



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Property

Generated On : 3/18/2021

| Property Information |                                |
|----------------------|--------------------------------|
| Folio:               | 03-4129-070-0001               |
| Property Address:    | 95 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         | 016                            |
| Actual Area          | 0 Sq.Ft                        |
| Living Area          | 0 Sq.Ft                        |
| Adjusted Area        | 0 Sq.Ft                        |
| Lot Size             | 0 Sq.Ft                        |
| Year Built           | 1960                           |



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

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

| Short Legal Description           |  |
|-----------------------------------|--|
| 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 |      |      |      |
|---------------------------|------|------|------|
|                           | 2020 | 2019 | 2018 |
| <b>County</b>             |      |      |      |
| Exemption Value           | \$0  | \$0  | \$0  |
| Taxable Value             | \$0  | \$0  | \$0  |
| <b>School Board</b>       |      |      |      |
| Exemption Value           | \$0  | \$0  | \$0  |
| Taxable Value             | \$0  | \$0  | \$0  |
| <b>City</b>               |      |      |      |
| Exemption Value           | \$0  | \$0  | \$0  |
| Taxable Value             | \$0  | \$0  | \$0  |
| <b>Regional</b>           |      |      |      |
| Exemption Value           | \$0  | \$0  | \$0  |
| Taxable Value             | \$0  | \$0  | \$0  |

| Sales Information |       |              |                           |
|-------------------|-------|--------------|---------------------------|
| Previous Sale     | Price | OR Book-Page | Qualification Description |

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

Version:

CITY'S  
EXHIBIT

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# OFFICE OF THE PROPERTY APPRAISER

Generated On : 3/24/2021

| Folio | Sub-Division     | Owner                           | Address  |
|-------|------------------|---------------------------------|--|
| 1     | 03-4129-070-0490 | EDGEWATER OF CORAL GABLES CONDO | JAMIE ERONCIG<br>95 EDGEWATER DR UNIT:<br>101<br>Coral Gables  |
| 2     | 03-4129-070-0500 | EDGEWATER OF CORAL GABLES CONDO | PEDRO A FRANCO BYRNE<br>95 EDGEWATER DR UNIT:<br>201<br>Coral Gables                                     |
| 3     | 03-4129-070-0510 | EDGEWATER OF CORAL GABLES CONDO | DANIEL L HERRERA<br>95 EDGEWATER DR UNIT:<br>102<br>Coral Gables   |
| 4     | 03-4129-070-0520 | EDGEWATER OF CORAL GABLES CONDO | THOMAS ZIEGENHARDT<br>LUCIA GAITAN<br>95 EDGEWATER DR UNIT:<br>202<br>Coral Gables                       |
| 5     | 03-4129-070-0530 | EDGEWATER OF CORAL GABLES CONDO | TARPON COVE ISLAMORADA LLC<br>95 EDGEWATER DR UNIT:<br>103<br>Coral Gables                               |
| 6     | 03-4129-070-0540 | EDGEWATER OF CORAL GABLES CONDO | JOSE SOLSONA<br>95 EDGEWATER DR UNIT:<br>203<br>Coral Gables   |
| 7     | 03-4129-070-0550 | EDGEWATER OF CORAL GABLES CONDO | PABLO ARBELAEZ<br>95 EDGEWATER DR UNIT:<br>104<br>Coral Gables   |
| 8     | 03-4129-070-0560 | EDGEWATER OF CORAL GABLES CONDO | CHARLES GILBERT REISINGER<br>JOCELYN CHRISTINA REISINGER<br>95 EDGEWATER DR UNIT:<br>204<br>Coral Gables |
| 9     | 03-4129-070-0570 | EDGEWATER OF CORAL GABLES CONDO | JOSE IGNACIO TRUEBA<br>95 EDGEWATER DR UNIT:<br>105<br>Coral Gables                                      |
| 10    | 03-4129-070-0580 | EDGEWATER OF CORAL GABLES CONDO | ELOUNDA LLC<br>95 EDGEWATER DR UNIT:<br>205<br>Coral Gables  |
| 11    | 03-4129-070-0590 | EDGEWATER OF CORAL GABLES CONDO | GABLES REAL ESTATE LLC<br>95 EDGEWATER DR UNIT:<br>106<br>Coral Gables                                   |
| 12    | 03-4129-070-0600 | EDGEWATER OF CORAL GABLES CONDO | OCINO LLC<br>95 EDGEWATER DR UNIT:<br>206<br>Coral Gables  |

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|    |                  |                                    |                                      |  |
|----|------------------|------------------------------------|--------------------------------------|--|
| 13 | 03-4129-070-0610 | EDGEWATER OF CORAL GABLES<br>CONDO | MADTOP INVESTMENTS LLC               | 95 EDGEWATER DR UNIT:<br>107<br>Coral Gables |
| 14 | 03-4129-070-0620 | EDGEWATER OF CORAL GABLES<br>CONDO | ROCHAVERA LLC                        | 95 EDGEWATER DR UNIT:<br>207<br>Coral Gables |
| 15 | 03-4129-070-0630 | EDGEWATER OF CORAL GABLES<br>CONDO | THOMAS A ZIEGENHARDT<br>LUCIA GAITAN | 95 EDGEWATER DR UNIT:<br>108<br>Coral Gables |
| 16 | 03-4129-070-0640 | EDGEWATER OF CORAL GABLES<br>CONDO | CHRISTOPHER ZOLLER & W LEE GALT      | 95 EDGEWATER DR UNIT:<br>208<br>Coral Gables |

**List of service addresses for February 2021 unsafe structures cases**

- 1) 95 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.

| <b><u>Condominium Association (Sunbiz mailing address)</u></b>   | <b><u>Owner (Sunbiz principal address)</u></b>   |
|--|--|
| Edgewater of Coral Gables Condominium Association, Inc.<br>c/o FirstService Residential<br>5200 Blue Lagoon Dr, Ste 1000<br>Miami, FL 33126-2089 | Edgewater of Coral Gables Condo. Assoc.<br>c/o Brian W. Pariser, P.A.<br>Registered Agent<br>9155 S. Dadeland Blvd, PH 1, Ste 1718<br>Miami, FL 33156-2742 |



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## Detail by Entity Name

Florida Not For Profit Corporation

EDGEWATER OF CORAL GABLES CONDOMINIUM ASSOCIATION INC.

### Filing Information

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

### Principal Address

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

Changed: 08/09/2018

### Mailing Address

C/O FirstService Residential  
5200 Blue Lagoon Dr  
Suite 1000  
Miami, FL 33126

Changed: 03/05/2020

### Registered Agent Name & Address

BRIAN W. PARISER, P. A.  
Dadeland Centre  
9155 South Dadeland Blvd.  
Penthouse 1 - Suite 1718  
Miami, FL 33156

Name Changed: 02/13/2019

Address Changed: 02/13/2019

### Officer/Director Detail



**Name & Address**

Title Treasurer, Secretary

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

Title Vice-President

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

**Annual Reports**

| Report Year | Filed Date |
|-------------|------------|
| 2019        | 02/13/2019 |
| 2020        | 03/05/2020 |
| 2020        | 09/08/2020 |

**Document Images**

|   |  |
|---|--|
| <a href="#">09/08/2020 -- AMENDED ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">03/05/2020 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">02/13/2019 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">10/31/2018 -- AMENDED ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">08/09/2018 -- AMENDED ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">06/20/2018 -- AMENDED ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">03/21/2018 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">01/06/2017 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">01/21/2016 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">01/20/2015 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">01/07/2014 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">03/22/2013 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">01/26/2012 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">02/28/2011 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">04/21/2010 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">01/14/2009 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">04/29/2008 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">03/29/2007 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">02/02/2006 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">08/15/2005 -- Domestic Non-Profit</a>   | <a href="#">View image in PDF format</a> |

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Florida Department of State, Division of Corporations




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### Permit Search Results

| Permit#:      | App. Date  | Street Address  | Type                                | Description  | Status   | Issue Date | Final Date | Fees Due |
|---------------|------------|-----------------|-------------------------------------|--|----------|------------|------------|----------|
| RC-21-02-6738 | 02/16/2021 | 95 EDGEWATER DR | BLDG RECERT / CRB                   | BUILDING RECERTIFICATION (YEAR BUILT 1960) CONSTRUCTION REGULATION BOARD CASE #20- AND UNSAFE STRUCTURES | pending  |            |            | 0.00     |
| CE-20-10-7277 | 10/30/2020 | 95 EDGEWATER DR | CODE ENF LIEN SEARCH                | LIEN SEARCH  | final    | 10/30/2020 | 10/30/2020 | 0.00     |
| CE-20-03-6532 | 03/05/2020 | 95 EDGEWATER DR | CODE ENF LIEN SEARCH                | lien search  | final    | 03/10/2020 | 03/10/2020 | 0.00     |
| ME-19-09-4139 | 09/19/2019 | 95 EDGEWATER DR | MECH COMMERCIAL / RESIDENTIAL WORK  | A/C CHANGE OUT 2.5 TON BARD UNIT \$850 **AFTER THE FACT** DF&F   | final    | 09/27/2019 | 10/07/2019 | 0.00     |
| CE-19-05-5745 | 05/24/2019 | 95 EDGEWATER DR | CODE ENF LIEN SEARCH                | LIEN SEARCH  | final    | 05/28/2019 | 05/28/2019 | 0.00     |
| CE-19-05-5405 | 05/17/2019 | 95 EDGEWATER DR | CODE ENF LIEN SEARCH                | AS PER NYSSA FROM PROPLOGIX CLIENT XLD LIEN SEARCH.  | canceled |            | 06/05/2019 | 0.00     |
| PS-19-05-4944 | 05/09/2019 | 95 EDGEWATER DR | TREE REMOVAL/MITIGATION             | TREE REMOVAL - Approved to remove Coconut palm from pool deck. No mitigation required.                   | final    | 07/25/2019 | 07/25/2019 | 0.00     |
| CE-19-04-5179 | 04/17/2019 | 95 EDGEWATER DR | CODE ENF LIEN SEARCH                | LIEN SEARCH  | final    | 04/23/2019 | 04/23/2019 | 0.00     |
| UP-19-01-3634 | 01/23/2019 | 95 EDGEWATER DR | UPFRONT FEE - THIS IS NOT A PERMIT  | *** UPFRONT FEE FOR ME19013633**   | final    | 02/28/2019 | 02/28/2019 | 0.00     |
| ME-19-01-3633 | 01/23/2019 | 95 EDGEWATER DR | MECH COMMERCIAL / RESIDENTIAL WORK  | EXACT A/C CHANGE OUT 1.5 TONS  | final    | 03/18/2019 | 03/20/2019 | 0.00     |
| PL-18-12-2488 | 12/04/2018 | 95 EDGEWATER DR | PLUMB COMMERCIAL / RESIDENTIAL WORK | PLUMBING WORK FOR INTERIOR ALTERATIONS { HURRICANE IRMA }  | final    | 12/12/2018 | 01/24/2019 | 0.00     |
| EL-18-11-3751 | 11/29/2018 | 95 EDGEWATER DR | ELEC COMMERCIAL / RESIDENTIAL WORK  | ELECTRICAL WORK FOR DRYWALL, BASE CABINET DUE TO HURRICANE IRMA \$1,000                                  | final    | 11/30/2018 | 01/07/2019 | 0.00     |
| PL-18-11-3713 | 11/28/2018 | 95 EDGEWATER DR | PLUMB COMMERCIAL / RESIDENTIAL WORK | *PERMIT CANCELED* ISSUED IN ERROR.   | canceled |            | 11/29/2018 | 0.00     |
| CE-18-11-2882 | 11/07/2018 | 95 EDGEWATER DR | CODE ENF LIEN SEARCH                | LIEN SEARCH  | final    | 11/19/2018 | 11/19/2018 | 0.00     |
| EL-18-11-2499 | 11/01/2018 | 95 EDGEWATER DR | ELEC COMMERCIAL / RESIDENTIAL WORK  | INTR. ALTERATIONS / FLOORING, BATHROOM RE TILE & KITCHEN CABINETS.                                       | final    | 11/06/2018 | 01/23/2019 | 0.00     |

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|               |            |                       |  |   |       |            |            |      |
|---------------|------------|-----------------------|--|---|-------|------------|------------|------|
| PL-18-10-4137 | 10/31/2018 | 95<br>EDGEWATER<br>DR | PLUMB COMMERCIAL /<br>RESIDENTIAL WORK     | \$13,000 - (DAMAGE<br>FROM HURRICANE<br>IRMA)<br>PLUMBING WORK FOR<br>COMM. INTERIOR<br>ALTERATIONS @<br>KITCHEN &<br>BATHROOM (DAMAGE<br>FROM HURRICANE<br>IRMA) | final | 11/06/2018 | 01/23/2019 | 0.00 |
| BL-18-10-4115 | 10/31/2018 | 95<br>EDGEWATER<br>DR | INTERIOR ALTERATION<br>ONLY                | INTR. ALTERATIONS /<br>FLOORING,<br>BATHROOM RE TILE &<br>KITCHEN CABINETS.<br>\$13,000 - (DAMAGE<br>FROM HURRICANE<br>IRMA)                                      | final | 11/02/2018 | 01/28/2019 | 0.00 |
| PL-18-10-3974 | 10/29/2018 | 95<br>EDGEWATER<br>DR | PLUMB COMMERCIAL /<br>RESIDENTIAL WORK     | PLUMBING WORK FOR<br>COMM. INTERIOR<br>ALTERATIONS @<br>KITCHEN &<br>BATHROOM   | final | 07/08/2019 | 08/19/2019 | 0.00 |
| EL-18-10-3941 | 10/29/2018 | 95<br>EDGEWATER<br>DR | ELEC COMMERCIAL /<br>RESIDENTIAL WORK      | INTR. ALTERATIONS -<br>KITCHEN CABINETS,<br>DRYALL<br>REPAIR/REPLACE,<br>COMM FLOORING W/<br>BASEBOARDS. 10<br>OUTLETS AND 4<br>SPECIAL OUTLETS                   | final | 05/07/2019 | 08/26/2019 | 0.00 |
| BL-18-10-3927 | 10/26/2018 | 95<br>EDGEWATER<br>DR | INTERIOR ALTERATION<br>ONLY                | INTERIOR<br>RENOVATIONS -<br>KITCHEN CABINETS,<br>DRYALL<br>REPAIR/REPLACE,<br>COMM FLOORING W/<br>BASEBOARDS.<br>\$30,000  | final | 01/22/2019 | 09/03/2019 | 0.00 |
| PL-18-08-3657 | 08/16/2018 | 95<br>EDGEWATER<br>DR | PLUMB COMMERCIAL /<br>RESIDENTIAL WORK     | PLUMBING WORK FOR<br>COMMERCIAL<br>INTERIOR<br>RENOVATIONS<br>( KITCHEN )   | final | 10/29/2018 | 01/08/2019 | 0.00 |
| EL-18-08-3490 | 08/14/2018 | 95<br>EDGEWATER<br>DR | ELEC COMMERCIAL /<br>RESIDENTIAL WORK      | COMMERCIAL<br>INTERIOR<br>RENOVATIONS<br>( KITCHEN ) &<br>FLOORING \$<br>ELECTRICAL DEMO OF<br>WALLS COULD<br>CONTAIN ELECTRICAL                                  | final | 10/24/2018 | 01/08/2019 | 0.00 |
| CE-18-08-3247 | 08/08/2018 | 95<br>EDGEWATER<br>DR | CODE ENF LIEN SEARCH                       | LIEN SEARCH   | final | 08/09/2018 | 08/09/2018 | 0.00 |
| CE-18-08-3153 | 08/07/2018 | 95<br>EDGEWATER<br>DR | CODE ENF LIEN SEARCH                       | LIEN SEARCH   | final | 08/09/2018 | 08/09/2018 | 0.00 |
| BL-18-08-2950 | 08/03/2018 | 95<br>EDGEWATER<br>DR | MISCELLANEOUS WORK                         | MISC. DRYWALL<br>REPAIR/REPLACE DUE<br>TO IRMA DAMAGE.<br>\$2,000   | final | 08/03/2018 | 01/25/2019 | 0.00 |
| EX-18-08-2749 | 08/01/2018 | 95<br>EDGEWATER<br>DR | PERMIT EXTENSION &<br>RENEWAL              | EXTENSION FOR BL-<br>17-11-2393 / REPAIR<br>DAMAGED FLOORS,<br>DRYWALL, BASE<br>CABINET DUE TO<br>HURRICANE IRMA<br>\$1,000                                       | final | 08/01/2018 | 08/01/2018 | 0.00 |
| EL-18-07-3244 | 07/16/2018 | 95<br>EDGEWATER<br>DR | ELEC COMMERCIAL /<br>RESIDENTIAL WORK      | BATHROOM RE TILE &<br>KITCHEN<br>COUNTERTOP<br>REPLACEMENT  | final | 09/20/2018 | 01/02/2019 | 0.00 |
| PL-18-07-3189 | 07/13/2018 | 95<br>EDGEWATER<br>DR | PLUMBING<br>COMMERCIAL/RESIDENTIAL<br>WORK | PLUMBING WORK FOR<br>INTERIOR<br>RENOVATIONS ***<br>HURRICANE IRMA ***  | final | 09/20/2018 | 01/29/2019 | 0.00 |
| BL-18-07-3176 | 07/13/2018 | 95<br>EDGEWATER<br>DR | INTERIOR ALTERATION<br>ONLY                | BATHROOM RE TILE &<br>KITCHEN<br>COUNTERTOP<br>REPLACEMENT \$9,000  | final | 07/16/2018 | 01/29/2019 | 0.00 |
| UP-18-07-3052 | 07/11/2018 |                       | UPFRONT FEE - THIS IS<br>NOT A PERMIT      | *** UPFRONT FEE<br>FOR BL18073051***  | final | 07/11/2018 | 07/11/2018 | 0.00 |

|               |            |                       |  |   |          |            |            |      |
|---------------|------------|-----------------------|--|---|----------|------------|------------|------|
|               |            | 95<br>EDGEWATER<br>DR |  | COMMERCIAL<br>INTERIOR<br>RENOVATIONS<br>( KITCHEN ) &<br>FLOORING \$13,700   |          |            |            |      |
| BL-18-07-3051 | 07/11/2018 | 95<br>EDGEWATER<br>DR | INTERIOR ALTERATION<br>ONLY            | COMMERCIAL<br>INTERIOR<br>RENOVATIONS<br>( KITCHEN ) &<br>FLOORING \$13,700   | final    | 10/23/2018 | 01/24/2019 | 0.00 |
| PL-18-06-3974 | 06/20/2018 | 95<br>EDGEWATER<br>DR | PLUMB COMMERCIAL /<br>RESIDENTIAL WORK | PLUMBING WORK FOR<br>RESID. INTERIOR<br>ALTERATIONS   | final    | 06/22/2018 | 09/20/2018 | 0.00 |
| EL-18-06-3973 | 06/20/2018 | 95<br>EDGEWATER<br>DR | ELEC COMMERCIAL /<br>RESIDENTIAL WORK  | ELECTRICAL WORK   | final    | 06/22/2018 | 09/20/2018 | 0.00 |
| EX-18-06-3884 | 06/19/2018 | 95<br>EDGEWATER<br>DR | PERMIT EXTENSION &<br>RENEWAL          | GENERAL DRY WALL<br>REPAIR/REPLACEMENT<br>DUE TO WATER<br>DAMAGE. (\$2,000)   | final    | 06/19/2018 | 06/19/2018 | 0.00 |
| BL-18-06-3273 | 06/08/2018 | 95<br>EDGEWATER<br>DR | BLD SIMPLE CHANGE OF<br>CONTRACTOR     | CHANGE OF CONT<br>FROM BL-17-11-1648<br>*REPLACE DRYWALL,<br>BASE CABINETS,<br>BASEBORARD & PAINT<br>TO MATCH EXISTING<br>DUE TO WATER<br>DAMAGE OF<br>HURRICANE IRMA<br>ADDING<br>REPLACEMENT OF<br>KITCHEN CABINETS -<br>\$15,000 | final    | 06/08/2018 | 09/22/2018 | 0.00 |
| CE-18-03-3809 | 03/16/2018 | 95<br>EDGEWATER<br>DR | CODE ENF LIEN SEARCH                   | LIEN SEARCH   | final    | 04/17/2018 | 04/17/2018 | 0.00 |
| BL-17-11-2393 | 11/29/2017 | 95<br>EDGEWATER<br>DR | MISCELLANEOUS WORK                     | REPAIR DAMAGED<br>FLOORS, DRYWALL,<br>BASE CABINET DUE<br>TO HURRICANE IRMA<br>\$1,000  | final    | 12/01/2017 | 01/25/2019 | 0.00 |
| UP-17-11-1649 | 11/13/2017 | 95<br>EDGEWATER<br>DR | UPFRONT FEE - THIS IS<br>NOT A PERMIT  | UPFRONT FEE FOR BL-<br>17-11-1648 REPLACE<br>DRYWALL, BASE<br>CABINETS,<br>BASEBORARD & PAINT<br>TO MATCH EXISTING<br>DUE TO WATER<br>DAMAGE OF<br>HURRICANE IRMA<br>ADDING<br>REPLACEMENT OF<br>KITCHEN CABINETS -<br>\$15,000     | final    | 11/13/2017 | 11/13/2017 | 0.00 |
| BL-17-11-1648 | 11/13/2017 | 95<br>EDGEWATER<br>DR | MISCELLANEOUS WORK                     | CHANGE OF CONT TO<br>BL-18-06-3273<br>*REPLACE DRYWALL,<br>BASE CABINETS,<br>BASEBORARD & PAINT<br>TO MATCH EXISTING<br>DUE TO WATER<br>DAMAGE OF<br>HURRICANE IRMA<br>ADDING<br>REPLACEMENT OF<br>KITCHEN CABINETS -<br>\$15,000   | canceled | 11/16/2017 | 06/08/2018 | 0.00 |
| BL-17-11-1347 | 11/07/2017 | 95<br>EDGEWATER<br>DR | MISCELLANEOUS WORK                     | GENERAL DRY WALL<br>REPAIR/REPLACEMENT<br>DUE TO WATER<br>DAMAGE. (\$2,000)   | final    | 11/13/2017 | 05/24/2019 | 0.00 |
| BL-17-11-1230 | 11/03/2017 | 95<br>EDGEWATER<br>DR | MISCELLANEOUS WORK                     | GENERAL DRY WALL<br>REPAIR/REPLACEMENT<br>DUE TO WATER<br>DAMAGE. (\$1,500)   | final    | 11/03/2017 | 11/29/2018 | 0.00 |
| CE-17-08-1441 | 08/08/2017 | 95<br>EDGEWATER<br>DR | CODE ENF LIEN SEARCH                   | LIEN SEARCH   | final    | 08/11/2017 | 08/11/2017 | 0.00 |
| CE-16-12-7214 | 12/22/2016 | 95<br>EDGEWATER<br>DR | CODE ENF LIEN SEARCH                   | LIEN SEARCH   | final    | 12/28/2016 | 12/28/2016 | 0.00 |
| CE-16-05-7672 | 05/31/2016 |                       | CODE ENF LIEN SEARCH                   | LIEN SEARCH   | final    | 06/06/2016 | 06/06/2016 | 0.00 |

|               |            |                       |                                      |   |       |            |            |      |  |
|---------------|------------|-----------------------|--------------------------------------|---|-------|------------|------------|------|--|
|               |            | 95<br>EDGEWATER<br>DR |                                      |   |       |            |            |      |  |
| CE-16-05-6433 | 05/09/2016 | 95<br>EDGEWATER<br>DR | CODE ENF LIEN SEARCH                 | LIEN SEARCH   | final | 05/23/2016 | 05/23/2016 | 0.00 |  |
| CE-15-10-5296 | 10/19/2015 | 95<br>EDGEWATER<br>DR | CODE ENF LIEN SEARCH                 | LIEN SEARCH   | final | 10/26/2015 | 10/26/2015 | 0.00 |  |
| CE-15-05-4927 | 05/12/2015 | 95<br>EDGEWATER<br>DR | CODE ENF LIEN SEARCH                 | LIEN SEARCH   | final | 05/20/2015 | 05/20/2015 | 0.00 |  |
| RR-15-04-5183 | 04/23/2015 | 95<br>EDGEWATER<br>DR | RE-REVIEW FEE                        | STRUCTURAL RE-<br>REVIEW FEE #4                     | final | 04/23/2015 | 04/23/2015 | 0.00 |  |
| BL-14-11-3733 | 11/06/2014 | 95<br>EDGEWATER<br>DR | INT / EXT ALTERATIONS                | STAIR RAILINGS<br>\$44,556.25                       | final | 04/23/2015 | 08/10/2015 | 0.00 |  |
| AB-14-11-3665 | 11/05/2014 | 95<br>EDGEWATER<br>DR | BOA COMPLETE (LESS<br>THAN \$75,000) | RESUBMITTAL (3) TO<br>STAIR RAILINGS<br>\$44,556.25 | final | 11/05/2014 | 08/10/2015 | 0.00 |  |

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**Permits and Inspections: Search Results**
[Logon](#)   [Help](#)   [Contact](#)
**New Permit Search**

|&lt;   &lt;&lt;   1   2

**Permit Search Results**

| Permit#:      | App. Date  | Street Address  | Type                                | Description  | Status  | Issue Date | Final Date | Fees Due |
|---------------|------------|-----------------|-------------------------------------|--|---------|------------|------------|----------|
| CE-13-11-3368 | 11/29/2013 | 95 EDGEWATER DR | CODE ENF WARNING PROCESS            | WT10869 38-29 CITY CODE (NOI) MAKING OR ALLOWING TO BE MADE NOISES WHICH ANNOYS OR DISTURBS THE COMFORT, HEALTH OR PEACE, OR SAFETY OF OTHERS WITHIN CITY LIMITS. WT GIVEN BASED ON POLICE REPORT CASE NUMBER 13-8965. | final   | 11/29/2013 | 11/29/2013 | 0.00     |
| CE-13-09-1331 | 09/25/2013 | 95 EDGEWATER DR | CODE ENF LIEN SEARCH                | LIEN SEARCH  | final   | 09/27/2013 | 09/27/2013 | 0.00     |
| CE-13-08-1759 | 08/28/2013 | 95 EDGEWATER DR | CODE ENF LIEN SEARCH                | LIEN SEARCH REQUEST  | final   | 08/28/2013 | 08/28/2013 | 0.00     |
| CE-13-06-1878 | 06/28/2013 | 95 EDGEWATER DR | CODE ENF LIEN SEARCH                | LIEN SEARCH REQUEST  | final   | 07/02/2013 | 07/02/2013 | 0.00     |
| PS-12-09-0478 | 09/10/2012 | 95 EDGEWATER DR | TREE REMOVAL/MITIGATION             | REMOVAL OF ONE NORFOLK ISLAND PINE.  | final   | 09/27/2012 | 09/27/2012 | 0.00     |
| CE-12-08-0165 | 08/03/2012 | 95 EDGEWATER DR | CODE ENF LIEN SEARCH                | LIEN SEARCH  | final   | 08/07/2012 | 08/07/2012 | 0.00     |
| CE-12-05-8109 | 05/10/2012 | 95 EDGEWATER DR | CODE ENF LIEN SEARCH                | LIEN SEARCH  | final   | 05/11/2012 | 05/11/2012 | 0.00     |
| CE-12-05-7699 | 05/04/2012 | 95 EDGEWATER DR | CODE ENF LIEN SEARCH                | LIEN SEARCH  | pending |            |            | 145.00   |
| PL-11-12-5053 | 12/01/2011 | 95 EDGEWATER DR | PLUMB COMMERCIAL / RESIDENTIAL WORK | INSTALLATION OF BACKFLOW PREVENTOR \$1500  | final   | 12/05/2011 | 12/06/2011 | 0.00     |
| BL-11-11-6295 | 11/23/2011 | 95 EDGEWATER DR | ROOF / LIGHT WEIGHT CONC            | RE ROOF \$46,980   | final   | 12/02/2011 | 03/28/2012 | 0.00     |

|               |            |    |  |   |       |            |            |      |
|---------------|------------|----|--|---|-------|------------|------------|------|
| AB-11-11-5958 | 11/18/2011 | 95 | BOA COMPLETE (LESS<br>EDGEWATER THAN \$75,000)<br>DR | EAGLE BEL<br>AIR FLAT TILE<br>RE ROOF<br>EAGLE BEL<br>AIR FLAT TILE<br>TO MATCH<br>EXISTING<br>\$49,980 | final | 11/18/2011 | 06/29/2018 | 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).



## City of Coral Gables Fire Department

### Fire Prevention Division

2151 Salzedo Street, Coral Gables, FL 33134  
Fax (305) 460-5598

The items noted below are in violation of the Florida Fire Prevention Code and/or the Florida Administrative Code. Nothing in this report supersedes any previously written, still existing violations for this occupancy/building. You are directed to comply with corrective measures as indicated.

|                       |   |                         |   |
|-----------------------|---|-------------------------|---|
| <b>Occupant Name:</b> | 95 Edgewater Dr. Condominium - 16 units | <b>Inspection Date:</b> | 10/22/2019  |
| <b>Address:</b>       | 95 Edgewater Drive                      | <b>Inspection Type:</b> | AA-Tactical, Apartment/Condo                              |
| <b>City:</b>          | Coral Gables                            | <b>Inspected By:</b>    | Leonard Veight<br>305-460-5577<br>lveight@coralgables.com |
| <b>Suite:</b>         |   | <b>Occ. Sq. Ft.:</b>    | 0   |
|                       |   | <b>Occupant Number:</b> | 019361  |

| Insp. Result | Location | Code Set                           | Code  |
|--------------|----------|------------------------------------|---|
| <b>Fail</b>  | Floor 1  | FL NFPA 101 2015 Chapter 4 General | 4.6.12.1 - Excerpt: Whenever or wherever any device, equipment, system, condition, arrangement... |

#### Code Text:

Whenever or wherever any device, equipment, system, condition, arrangement, level of protection, fire-resistive construction, or any other feature is required for compliance with the provisions of this Code, such device, equipment, system, condition, arrangement, level of protection, fire-resistive construction, or other feature shall thereafter be continuously maintained. Maintenance shall be provided in accordance with applicable NFPA requirements or requirements developed as part of a performance-based design, or as directed by the authority having jurisdiction.

**Inspector Comments:** Fire alarm system must have a current Tag and free of troubles.

Failure to provide access to fire alarm room.

|             |         |   |   |
|-------------|---------|---|---|
| <b>Fail</b> | Floor 1 | FL NFPA 01 2015<br>Knox Box and Supra Box | 16.3.4.4 - Knox Box (Rapid Access System) and keys to gain access |
|-------------|---------|---|---|

#### Code Text:

The key box shall be an approved type and shall contain keys to gain access as required by the AHJ. (See Section 18.2.) [241:7.5.4]

**CITY'S**

**EXHIBIT**

4



**Inspector Comments:** Provide city approved "Knox" box ([www.knoxbox.com](http://www.knoxbox.com)) at main entrance with the appropriate keys to all common areas including, main entrance to building, fire alarm panel room, access control cards (main entrance doors) electrical rooms, fire pump room, etc....

Failure to provide knox box entry system, for access to fire alarm panel room and all locked equipment rooms throughout building.

**Fail**

Floor 1 FL NFPA 01 2015  
Chapter 18 Fire Department Access 18.2.2.1 - Access Box(es).  
and Water Supply

**Code Text:**

The AHJ shall have the authority to require an access box(es) to be installed in an accessible location where access to or within a structure or area is difficult because of security. The access box (es) shall be of an approved type listed in accordance with UL 1037.

**Inspector Comments:** Provide AHJ approved box with the proper keys or entry information for emergency responders access.

Failure to provide knox box entry system.

**Fail**

Floor 1 NFPA 72 2013 14.2.2.1.1 - Excerpt: Inspection, testing, and  
Chapter 14 Inspection, Testing, and maintenance programs shall satisfy the  
Maintenance requirements...

**Code Text:**

Inspection, testing, and maintenance programs shall satisfy the requirements of this Code and conform to the equipment manufacturer's published instructions.

**Inspector Comments:** Inspection, testing, and maintenance programs shall satisfy the requirements of this Code and conform to the equipment manufacturer's published instructions.

Failure to provide access to fire alarm panel room.

**Fail**

Floor 1 Coral Gables Code of Ordinance  
Posting of Business Tax Receipt Sec. 66-33 - Business Tax Receipt Posting  
Sec 66-33 Code of Ordinance

**Code Text:**

Sec. 66-33. - Posting of business tax receipt. Every business tax receipt shall be posted in a conspicuous place in the place of business for which it is issued

**Inspector Comments:** Display current City of Coral Gables Business Tax License per city ordinance Sec. 14-146

A re-inspection will occur on or after 11/22/2019.

Thank you for your assistance. If you have any additional questions, would like to submit pictures, documents, or need to schedule a re-inspection, please send an email to [fireprevention@coralgables.com](mailto:fireprevention@coralgables.com).

If you are unable to correct violations within 30 days please contact us at [fireprevention@coralgables.com](mailto:fireprevention@coralgables.com)

Per City Ordinance 30-4, a Fire Inspection Fee is billed annually. All fees are subject to change without prior notice.



## The City of Coral Gables

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

2/10/2020

**VIA CERTIFIED MAIL**

EDGEWATER OF CORAL GABLES CONDO  
C/O FIRST SERVICE RESIDENTIA  
5805 BLUE LAGOON DR, SUITE 310  
MIAMI, FL 33126

7018 2290 0001 6693 9438

**RE: 95 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 YEAR. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a Florida Registered Architect or Professional Engineer must inspect said building and a completed Recertification Report ("Report") must be submitted by you to this Department within ninety (90) calendar days from the date of this letter. A completed Report includes 1) cover letter(s) stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form and 5) Parking Lot Guardrails Requirements Form; no additional documents or photographs are necessary. Note all paperwork submitted must be the original signed and sealed documents (no copies). Submittal of the Report does not constitute recertification; it must be approved by this Department and the Letter of Recertification must be issued.

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

The Architect or Engineer may obtain the required Form, "*Minimum Inspection Procedural Guidelines for Building Recertification*," from the following link: [http://www.miamidade.gov/pa/property\\_recertification.asp](http://www.miamidade.gov/pa/property_recertification.asp). The Recertification Report fee of \$380.63 and additional document and filing fees shall be submitted to the Development Services Department, 405 Biltmore Way, 3<sup>rd</sup> Floor, Coral Gables, Florida, 33134. In order to avoid delays submit in person in order to calculate the fees accordingly.

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

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

Thank you for your prompt attention to this matter.

Manuel Z. Lopez, P.E.  
Building Official

CITY'S

EXHIBIT

5

# USPS Tracking®

[FAQs >](#)[Track Another Package +](#)**Tracking Number:** 70182290000166939438[Remove X](#)

Your item was delivered to the front desk, reception area, or mail room at 1:17 pm on February 13, 2020 in MIAMI, FL 33126.

## Delivered

February 13, 2020 at 1:17 pm  
Delivered, Front Desk/Reception/Mail Room  
MIAMI, FL 33126

[Feedback](#)**Get Updates** 

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**Text & Email Updates**

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**Tracking History**

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**Product Information****See Less** 

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

**FAQs**

Feedback



The City of Coral Gables

7019 1120 0000 2229 3579

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

5/11/2020

EDGEWATER OF CORAL GABLES CONDO  
C/O FIRST SERVICE RESIDENTIA  
5805 BLUE LAGOON DR, SUITE 310  
MIAMI FL 33126

**RE: 95 EDGEWATER DR**  
**FOLIO # 341290700001**

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

Dear Property Owner:

In a certified letter dated 2/10/2020, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). The letter informed you it was necessary to submit to this Department a completed Report prepared by a licensed architect or engineer within ninety (90) calendar days certifying the structure meets the requirements for recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

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

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

Please govern yourself accordingly.

Sincerely,

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

Manuel Z. Lopez, P.E.  
Building Official

# USPS Tracking®

[FAQs >](#)[Track Another Package +](#)**Tracking Number:** 70191120000022293579[Remove X](#)

Your item was delivered to the front desk, reception area, or mail room at 4:11 pm on May 26, 2020 in MIAMI, FL 33126.

## Delivered

May 26, 2020 at 4:11 pm  
Delivered, Front Desk/Reception/Mail Room  
MIAMI, FL 33126

[Feedback](#)**Get Updates** 

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**Text & Email Updates**

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**Tracking History**

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

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

**FAQs**

Feedback





The City of Coral Gables

7019 1120 0000 2229 4026

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

6/12/2020

EDGEWATER OF CORAL GABLES CONDO  
C/O FIRST SERVICE RESIDENTIA  
5805 BLUE LAGOON DR, SUITE 310  
MIAMI FL 33126

**RE: 95 EDGEWATER DR**

**FOLIO # 341290700001**

**Notice of Required Inspection for Recertification of 40 Years or Older Building – Covid-19 Extension**

Dear Property Owner:

This department has sent two certified letters dated 2/10/2020 and 5/11/2020, notifying you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, and Section 8-11 (f). These letters informed you it was necessary to submit to this Department a completed Report prepared by a licensed architect or engineer certifying the structure meets the requirements for recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

**Due to the Covid-19 Pandemic, the DEADLINE for submittal of the Building Recertification Report for the above referenced property will be extended until Monday, November 2, 2020.**

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

Please govern yourself accordingly.

Sincerely,

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

Manuel Z. Lopez, P.E.  
Building Official

# USPS Tracking®

[FAQs >](#)[Track Another Package +](#)**Tracking Number:** 70191120000022294026[Remove X](#)

Your item has been delivered to an agent for final delivery in MIAMI, FL 33126 on June 29, 2020 at 11:49 am.

## Delivered to Agent

June 29, 2020 at 11:49 am  
Delivered to Agent for Final Delivery  
MIAMI, FL 33126

[Feedback](#)**Get Updates** 

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**Text & Email Updates**

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**Tracking History**

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**Product Information****See Less** 



## The City of Coral Gables

7019 1120 0000 2229 4484

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

11/6/2020

EDGEWATER OF CORAL GABLES CONDO  
C/O FIRST SERVICE RESIDENTIA  
5805 BLUE LAGOON DR, SUITE 310  
MIAMI, FL 33126

**RE: 95 EDGEWATER DR**  
**FOLIO # 341290700001**

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

Dear Property Owner:

In a certified letter dated 2/10/2020, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). A Second Notice, dated 5/11/2020, 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. A Covid-19 recertification letter dated 6/12/2020, extended the deadline to provide the Recertification Report until Monday, November 2, 2020.

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

Please govern yourself accordingly.

Sincerely,

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

Manuel Z. Lopez, P.E.  
Building Official

# USPS Tracking®

[FAQs >](#)

[Track Another Package +](#)

**Tracking Number:** 70191120000022294484

[Remove X](#)




Your item has been delivered to the original sender at 11:22 am on November 21, 2020 in MIAMI, FL 33134.

 **Delivered**

November 21, 2020 at 11:22 am  
Delivered, To Original Sender  
MIAMI, FL 33134

Feedback

**Get Updates** 

|                                 |   |
|---------------------------------|---|
| <b>Text &amp; Email Updates</b> |  |
| <b>Tracking History</b>         |  |
| <b>Product Information</b>      |  |

**See Less** 

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

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

### FAQs

Feedback

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

CITY OF CORAL GABLES,  
Petitioner,

Case No. 21-2239

vs.

Return receipt number:

EDGEWATER OF CORAL GABLES CONDO  
C/O FIRST SERVICE RESIDENTIAL  
5200 BLUE LAGOON DR, SUITE 1000  
MIAMI, FL 33126-2089

7020 3160 0001 1021 9526

Respondent.

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

Date: March 29, 2021

Re: 95 Edgewater Dr., Coral Gables, Fl. 33133, LOTS 11 THRU 13 & LOTS 17 THRU 20 BLK 1 & LOTS 17 THRU 20, 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, 2<sup>nd</sup> floor, Coral Gables, Florida 33134, on April 12, 2021, at 2:00 p.m.**

**The Construction Regulation Board Meeting will be holding a regular board meeting on Monday, April 12, 2021, commencing at 2:00 p.m. Only the Board Members and required City Staff will be physically present in the Commission Chambers at Coral Gables City Hall. Members of the public may join the meeting via Zoom at <https://zoom.us/j/92859826458>. In addition, a dedicated phone line will be available so that any individual who does not wish (or is unable) to use Zoom may listen to and participate in the meeting by dialing: 305-461-6769 Meeting ID: 928 5982 6458. Any person wishing to provide testimony must be sworn in and appear by video conference. An individual who wishes to testify but does not have video conference capabilities, may provide testimony by using a dedicated station for video**

**EXHIBIT** 6

conferencing located in the City Hall courtyard. PLEASE NOTE THAT ALL PERSONS MUST WEAR A FACIAL COVERING/MASK EXCEPT WHEN PROVIDING TESTIMONY AND ALL PERSONS MUST MAINTAIN 6 FEET BETWEEN EACH OTHER. To speak on an Agenda Item, please "Raise your Hand" or send a message to one of the meeting hosts using the Zoom Platform. If you joined the meeting via telephone you can "Raise your Hand" by pressing \*9.

Please be advised that the following Rules of Procedure will apply:

**HEARING:**

The video conference platform Zoom will be used for virtual and hybrid CRB hearings. The electronic device (computer, smartphone) must have the microphone, audio, and camera enabled. If you do not have access to an electronic device with audio and a camera enabled, a computer with Zoom capabilities will be available in the courtyard at City Hall.

In advance of the hearing date, please review the following rules of procedure carefully as they contain important instructions and deadlines for submission of exhibits. In addition, please also review Resolution Nos. 2020-74 and 2020-90 which contain general rules of procedure that also apply to hearings before the Construction Regulation Board (available at <https://bit.ly/33byeZy> and <https://bit.ly/3373Hw5>, and also available upon request made to [vgoizueta@coralgables.com](mailto:vgoizueta@coralgables.com)). Anyone attending a hearing must do so by following these instructions:

1. Go to <https://zoom.us/>.
2. Click on "Join a Meeting" at the top of the page, right of center.
3. Enter the Meeting ID: 928 5982 6458
4. Click "Join"

**RULES OF PROCEDURE:**

1. A quorum of the members of the CRB must be present in the room. The remaining members of the CRB may appear via Zoom and may vote and participate as they would if they were present in person.
2. The City Attorney and Building Division Staff may appear in person or via Zoom.
3. Witnesses, property owners/representatives, members of the public and other participations shall appear virtually.
4. Upon commencement of the hearing, the Chair of the CRB shall provide an explanation of the hearing procedures.
5. The Chair shall proceed to call the cases listed by the agenda.
6. Once each case is called, those who will be testifying during the hearing shall be sworn in. All persons testifying must appear by video conference as required by the rules of procedure adopted by Resolution No. 2020-90.
7. Each case before the CRB shall be prosecuted by the Building Official or his or her designee.
8. The hearing need not be conducted in accordance with the formal rules relating to evidence and witnesses, but fundamental due process shall be observed and shall govern the proceedings. Any relevant evidence shall be admitted if the Chair finds it competent and reliable, regardless of the existence of any common law or statutory rule to the contrary. Hearsay evidence may be accepted for the purpose of supplementing or explaining any



direct evidence, but such hearsay evidence shall not in and of itself be considered sufficient to support a finding or decision unless the evidence would be admissible over objections in a civil action.

9. IF YOU WISH TO INTRODUCE EXHIBITS AS EVIDENCE, YOU MUST PROVIDE THE CITY WITH A COPY OF THOSE EXHIBITS AT LEAST 5 DAYS PRIOR TO THE HEARING. PLEASE EMAIL YOUR EXHIBITS TO [vgoizueta@coralgables.com](mailto:vgoizueta@coralgables.com) AND INCLUDE THE PROPERTY ADDRESS AND CASE NUMBER IN YOUR EMAIL.

a. A list of all proposed exhibits and a copy of the proposed exhibits shall be provided in a format that is easily viewable on the Zoom platform. All exhibits shall be clearly labeled to allow for efficient retrieval and display on the Zoom platform during the hearing.

10. Each party shall have the right to call and examine witnesses; to introduce exhibits; to cross examine opposing witnesses on any matter relevant to the issues, even though that matter was not covered in the direct examination; to impeach any witnesses regardless of which party first called that witness to testify; and to offer rebuttal of the evidence.

Should you wish to review the Construction Regulation Board case exhibits prior to the hearing, you may access them at <https://coralgables.legistar.com/Calendar.aspx> or email your request to [vgoizueta@coralgables.com](mailto:vgoizueta@coralgables.com) and include the property address and case number.

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 Virginia Goizueta, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, [vgoizueta@coralgables.com](mailto:vgoizueta@coralgables.com), tel: (305) 460-5250. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m.

If the Required Action is not completed before the above hearing date, the Building Official may order that the structure be vacated, boarded, secured, and posted (including but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy until the Required Action is completed. The Building Official may also order demolition of the Structure and the City may recover the costs incurred against the Property and the Owner of record.

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

Please govern yourself accordingly.

  
Virginia Goizueta  
Secretary to the Board

## ADA NOTICES

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

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

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

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

C: EDGEWATER OF CORAL GABLES CONDOMINIUM ASSOCIATION INC c/o Brian W. Pariser, P. A.  
Registered Agent Dadeland Centre 9155 South Dadeland Blvd. PH 1 – Ste. 1718 Miami, FL 33156-2742



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Case #: 21-2239

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

I, FRANCISCO FERNANDEZ, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 95 EDGEWATER DR, ON 3/30/21 AT 9:05 AM  
AND WAS ALSO POSTED AT CITY HALL.

FRANCISCO FERNANDEZ

Employee's Printed Name

[Signature]

Employee's Signature

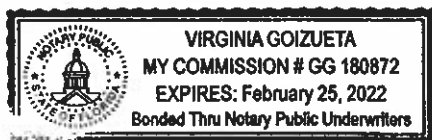
STATE OF FLORIDA )

ss.

COUNTY OF MIAMI-DADE )

Sworn to (or affirmed) and subscribed before me by means of X physical presence or    online  
notarization, this 30 day of March, in the year 2021, by  
FRANCISCO FERNANDEZ who is personally known to me.

My Commission Expires:



[Signature]  
Notary Public

CITY'S

EXHIBIT

7





