



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

property

Generated On : 1/25/2022

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	16
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	2021	2020	2019
Land Value	\$0	\$0	\$0
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$0	\$0	\$0
Assessed Value	\$0	\$0	\$0

Benefits Information				
Benefit	Type	2021	2020	2019
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

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

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

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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

Version:

CITY'S

EXHIBIT

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**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. c/o FirstService Residential 5200 Blue Lagoon Dr, Ste 1000 Miami, FL 33126-2089	Edgewater of Coral Gables Condo. Assoc. c/o Brian W. Pariser, P.A. Registered Agent 9155 S. Dadeland Blvd, PH 1, Ste 1718 Miami, FL 33156-2742

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

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



Florida Department of State, Division of Corporations




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## New Permit Search

### Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
<a href="#">BL-21-04-7177</a>	04/09/2021	1 EDGEWATER DR	MISCELLANEOUS WORK	REPAIR EXISTING PATIO CONCRETE SLAB & REPAIR SUPERFICIAL CRACKS IN COLUMNS \$900	pending			0.00
<a href="#">BL-21-02-6686</a>	02/16/2021	1 EDGEWATER DR	MISCELLANEOUS WORK	COMMERCIAL REPLACE STAIR HAND & GUARD RAILING ) \$2,600	pending			6.94
<a href="#">BL-19-11-4126</a>	11/07/2019	35 EDGEWATER DR	INT / EXT ALTERATIONS	**PLANS DISCARDED/CANCELED** COMMERCIAL* PAVER POOL DECK & WALKWAYS \$14,662	canceled		11/22/2021	0.00
<a href="#">AB-19-10-5823</a>	10/30/2019	35 EDGEWATER DR	BOA COMPLETE (LESS THAN \$75,000)	COMMERCIAL *POOL DECK PAVER INSTALLATION \$14,662	final	10/30/2019	11/22/2021	0.00
<a href="#">EL-19-09-3933</a>	09/16/2019	1 EDGEWATER DR	ELEC COMMERCIAL / RESIDENTIAL WORK	BUILDING RECERTIFICATION (1959) CONSTRUCTION REGULATION BOARD CASE #19-9037 AND UNSAFE STRUCTURES	pending			0.00
<a href="#">RC-19-08-4961</a>	08/08/2019	1 EDGEWATER DR	BLDG RECERT / CRB	BUILDING RECERTIFICATION (1959) CONSTRUCTION REGULATION BOARD CASE #19-9037 AND UNSAFE STRUCTURES	issued	09/12/2019		0.00
<a href="#">BL-19-05-5825</a>	05/28/2019	35 EDGEWATER DR	INT / EXT ALTERATIONS	REPLACE RAILINGS FOR EXT. STAIRS & POOL AREA @ 35 EDGEWATER & 21 EDGEWATER DR \$5,200	final	02/19/2020	07/27/2020	0.00
<a href="#">AB-19-05-5446</a>	05/20/2019	35 EDGEWATER DR	BOA COMPLETE (LESS THAN \$75,000)	COMMERCIAL *REV PER PERF DATE 08/21/19 (RESPONSE TO COMMENTS) *REPLACE RAILINGS FOR EXT. STAIRS & POOL AREA @ 35 EDGEWATER & 21 EDGEWATER DR \$5,200	final	05/20/2019	07/23/2020	0.00
<a href="#">BL-19-04-5299</a>	04/19/2019	1 EDGEWATER DR	POOL / SPA / FOUNTAIN / POND	SWIMMING POOL RENOVATION (CHANGE TILE AND COPING) @ 21 EDGEWATER \$15,280	final	05/02/2019	09/25/2019	0.00
<a href="#">AB-19-04-4895</a>	04/11/2019	1 EDGEWATER DR	BOA COMPLETE (LESS THAN \$75,000)	SWIMMING POOL RENOVATION (CHANGE TILE AND COPING) @ 21 EDGEWATER \$15,280	final	04/15/2019	09/25/2019	0.00
<a href="#">CE-19-01-3651</a>	01/23/2019	81 EDGEWATER DR	CODE ENF TICKET PROCESS - NO RUNNING FINE	GOV QA - CE282215	final	01/23/2019	01/23/2019	0.00
<a href="#">PS-18-12-2950</a>	12/13/2018	81 EDGEWATER DR	TREE REMOVAL/MITIGATION	TREE REMOVAL (AFTER THE FACT) - Approved. Mitigate by planting 5 medium size palm trees, Minimum 5 feet clear	final	01/22/2019	01/22/2019	0.00

CITY'S

EXHIBIT

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				trunk. Florida grade #1 or better				
UP-18-07-3331	07/16/2018	81 EDGEWATER DR	UPFRONT FEE - THIS IS NOT A PERMIT	UPFRONT FEE FOR BL18073330 REMOVE & REPLACE DAMEGEDED DRYWALL, REPLACE BASEBOARD REMOVE & REPLACE FLOORING IN HALLWAY & STAIRS DUE TO DAMAGE FROM HURRICANE IRMA \$15,000	final	07/16/2018	07/16/2018	0.00
BL-18-07-3330	07/16/2018	1 EDGEWATER DR	INTERIOR ALTERATION ONLY	REMOVE & REPLACE DAMEGEDED DRYWALL, REPLACE BASEBOARD REMOVE & REPLACE FLOORING IN HALLWAY & STAIRS DUE TO DAMAGE FROM HURRICANE IRMA \$15,000	final	08/15/2018	11/07/2018	0.00
UP-17-10-1711	10/16/2017	81 EDGEWATER DR	UPFRONT FEE - THIS IS NOT A PERMIT	UPFRONT FEE FOR BL17101710 REMOVE DRYWALL DUE TO WATER DAMAGE FROM HURRICANE IRMA @ 1 EDGEWATER DR \$500	final	10/16/2017	10/16/2017	0.00
ZN-16-03-7127	03/31/2016	81 EDGEWATER DR	PAINT / RESURFACE FL / CLEAN	**COM** PAINT BUILDING BODY AF 685 (MED BEIGE) TRIM AF 560 (MED CHARCOAL) BANDS (WHITE) DOORS (WHITE) \$19935	final	04/12/2016	05/11/2016	0.00
AB-16-03-7117	03/30/2016	81 EDGEWATER DR	BOA COMPLETE (LESS THAN \$75,000)	**COM** PAINT BUILDING BODY AF 685 (MED BEIGE) TRIM AF 560 (MED CHARCOAL) BANDS (WHITE) DOORS (WHITE) \$19935	final	03/30/2016	05/11/2016	0.00
RR-15-04-5001	04/21/2015	81 EDGEWATER DR	RE-REVIEW FEE	RE-REVIEW FEE FOR STRUCTURAL-4TH REVIEW	final	04/23/2015	04/23/2015	0.00
BL-15-01-0246	01/08/2015	81 EDGEWATER DR	GENERAL REPAIRS	REPLACE WOOD FASCIA ONLY (WHITE) \$5,750	final	01/12/2015	07/01/2015	0.00
BL-14-11-3730	11/06/2014	81 EDGEWATER DR	INT / EXT ALTERATIONS	STAIR & 2ND FLOOR WALKWAY RAILINGS (BLACK) \$44,556.25	final	04/23/2015	07/20/2015	0.00
AB-14-11-3662	11/05/2014	81 EDGEWATER DR	BOA COMPLETE (LESS THAN \$75,000)	RESUBMITTAL (3) TO STAIR RAILINGS \$44,556.25	final	11/05/2014	07/20/2015	0.00
CE-14-06-3045	06/13/2014	81 EDGEWATER DR	CODE ENF WARNING PROCESS	REMOVED SIGN ON R/W	final	06/13/2014	06/13/2014	0.00
BL-13-08-1727	08/28/2013	81 EDGEWATER DR	ROOF / LIGHT WEIGHT CONC	RE ROOF \$31,000 EAGLE BEL AIR KONA RED RANGE TILE	final	09/06/2013	01/07/2014	0.00
AB-13-08-1676	08/27/2013	81 EDGEWATER DR	BOA COMPLETE (LESS THAN \$75,000)	RE ROOF EAGLE ROOFING BEL AIR FLAT TILE \$31,000	final	08/27/2013	06/29/2018	0.00
PS-12-10-0562	10/09/2012	81 EDGEWATER DR	TREE REMOVAL/MITIGATION	REMOVAL OF 1- FICUS BENJAMIMIA IN PATIO AREA OF UNIT 104	final	10/23/2012	10/23/2012	0.00
PS-12-04-9054	04/25/2012	81 EDGEWATER DR	TREE REMOVAL/MITIGATION	REMOVAL OF ONE GUMBO LIMBO DENIED. CONTACT VIRGINIA GOINZUETA TO APPEAL.305-460-5250	approved			35.00
PL-11-12-5055	12/01/2011	81 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 EAGLE BEL AIR FLAT TILE	final	12/02/2011	03/28/2012	0.00
AB-11-11-5958	11/18/2011	95 EDGEWATER DR	BOA COMPLETE (LESS THAN \$75,000)	RE ROOF EAGLE BEL AIR FLAT TILE TO MATCH EXISTING \$49,980	final	11/18/2011	06/29/2018	0.00
PS-11-11-5855	11/17/2011	81 EDGEWATER DR	TREE REMOVAL/MITIGATION	REMOVAL OF 1 GUMBO LIMBO NEXT TO 81 APPROVED(CAUSING	final	12/06/2011	12/06/2011	0.00

ADAMAGE TO BLD)  
REMOVAL OF GUMBO  
NEXT TO 95 DENIED,  
RECOMMEND TREATING  
FOR WHITEFLY) SEE  
BACK OF APPLICATION  
FOR APPEALS PROCESS.

The City's online services are protected with an **SSL encryption certificate**; for technical assistance, please call 305-569-2418 (toll-free).



**Description** The plans for 40 Year recertification. Common areas. Parcel number 99-4129-070-0001 @ 95  
EDGEWATER DR



## 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

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# 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](#)

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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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**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 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  
MIAMIFL33126

**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**

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**FAQs**

Feedback



## 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

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**Tracking History**

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**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**

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

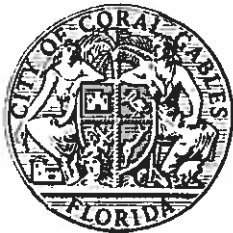
Any person who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, must register with the City Clerk, prior to engaging in lobbying activities before the city staff, boards, committees and/or the City Commission. A copy of the Ordinance is available in the Office of the City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

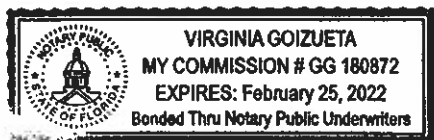
[Signature]

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









This instrument prepared by and  
after recording return to:  
Virginia Goizueta  
Secretary to the Construction  
Regulation Board  
Development Services Department  
City of Coral Gables  
405 Biltmore Way, 3rd Floor  
Coral Gables, FL 33134-5717

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

CITY OF CORAL GABLES,  
Petitioner,

Case No. 21-2239

vs.

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

**NOTICE OF ORDER DECLARING STRUCTURE UNSAFE**

This cause was brought before the Construction Regulation Board ("Board") of the City of Coral Gables ("City"), on April 12, 2021, on the Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing ("Notice"). The Board, having heard the arguments of the parties and having considered any evidence presented, hereby enters this Order Declaring Structure Unsafe ("Order") and finds, concludes, and orders as follows:

**Findings of Fact**

1. The City properly served all required notices on the owner, EDGEWATER OF CORAL GABLES CONDO, and any lienholders of record for the structure located on the property at 95 Edgewater Dr., Coral Gables, Fl. 33133 (the "Structure"), and having folio number 03-4129-070-0001, and legally described as 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.
2. As of the date of this Notice the Structure has failed to comply with the inspection report requirement and minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, required by Section 8-11 of the Miami-Dade County Code ("Report"). Therefore, **the Structure is presumed and is hereby declared 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.

### Order

3. It is, therefore, **ORDERED**: The Owner shall take the Required Action as follows: **A.** Submit Recertification Report indicating deficiencies. **B.** Submit a Recertification Report prepared by a licensed Architect or Engineer within one hundred twenty (120) days of the Board's Order Recertifying the property. **C.** A \$250 daily fine be imposed if property is not recertified within the one hundred twenty (120) day deadline.
4. *Request for compliance inspection.* It is the responsibility of the Owner to request an inspection of City records and of the Property, as applicable, to determine compliance with this Order and to notify the City of any compliance action taken.
5. *Payment of costs, fines, and demolition by City.* The Owner shall pay, within 7 days of the date of this Order, the City's administrative costs to date of \$600, in addition to the costs of recording this Order. If the Owner does not comply with any of the applicable deadlines above, the Building Official may immediately and without further order from this Board, 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 and the City may demolish the Structure. The City may sell as salvage or require the demolition contractor to dispose of the contents of the Structure. In addition, the Owner shall pay a fine of \$250 for each day the violation continues past the date set for compliance, for which the City shall have a lien against the Owner and the Property. The Board may also enter an order of demolition and assess all costs of the proceedings and demolition and other required action for which the City shall have a lien against the Owner and the Property. Until the Structure is recertified in compliance the terms of this Order, the City shall not issue any further development approvals for the Property, including, but not limited to, building permits, unless the development approval is required to comply with the terms of this Order.
6. *Lien for costs and notice to subsequent purchasers.* The City shall have a special assessment lien for its administrative costs, the costs of corrective action, and any fines imposed by the Board, including but not limited to, securing the Structure and demolition ("Costs"), against the real and personal property of the Owner, including the Property. The lien for Costs shall have equal dignity with a lien for taxes. In order to have this lien, the City shall record this Order and an affidavit for any additional Costs, as applicable. Once recorded in the Public Records of Miami-Dade County, Florida, a copy of this Order shall constitute notice to any subsequent purchasers, successors in interest, or assigns, and the findings herein shall be binding upon the Owner and any subsequent purchasers, successors in interest or assigns.
7. *City's remedies are cumulative.* This Order notwithstanding, the City may enforce its code by any other lawful means.
8. **NOTICE:** If the Respondent does not comply with the terms of this Order, the City may issue a Notice of Non-Compliance ("Notice"). The Respondent may request an administrative hearing that shall be strictly limited to determining whether the Respondent complied with the terms of this Order. Requests for a hearing 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 33134-5717, 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. Failure to request an administrative hearing within twenty (20) days after service of the Notice shall constitute a waiver of the Respondent's right to the hearing. The Respondent shall be liable for the reasonable costs of the administrative hearing, if the Respondent does not prevail at the hearing.

DONE AND ORDERED at the City of Coral Gables, Miami-Dade County, Florida, on this thirteen day of April, 2021.

CONSTRUCTION REGULATION BOARD  
OF THE CITY OF CORAL GABLES

  
Virginia Goizueta  
Secretary to the Board

**Notice of Deadline to Appeal**

**PURSUANT TO SECTION 105-95(6) OF THE CITY CODE, AN APPEAL OF THIS ORDER MAY BE FILED IN THE CIRCUIT COURT IN MIAMI-DADE COUNTY, FLORIDA, WITHIN THIRTY (30) DAYS OF THE FILING OF THIS ORDER.**

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

8/11/21

This instrument prepared by and  
after recording return to:  
Virginia Goizueta  
Secretary to the Construction  
Regulation Board  
Development Services Department  
City of Coral Gables  
405 Biltmore Way, 3rd Floor  
Coral Gables, FL 33134-5717

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

CITY OF CORAL GABLES,  
Petitioner,

Case No. 21-2239

vs.

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

**NOTICE OF ORDER DECLARING STRUCTURE UNSAFE**

This cause was brought before the Construction Regulation Board ("Board") of the City of Coral Gables ("City"), on April 12, 2021, on the Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing ("Notice"). The Board, having heard the arguments of the parties and having considered any evidence presented, hereby enters this Order Declaring Structure Unsafe ("Order") and finds, concludes, and orders as follows:

**Findings of Fact**

1. The City properly served all required notices on the owner, EDGEWATER OF CORAL GABLES CONDO, and any lienholders of record for the structure located on the property at 95 Edgewater Dr., Coral Gables, Fl. 33133 (the "Structure"), and having folio number 03-4129-070-0001, and legally described as 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.
2. As of the date of this Notice the Structure has failed to comply with the inspection report requirement and minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, required by Section 8-11 of the Miami-Dade County Code ("Report"). Therefore, **the Structure is presumed and is hereby declared 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.



### **Order**

3. It is, therefore, **ORDERED**: The Owner shall take the Required Action as follows: **A.** Submit Recertification Report indicating deficiencies. **B.** Submit a Recertification Report prepared by a licensed Architect or Engineer within one hundred twenty (120) days of the Board's Order Recertifying the property. **C.** A \$250 daily fine be imposed if property is not recertified within the one hundred twenty (120) day deadline.

4. *Request for compliance inspection.* It is the responsibility of the Owner to request an inspection of City records and of the Property, as applicable, to determine compliance with this Order and to notify the City of any compliance action taken.

5. *Payment of costs, fines, and demolition by City.* The Owner shall pay, within 7 days of the date of this Order, the City's administrative costs to date of \$600, in addition to the costs of recording this Order. If the Owner does not comply with any of the applicable deadlines above, the Building Official may immediately and without further order from this Board, 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 and the City may demolish the Structure. The City may sell as salvage or require the demolition contractor to dispose of the contents of the Structure. In addition, the Owner shall pay a fine of \$250 for each day the violation continues past the date set for compliance, for which the City shall have a lien against the Owner and the Property. The Board may also enter an order of demolition and assess all costs of the proceedings and demolition and other required action for which the City shall have a lien against the Owner and the Property. Until the Structure is recertified in compliance the terms of this Order, the City shall not issue any further development approvals for the Property, including, but not limited to, building permits, unless the development approval is required to comply with the terms of this Order.

6. *Lien for costs and notice to subsequent purchasers.* The City shall have a special assessment lien for its administrative costs, the costs of corrective action, and any fines imposed by the Board, including but not limited to, securing the Structure and demolition ("Costs"), against the real and personal property of the Owner, including the Property. The lien for Costs shall have equal dignity with a lien for taxes. In order to have this lien, the City shall record this Order and an affidavit for any additional Costs, as applicable. Once recorded in the Public Records of Miami-Dade County, Florida, a copy of this Order shall constitute notice to any subsequent purchasers, successors in interest, or assigns, and the findings herein shall be binding upon the Owner and any subsequent purchasers, successors in interest or assigns.

7. City's remedies are cumulative. This Order notwithstanding, the City may enforce its code by any other lawful means.

8. **NOTICE:** If the Respondent does not comply with the terms of this Order, the City may issue a Notice of Non-Compliance ("Notice"). The Respondent may request an administrative hearing that shall be strictly limited to determining whether the Respondent complied with the terms of this Order. Requests for a hearing 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 33134-5717, 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. Failure to request an administrative hearing within twenty (20) days after service of the Notice shall constitute a waiver of the Respondent's right to the hearing. The Respondent shall be liable for the reasonable costs of the administrative hearing, if the Respondent does not prevail at the hearing.

DONE AND ORDERED at the City of Coral Gables, Miami-Dade County, Florida, on this thirteen day of April, 2021.

CONSTRUCTION REGULATION BOARD  
OF THE CITY OF CORAL GABLES

  
Virginia Gonzalez  
Secretary to the Board

**Notice of Deadline to Appeal**

**PURSUANT TO SECTION 105-95(6) OF THE CITY CODE, AN APPEAL OF THIS ORDER MAY BE FILED IN THE CIRCUIT COURT IN MIAMI-DADE COUNTY, FLORIDA, WITHIN THIRTY (30) DAYS OF THE FILING OF THIS ORDER.**

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

*RF 7/29/21*

July 28, 2021

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

**Ref: Edgewater of Coral Gables Condominium Association, Inc., Building #95. 40-Year recertification at 95 Edgewater Drive, Coral Gables, Florida 33133. Folio # 03-4129-070-0001**

Dear City of Coral Gables Building Official,

In response to the City's request for clarification of the letter/report dated 06/15/2021 by R.J. Miranda, P.E., The building, although not suitable for recertification, ~~it~~ does not pose an immediate threat to life and may continue occupancy until repairs are completed.

Repairs should not exceed 180 days. If more time is needed, a determination on the acceptance of continued occupancy will again be evaluated.

Sincerely,



Reymundo J. Miranda, P.E.  
President

## Goizueta, Virginia

---

**From:** Francisco Porras <Frank.Porras@fsresidential.com>  
**Sent:** Wednesday, July 28, 2021 1:37 PM  
**To:** Goizueta, Virginia  
**Cc:** Alixa Rodriguez  
**Subject:** 95 Edgewater - 40 Year Re-certification Study

**CAUTION:** External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Virginia,

Really nice meeting you.

I came to your office to drop off the 40 year recertification stamped document for 1 Edge water.

I have received the invoice for 95 Edgewater from Leticia, we will start processing this for payment and expedite it.

I am not sure we can make it for this Friday, but we will certainly have the check sent to the City of Coral Gables within next week. I wanted to inform you we are prioritizing this.

Thank you



**FirstService**  
RESIDENTIAL

**FRANCISCO PORRAS**  
Regional Director

5200 Blue Lagoon Dr., Suite 1000 | Miami, FL 33126  
Direct 786.319.5257  
Email [francisco.porras@fsresidential.com](mailto:francisco.porras@fsresidential.com)  
[www.fsresidential.com](http://www.fsresidential.com)

**24/7 Customer Care Center: 866.378.1099**  
[Facebook](#) | [LinkedIn](#) | [YouTube](#)

1/25/22



## The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY

CORAL GABLES, FLORIDA 33134

July 29, 2021

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

7020 3160 0001 1021 9878

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

**ADDRESS:** 95 Edgewater Dr.

**PROPERTY FOLIO:** 03-4129-070-0001

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:

Reymundo J. Miranda P.E.

PE # 35579

7428 SW 48 St

Miami, Fl. 33155

[rmiranda@ucieng.com](mailto:rmiranda@ucieng.com)

(305) 661-0800

The professional that completed the Electrical Report is:

Reymundo J. Miranda P.E.

PE # 35579

7428 SW 48 St

Miami, Fl. 33155

[rmiranda@ucieng.com](mailto:rmiranda@ucieng.com)

(305) 661-0800

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

A letter from R J Miranda Consultants, Inc. and Raymundo J. Miranda P.E. dated 7/28/21 has been submitted indicating "the building, although not suitable for recertification, it does not pose an immediate threat to life and may continue occupancy until repairs are completed".

In addition, if repairs are not completed within 180 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,

A handwritten signature in black ink, appearing to read "Manuel Z. Lopez", with a stylized flourish at the end.

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

cc: Suramy Cabrera P.E., Building Official  
Construction Regulation Board File

January 12, 2022

Manuel Lopez  
Building Official  
City of Coral Gables  
Building and Zoning Department  
405 Biltmore Way  
Coral Gables, Florida 33134  
Phone: (305) 460-5242  
Email: mlopez@coralgables.com

**Ref: Extension Letter for Edgewater of Coral Gables Condominium Association, Inc., Building #95. 40-Year recertification at 95 Edgewater Drive, Coral Gables, Florida 33133. RC21026738. Unsafe Structural Case #21-2239.**

Dear Building Official Lopez,

This letter is to request an extension of the 40-year certification for 95 Edgewater Drive, case number 21-2239. Our firm performed the inspection and provided the report, a copy enclosed. Currently, our firm is creating the necessary documents for a permit for the needed repairs.

A 180-day extension is being requested for the completion, submission of the plans, and to enable the Association to bid out the scope of work and pull the permit.

The current condition of the property is electrically and structurally safe to remain occupied under its current occupancy classification.

Sincerely,

Reymundo J. Miranda, P.E.  
President, E.Q.R.



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

CITY OF CORAL GABLES,  
Petitioner,

Case No. 21-2239

vs.

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

Respondent.

Return receipt number:

7020 3160 0001 1022 0607

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

Date: January 31, 2022

Re: 95 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, 2<sup>nd</sup> Florida, Coral Gables, Florida 33134, on February 14, 2022, at 2:00 p.m.**

You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to , Secretary to Virginia Goizueta the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, vgoizueta@coralgables.com, tel: (305) 460-5250. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 p.m.

**CITY'S**


**EXHIBIT**

6

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

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

Please govern yourself accordingly.



Virginia Goizueta  
Secretary to the Board

#### ADA NOTICES

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

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

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

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

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 R. FERNANDEZ, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 95 Edgewater Dr, ON January 31, 2022 AT 9:32 AM AND WAS  
ALSO POSTED AT CITY HALL.

FRANCISCO R. FERNANDEZ

Employee's Printed Name

[Signature]  
Employee's Signature

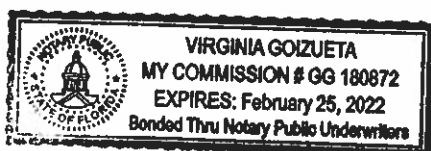
STATE OF FLORIDA )

ss.

COUNTY OF MIAMI-DADE )

Sworn to (or affirmed) and subscribed before me by means of X physical presence or    online  
notarization, this 31st day of January, in the year 2022, by  
FRANCISCO R. FERNANDEZ who is personally known to me.

My Commission Expires:



[Signature]  
Notary Public

CITY'S

EXHIBIT

7



CITY'S

EXHIBIT 8





RC-21-02-6738



et

**CONSULTANTS, INC.**

Miami, FL 33155  
Office: (305) 661-0800

June 15, 2021

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

**Ref: Edgewater of Coral Gables Condominium Association, Inc., Building #95. 40-Year recertification at 95 Edgewater Drive, Coral Gables, Florida 33133. Folio # 03-4129-070-0001**

To whom it may concern,

This letter is to attest that I have inspected the property stated above and electrical, parking lot illumination, egress illumination and structural repairs will be necessary to provide a professional certification recommendation.

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

Sincerely,

Reymundo J. Miranda, P.E.  
President

**CITY'S**  
**EXHIBIT** 10



# MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING STRUCTURAL RECERTIFICATION

## INSPECTION COMMENCED

Date: 6/4/2021

## INSPECTION COMPLETED

Date: 6/4/2021

INSPECTION MADE BY: R.J. MIRANDA

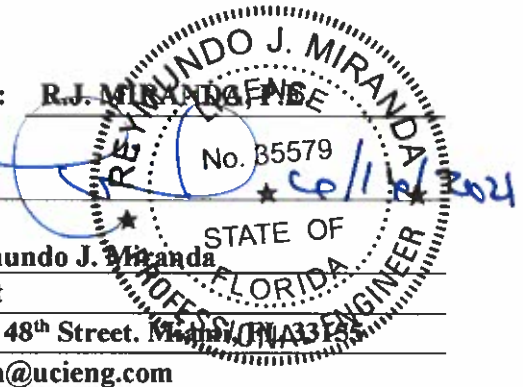
SIGNATURE: [Signature]

PRINT NAME: Reymundo J. Miranda

TITLE: President

ADDRESS: 7428 SW 48<sup>th</sup> Street, Miami, FL 33155

E-MAIL: rmiranda@ucieng.com



## DESCRIPTION OF STRUCTURE:

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

b. Street Address: **95 Edgewater Drive, Coral Gables, FL 33133.**

c. Legal Description:

d. Owner's Name: **Edgewater of Coral Gables Condominium Association, Inc.**

e. Owner's Mailing and E-Mail Addresses: **Edgewater of Coral Gables, C/O FirstService Residential, 5200 Blue Lagoon Drive, Suite #1000, Miami, FL 33126**

f. Folio Number of Property on which Building is Located: **03-4129-070-0001**

g. Building Code Occupancy Classification: **Group R**

h. Present Use: **Condominium**

i. General Description, Type of Construction, Size, Number of Stories, and special features.

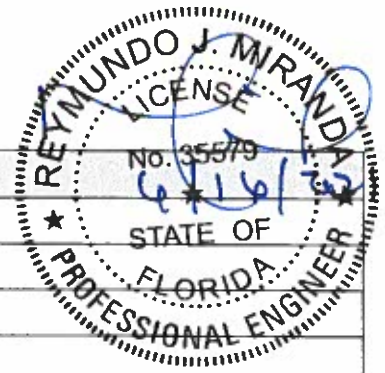
**Two story CBS block construction with concrete tile roof. Building requires roof repairs and minor stucco/structural repairs.**

Additional Comments:

**Building is in overall fair to good condition.**

j. Additions to original structure:

**None**



## 2. PRESENT CONDITION OF STRUCTURE

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

1. Bulging **Good**

2. Settlement **Good**

3. Deflections **Good**

4. Expansion **Good**

5. Contraction **Good**

b. Portion showing distress (Note, beams, columns, structural walls, floor, roofs, other)

**None**

c. Surface conditions – describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration and stains.

**Some cracking requiring repairs and paint peeling requiring repairs.**

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.

**All cracks are mainly hairline in size.**

e. General extent of deterioration – cracking or spalling of concrete or masonry, oxidation of metals; rot or borer attack in wood.

**Overall in fair to good condition.**

f. Previous patching or repairs

**None visible.**

g. Nature of present loading indicates residential, commercial, other estimate magnitude.

**Residential.**



### 3. INSPECTIONS

- a. Date of notice of required inspection
- b. Date(s) of actual inspection **06/04/2021**
- c. Name and qualifications of individual submitting report:  
**R.J. Miranda, P.E.**
- d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures  
**Visual inspection only.**

#### e. Structural repair-note appropriate line:

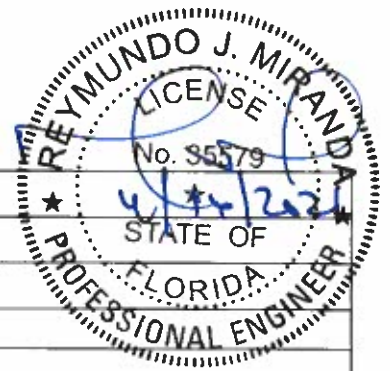
- 1. None required
- 2. Required (describe and indicate acceptance) **Minor repairs to be permitted.**

### 4. SUPPORTING DATA

- a. **Report** sheet written data
- b. **✓** photographs
- c. drawings or sketches

### 5. MASONRY BEARING WALL = Indicate good, fair, poor on appropriate lines:

- a. Concrete masonry units **Good**
- b. Clay tile or terra cotta units **Good**
- c. Reinforced concrete tie columns **Good**
- d. Reinforced concrete tie beams **Good**
- e. Lintel **Good**
- f. Other type bond beams **N/A**
- g. Masonry finishes -exterior
  - 1. Stucco **Repairs required.**
  - 2. Veneer **N/A**
  - 3. Paint only **Repairs required.**
  - 4. Other (describe) **Roof overhangs repairs needed.**
- h. Masonry finishes - interior
  - 1. Vapor barrier **Good**
  - 2. Furring and plaster **Good**
  - 3. Paneling **N/A**
  - 4. Paint only **N/A**
  - 5. Other (describe) **N/A**
- i. Cracks
  - 1. Location – note beams, columns, other
  - 2. Description **Stucco cracks.**



**j. Spalling**

1. Location – note beams, columns, other
2. Description **None**

**k. Rebar corrosion-check appropriate line**

1. Nonvisible
2. Minor-patching will suffice
3. Significant-but patching will suffice
4. Significant-structural repairs required

**l. Samples chipped out for examination in spall areas:**

- 1. No**
2. Yes – describe color, texture, aggregate, general quality

**6. FLOOR AND ROOF SYSTEM**

**a. Roof Slope/concrete tiles.**

**1. Describe (flat, slope, type roofing, type roof deck, condition)**

**2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support:**

**N/A**

**3. Note types of drains and scuppers and condition: N/A**

**b. Floor system(s)**

**1. Describe (type of system framing, material, spans, condition)**

**Flat slab.**

**c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.**

**N/A**





## 7. STEEL FRAMING SYSTEM

a. Description **N/A**

b. Exposed Steel- describe condition of paint and degree of corrosion

c. Concrete or other fireproofing – note any cracking or spalling and note where any covering was removed for inspection

d. Elevator sheave beams and connections, and machine floor beams – note condition:

## 8. CONCRETE FRAMING SYSTEM

a. Full description of structural system

**Concrete tie beams and tie columns.**

b. Cracking **None**

1. Not significant

2. Location and description of members affected and type cracking

c. General condition **Good**

d. Rebar corrosion – check appropriate line

1. Nonvisible

2. Location and description of members affected and type cracking

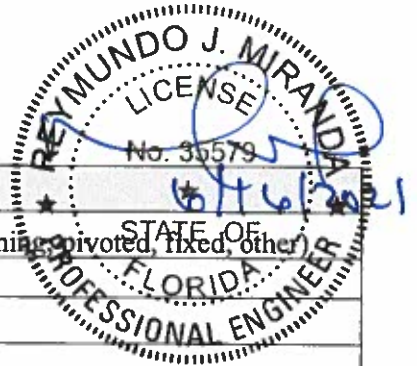
3. Significant but patching will suffice

4. Significant – structural repairs required (describe)

e. Samples chipped out in spall areas:

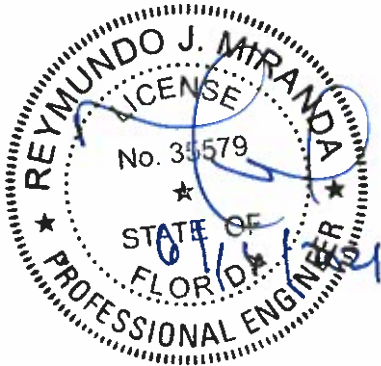
1. No

2. Yes, describe color, texture, aggregate, general quality:

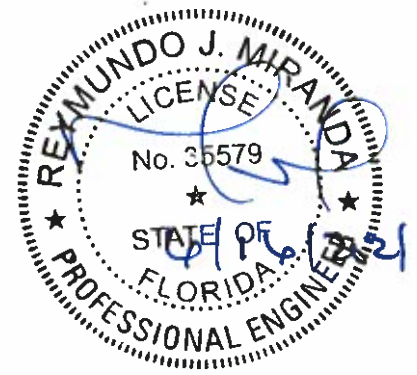


<b>9. WINDOWS</b>
a. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other) <b>Aluminum single hung.</b>
b. Anchorage- type and condition of fasteners and latches <b>Good.</b>
c. Sealant – type of condition of perimeter sealant and at mullions: <b>Good.</b>
d. Interiors seals – type and condition at operable vents <b>Good.</b>
e. General condition: <b>Good.</b>
<b>10. WOOD FRAMING – Roof system only, good condition.</b>
a. Type – fully describe if mill construction, light construction, major spans, trusses:
b. Note metal fitting i.e., angles, plates, bolts, split pintles, other, and note condition:
c. Joints – note if well fitted and still closed:
d. Drainage – note accumulations of moisture
e. Ventilation – note any concealed spaces not ventilated:
f. Note any concealed spaces opened for inspection:

#2105-035 Edgewater of Coral Gables 40-Year Bldg. #95

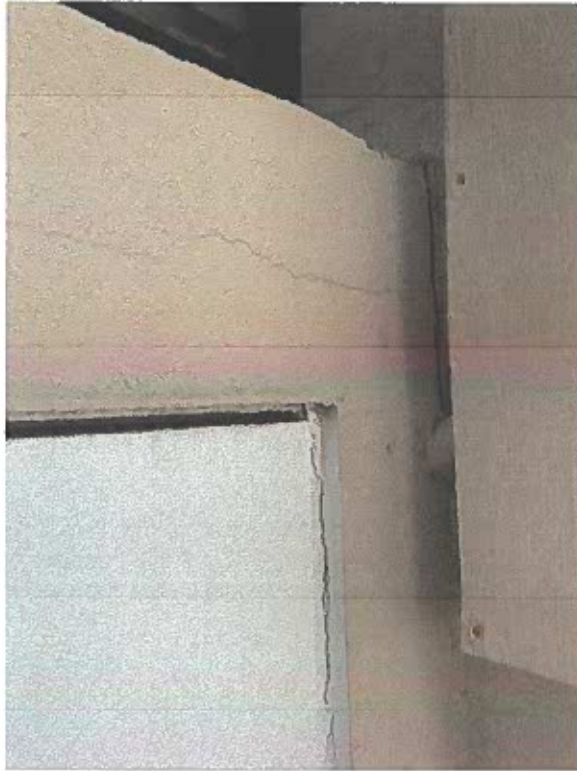


#2105-035 Edgewater of Coral Gables 40-Year Bldg. #95

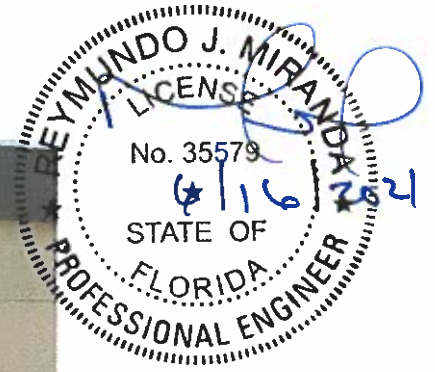
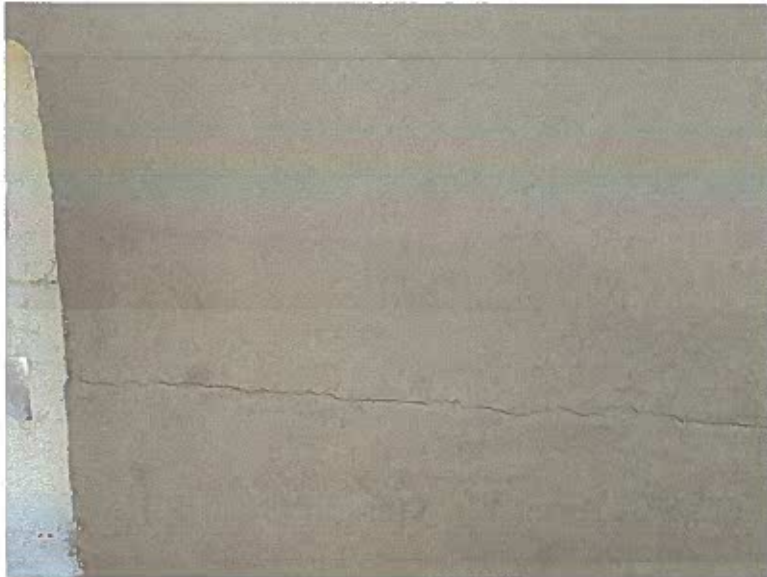




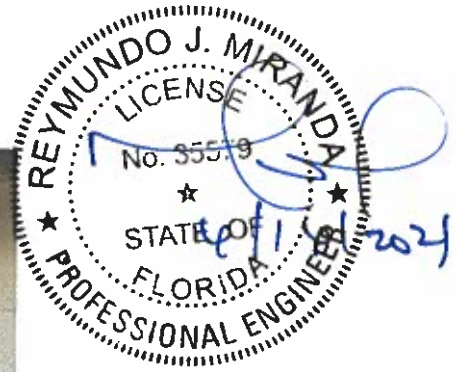
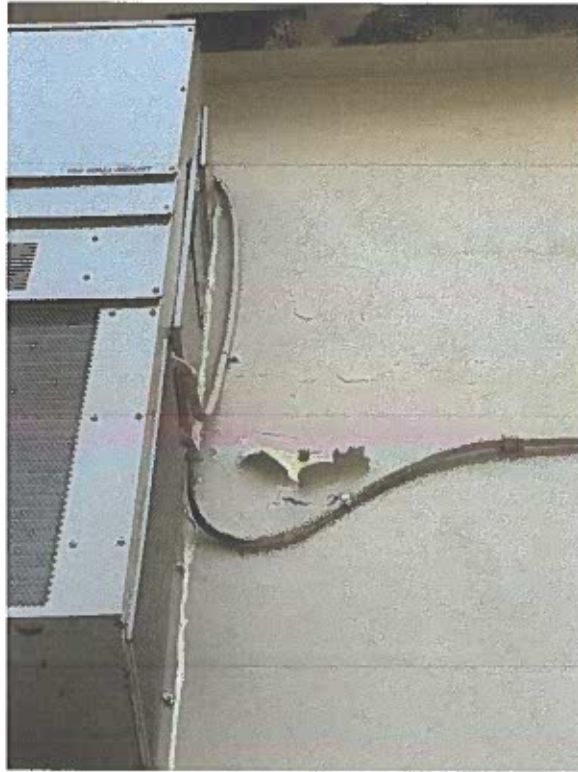
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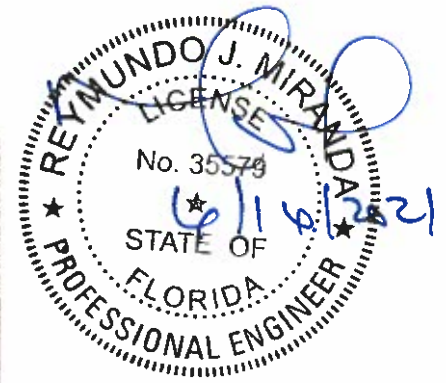


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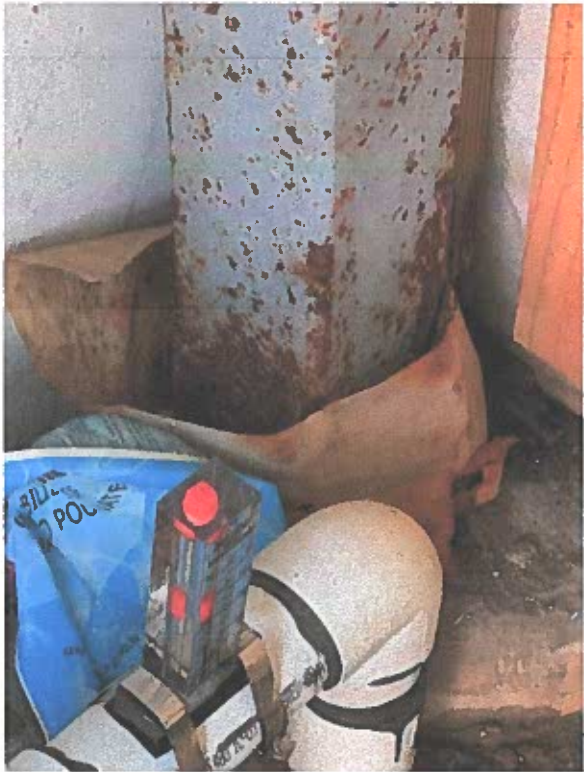
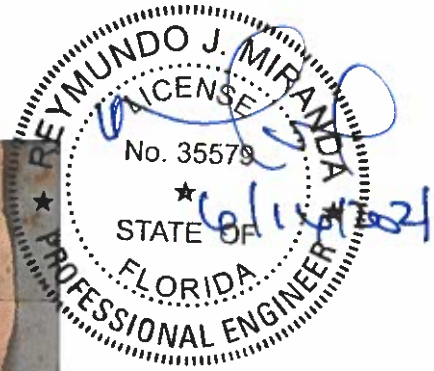


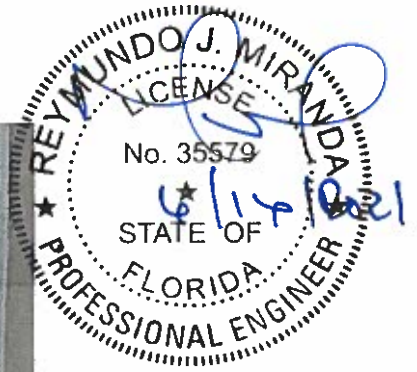
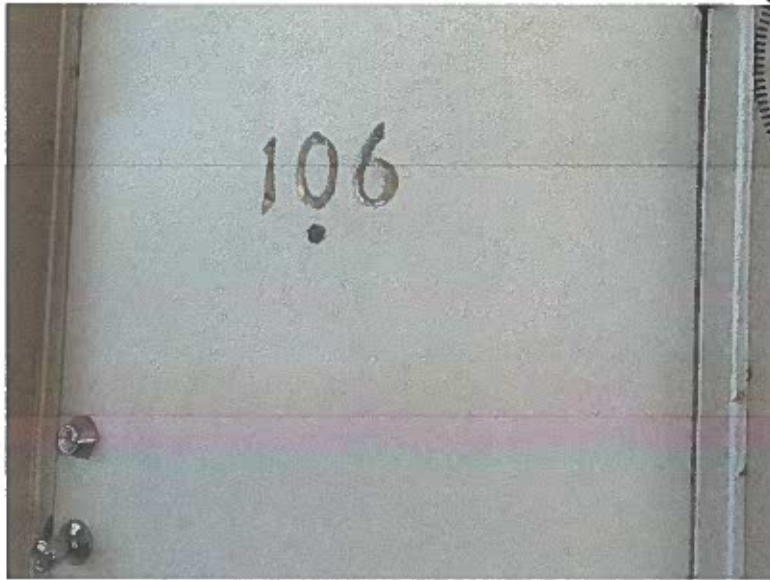


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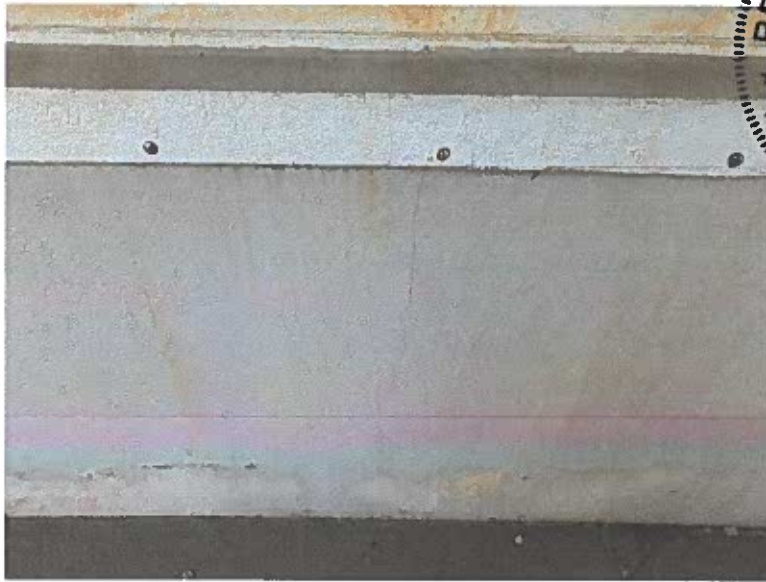






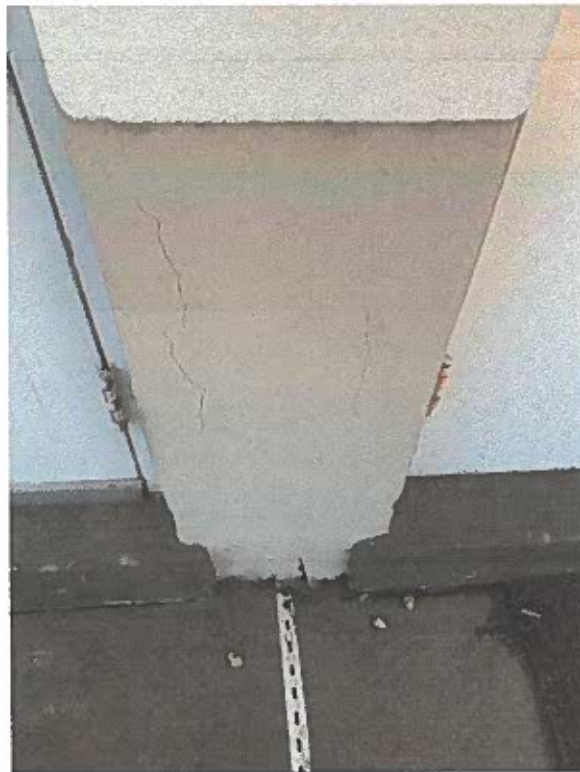
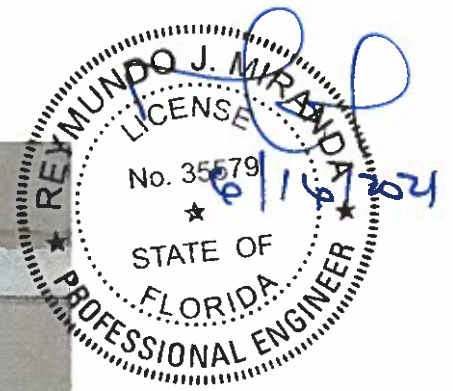


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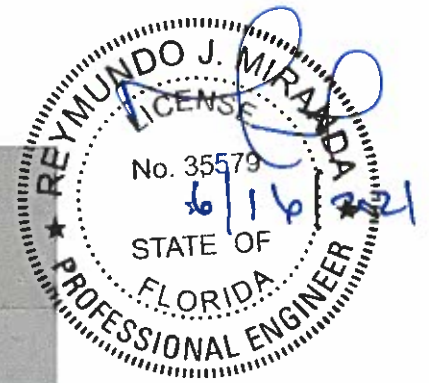
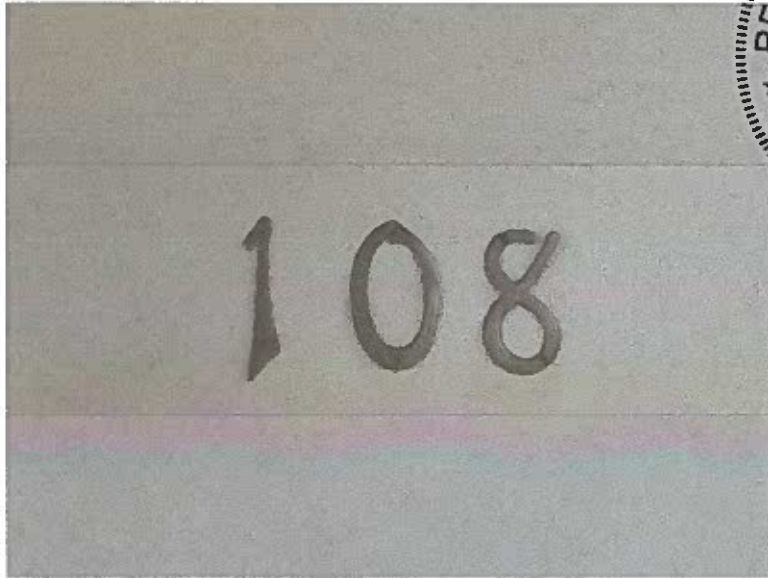




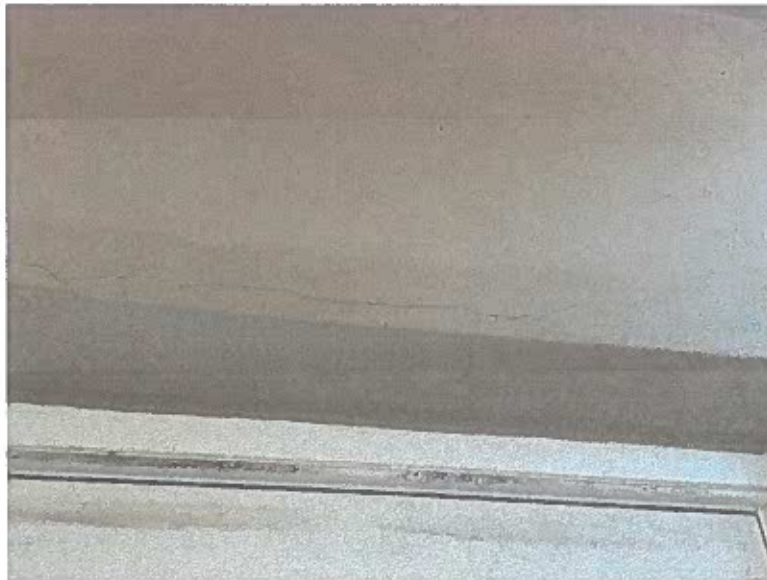
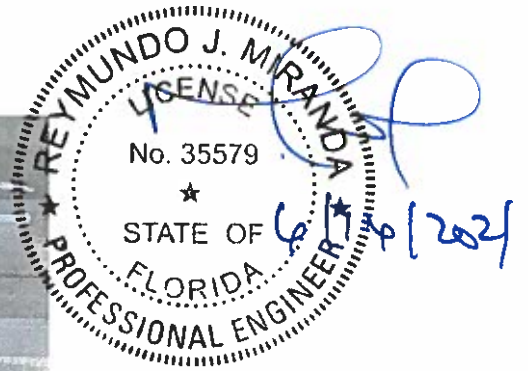
#2105-035 Edgewater of Coral Gables 40-Year Bldg. #95



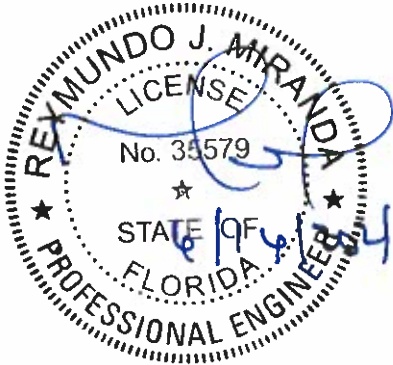
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#2105-035 Edgewater of Coral Gables 40-Year Bldg. #95

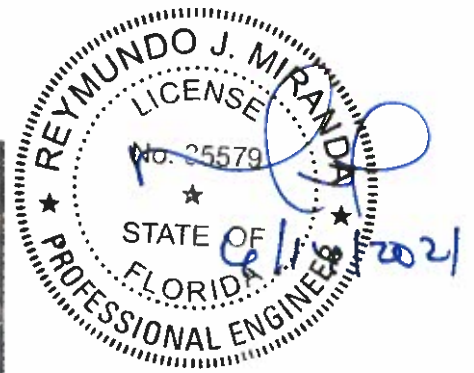


#2105-035 Edgewater of Coral Gables 40-Year Bldg. #95





#2105-035 Edgewater of Coral Gables 40-Year Bldg. #95



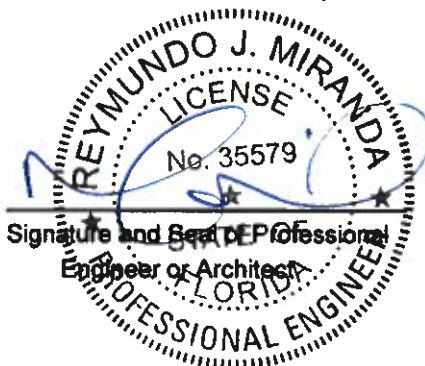


**CERTIFICATION OF COMPLIANCE WITH PARKING LOT ILLUMINATION  
STANDARDS IN CHAPTER 8C-3 OF THE CODE OF MIAMI-DADE COUNTY**

DATE: 7/20/2021

Case No. \_\_\_\_\_ FYear \_\_\_\_\_  
Property Address: 95 EDGEWATER DRIVE, Bldg. No.: 1, Sq. Ft.: \_\_\_\_\_  
Folio Number: 03-4128-070-0001  
Building Description: Two story apartment Bldg.

1. I am a Florida registered professional engineer or architect with an active license.
2. On 6/12/2021 at 9:10 AM/PM, I measured the level of illumination in the parking lot(s) serving the above referenced building.
3. Maximum 1.79 foot candle  
Minimum 0.31 foot candle  
Maximum to Minimum Ratio 5.77:1, 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 the Code of Miami-Dade County.



Signature and Seal of Professional  
Engineer or Architect

7/20/2021  
Print Name

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

DATE: 6/15/2021

Re: Case No.

Property Address: 95 Edgewater Drive, Coral Gables, FL 33133

Bldg. No.: 95, Sq. Ft.:

Building **A and B**

Description: **Two story apartment building.**

The undersigned states the following:

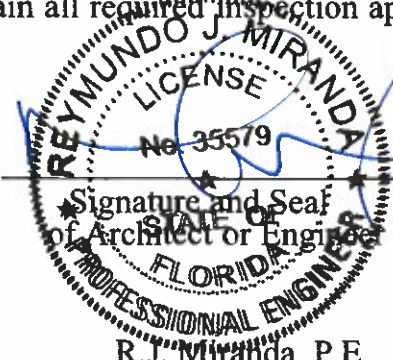
I am a Florida registered professional engineer or architect with an active license. On June 15, 2021,

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 the 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  
FLORIDA  
PROFESSIONAL ENGINEER  
R.J. Miranda, P.E.  
(Print Name)

# MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING ELECTRICAL RECERTIFICATION

**INSPECTION COMMENCED**

**Date:** 6/4/2021

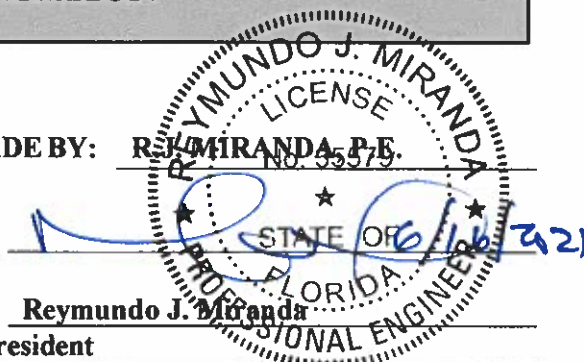
**INSPECTION COMPLETED**

**Date:** 6/15/2021

**INSPECTION MADE BY:**

**REYMUNDO J. MIRANDA, P.E.**

**SIGNATURE:**



**PRINT NAME:**

**Reymundo J. Miranda**

**TITLE:**

**President**

**ADDRESS:**

**7428 SW 48<sup>th</sup> Street, Miami, FL 33155**

**E-MAIL:**

**rmiranda@ucieng.com**

**DESCRIPTION OF STRUCTURE:**

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

b. Street Address: **95 Edgewater Drive, Coral Gables, FL 33133.**

c. Legal Description:

d. Owner's Name: **Edgewater of Coral Gables Condominium Association, Inc.**

e. Owner's Mailing and E-Mail Addresses: **Edgewater of Coral Gables, C/O FirstService Residential, 5200 Blue Lagoon Drive, Suite #1000, Miami, FL 33126**

f. Folio Number of Property on which Building is Located: **03-4129-070-0001**

g. Building Code Occupancy Classification: **Group R**

h. Present Use: **Condominium**

i. General Description, Type of Construction, Size, Number of Stories, and special features.

**Two story CBS block construction.**

**28 apartments.**

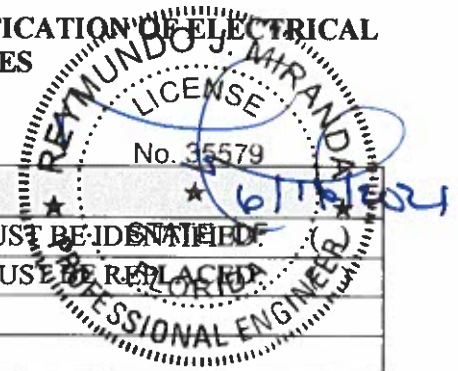
**Additional Comments:**

**MINIMUM GUIDELINES AND INFORMATION FOR RECERTIFICATION OF ELECTRICAL  
SYSTEMS OF FORTY (40) YEAR STRUCTURES**



<b>1. ELECTRIC SERVICE:</b>		
<b>-3 Mains</b>		
a. SIZE:	AMPERAGE (    ), (    ),	FUSES ( <input checked="" type="checkbox"/> )
b. PHASE:	THREE PHASE (    )	SINGLE PHASE ( <input checked="" type="checkbox"/> )
c. CONDITION:	GOOD: ( <input checked="" type="checkbox"/> )	FAIR: (    )      NEEDS REPAIR: (    )
d. COMMENTS: (2) 2P 500 amp mains 120/240 v for apartments and (1) 2P 125 amp main for house panel.		
<b>2. METER AND ELECTRIC ROOMS:</b>		
a. CLEARANCES:	GOOD: ( <input checked="" type="checkbox"/> )	FAIR: (    )      REQUIRES CORRECTION: (    )
b. COMMENTS:		
<b>3. GUTTERS:</b>		
a. LOCATION:	GOOD ( <input checked="" type="checkbox"/> )	REQUIRES REPAIR: (    )
b. TAPS AND FILL:	GOOD ( <input checked="" type="checkbox"/> )	REQUIRES REPAIR: (    )
b. COMMENTS:		
<b>4. ELECTRICAL PANELS:</b>		
ELECTRICAL PANEL'S LOCATION	GOOD: ( <input checked="" type="checkbox"/> )	REQUIRES REPAIR: (    )
1. PANEL # ( 1 ) House	GOOD: ( <input checked="" type="checkbox"/> )	REQUIRES REPAIR: (    )
2. PANEL # ( 2-29 ) Apartments	GOOD: ( <input checked="" type="checkbox"/> )	REQUIRES REPAIR: (    )
3. PANEL # (            )	GOOD: (    )	REQUIRES REPAIR: (    )
4. PANEL # (            )	GOOD: (    )	REQUIRES REPAIR: (    )
5. PANEL # (            )	GOOD: (    )	REQUIRES REPAIR: (    )
COMMENTS:		
House panel is a main breaker panel located in electrical room.		

**MINIMUM GUIDELINES AND INFORMATION FOR RECERTIFICATION OF ELECTRICAL  
SYSTEMS OF FORTY (40) YEAR STRUCTURES**



<b>5. BRANCH CIRCUITS:</b>		
a. IDENTIFIED:	YES: ( <input checked="" type="checkbox"/> )	MUST BE IDENTIFIED
b. CONDUCTORS:	GOOD: ( <input checked="" type="checkbox"/> )	DETERIORATED: (   )    MUST BE REPLACED
c. COMMENTS:		
<b>6. GROUNDING OF SERVICE:</b>		
a. GROUNDING OF SERVICE:	GOOD: (   )	REPAIRS REQUIRED: ( <input checked="" type="checkbox"/> )
b. COMMENTS: <b>Grounding to cold water pipe in electrical room required for mains.</b>		
<b>7. GROUNDING OF EQUIPMENT:</b>		
a. GROUNDING OF EQUIPMENT:	GOOD: ( <input checked="" type="checkbox"/> )	REPAIRS REQUIRED: (   )
b. COMMENTS:		
<b>8. SERVICE CONDUITS/RACEWAYS:</b>		
a. CONDUIT RACEWAYS' CONDITION:	GOOD: (   )	REPAIRS REQUIRED: ( <input checked="" type="checkbox"/> )
b. COMMENTS: <b>Exterior plywood cover on electrical room wall and from building A to B required to be replaced with metallic load gutters.</b>		
<b>9. SERVICE CONDUCTOR AND CABLES:</b>		
a. CONDUCTOR AND CABLES' CONDITION:	GOOD: ( <input checked="" type="checkbox"/> )	REPAIRS REQUIRED: (   )
b. COMMENTS:		
<b>10. TYPES OF WIRING METHODS:</b>		
a. CONDUIT RACEWAYS:	GOOD: ( <input checked="" type="checkbox"/> )	REPAIRS REQUIRED: (   )
b. CONDUIT PVC:	GOOD: (   )	REPAIRS REQUIRED: (   )
c. NM CABLE:	GOOD: (   )	REPAIRS REQUIRED: (   )
d. BX CABLE:	GOOD: (   )	REPAIRS REQUIRED: (   )
COMMENTS:		

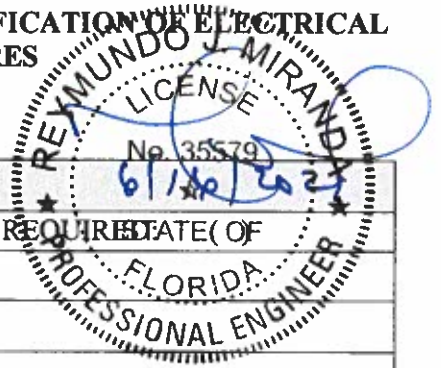


**MINIMUM GUIDELINES AND INFORMATION FOR RECERTIFICATION OF ELECTRICAL  
SYSTEMS OF FORTY (40) YEAR STRUCTURES**



<b>11. FEEDER CONDUCTORS:</b>		
a.	GOOD: ( ✓ )	REPAIRS REQUIRED:
b. COMMENTS:		
<b>12. EMERGENCY LIGHTING:</b>		
a.	GOOD ( )	REPAIRS REQUIRED: ( ✓ )
b. COMMENTS:		
None code compliant illumination level.		
<b>13. BUILDING EGRESS ILLUMINATION:</b>		
a.	GOOD ( )	REPAIRS REQUIRED: ( ✓ )
b. COMMENTS:		
None code compliant illumination level.		
<b>14. FIRE ALARM SYSTEM:</b>		
a.	GOOD ( ✓ )	REPAIRS REQUIRED: ( )
b. COMMENTS:		
<b>15. SMOKE DETECTORS:</b>		
a.	GOOD ( ✓ )	REPAIRS REQUIRED: ( )
b. COMMENTS:		
<b>16. EXIT LIGHTS:</b>		
a.	GOOD ( )	REPAIRS REQUIRED: ( ✓ )
b. COMMENTS:		
Missing exit signs on 2 <sup>nd</sup> floor walkway.		

**MINIMUM GUIDELINES AND INFORMATION FOR RECERTIFICATION OF ELECTRICAL  
SYSTEMS OF FORTY (40) YEAR STRUCTURES**



<b>17. EMERGENCY GENERATOR: N/A</b>		
a.	GOOD      (   )	REPAIRS REQUIRED: (   )
b. COMMENTS: N/A		
<b>18. WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS: N/A</b>		
a.	GOOD:    (   )	REPAIRS REQUIRED:    (   )
b. COMMENTS: N/A		
<b>19. OPEN OR UNDERCOVER PARKING GARAGE AREAS AND EGRESS ILLUMINATION: N/A</b>		
a.	GOOD:    (   )	REPAIRS REQUIRED    (   )
b. COMMENTS: N/A		
<b>20. SWIMMING POOL WIRING:</b>		
a.	GOOD      (✓ )	REPAIRS REQUIRED:    (   )
b. COMMENTS:		
<b>21. WIRING TO MECHANICAL EQUIPMENT: N/A</b>		
a.	GOOD      (   )	REPAIRS REQUIRED:    (   )
b. COMMENTS: N/A		

ATION OF ELECTRICAL

REYMONDO J. MIRANDA  
LICENSE  
No. 35589  
11/6/21  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER

drop and laundry room.

22. ADDITIONAL COMMENTS:

TV cable services are currently laid on ground in front of electrical room exit door and laundry room. Must correct to avoid trip/fall.

See 11617

STATE OF FLORIDA  
PROFESSIONAL ENGINEER

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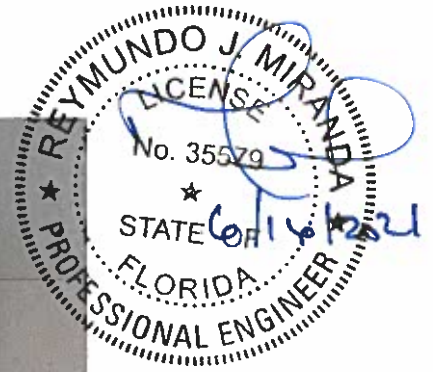
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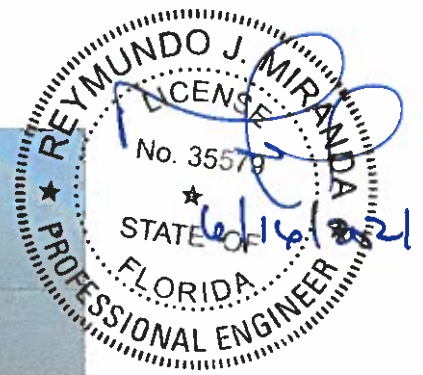
#2105-035 Edgewater of Coral Gables 40-Year Bldg. #95



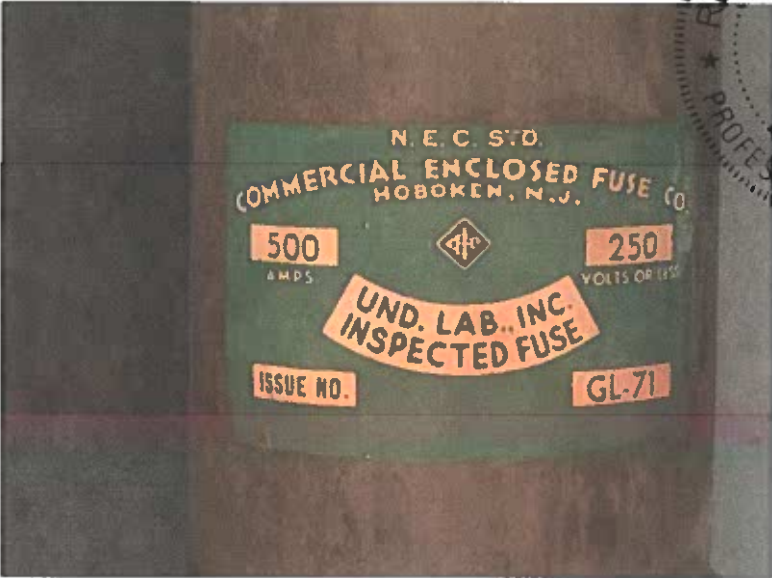
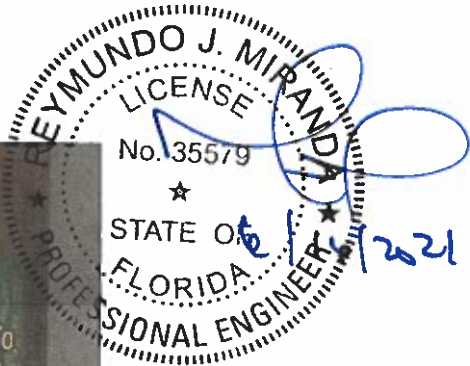
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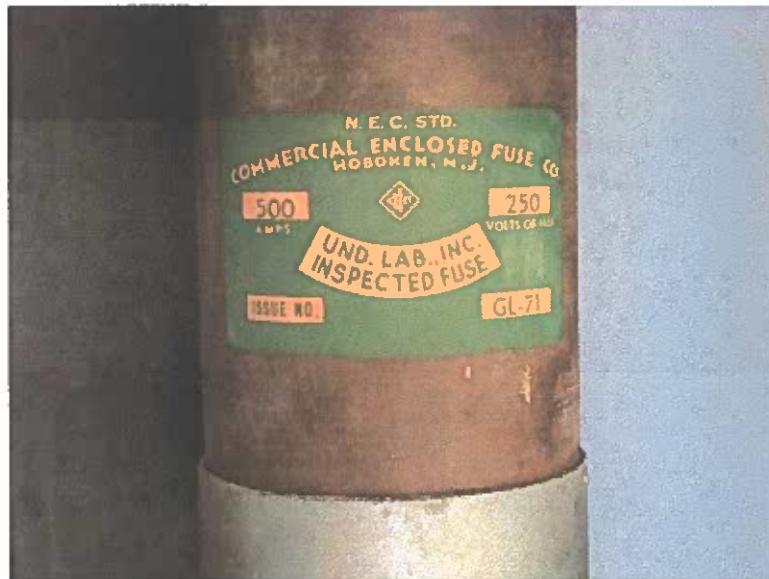
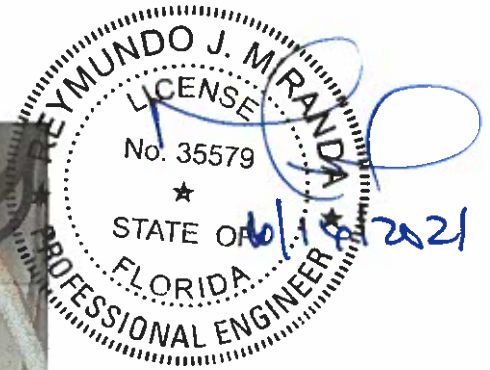
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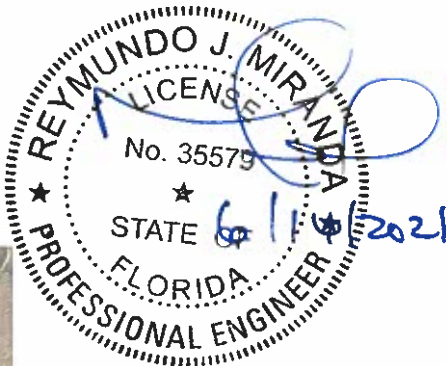




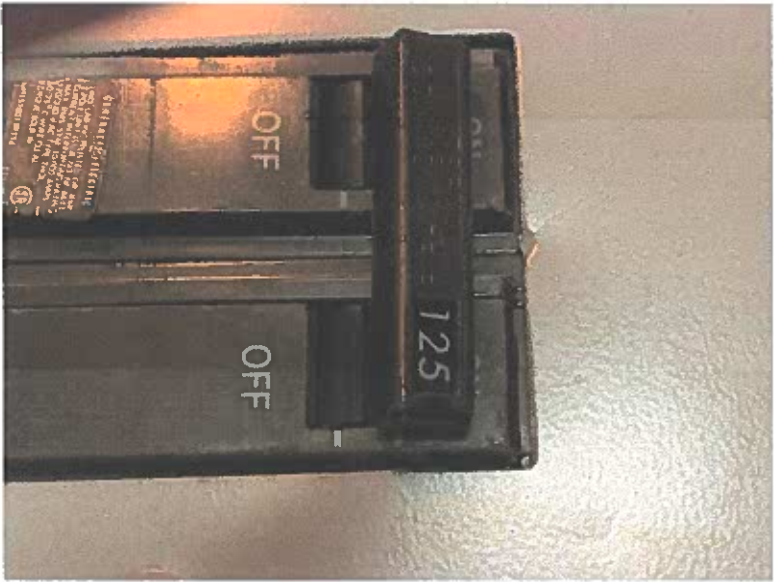
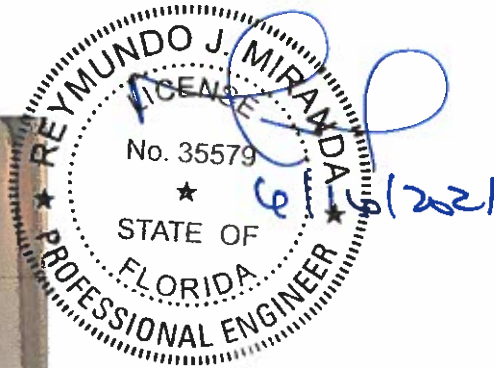


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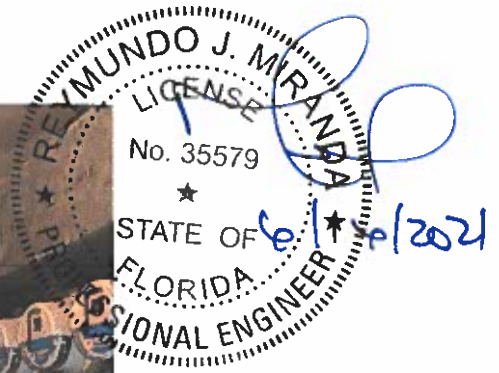




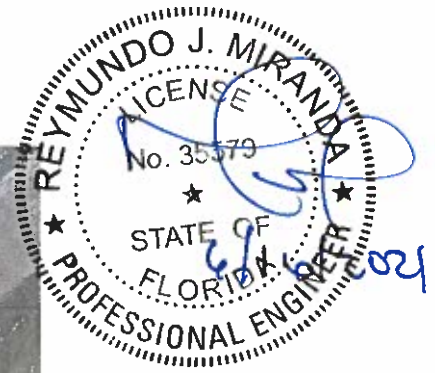




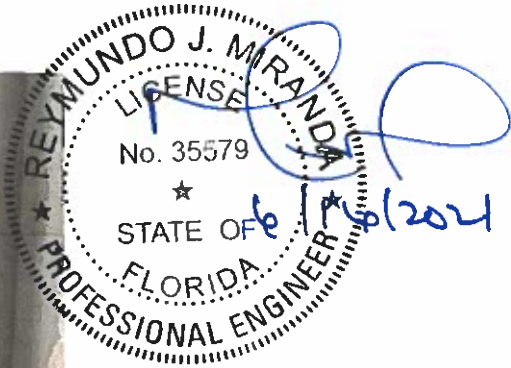
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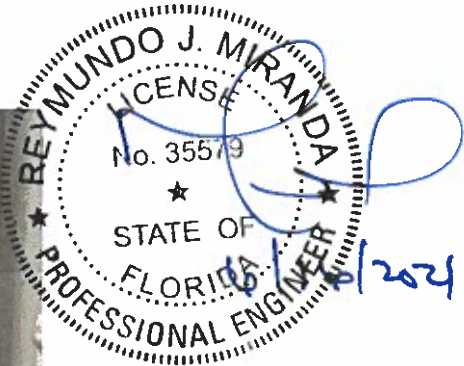


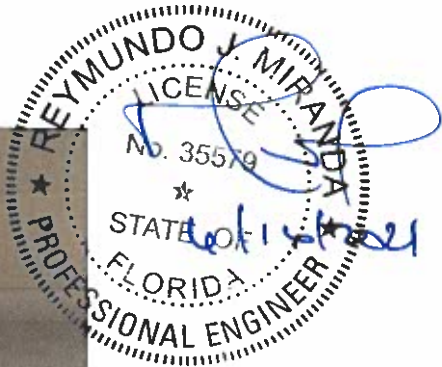
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City of Coral Gables  
Development Services

# OFFICE SET



**RC-21-02-6738**

**95 EDGEWATER DR # COMMON AREAS**

Folio #: **99-4129-070-0001**

Permit Description: BUILDING  
RECERTIFICATION (YEAR BUILT 1960)  
CONSTRUCTION REGULATION BOARD CASE

EL 22016604  
ME \_\_\_\_\_  
PL \_\_\_\_\_

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"/>		
<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.**

**Special Inspector required  
for the following:**

- ☐ Special Inspector for PILING
- ☐ Special Inspector for REINFORCED MASONRY
- ☐ Special Inspector for \_\_\_\_\_

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