgewater Drive**, Coral Gables, Florida 33146, and legally described as Lots 4 & 5, Block 2, of EDGEWATER EAST CONDO APTS II SUNRISE HARBOUR REV, according to the Plat thereof, as recorded in Plat Book 65, Page 22, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4129-048-0001 ("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.

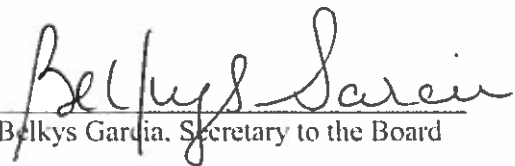
Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on January 8, 2018, at 2:00 p.m.

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 Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134. bgarcia@coralgables.com, tel: (305) 460-5229. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m., tel: (305) 460-5235.

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.


Belkys Gardia, 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.

Presentations made to this Board are subject to the City's False Claims Ordinance, Chapter 39 of the City of Coral Gables Code.

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.



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 17-6843

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

I, JOSE PAZ, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 6855 E. Edgewater Drive, ON Dec. 18, 2017
AT 9:50 AM.

JOSE PAZ
Employee's Printed Name

[Signature]
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 18th day of December, in
the year 2017, by Jose Paz who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

6855 E. EDGEWATER DRIVE





DIVISION of
CORPORATIONS
an official State of Florida website

[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Not For Profit Corporation

EDGEWATER EAST CONDOMINIUM APARTMENTS II, INC.

Filing Information

Document Number	712156
FEI/EIN Number	59-2219524
Date Filed	01/25/1967
State	FL
Status	ACTIVE
Last Event	CANCEL ADM DISS/REV
Event Date Filed	11/01/2004
Event Effective Date	NONE

Principal Address

6855 EDGEWATER DR
CORAL GABLES, FL 33133

Changed: 03/08/2017

Mailing Address

14275 SW 142 AVE
MIAMI, FL 33186

Changed: 03/08/2017

Registered Agent Name & Address

VARGAS, JOSE, MANAGER
MIAMI MANAGEMENT, INC
14275 SW 142 AVE
MIAMI, FL 33186

Name Changed: 03/08/2017

Address Changed: 03/08/2017

Officer/Director Detail

Name & Address

Title TD

ELSON, STEVEN P
7260 S.W. 116TH STREET
PINECREST, FL 33156

Title PD

PADRON, JAMES
5440 SW 87 STREET
MIAMI, FL 33143

Title D

ETTMAN, RITA
6855 E. EDGEWATER DR
CORAL GABLES, FL 33134

Title D

KRAWCHECK, ROBERT
C/O C.P.M.CORPORATION
1801 CORAL WAY, STE. 305
MIAMI, FL 33145

Title Secretary, D

PRITCHARD, ALVERA
C/O C.P.M.CORPORATION
1801 CORAL WAY, STE. 305
MIAMI, FL 33145

Annual Reports

Report Year	Filed Date
2015	04/06/2015
2016	03/07/2016
2017	03/08/2017

Document Images

03/08/2017 - ANNUAL REPORT	View image in PDF format
03/07/2016 - ANNUAL REPORT	View image in PDF format
04/06/2015 - ANNUAL REPORT	View image in PDF format

SEE

ATTACHED

Siegfried · Rivera · Hyman · Lerner
De La Torre · Mars · Sobel



S R H L - L A W . C O M

ROBERTO C. BLANCH
RBLANCH@SRHL-LAW.COM

REPLY TO CORAL GABLES OFFICE

July 24, 2017

VIA HAND DELIVERY
CERTIFIED MAIL – RRR
AND REGULAR MAIL

Manuel Lopez, PE, Building Official
Development Services Department
City of Coral Gables
405 Biltmore Way, 3rd Floor
Coral Gables, FL 33134

RE: Edgewater East Condominium Apartments II, Inc. ("Association")

Dear Mr. Lopez:

The undersigned law firm represents the above-referenced Association. We are in receipt of your letter, dated April 25, 2017, pertaining to the Association's obligation to submit a Recertification Report (the "Report") within 90 days from the date of your letter, or by no later than today, July 24th, 2017. The Association engaged an Engineer who prepared the attached Report, however, the repairs and modifications specified therein as being necessary could not be completed by today, July 24, 2017. As of now, the Association has completed a portion of the electrical work, and humbly requests a one hundred fifty (150) day extension of time in order for the Association to complete the remainder of the work outlined as necessary in the attached Report.

Thank you for your anticipated cooperation. I look forward to your response. In the interim, if you should have any questions or wish to discuss this matter in greater detail, please do not hesitate to contact me.

Sincerely,

SIEGFRIED, RIVERA, HYMAN, LERNER,
DE LA TORRE, MARS & SOBEL, P.A.

A handwritten signature in blue ink, appearing to read "Roberto C. Blanch", is written over a blue circular stamp or seal.

Roberto C. Blanch

RCB/cia

Enclosures

cc: Property Manager
Board of Directors

H:\LIBRARY\CASES\7326\2140123\3D98634.DOC



The City of Coral Gables

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

September 25, 2017

Siegfried, Rivera, Hyman, Lerner, De la Torre, Mars, Sobel
201 Alhambra Circle, 11th Floor
Coral Gables, Florida 33134

ADDRESS: 6855 E. Edgewater Drive
PROPERTY FOLIO #: 03-4129-048-0010

Dear Property Owner/Manager:

This Department has received the 40-year Building Recertification Report ("Report") you submitted for the above property address. Please note the Report indicates remedial repairs must be done to the structure in order for it to meet minimum requirements stipulated for safe occupancy as prescribed in the Miami-Dade County Code, Section 8-11.

By these means, I am granting you ninety (90) calendar days from the date of this letter to provide the Recertification Report. Please note we will not be able to grant additional extensions; therefore, repairs to comply with the recertification criteria shall take place during these ninety (90) calendar days.

If you have any questions I can be reached at 305-460-5242.

Sincerely,

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

Manuel Z. Lopez, P.E.
Building Official

Director

Building Department
City of Coral Gables
Building Division
405 Biltmore Way, Third Floor
Coral Gables, FL 33134

RE: **Metro Ordinance 75-24**

Building Recertification

Name of title: **EDGEWATER EAST CONDO APTS**

Street Address: **6855 E EDGEWATER DR**

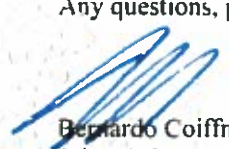
Building official folio number: **03-4129-048-0200 (Typ)**

Dear Owner/Agent

Enclosed please find 50-year report.

The building is structurally safe* and electrically safe* for the specified use and continued occupancy at time of inspection per Ordinance 01-112. I certify I have dual degrees on Architectural Engineering and Civil Engineering. I have been trained in both electrical and structural design and have performed inspections and designs on both fields.

Any questions, please feel free to call me at 305-8686-5717



Bernardo Coiffman, PE 56562
July 24, 2017

As a routine matter, to avoid possible misunderstandings, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to the extent reasonably possible

*Safe pending minor repairs as outlined. We could not verified that the smoke detector in unit 3c is operational.

STRUCTURAL RECERTIFICATION

1) Description of Structure

- a. Name of title: **EDGEWATER EAST CONDO APTS**
- b. Street Address: **6855 E EDGEWATER DR**
- c. Legal description: **EDGEWATER EAST CONDO APTS II UNIT XXX X FLOOR UNDIV 5% INT IN COMMON ELEMENTS CLERKS FILES 67R 59546 & 67R 63445 & 67R 111565 OR 19579-719 0301 1**
- d. Owner's Name: **EDGEWATER EAST CONDO APTS ASSOCIATION**
- e. Owner's mailing address: **C/O Miami Management**
- f. Building official folio number: **03-4129-048-0200 (Typ)**
- g. Building code Occupancy Classification: **CONDOMINIUM**
- i. Present Use: **CONDOMINIUM**
- h. General description types of construction, size, number of stories, and special features.
The building consists of a deep foundation, concrete reinforced slabs and exterior CMU's, cast in place slabs and with concrete roof and wood trusses roof facade.

Additions to Original structure: None

2. PRESENT CONDITIONS OF STRUCTURE:

- A. General Alignment (note good, fair Good, and explain if significant)
 1. Bulging- **Good**
 2. Settlement - **Good**
 3. Defections- **Poor**
 4. Expansion- **Good**
 5. Contraction- **Good**
 - b. Portion Showing distress (Note beams, columns, structural, walls, floors, roofs other)-
Spalling can be observed on the beam over second floor balcony and corrosion at the column connection. (Heavy Stucco work- cannot discern prior work),
 - c. Surface conditions. -**Stucco and paint finish is in Good condition.**
 - d. Crack. -**Significant at time of inspection (please refer to pictures at end of report)**
 - e. General extent of deterioration - cracking or spalling of concrete and masonry oxidation of metals; rot or borer attract in wood: **Spalling mainly on the balcony**
 - f. Previous patching or repairs. - **Prior structural repairs observed.**
- Nature of present loading- indicates residential, commercial, other estimate magnitude: **Residential**

3) INSPECTIONS

- a. Date of notice of required inspection: **N/A**
 - b. Dates of actual inspection: **June 30, 2017 and July 23, 2017**
 - c. Name and qualification of individual submitting the report: **Bernardo Coiffman P.E # 56562**
 - d. Description of any laboratory or other formal testing if required, rather than manual or visual
- 1111 Kane Concourse #610* Bay Harbor, FL 33154 * 305-868-5717 * FAX 305-351-9835

procedures: **Visual procedures were used.**

- e. **Structural repair – Spalling at some balconies and at pool column**

4. SUPPORTING DATA

Sheets of written data: **None**

Photographs: **YES.**

Drawing or sketches: **None**

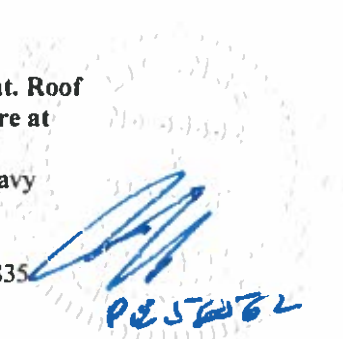
5. MASONRY BEARING WALLS-

- a. **Concrete masonry units: Good**
- b. **Clay tile or terra cotta Units-None**
- c. **Reinforced concrete tie columns. – Good at time of inspection**
- d. **Reinforced concrete tie beams- – Good at time of inspection**
- e. **Lintels- Good at time of inspection**
- f. **Other type bond beams- Good**
- g. **Masonry finishes- exterior-- Good**
 - 1. **Stucco: Satisfactory condition.**
 - 2. **Veneer: Good condition.**
 - 3. **Paint: Good**
 - 4. **Other (describe)**
- h. **Masonry Finishes – interior-**
 - 1. **Vapor barrier: Could not observe**
 - 2. **Furring and plaster: Good**
 - 3. **Paneling: Could not observe**
 - 4. **Paint only: Good**
 - 5. **Other (describe): None**
- i. **Cracks**
 - 1. **Location: Substantial prior repairs observed.**
 - 2. **Description: Minor at time of inspection**
- j. **Spalling:**
 - 1. **Location: Balcony through sounding and beam header.**
 - 2. **Description: We did what we call "Echo Testing" A change in sound indicates a hollow, and therefore delaminated, area of concrete. It could also indicate improper placement of tile.**
- k. **Rebar corrosion- check appropriate line:**
 - 1. **None visible. No**
 - 2. **Minor patching will suffice.**
 - 3. **Significant but patching will suffice.**
 - 4. **Significant – structural repairs required: Yes**
- l. **Samples Chipped out: None**

6. FLOOR AND ROOF SYSTEMS

a. Roof:

- 1. **Describe (flat, slope, type roofing, type roof deck, condition). The roof is flat. Roof appears fine at time of inspection with minor accumulation of water. (refer to picture at bottom of report)**
- 2. **Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support: None.**



3. Note types of drains and scupper and condition of cooling towers, air condition: **None, gravity.**
- b. **Floor systems(s)**
 1. Describe (type of system framing, material, spans, and condition): **Elevated concrete Slab**
- 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.**

7. STEEL FRAMING SYSTEM

- a. Description.: **Steel column supporting stair structure**
- b. Exposed Steel - describe condition of paint & degree of corrosion: **There is sign of corrosion on the columns that are exposed.**
- c. Concrete or other fireproofing – note any cracking or spalling, and note where any covering was removed for inspection.: **None**
- d. Elevator sheave beams & connections, and machine floor beams – note condition: a. Roof. **N.A.**

8. CONCRETE FRAMING SYSTEMS

- a. Full description of structural systems: **CMU with tie columns. Lintel spans are cast in place.**
 - b. Cracking: **Minor at time of inspection**
 - c. General Condition: **Good.**
- Rebar corrosion- check appropriate line: **Some exposed or corroded**
1. None visible. **None**
 2. Minor patching will suffice.
 3. Significant but patching will suffice.
 4. Significant – structural repairs required:
- d. Location and description of members affected and type cracking: **Refer to pictures at end of report.**
 - e. Significant- structural repairs required: **Yes.**
 - f. Samples chipped out in spall areas: **None**

9. WINDOWS

- a. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other): **Single hung**
- b. Anchorage- type and condition of fasteners and latches **AVERAGE**
- c. Sealants- type & condition of perimeter sealants & at mullions: **GOOD**
- d. Interior seals- type and condition at operable vents: **Good**
- e. General conditions: **GOOD**

10. WOOD FRAMING

- a. Type: **Access to wood frame overhang found in unit 2G and termite damage was observed.**
- b. Note metal fittings: **None**
- c. Joints- **Very limited view.**
- d. Drainage- note accumulations of moisture: **None**
- e. Ventilation **Good.**
- f. Note any concealed spaces open for inspection: **None.**

**CERTIFICATION OF COMPLIANCE WITH PARKING LOT
GUARDRAILS
REQUIREMENTS IN CHAPTER 8C OF THE CODE OF MIAMI-DADE
COUNTY**

DATE: November 17, 2016

Name of title: **EDGEWATER EAST CONDO APTS**

Street Address: **6855 E EDGEWATER DR**

Building official folio number: **03-4129-048-0200 (Typ)**

Property Address: **6855 E EDGEWATER DR**

Bldg. No.: 1

Sq. Ft.: **20,000 Approx. Sq. Ft**

Building Description: The property consists of a deep foundation with concrete masonry unit wall with cast-in-place concrete tie beam, concrete floors and wood frame roof.

Additions to Original structure: None

The undersigned states the following:

I am a Florida registered professional engineer with an active license. On November 14, 2016, We 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 is not adjacent to or abutting a canal, lake or other body of water. The building separates the parking from the body of water.



A circular professional engineer seal for the State of Florida is visible in the bottom right corner. The seal contains the text "STATE OF FLORIDA" and "PROFESSIONAL ENGINEER". A blue ink signature is written over the seal, and the number "195686" is handwritten in blue ink below the signature.

ENGINEERING REPORT FOR EDGEWATER

Page 6 of 10

7/24/2017

ELECTRICAL RECERTIFICATION

Inspection Commenced

Date: **June 30, 2017**

Inspection Completed: **June 30, 2017**

Street Address: **6855 E EDGEWATER DR**

1. Electric Services: 6-400 amps Fuses Breakers.

Phase: 3 Phases 1-Phase

Conditions: Good Fair Needs Corrections

Comments: **Electrical service to main disconnect good.**

2. Meter and Electric Rooms:

Clearances: Good Fair Needs Corrections

Comments: **Clear at time of inspection.**

3. Gutters:

1. Location: Good Repairs required

Comments:

2. Taps and Fills: Good Repairs required

4. Electrical Panels

Panel # A-1: Location good Need Repairs

125 or 150 amps

Comments: **Good.**

5. Branch Circuits:

1. Identified: Yes Must be identify

2. Conductors: Good Deteriorated Needs Replacement

3. Comments: **Refer to table at end of report**

6. Grounding of Services: Good Repairs required

Comments:

7. Grounding of Equipment Good Repairs required

Comments:

8. Service Conductors/ Raceways: Good Repairs required

Comments:

9. Service Conductors and cables: Good Repairs required

Comments:

10. Type of Wiring Methods:

Condition: Good Repairs required

Ridged conduit raceways Good Repairs required

Conduit PVC Good Repairs required

ENGINEERING REPORT FOR EDGEWATER

Page 7 of 10

7/24/2017

NM CABLE Good Repairs required
BX Cable Good Repairs required
Comments:

11. Service Conductors and cables Good Repairs required

Comments: N/A

12. Emergency Lighting: Good Repairs required

Comments: Hallway exit sign missing

13. Building Egress Illumination: Good Repairs required

Comments: Hallway exit sign missing

14. Fire Alarm: Good Repairs required

Comments: Existing building not required to upgrade

15. Smoke Detectors: Good Repairs required

Comments: Could not verify smoke detector in unit 3C.

16. Exit Light: Good Repairs required

Comments:

17. Emergency Generator: Good Repairs required

Comments: None

18. Wiring in Open or Undercover Parking Garage Areas Lights

Good Repairs required

Comments:

19. Open or Undercover Parking surface and Egress Illumination

Good Repairs required

Comments:

20. Swimming Pool wiring: None

Good Repairs required

21. Wiring to mechanical equipment:

Good Repairs required

22. General Additional Comments:

As a routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure. To the best of my knowledge and ability, this report represents an accurate appraisal of the present conditions of the building, based upon careful evaluation observed, to the extent reasonably possible

Truly Yours,


PE 56576
BERNALDO COFFEY

ILLUMINATION CERTIFICATION

Building Department

RE: **Metro Ordinance 75-24**

Building Recertification:

Name of title: **EDGEWATER EAST CONDO APTS**

Street Address: **6855 E EDGEWATER DR**

Building official folio number: **03-4129-048-0200 (Typ)**

Building Description:

Dear Owner/Agent:

We inspected the above property for compliance with illumination requirements on **July 3, 2017** and used for measuring illumination a Artakom 6 in 1 Digital Multimeter. We used a conversion factor of 1 fc = 10.76 lux ¹. The building **does not** meet code requirements of open or Undercover Parking Garage Areas and egress illumination per section 8c-3 of the Code of Miami- Dade including the ratios for parking adjacent to the building.

The undersigned states the following:

1. I am a Florida registered engineer with an active license
2. On **July 3, 2017 at 10:00 pm** we measured the level of illumination on the parking lot serving the above address. Maximum 5.1 foot candle per SF, Minimum 0.1 foot candle per SF, Minimum to Maximum ratio 1: 5, foot candle 0.7 average per SF. ²
3. The level of illumination **does not** meet code requirements minimum standards for occupancy classification of the building as established by section 8c-3 of the Code of Miami- Dade. Please maintain landscape clear of illumination. Any questions, please feel free to call me at 305-8686-5717

¹ Illumination Engineering for Energy efficient Luminous Environments by Ronald Helms

² Based on approximation based on field reports at the time of inspection. Verified minimum illumination, not maximum nor average at time of report.



Addendum

Apt. #	Electrical Panel Obstructed	Missing Smoke Detector	Missing GFI	Balcony Cracks	Other
1A		X			Ceiling fan has exposed cable. Black spo ceiling.
1B		X		X Floor	
1C		X			
1D		X	✓ Bathroom		Ceiling fan has been disconnected
1E		X			
1F		X	✓ Bathroom		
2A	X	X	✓ Bathroom		Electrical panel lock has been removed.
2B		X		X Floor	
2C		X		X Floor	
2D		X		X Floor and Ceiling	
2E		X			
2F		X	✓ Bathroom		
3A		X		X Outside wall	Balcony railing is loose.
3B		X			
3C		X*		X Floor and Ceiling	Electrical panel is missing cover
3D		X			
3E		X		X Floor	
3F		X		X Ceiling	
3G**		X			

**Electrical fan has been disconnected.

*Not verified





City of Coral Gables
Development Services



RC-17-07-2159

6855 EDGEWATER DR # COMMON
AREAS

Folio #: 03-4129-048-0001

Permit Description: BUILDING RECERTIFICATION
(1967)

EL _____
ME _____
PL _____

OFFICE SET

Section	Approved	
	By	Date
<input checked="" type="checkbox"/> BUILDING		
<input type="checkbox"/> CONCURRENCY		
<input checked="" type="checkbox"/> ELECTRICAL		
<input type="checkbox"/> FEMA		
<input type="checkbox"/> FIRE		
<input type="checkbox"/> HANDICAP		
<input type="checkbox"/> HISTORICAL		
<input type="checkbox"/> MECHANICAL		
<input type="checkbox"/> PLUMBING		
<input type="checkbox"/> PUBLIC SERVICE		
<input type="checkbox"/> PUBLIC WORKS		
<input type="checkbox"/> STRUCTURAL		
<input type="checkbox"/> ZONING		
<input type="checkbox"/>		
<input type="checkbox"/>		
<input type="checkbox"/> OWNER BUILDER		

R
R-7/17

Subject to compliance with all Federal, State, County and City rules and regulations. City assumes no responsibility for accuracy of or results from these plans.
THIS COPY OF PLANS MUST BE AVAILABLE ON BUILDING SITE OR AN INSPECTION WILL NOT BE MADE.

APPROVAL OF THIS SET OF PLANS DOES NOT CONSTITUTE APPROVAL OF ANY STRUCTURE OR CONDITION NOT IN COMPLIANCE WITH ANY APPLICABLE CODES

Special Inspector required for the following:

- Special Inspector for PILING
- Special Inspector for REINFORCED MASONRY
- Special Inspector for _____

Note: Only the marked boxes apply.

RC-17-07-2159

