

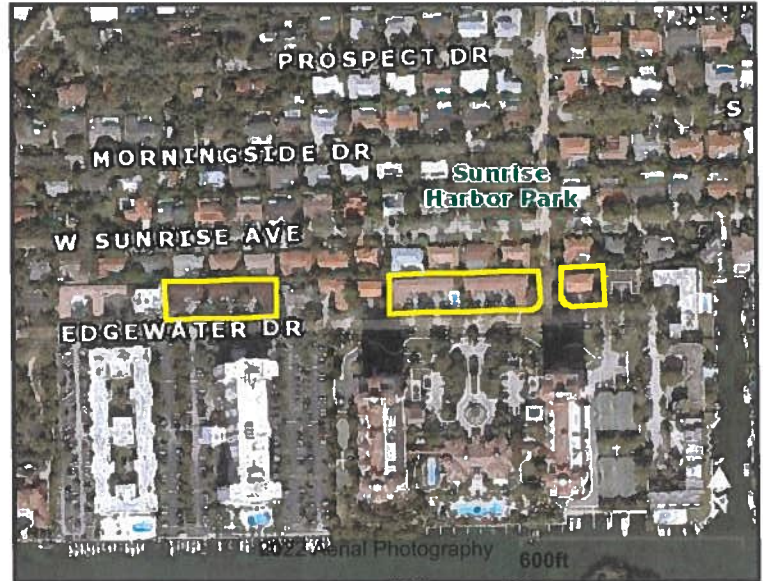


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 12/28/2022

Property Information	
Folio:	03-4129-070-0001
Property Address:	35 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	1962



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	

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 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 #1

List of service addresses for January 2023 unsafe structures cases

- 1) 35 EDGEWATER DR - This is a 16-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.

<u>Association (Sunbiz mailing address)</u>	<u>Association (Registered Agent address)</u>
Edgewater of Coral Gables Condominium Association Inc. c/o PR Management Solutions 7155 SW 47 St, 310-A Miami, FL 33155-4640	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



OFFICE OF THE PROPERTY APPRAISER

Generated On : 12/13/2022

	Folio	Sub-Division	Owner	Address
1	03-4129-070-0250	EDGEWATER OF CORAL GABLES CONDO	XIMENA LOPEZ	35 EDGEWATER DR UNIT: 101 Coral Gables
2	03-4129-070-0260	EDGEWATER OF CORAL GABLES CONDO	ANA AMADOR	35 EDGEWATER DR UNIT: 201 Coral Gables
3	03-4129-070-0270	EDGEWATER OF CORAL GABLES CONDO	FELIPE PABLO GIAMBARBA KATRINA LLORENTE	35 EDGEWATER DR UNIT: 102 Coral Gables
4	03-4129-070-0280	EDGEWATER OF CORAL GABLES CONDO	CRISTINA PELLEYA	35 EDGEWATER DR UNIT: 202 Coral Gables
5	03-4129-070-0290	EDGEWATER OF CORAL GABLES CONDO	HENRY D WITHERSPOON MICHELLE KESSER POSSER	35 EDGEWATER DR UNIT: 103 Coral Gables
6	03-4129-070-0300	EDGEWATER OF CORAL GABLES CONDO	DOMINICK HIDALGO	35 EDGEWATER DR UNIT: 203 Coral Gables
7	03-4129-070-0310	EDGEWATER OF CORAL GABLES CONDO	RICARDO DIAZ DE LEON	35 EDGEWATER DR UNIT: 104 Coral Gables
8	03-4129-070-0320	EDGEWATER OF CORAL GABLES CONDO	EMILY BRAIS	35 EDGEWATER DR UNIT: 204 Coral Gables
9	03-4129-070-0330	EDGEWATER OF CORAL GABLES CONDO	MARGOT JOHNSON LE YARITZA DIAZ JOHNSON (EQT TITLE)	35 EDGEWATER DR UNIT: 105 Coral Gables
10	03-4129-070-0340	EDGEWATER OF CORAL GABLES CONDO	HARLAN SPATZ	35 EDGEWATER DR UNIT: 205 Coral Gables
11	03-4129-070-0350	EDGEWATER OF CORAL GABLES CONDO	VJ THOMAS LLC	35 EDGEWATER DR UNIT: 106 Coral Gables
12	03-4129-070-0360	EDGEWATER OF CORAL GABLES CONDO	EDWARD DENNIS	35 EDGEWATER DR UNIT: 206 Coral Gables
13	03-4129-070-0370	EDGEWATER OF CORAL GABLES CONDO	ANA MARIA LI ROSI	35 EDGEWATER DR UNIT: 107 Coral Gables
14	03-4129-070-0380	EDGEWATER OF CORAL GABLES CONDO	SARAH AMELIA CREUS ROBERT LUIS CREUS	35 EDGEWATER DR UNIT: 207 Coral Gables

15	03-4129-070-0390	EDGEWATER OF CORAL GABLES CONDO	FRANCISCO FIGUEROA	35 EDGEWATER DR UNIT: 108 Coral Gables
16	03-4129-070-0400	EDGEWATER OF CORAL GABLES CONDO	CHRISTOPHER ZOLLER &W LEE G	35 EDGEWATER DR UNIT: 208 Coral Gables



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Not For Profit Corporation

EDGEWATER OF CORAL GABLES CONDOMINIUM ASSOCIATION INC.

Filing Information

Document Number	N05000008354
FEI/EIN Number	20-3407924
Date Filed	08/15/2005
State	FL
Status	ACTIVE

Principal Address

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

Changed: 08/09/2018

Mailing Address

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

Changed: 02/26/2022

Registered Agent Name & Address

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

Name Changed: 02/04/2022

Address Changed: 02/04/2022

Officer/Director Detail

Name & Address

Title President

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

Title Secretary

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

Title VP

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

Annual Reports

Report Year	Filed Date
2021	03/19/2021
2022	02/04/2022
2022	02/26/2022

Document Images

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

[04/21/2010 -- ANNUAL REPORT](#)

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[01/14/2009 -- ANNUAL REPORT](#)

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[04/29/2008 -- ANNUAL REPORT](#)

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[03/29/2007 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[02/02/2006 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[08/15/2005 -- Domestic Non-Profit](#)

[View image in PDF format](#)

AB-19-05-5446	BOA COMPLETE (LESS THAN \$75,00	COMMERCIAL *REV PER PERF DATE 08/21/19 (RESPONSE TO COMMENTS) *REPLACE RAILINGS FOR EXT. STAIRS	35 EDGEWATER DR	5/20/2019	5/20/2019	final
AB-19-10-5823	BOA COMPLETE (LESS THAN \$75,00	COMMERCIAL *POOL DECK PAVER INSTALLATION \$14,662	35 EDGEWATER DR	10/30/2019	10/30/2019	final
BL-19-05-5825	INT / EXT ALTERATIONS	REPLACE RAILINGS FOR EXT. STAIRS & POOL AREA @ 35 EDGEWATER & 21 EDGEWATER DR \$5,200	35 EDGEWATER DR	5/28/2019	2/19/2020	final
BL-19-11-4126	INT / EXT ALTERATIONS	**PLANS DISCARDED/CANCELED** COMMERCIAL* PAVER POOL DECK & WALKWAYS \$14,662	35 EDGEWATER DR	11/7/2019		canceled

RECT-22-07-0088	Building Recertification	Recertification	Denied	07/22/2022			BUILDING RECERTIFICATION (YEAR BUILT 1962)	35 EDGEWATER DR
PLUB-22-05-0218	Plumbing Commercial	Other	Finaled	05/20/2022	12/14/2022	06/17/2022	EMERGENCY STOPPAGE DIG UP AND EXPOSE BUILDING SEWER MAIN CUT AND REPLACE SECTION OF PIPE AND CLEAN OUT	35 EDGEWATER DR
ELER-22-01-0183	Electrical Residential	Interior Build-Out/ Interior Alteration/Remodel	Cancelled	01/03/2022			Replace receptacles in kitchen to arc fault/gfci Install 4 new recessed lights Replace electrical panel	35 EDGEWATER 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 1222

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

RE: 35 EDGEWATER DR
FOLIO # 03-4129-070-0001

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

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is forty (40) years old, or older, having been built in 1962. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a Florida Registered Architect or Professional Engineer must inspect said building and a **completed** Recertification Report ("Report") must be submitted by you to this Department within **ninety (90) calendar days** from the **date of this letter**. A completed Report includes 1) cover letter(s) stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form and 5) Parking Lot Guardrails Requirements Form. Note all paperwork submitted must be the original signed and sealed documents (**no copies**). Submittal of the Report does not constitute recertification; it must be **approved** by this Department and the Letter of Recertification must be issued.

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

The Architect or Engineer may obtain the required Form, "*Minimum Inspection Procedural Guidelines for Building Recertification*," from the following link: http://www.miamidade.gov/pa/property_recertification.asp. **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

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CORAL GABLES, FL 33114
January 24, 2022, 12:15 pm[See All Tracking History](#)

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FAQs



The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

1/18/2022

VIA CERTIFIED MAIL

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

7020 3160 0001 1022 1352

RE: 35 EDGEWATER DR
FOLIO # 341290700001

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

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is forty (40) years old, or older, having been built in 1962. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a Florida Registered Architect or Professional Engineer must inspect said building and a **completed** Recertification Report ("Report") must be submitted by you to this Department within **ninety (90) calendar days** from the **date of this letter**. A completed Report includes 1) cover letter(s) stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form and 5) Parking Lot Guardrails Requirements Form. Note all paperwork submitted must be the original signed and sealed documents (no copies). Submittal of the Report does not constitute recertification; it must be **approved** by this Department and the Letter of Recertification must be issued.

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

The Architect or Engineer may obtain the required Form, "*Minimum Inspection Procedural Guidelines for Building Recertification*," from the following link: http://www.miamidade.gov/pa/property_recertification.asp. **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

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The City of Coral Gables

Development Services Department

4/18/2022

CITY HALL 405 BILTMORE WAY

CORAL GABLES, FLORIDA 33134

EDGEWATER OF CORAL GABLES CONDOMINIUM ASSOCIATION INC.

C/O FIRST SERVICE RESIDENTIAL

5200 BLUE LAGOON DR., SUITE 1000

MIAMI, FL. 33126

7021 2720 0001 4959 2483

RE: 35 EDGEWATER DR

FOLIO # 03-4129-070-0001

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,

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

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

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The City of Coral Gables

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

6/9/2022

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

7021 1970 0000 4016 1665

RE: 35 EDGEWATER DR
FOLIO # 03-4129-070-0001

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

Dear Property Owner:

In a certified letter dated 1/18/2022, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). A Second Notice, dated 4/18/2022, informed you it was necessary to submit to this Department a completed Report prepared by a licensed architect or engineer within thirty (30) calendar days certifying the structure meets the requirements for recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

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

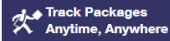
Please govern yourself accordingly.

Sincerely,

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

Manuel Z. Lopez, P.E.
Building Official

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CITY OF CORAL GABLES
Development Services Department

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 1554

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: 35 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 remedial repairs must be done to the structure 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. 22-5118

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
Respondent.

7021 1970 0000 4015 5646

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

Date: December 22, 2022

Re: 35 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 105-186(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 Goizueta
Secretary to the Board

ADA NOTICES

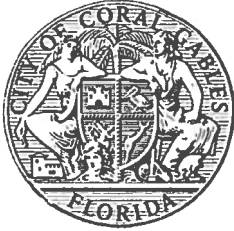
Any person who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, must register with the City Clerk, prior to engaging in lobbying activities before the city staff, boards, committees and/or the City Commission. A copy of the Ordinance is available in the Office of the City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

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

Any person who needs assistance in another language in order to speak during the public hearing or public comment portion of the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (E-mail: relejabarrieta@coralgables.com, 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 #: 22-5118

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

I, William Diaz, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 35 Edgewater Dr., ON December 22, 2022 AT 10:30 AM AND
WAS ALSO POSTED AT CITY HALL.

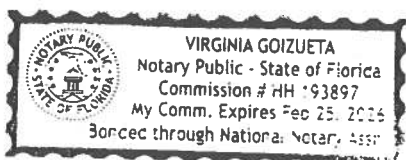
William Diaz
Employee's Printed Name

[Signature]
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me by means of X physical presence or online
notarization, this 22 day of December, in the year 2022, by
William Diaz who is personally known to me.

My Commission Expires:



[Signature]
Notary Public

City's Exhibit #7



City's Exhibit #8





upf 7/12/22

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

July 6, 2022



City of Coral Gables
Development Services

RECT-22-07-0088

35 EDGEWATER DR

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

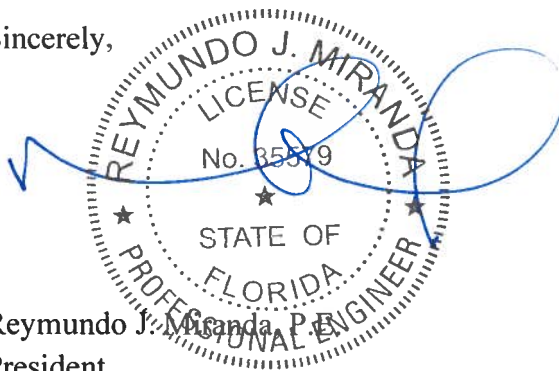
Ref: **Edgewater of Coral Gables Condominium Association, Inc., Building #35.
40-Year Certification at 35 Edgewater Drive, Coral Gables, Florida 33133.**

To whom it may concern,

This letter is to attest that I have inspected the property stated above and can certify that if the power to the pool equipment room is turned off while the flood water intrusion is resolved, the building itself can remain safely occupied while permits are pulled and work is completed to certify the building.

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

Sincerely,



Reymundo J. Miranda, P.E.
President



MINIMUM INSPECTION PROCEDURAL GUIDELINES
FOR BUILDING STRUCTURAL RECERTIFICATION

CASE REFERENCE NUMBER:

LICENSEE NAME: R.J. Miranda, P.E. #35579

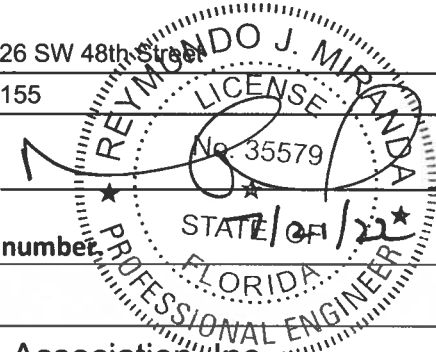
TITLE: President

JURISDICTION NAME:

Coral Gables

ADDRESS: 7426 SW 48th Street
Miami, FL 33155

SIGNATURE:



*Use separate sheets for additional responses by referencing the report number.

1. DESCRIPTION OF BUILDING

a. Name on Title: Edgewater of Coral Gables Condominium Association, Inc.

b. Building Street Address: 35 Edgewater Drive, Coral Gables, FL 33133

Bldg. #: 35

c. Legal Description:

Attached: ☐

d. Owner's Name: Edgewater of Coral Gables Condominium 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, structural systems, special features):

j. Number of Stories: 2

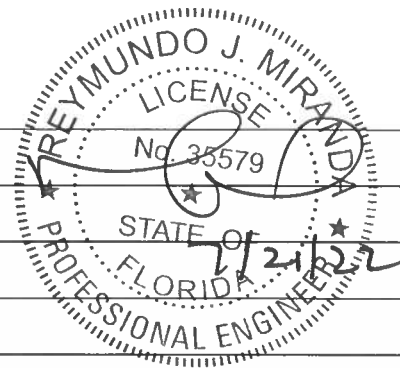
k. Is this a Threshold Building as per 553.71(12) F.S. (Yes/No): No

l. Provide an aerial of the property identifying the building being certified on a separate sheet. Attached: ☐

m. Additional Comments:

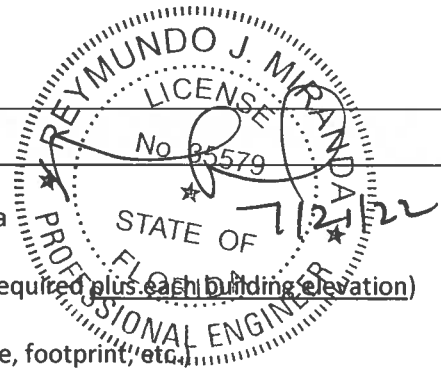
Two-story residential apartment building. Well maintained. Fairly new railings. Fine hairline cracks in stucco, repair and paint.

Pool equipment room below flood with current water intrusion. Must remove water to fully inspect and evaluate reason for water intrusion.



n. Additions to original structure:	
N/A	
o. Total Actual Building Area of all floors: 11,387	S.F.

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 qualifications of licensee submitting report:
R.J. Miranda, P.E. #35579, Professional Engineer.
d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures:
N/A
e. Are Any Structural Repairs Required? (YES/NO): No
1. If required, describe, and indicate acceptance:
f. Can the building continue to be occupied while recertification and repairs are ongoing? (YES/NO): Yes
1. Explanation/Conditions:
If the power to the pool equipment room is turned off while the flood water intrusion is resolved, the building itself can remain safely occupied while permits are pulled and work is completed to certify the building.
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:



3. SUPPORTING DATA

- a. _____ Additional sheets of written data
- b. **X** _____ Photographs provided (where required plus each building elevation)
- c. _____ Drawings or sketches (aerial, site, footprint, etc.)
- d. _____ Test reports

4. FOUNDATION

a. Describe the building foundation:

Slab on grade.

b. Is wood in contact or near soil? (Yes/No): No

c. Signs of differential settlement? (Yes/No): No

d. Describe any cracks or separation in the walls, columns, or beams that signal differential settlement:

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 required? (Yes/No): No

1. Describe:

N/A

5. PRESENT CONDITION OF OVERALL STRUCTURE

a. General alignment: (Note: good, fair, poor, explain if significant)

PROVIDE PHOTO

1. Bulging: Good condition

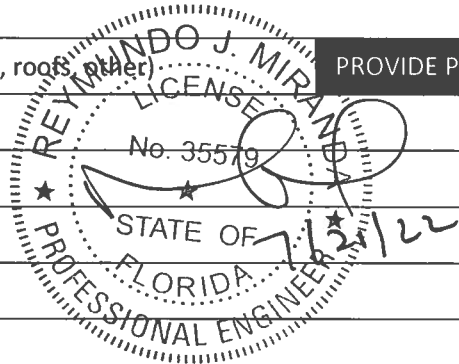
2. Settlement:

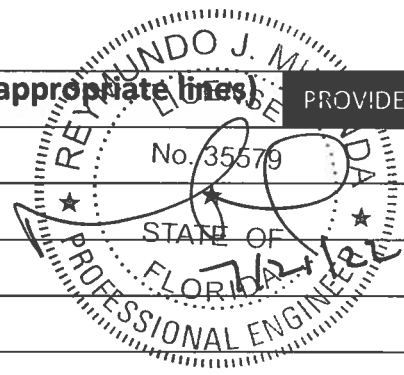
3. Deflections:

4. Expansion:

5. Contraction:

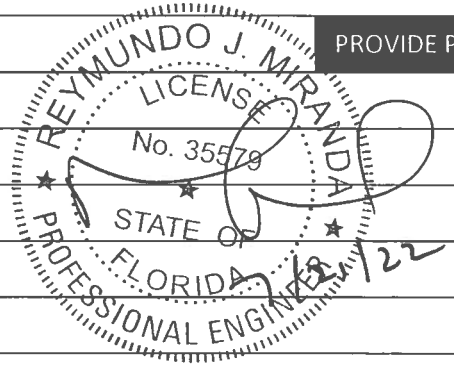
b. Portion showing distress: (Note, beams, columns, structural walls, floor, roof, other)	PROVIDE PHOTO
None	
c. Surface conditions: Describe general conditions of finishes, cracking, spalling, peeling, signs of moisture penetration and stains.	PROVIDE PHOTO
Good condition, fine hairline cracks, repair and paint.	
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.	PROVIDE PHOTO
Existing cracks are hairline stucco cracks only.	
e. General extent of deterioration: Cracking or spalling of concrete or masonry, oxidation of metals; rot or borer attack in wood.	PROVIDE PHOTO
Good condition. Repair and paint.	
f. Previous patching or repairs (Provide description and identify location):	PROVIDE PHOTO
None	
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:	



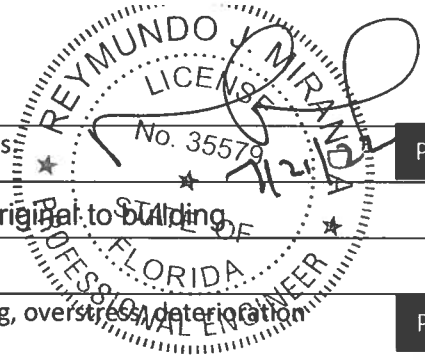


6. MASONRY BEARING WALL: (Indicate good, fair, poor on appropriate lines)		PROVIDE PHOTO
a. Concrete masonry units: Good		
b. Clay tile or terra cotta units: N/A		
c. Reinforced concrete tie columns: Good		
d. Reinforced concrete tie beams: Good		
e. Lintel: -----		
f. Other type bond beams:		PROVIDE PHOTO
g. Exterior masonry finishes (choose those that apply):		
1. Stucco: Good, minor hairline cracks. Rrepair and paint.		
2. Veneer:		
3. Paint only:		
4. Other (describe):		
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):		
i. Cracks:		PROVIDE PHOTO
1. Location (note beams, columns, other): Stucco surface only, hairline.		
2. Description:		
j. Spalling		PROVIDE PHOTO
1. Location (note beams, columns, other): None		
2. Description:		

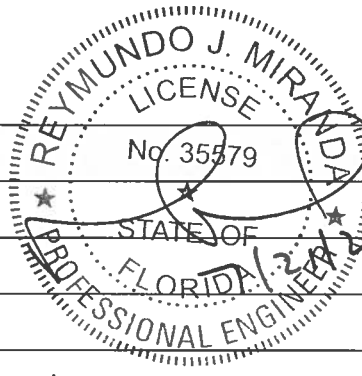
k. Rebar corrosion (indicate on lines 1-4):	PROVIDE PHOTO
1. None visible: <input checked="" type="checkbox"/>	
2. Minor (patching will suffice):	
3. Significant (but patching will suffice): N/A	
4. Significant (structural repairs required) N/A	
i. Samples chipped out for examination in spalled areas (Yes/No): No	
1. Yes – describe color, texture, aggregate, general quality:	



7. FLOOR AND ROOF SYSTEM	
a. Roof (Must provide)	
1. Describe (roof shape, type roof covering, type roof deck, framing system, condition):	PROVIDE PHOTO
Sloped with concrete roof tiles.	
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of supports:	PROVIDE PHOTO
N/A	
3. Describe roof drainage system, main and overflow, and indicate condition:	PROVIDE PHOTO
Gutter system, overflow not required.	
4. Describe parapet build and current conditions:	PROVIDE PHOTO
None	
5. Describe mansard build and current conditions:	PROVIDE PHOTO
None	

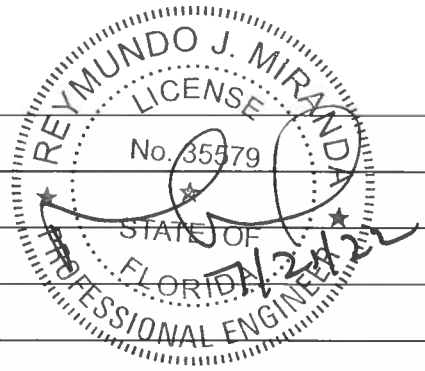


6. Describe roofing membrane/covering and current conditions:	PROVIDE PHOTO
Concrete roof tiles over waterproofing roofing member, original to building.	
7. Describe any roof framing member with obvious overloading, overstress, deterioration or excessive deflection:	PROVIDE PHOTO
None	
8. Note any expansion 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 reinforce slab.	
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 necessary to open ceilings, etc. for inspection of typical framing members.	
None required.	



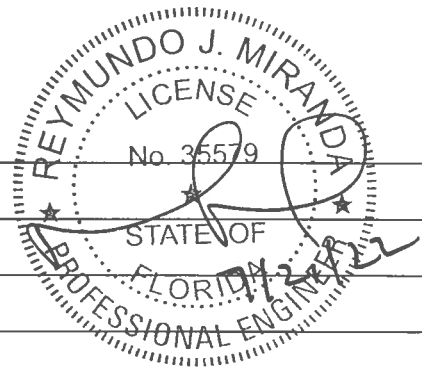
8. STEEL FRAMING SYSTEM	
a. Description of system at each level:	PROVIDE PHOTO
N/A	
b. Steel members: describe condition of paint and degree of corrosion:	PROVIDE PHOTO
N/A	
c. Steel connections: describe type and condition:	PROVIDE PHOTO
None	
d. Concrete or other fireproofing: note any cracking or 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):	PROVIDE PHOTO
N/A	
f. Elevator sheave beams and connections, and machine floor beams: note condition:	PROVIDE PHOTO
N/A	

9. CONCRETE FRAMING SYSTEM	
a. Full description of concrete structural framing system:	PROVIDE PHOTO
Reinforced concrete beams and columns.	
b. Cracking	
1. Significant or Not significant: None visible.	
2. Location and description of members affected and type cracking:	
N/A	

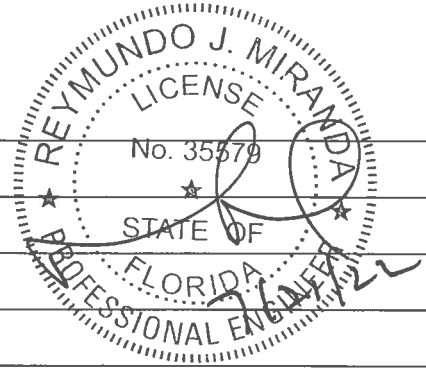


c. General condition	
Good	
d. Rebar corrosion – check appropriate line	
1. None visible: <input checked="" type="checkbox"/>	
2. Location and description of members affected and type cracking:	PROVIDE PHOTO
3. Significant but patching will suffice:	PROVIDE PHOTO
N/A	
4. Significant: structural repairs required (describe):	PROVIDE PHOTO
N/A	
e. Samples chipped out in spall areas:	
1. No: <input checked="" type="checkbox"/>	PROVIDE PHOTO
2. Yes, describe color, texture, aggregate, general quality:	
f. Identify any concrete framing member with obvious overloading, overstress, deterioration, or excessive deflection:	
None	

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

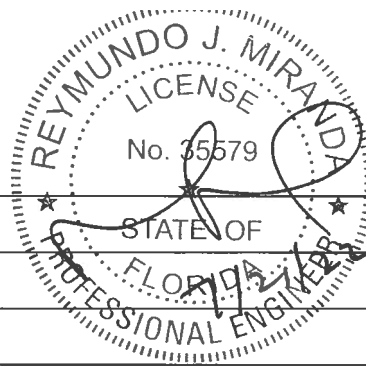


3. Sealant: type and condition of perimeter sealant and at mullions:	
Good.	
4. Interiors seals: type and condition at operable vents:	
Good.	
5. General condition:	
Good, caulk when building is painted.	
6. Describe any repairs needed:	
None	
b. Structural Glazing on the exterior envelope of Threshold 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.	



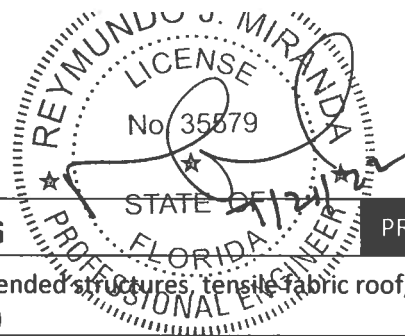
4. General condition:
Good
5. Describe any repairs needed:
None

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	
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.	
d. Joints: note if well fitted and still closed:	PROVIDE PHOTO
N/A	



e. Drainage: note accumulations of moisture	PROVIDE PHOTO
None	
f. Ventilation: note any concealed spaces not ventilated:	PROVIDE PHOTO
None	
g. Note any concealed spaces opened for inspection:	PROVIDE PHOTO
N/A	
h. Identify any wood framing member with obvious overloading, overstress, deterioration, or excessing deflection):	PROVIDE PHOTO
None	

12. BUILDING FAÇADE INSPECTION (Threshold Buildings)	PROVIDE PHOTO
a. Identify and describe the exterior walls and appurtenances on all sides of the building. (Cladding type, corbels, precast appliques, etc.)	
N/A	
b. Identify the attachment type of each appurtenance type (mechanically attached or adhered):	
N/A	
c. Indicate the condition of each appurtenance (distress, settlement, splitting, bulging, cracking, loosening of metal anchors and supports, water entry, movement of lintel or shelf angles, or other defects):	
N/A	



13. SPECIAL OR UNUSUAL FEATURES IN THE BUILDING

PROVIDE PHOTO

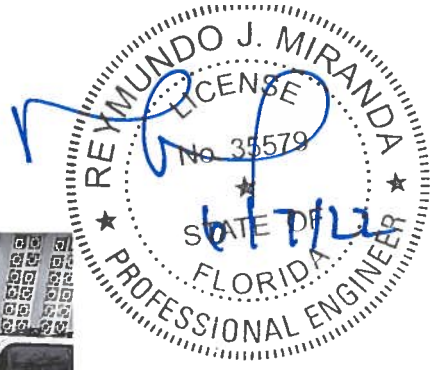
a. Identify and describe any special or unusual feature (i.e. cable suspended structures, tensile fabric roof, large sculptures, chimneys, porte-cochere, retaining walls, seawalls, etc.)

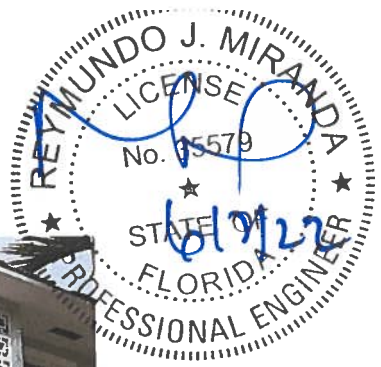
None

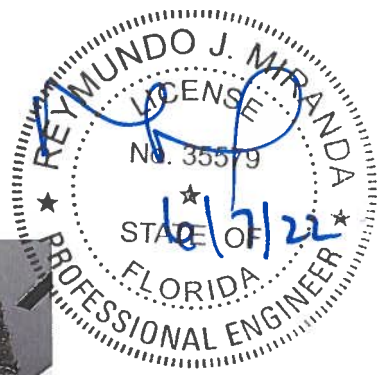
b. Indicate condition of the special feature, its supports, and connections:

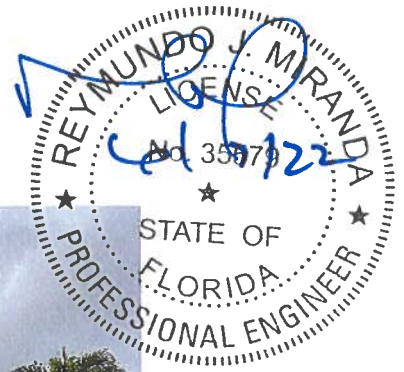
N/A

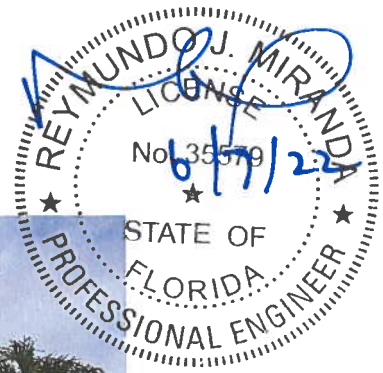
Reset Form













CERTIFICATION OF COMPLIANCE WITH PARKING LOT GUARDRAILS

Re: Case No. _____ FYear _____
Property Address: 35 Edgewater Drive, Coral Gables, FL 33133, Bldg. No.: 35, Sq. Ft.: 11,387
Building Description: Two-story residential apartment building.

I am a Florida registered professional ☒ engineer ☐ architect with an active license.

On June 29 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. I have advised the property owner that he/she must obtain a permit for the installation of the guardrail and obtain all required inspection approvals to avoid enforcement action.

Signature and Seal of Architect or Engineer

R.J. Miranda, P.E. #35579

Print Name

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

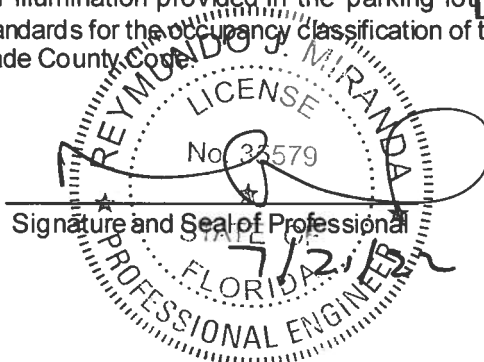
Case No. _____ FYear _____

Property Address: 35 Edgewater Drive, Coral Gables, FL 33133, Bldg. No.: 35, Sq. Ft.: 11,387

Folio Number: _____

Building Description: Two-story residential apartment building.

1. I am a Florida registered professional ☒ engineer ☐ architect with an active license.
2. 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 6.6 foot candle
Minimum 2.7 foot candle
Maximum to Minimum Ratio 2.4 : 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.



R.J. Miranda, P.E. #35579

Print Name Engineer or Architect



MINIMUM INSPECTION PROCEDURAL GUIDELINES
FOR BUILDING ELECTRICAL RECERTIFICATION

CASE REFERENCE NUMBER:

LICENSEE NAME: R.J. Miranda, P.E. #35579

TITLE: President

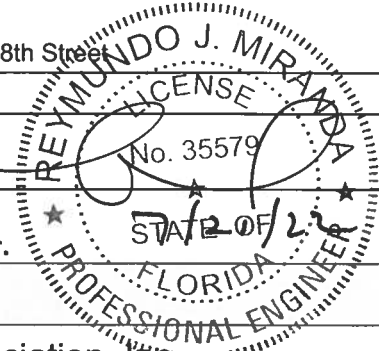
JURISDICTION NAME:

ADDRESS: 7426 SW 48th Street

Miami, FL 33155

Coral Gables

SIGNATURE:



*Use separate sheets for additional responses by referencing the report number.

1. DESCRIPTION OF BUILDING

a. Name on Title: Edgewater of Coral Gables Condominium Association, Inc.

b. Building Street Address: 35 Edgewater Drive, Coral Gables, FL 33133

Bldg. #: 35

c. Legal Description:

Attached: ☐

d. Owner's Name: Edgewater of Coral Gables Condominium 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

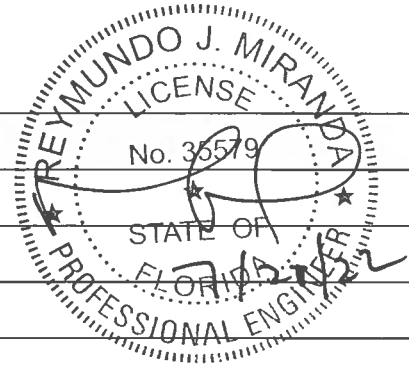
i. General Description of building (overall description, structural systems, special features):

j. Number of Stories: 2

k. Is this a Threshold Building as per 553.71(12) F.S. (Yes/No): No

l. Provide an aerial of the property identifying the building being certified on a separate sheet. Attached: ☐

m. Additional Comments:



2. INSPECTIONS

a. Date of Notice of Required Inspection:

b. Date(s) of actual inspection: July 5, 2022

c. Name and qualifications of licensee submitting report:

R.J. Miranda, P.E. #35579, Professional Engineer.

d. Are Any Electrical Repairs Required? (YES/NO): Yes ☒

1. If required, describe, and indicate acceptance:

In general, repairs are necessary at this property as observed at time of the inspection in Electrical Room, Pool Equipment room and Electrical Panels in some apartments as noted in this report. Exterior Junction box cover need to be replaced and WP/GFI maintenance receptacles need to be added. Smoke Detectors need to be tested, maintained and upgraded as required to assure that all of them are continuously operable.

e. Can the building continue to be occupied while recertification and repairs are ongoing? (YES/NO): Yes

1. Explanation/Conditions:

If the power to the pool equipment room is turned off while the flood water intrusion is resolved, the building itself can remain safely occupied while permits are pulled and work is completed to certify the building.

3. ELECTRICAL SERVICE

PROVIDE PHOTO

a. Size: Voltage (120V) Amperage (100A) Type: Fuses () Breakers (X)

b. Phase: Three-Phase () Single Phase (●)

c. Condition: Good (●) Fair () Needs Repair ()

Comments:

120/240V, 1 Phase, 3 Wire, 100A per unit

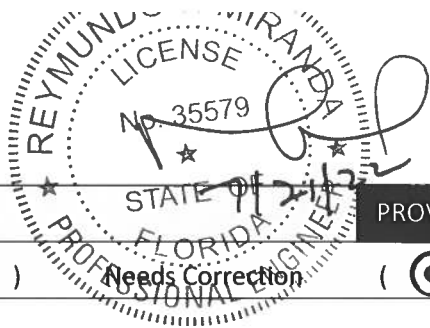
4. METERING EQUIPMENT

PROVIDE PHOTO

1. Clearances: Good () Fair () Needs Correction (●)

Comments:

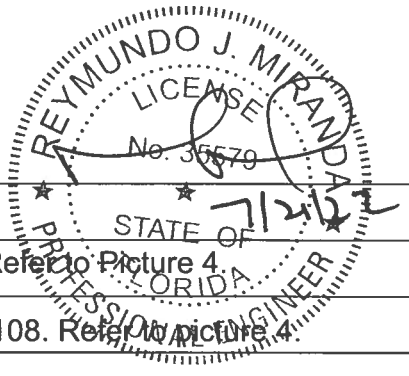
Recommend to treat cover for Main Disconnect, remove rust and repaint. Refer to Picture 1.



5. ELECTRIC ROOMS		PROVIDE PHOTO
1. Clearances:	Good (<input type="radio"/>) Fair (<input type="radio"/>) Needs Correction (<input checked="" type="radio"/>)	
Comments:		
Remove stuff (rain gutter) from electrical room to provide clearance. Refer to Picture 2.		
Relocate light switch close to the entry door in Main elect room. Refer to Picture 3.		

6. GUTTERS		PROVIDE PHOTO
1. Location:	Good (<input checked="" type="radio"/>) Needs Repair (<input type="radio"/>)	
2. Taps and Fill:	Good (<input checked="" type="radio"/>) Needs Repair (<input type="radio"/>)	
Comments:		
As observed at time of the inspection.		

7. ELECTRICAL PANELS		PROVIDE PHOTO
1. Panel # (A)	Location: Unit	
	Good (<input type="radio"/>) Needs Repair (<input checked="" type="radio"/>)	
2. Panel # ()	Location:	
	Good (<input type="radio"/>) Needs Repair (<input type="radio"/>)	
3. Panel # ()	Location:	
	Good (<input type="radio"/>) Needs Repair (<input type="radio"/>)	
4. Panel # ()	Location:	
	Good (<input type="radio"/>) Needs Repair (<input type="radio"/>)	
5. Panel # ()	Location:	
	Good (<input type="radio"/>) Needs Repair (<input type="radio"/>)	

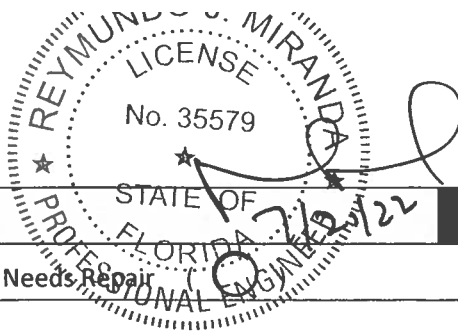


Comments:
Provide cover plate for electrical panel in Apt 108. Repair required. Refer to Picture 4.
Provide label identification for all breakers for electrical panel in Apt 108. Refer to Picture 4.
Electrical panel mounting repair in Apt 204. Refer to Picture 5.

8. BRANCH CIRCUITS				PROVIDE PHOTO
1. Identified:	Yes	(<input checked="" type="radio"/>)	Must be Identified	(<input type="radio"/>)
2. Conductors:	Good	(<input type="radio"/>)	Deteriorated	(<input type="radio"/>)
			Must be Replaced	(<input checked="" type="radio"/>)
Comments:				
Replace water proof Cover for Junction box. Repair required. Refer to Picture 6.				

9. GROUNDING OF SERVICE		PROVIDE PHOTO
	Good (<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>)
Comments:		
As observed at time of the inspection.		

10. GROUNDING OF EQUIPMENT		PROVIDE PHOTO
	Good (<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>)
Comments:		
As observed at time of the inspection.		

**11.SERVICE CONDUIT/RACEWAYS**

PROVIDE PHOTO

Good (☒)Needs Repair (☐)

Comments:

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.

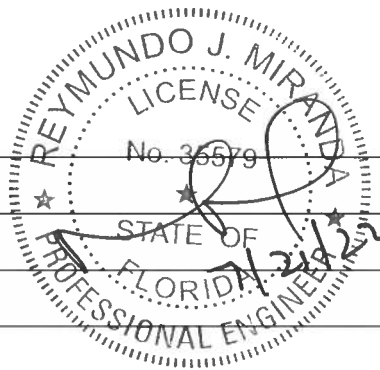
14.BUSWAYS

PROVIDE PHOTO

Good (☒)Needs Repair (☐)

Comments:

As observed at time of the inspection.

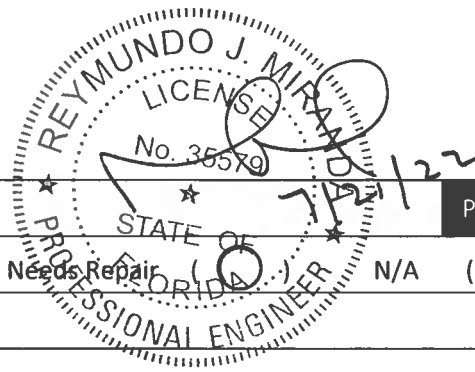


15.THERMOGRAPHY INSPECTION RESULTS	PROVIDE PHOTO
(ADD SHEETS AS REQUIRED)	
Comments:	
N/A	

16.OTHER CONDUCTORS	PROVIDE PHOTO
Good (<input checked="" type="radio"/>) Needs Repair (<input type="radio"/>)	
Comments:	
As observed at time of the inspection.	

17.TYPES OF WIRING METHODS	PROVIDE PHOTO
1. Conduit Raceways Rigid: Good (<input type="radio"/>) Needs Repair (<input type="radio"/>) N/A (<input checked="" type="radio"/>)	
2. Conduit PVC: Good (<input checked="" type="radio"/>) Needs Repair (<input type="radio"/>) N/A (<input type="radio"/>)	
3. NM Cable: Good (<input type="radio"/>) Needs Repair (<input type="radio"/>) N/A (<input checked="" type="radio"/>)	
4. Other: Good (<input type="radio"/>) Needs Repair (<input type="radio"/>) N/A (<input checked="" type="radio"/>)	
a. Other Wiring (Specify):	
Comments:	
As observed at time of the inspection.	

18.EMERGENCY LIGHTING	PROVIDE PHOTO
Good (<input checked="" type="radio"/>) Needs Repair (<input type="radio"/>) N/A (<input type="radio"/>)	
Comments:	
As observed at time of the inspection.	

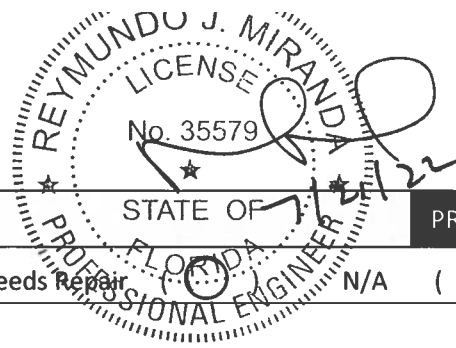


19. BUILDING EGRESS ILLUMINATION		PROVIDE PHOTO
Good (<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>)	N/A (<input type="radio"/>)
Comments:		
As observed at time of the inspection.		

20. FIRE ALARM SYSTEM		PROVIDE PHOTO
Good (<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>)	N/A (<input type="radio"/>)
Comments:		
As observed at time of the inspection.		

21. SMOKE DETECTORS		PROVIDE PHOTO
Good (<input type="radio"/>)	Needs Repair (<input checked="" type="radio"/>)	N/A (<input type="radio"/>)
Comments:		
Smoke Detectors inside each bedroom and outside each sleeping area in apartments, and electrical room should be tested, maintained and upgraded as may be necessary to assure remain operational		

22. EXIT LIGHTS		PROVIDE PHOTO
Good (<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>)	N/A (<input type="radio"/>)
Comments:		
As observed at time of the inspection.		



23. EMERGENCY GENERATOR

PROVIDE PHOTO

Good (☐)

Needs Repair (☐)

N/A (☒)

Comments:

24. WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS

PROVIDE PHOTO

Good (☒)

Requires Additional Illumination (☐)

N/A (☐)

Comments:

As observed at time of the inspection.

25. OPEN OR UNDER COVER PARKING GARAGE AND EGRESS ILLUMINATION

PROVIDE PHOTO

Good (☒)

Requires Additional Illumination (☐)

N/A (☐)

Comments:

Parking Lot illumination provided per FPL company. Parking illumination meets the code.

26. SWIMMING POOL WIRING

PROVIDE PHOTO

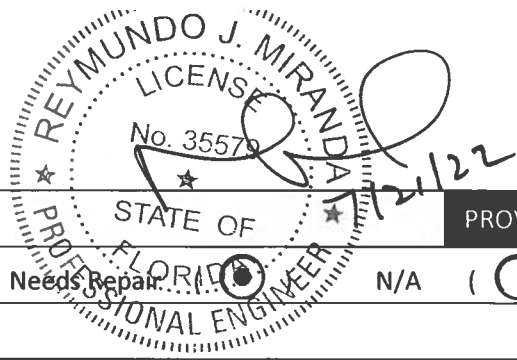
Good (☐)

Needs Repair (☒)

N/A (☐)

Comments:

Pool equipment room appears to be below flood with constant water accumulation at floor of pool equipment room. Refer to Picture 9. Door to pool equipment room is recommend to be replaced with gasketed door. Pool Equipment room must be provided with NEMA 6P submersible water proof enclosures.



27.WIRING TO MECHANICAL EQUIPMENT

PROVIDE PHOTO

Good (☐)

Needs Repair (☒)

N/A (☐)

Comments:

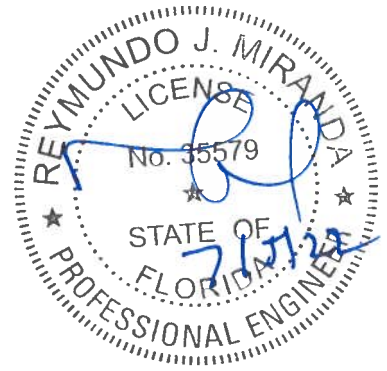
Provide WP/GFI Maintenance receptacle for Mechanical Equipment. Refer to Pictures 8.

28.ADDITIONAL COMMENTS

In general, repairs are necessary at this property as observed at time of the inspection in Electrical Room, Pool Equipment room and Electrical Panels in some apartments as noted in this report. Exterior Junction box cover need to be replaced and WP/GFI maintenance receptacles need to be added. Smoke Detectors need to be tested, maintained and upgraded as required to assure that all of them are continuously operable.

Reset Form

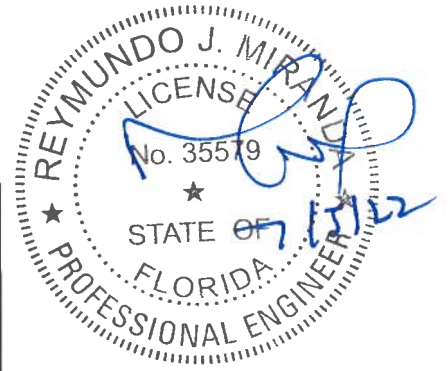
Picture 1:



Picture 2:



Picture 3:



Picture 4:



Picture 5:

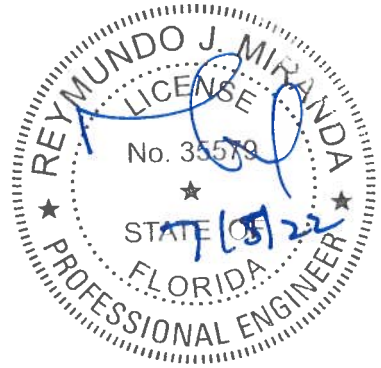


Picture 6:



Picture 7:

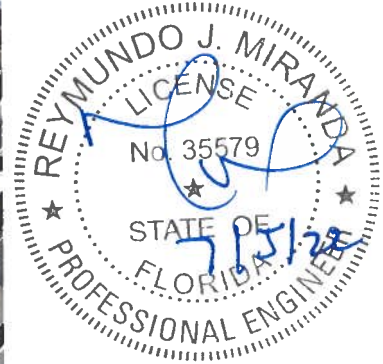
N/A



Picture 8:



Picture 9:





City of Coral Gables
Development Services

Office Set

RECT-22-07-0088

35 EDGEWATER DR

Folio #: 0341290700001

Description: BUILDING
RECERTIFICATION (YEAR BUILT
1962)

EL _____
ME _____
PL _____

USE AND OCCUPANCY _____
OCCUPANT LOAD _____
BUILDING CODE _____ VERSION _____
CONSTRUCTION TYPE _____

RESIDENTIAL _____ NON-RESIDENTIAL _____

INDICATE THE TYPE OF FLOOD ZONE AND
PROPOSED LOWEST FLOOR ELEVATION OR
FLOOD PROOFING ELEVATION IN RELATION TO
MEAN SEA LAND LEVEL (MSL)

	DISTRICT	REQUIRED	PROPOSED
CHH	_____	_____	_____
SFH	_____	_____	_____
OTHER	_____	_____	_____

NEW CONSTRUCTION	SUBSTANTIAL IMPROVEMENT
YES _____	YES _____
NO _____	NO _____

Special Inspector required
for the following:

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

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"/> LANDSCAPE		
<input type="checkbox"/> MECHANICAL		
<input type="checkbox"/> PLUMBING		
<input type="checkbox"/> PUBLIC WORKS		
<input type="checkbox"/> STRUCTURAL		
<input type="checkbox"/> ZONING		
<input type="checkbox"/> CITY ARCHITECT		
<input type="checkbox"/> OWNER BUILDER		

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

Handwritten signature
8/23/22