

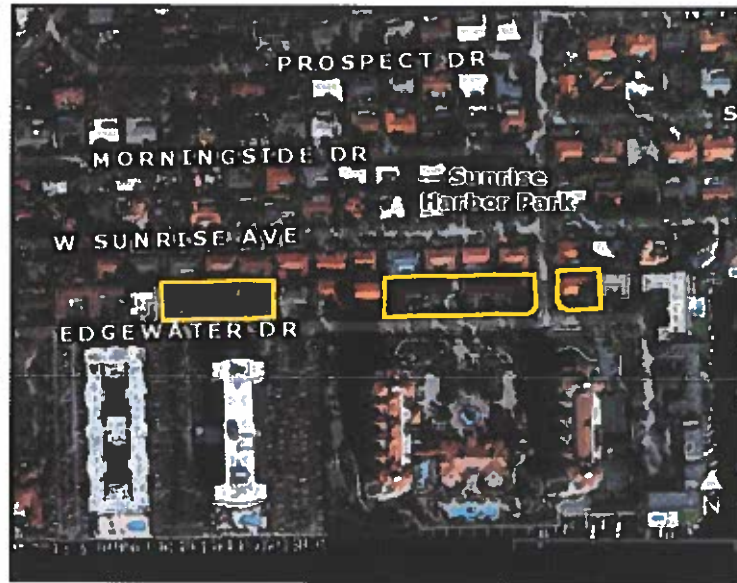


OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 1/23/202

Property Information	
Folio:	03-4129-070-0001
Property Address:	1 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	8
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	1959



Assessment Information			
Year	2019	2018	2017
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	2019	2018	2017
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0

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

Version:

CITY'S

EXHIBIT 1



OFFICE OF THE PROPERTY APPRAISER

Generated On : 1/23/20

Property Information

Folio: 03-4129-070-0001

Property Address:

Roll Year 2019 Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
----------	-----------	---------	-----------	-------	------------

Building Information

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
-----------------	----------	------------	---------------	---------------	------------	------------

Extra Features

Description	Year Built	Units	Calc Value
-------------	------------	-------	------------

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 1/23/2020

Property Information

Folio: 03-4129-070-0001

Property Address:

Roll Year 2018 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
Building Information					
Building Number	Sub Area	Year Built	Actual Sq. Ft.	Living Sq. Ft.	Adj Sq. Ft.
					Calc Value
Extra Features					
Description	Year Built			Units	Calc Value

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 1/23/2021

Property Information

Folio: 03-4129-070-0001

Property Address:

Roll Year 2017 Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
----------	-----------	---------	-----------	-------	------------

Building Information

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
-----------------	----------	------------	---------------	---------------	------------	------------

Extra Features

Description	Year Built	Units	Calc Value
-------------	------------	-------	------------

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 1/23/20

Property Information

Folio: 03-4129-070-0001

Property Address:

Full 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

LOT SIZE 81000 SQ FT

FAU 03 4129 041 0110

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:

List of service addresses for January 2020 unsafe structures cases

N.B., for all of the exhibits that contain a mortgage, I included the entire mortgage to be complete, but suggest that you delete all but the first and signature pages for the copies that are to be placed on the agenda.

- 1) 1 Edgewater Dr - This is an 8-unit condominium, so the address for service of the initial notice of unsafe structure is the condominium association. However, if the association does not respond, the City will have to serve each individual unit owner and any related interested parties for each unit. Please contact me to discuss the status of this case and to decide whether to send notice to each unit owner separately.

<u>Condominium Association (Sunbiz mailing address)</u>	<u>Owner (RA address)</u>
Edgewater of Coral Gables Condominium Association, Inc. c/o FirstService Residential 5805 Blue Lagoon Dr, Ste 310 Miami, FL 33126-2063	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 2



OFFICE OF THE PROPERTY APPRAISER

Generated On : 1/22/2020

	Folio	Sub-Division	Owner	Address
1	03-4129-070-0010	EDGEWATER OF CORAL GABLES CONDO	AVENCIA CARIDAD CORDERO TRS FRANK CODERO TRS	1 EDGEWATER DR UNIT: 101 Coral Gables
2	03-4129-070-0020	EDGEWATER OF CORAL GABLES CONDO	FELIX ALBERTO BERMUDEZ JR EDWARD ANTHONY BATISTA	1 EDGEWATER DR UNIT: 201 Coral Gables
3	03-4129-070-0030	EDGEWATER OF CORAL GABLES CONDO	JULIETH DABDOUB EDWARD DABOUB	1 EDGEWATER DR UNIT: 102 Coral Gables
4	03-4129-070-0040	EDGEWATER OF CORAL GABLES CONDO	PHILIP GADALA MARIA	1 EDGEWATER DR UNIT: 202 Coral Gables
5	03-4129-070-0050	EDGEWATER OF CORAL GABLES CONDO	FRANCISCO J SANCHEZ & JALAINE GARCIA	1 EDGEWATER DR UNIT: 103 Coral Gables
6	03-4129-070-0060	EDGEWATER OF CORAL GABLES CONDO	GLADYS BEATRIZ MARSHALL	1 EDGEWATER DR UNIT: 203 Coral Gables
7	03-4129-070-0070	EDGEWATER OF CORAL GABLES CONDO	PEDRO MILIAN LE REM BEATRIZ VIVES	1 EDGEWATER DR UNIT: 104 Coral Gables
8	03-4129-070-0080	EDGEWATER OF CORAL GABLES CONDO	DAVID O ESTRELLA	1 EDGEWATER DR UNIT: 204 Coral Gables



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

Detail by Entity Name

Florida Not For Profit Corporation

EDGEWATER OF CORAL GABLES CONDOMINIUM ASSOCIATION INC.

Filing Information

Document Number N05000008354
FE/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
5805 Blue Lagoon Dr
Suite 310
Miami, FL 33126

Changed: 08/09/2018

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 President

Quinones, Lourdes
8501 S.W. 12th Terrace
Miami, FL 33144

Title VP, Secretary

Pujol-Pijuan, Janet
10297 S.W. 127th Street
Miami, FL 33176

Title Treasurer

Martin, Virginia
35 Edgewater Drive
Unit 207
Coral Gables, FL 33133

Annual Reports

Report Year	Filed Date
2018	03/21/2018
2018	06/20/2018
2019	02/13/2019

Document Images

02/13/2019 -- ANNUAL REPORT	View image in PDF format
10/31/2018 -- AMENDED ANNUAL REPORT	View image in PDF format
08/09/2018 -- AMENDED ANNUAL REPORT	View image in PDF format
06/20/2018 -- AMENDED ANNUAL REPORT	View image in PDF format
03/21/2018 -- ANNUAL REPORT	View image in PDF format
01/06/2017 -- ANNUAL REPORT	View image in PDF format
01/21/2016 -- ANNUAL REPORT	View image in PDF format
01/20/2015 -- ANNUAL REPORT	View image in PDF format
01/07/2014 -- ANNUAL REPORT	View image in PDF format
03/22/2013 -- ANNUAL REPORT	View image in PDF format
01/26/2012 -- ANNUAL REPORT	View image in PDF format
02/28/2011 -- ANNUAL REPORT	View image in PDF format
04/21/2010 -- ANNUAL REPORT	View image in PDF format
01/14/2009 -- ANNUAL REPORT	View image in PDF format
04/29/2008 -- ANNUAL REPORT	View image in PDF format

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

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

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

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

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
BL-19-11-4126	11/07/2019	35 EDGEWATER DR	INT / EXT ALTERATIONS	PAVER POOL DECK & WALKWAYS \$14,662	pending			0.00
AB-19-10-5823	10/30/2019	35 EDGEWATER DR	BOA COMPLETE (LESS THAN \$75,000)	COMMERCIAL *POOL DECK PAVER INSTALLATION \$14,662	issued	10/30/2019		0.00
EL-19-09-3933	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
RC-19-08-4961	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
BL-19-05-5825	05/28/2019	35 EDGEWATER DR	INT / EXT ALTERATIONS	REPLACE RAILINGS FOR EXT. STAIRS & POOL AREA @ 35 EDGEWATER & 21 EDGEWATER DR \$5,200	pending			0.00
AB-19-05-5446	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	issued	05/20/2019		0.00
BL-19-04-5299	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
AB-19-04-4895	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

CITY'S

EXHIBIT

3

CE-19-01-3651	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
PS-18-12-2950	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 trunk. Florida grade #1 or better	final	01/22/2019	01/22/2019	0.00
UP-18-07-3331	07/16/2018	81 EDGEWATER DR	UPFRONT FEE	UPFRONT FEE FOR BL18073330 REMOVE & REPLACE DAMAGED 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 DAMAGED 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	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				final	04/23/2015	07/20/2015	0.00

		81 EDGEWATER DR	INT / EXT ALTERATIONS	STAIR & 2ND FLOOR WALKWAY RAILINGS (BLACK) \$44,556.25				
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 BENJAMINIA 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 ADAMAGE TO BLD) REMOVAL OF GUMBO NEXT TO 95 DENIED, RECOMMEND TREATING FOR WHITEFLY) SEE BACK OF APPLICATION FOR APPEALS PROCESS.	final	12/06/2011	12/06/2011	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

2815 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.

Occupant Name:	1 Edgewater Dr. Condominium - 8 units	Inspection Date:	10/21/2019
Address:	1 Edgewater Drive	InspectionType:	AA-Tactical, Apartment / Condo
City:	Coral Gables	Inspected By:	Leonard Veight 305-460-5577 lveight@coralgables.com
Suite:		Occ. Sq. Ft.:	0
		Occupant Number:	010040
Insp. Result	Location	Code Set	Code
Fail	Floor 1	FL NFPA 01 2015 Doors	16.3.4.4 - Key box approved type (Knox Box) and current keys to gain access
Inspector Comments: Provide city approved "Knox" box (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.			
Fail	Floor 1	FL NFPA 101 2015 Stairs	7.2.2.5.3 - Usable Space.
Inspector Comments: Enclose, area within the exit enclosure so there is no usable space, including area under stairs. Failure to remove storage from under stairs.			

A re-inspection will occur on or after 11/21/2019.

Failure to correct violations within 15 days of re-inspection is subject to penalties up to and including the issuance of Civil Citations in the amount of \$200 per violation / per day.

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

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

Thank you for your assistance. If you have any additional questions or to schedule an inspection, please

EXHIBIT



The City of Coral Gables

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

February 11, 2019

VIA CERTIFIED MAIL

7018 0680 0001 3977 4238

EDGEWATER OF CORAL GABLES CONDOMINIUM ASSOC INC
C/O ROBERTO C BLANCH
SIEGFRIED, RIVERA, HYMAN, LERNER, DE LA TORRE, MARS & SOBEL, PA
201 ALHAMBRA CIR., 11 FLOOR
CORAL GABLES, FL 33134

RE: 1 EDGEWATER DR
FOLIO # 03-4129-070-0001
Notice of Required Inspection For Recertification of 40 Years or Older Building

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is forty (40) years old, or older, having been built in 1959. 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. **The Recertification Report fee of \$380.63 and additional document and filing fees shall be submitted to the Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, Florida, 33134. In order to avoid delays 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, 7:30 am to 3:20 pm to this Department.

Thank you for your prompt attention to this matter.

Manuel Z. Lopez, P.E.
Building Official

CITY'S

EXHIBIT

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[FAQs > \(https://www.usps.com/faqs/uspstracking-faqs.htm\)](https://www.usps.com/faqs/uspstracking-faqs.htm)

Track Another Package +

Tracking Number: 70180680000139774238

Remove X

Your item was delivered to the front desk, reception area, or mail room at 2:36 pm on February 14, 2019 in MIAMI, FL 33134.



February 14, 2019 at 2:36 pm
Delivered, Front Desk/Reception/Mail Room
MIAMI, FL 33134

Feedback

Tracking History

**February 14, 2019, 2:36 pm**

Delivered, Front Desk/Reception/Mail Room
MIAMI, FL 33134

Your item was delivered to the front desk, reception area, or mail room at 2:36 pm on February 14, 2019 in MIAMI, FL 33134.

February 14, 2019

In Transit to Next Facility

February 13, 2019, 10:54 pm

Departed USPS Regional Facility
MIAMI FL DISTRIBUTION CENTER

February 12, 2019, 7:41 pm

Arrived at USPS Regional Facility
MIAMI FL DISTRIBUTION CENTER



The City of Coral Gables

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

5/16/2019

EDGEWATER OF CORAL GABLES CONDOMINIUM ASSOC INC
C/O ROBERTO C BLANCH
SIEGFRIED, RIVERA, HYMAN, LERNER, DE LA TORRE, MARS & SOBEL, PA
201 ALHAMBRA CIR, 11 FLOOR
CORAL GABLES, FL 33134

RE: 1 EDGEWATER DR
FOLIO # 03-4129-070-0001

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

Dear Property Owner:

In a certified letter dated February 11, 2019, 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). In order to avoid delays submit the completed Report in person in order to calculate all fees accordingly.

Failure to submit the completed Report within thirty (30) calendar days from the date of this Notice will result in forwarding the matter to the City's Construction Regulation Board for further review and determination; additional fees will be incurred at that time. The completed Report may be submitted Monday through Friday, 7:30am to 2:30pm to this Department. Contact Belkys Garcia at bgarcia@coralgables.com if any questions regarding this matter.

Please govern yourself accordingly.

Sincerely,

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

Manuel Z. Lopez, P.E.
Building Official



The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY

CORAL GABLES, FLORIDA 33134

6/19/2019

EDGEWATER OF CORAL GABLES CONDO ASSOC INC
C/O ROBERTO C BLANCH
SILGFRIED, RIVERA, HYMAN, LERNER, DE LA TORRE, MARS & SOBEL, PA
201 ALHAMBRA CIR. 11 FLOOR
CORAL GABLES, FL 33134

RE: 1 EDGEWATER DR
FOLIO # 03-4129-070-0001

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

Dear Property Owner:

In a certified letter dated February 11, 2019, 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 May 16, 2019, informed you it was necessary to submit to this Department a completed Report prepared by a licensed architect or engineer within thirty (30) calendar days certifying the structure meets the requirements for recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification. As of this date, the completed Report has not been submitted and the **structure is presumed unsafe** due to non-compliance.

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).

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, it 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, 7:30 am to 2:30 pm to this Department. Contact Belkys Garcia at bgarcia@coralgables.com if any questions regarding this matter.

Please govern yourself accordingly.

Sincerely,

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

Manuel Z. Lopez, P.E.
Building Official



The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY

CORAL GABLES, FLORIDA 33134

September 16, 2019

Edgewater of Coral Gables Condominium Association Inc.
c/o FirstService Residential
5805 Blue Lagoon Drive, Suite 310
Miami, Florida 33126-2063

ADDRESS: 1 Edgewater Drive
PROPERTY FOLIO #: 03-4129-070-0001

Dear Property Owner/Manager:

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

By these means, I am granting you sixty (60) calendar days from the date of this letter to provide a new, completed and revised Recertification Report. Please note we **will not be able to grant additional extensions**; therefore, repairs to comply with the recertification criteria shall take place during these sixty (60) calendar days.

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

Sincerely,

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

Manuel Z. Lopez, P.E.
Building Official

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 19-9037

vs.

EDGEWATER OF CORAL GABLES CONDOMINIUM ASSOC. INC.
c/o FirstService Residential
5805 Blue Lagoon Drive, Suite 310
Miami, Florida 33126-2063

Return receipt number:

7018 2290 0001 6693 8257

Respondent.

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

Date: August 28, 2019

Re: **1 Edgewater Drive**, Coral Gables, Florida 33133 and legally described as Lots 11 thru 13 & Lots 17 thru 20, Block 1 & Lot 9, Block 2, of EDGEWATER OF CORAL GABLES CONDO SUNRISE HARBOUR REV PL, according to the Plat thereof, as recorded in Plat Book 65, Page 22, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4129-070-0001 ("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 105-1 86(j)(13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

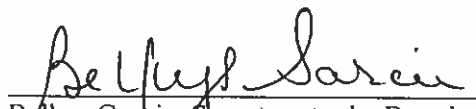
Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134, on September 16, 2019, at 2:00 p.m.

You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, bgarcia@coralgables.com, tel: (305) 460-5229. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 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.


Belkys Garcia, Secretary to the Board

ADA NOTICES

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

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

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

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

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

c:

Edgewater of Coral Gables Condominium Association, Inc., c/o Brian W. Pariser, P.A., 9155 S. Dadeland Boulevard, PH 1, Suite 1718, Miami, Florida 33156-2742



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 19-9037

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 1 EDGEWATER DRIVE, ON 8-28-19
AT 9:39 AM.

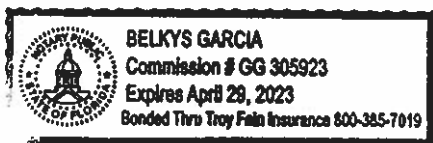
FRANCISCO R. FERNANDEZ
Employee's Printed Name

[Signature]
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 28th day of August, in
the year 2019, by Francisco R Fernandez who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public



City of Coral Gables

405 Biltmore Way
Coral Gables, FL 33134
www.coralgables.com



Meeting Minutes

Monday, September 16, 2019

2:00 PM

City Hall, Commission Chambers, 2nd Floor

Construction Regulation Board

*Chairperson Anthony Bello
Vice Chairperson Jill Daley
Board Member Luis Arevalo
Board Member Andres J. Correa
Board Member Ignacio Permuy*

CALL TO ORDER

Meeting was called to order by Chairperson, Anthony Bello.

ROLL CALL

Present: 5 - Board Member Correa, Board Member Arevalo, Board Member Permuy, Chair Bello and Vice Chairperson Daley

APPROVAL OF THE MINUTES**19-9109**

Construction Regulation Board Minutes of August 12, 2019

A motion was made by Board Member Permuy, seconded by Board Member Correa, that this matter be approved. The motion passed by the following vote.

Yeas: 5 - Board Member Correa, Board Member Arevalo, Board Member Permuy, Chair Bello and Vice Chairperson Daley

PUBLIC HEARING**19-9029**

325 Alcazar Avenue

Respondents were present.

The owner shall recertify the structure within 30 days of the Board's Order; to include permits and inspections, if applicable, and submittal of the Recertification Report. If the requirement is not completed within the 30 days the owner shall pay a daily fine of \$250 for each day the violation continues.

A motion was made by Board Member Arevalo, seconded by Vice Chairperson Daley, that this matter be approved. The motion passed by the following vote.

Yeas: 5 - Board Member Correa, Board Member Arevalo, Board Member Permuy, Chair Bello and Vice Chairperson Daley

19-9030

45 Almeria Avenue

Respondents were not present.

The owner shall recertify the structure within 30 days of the Board's Order; to include permits and inspections, if applicable, and submittal of the Recertification Report. If the requirement is not completed within the 30 days the owner shall pay a daily fine of \$250 for each day the violation continues.

A motion was made by Vice Chairperson Daley, seconded by Board Member Arevalo, that this matter be approved. The motion passed by the following vote.

Yeas: 5 - Board Member Arevalo, Board Member Permuy, Chair Bello, Vice Chairperson Daley and Board Member Correa

19-9038

29 Antilla Avenue

Respondents were present.

The owner shall recertify the structure within 60 days of the Board's Order;

to include permits and inspections, if applicable, and submittal of the Recertification Report. If the requirement is not completed within the 60 days the owner shall pay a daily fine of \$250 for each day the violation continues.

A motion was made by Board Member Arevalo, seconded by Board Member Permuy, that this matter be approved. The motion passed by the following vote.

Yeas: 5 - Board Member Permuy, Chair Bello, Vice Chairperson Daley, Board Member Arevalo and Board Member Correa

19-9035 127 Antiquera Avenue

Complied prior to Hearing.

19-9039 625 Biltmore Way

Respondents were present.

The owner shall recertify the structure within 180 days of the Board's Order; to include permits and inspections, if applicable, and submittal of the Recertification Report. If the requirement is not completed within the 180 days the owner shall pay a daily fine of \$250 for each day the violation continues. Status report in 90 days.

A motion was made by Board Member Correa, seconded by Board Member Permuy, that this matter be approved. The motion passed by the following vote.

Yeas: 5 - Chair Bello, Vice Chairperson Daley, Board Member Correa, Board Member Arevalo and Board Member Permuy

19-9033 800 Capri Street

Complied prior to Hearing.

19-9034 801 Capri Street

Complied prior to Hearing.

19-9037 1 Edgewater Drive

Submitted Recertification Report morning of Hearing. The Building Official granted an administrative extension.

19-9036 51 Edgewater Drive

Complied prior to Hearing.

19-9028 1008 E. Ponce de Leon Boulevard

Complied prior to Hearing.

19-9032 111 San Lorenzo Avenue

Complied prior to Hearing.

19-9031 701 Valencia Avenue

Complied prior to Hearing.

HISTORIC PROPERTIES

None

DISCUSSION ITEMS

Annual Report Review

Annual Report unanimously approved by Board members.

ADJOURNMENT

Meeting adjourned by Chairperson, Anthony Bello.

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 19-9037

vs.

EDGEWATER OF CORAL GABLES CONDOMINIUM ASSOC. INC. Return receipt number:
C/O FIRST SERVICE RESIDENTIAL
5805 BLUE LAGOON DRIVE, SUITE 310
MIAMI, FLORIDA 33126-2063

7019 1120 0000 2229 2817

Respondent.

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

Date: January 27, 2020

Re: 1 EDGEWATER DR, CORAL GABLES, FL 33133, LOTS 11 THRU 13 & LOTS 17 THRU 20
BLK 1 & LOT 9 BLK 2 EDGEWATER OF CORAL GABLES CONDO SUNRISE HARBOUR REV PL
PB 65-22 and 03-4129-070-0001 ("Property").

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 8-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. **The Structure is hereby declared unsafe** by the Building Official and is presumed unsafe pursuant to Section 105-I 86(j)(13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134, on February 10, 2020, 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 Virginia Goizueta, Acting secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, vgoizueta@coralgables.com, tel: (305) 460-5250. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 p.m.

If the Required Action is not completed before the above hearing date, the Building Official may order that

CITY'S

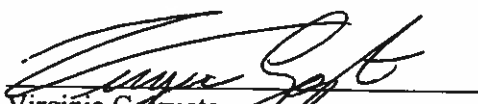
EXHIBIT

6

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

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Please govern yourself accordingly.



Virginia Galzueta,
Acting Secretary to the Board

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c:

Edgewater of Coral Gables Condominium Association, Inc., c/o Brian W. Pariser, P.A., 9155 S. Dadeland Boulevard, PH 1, Suite 1718, Miami, Florida 33156-2742



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 19-9037

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

I, Jose Paz, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 1 Edgewater Drive, ON 1/27/2020
AT 12:05 pm.

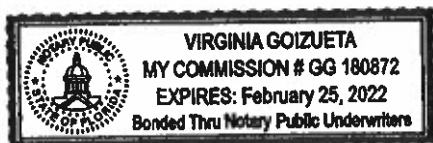
Jose Paz
Employee's Printed Name

[Signature]
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 27 day of January, in
the year 2020, by Jose Paz who is personally known to
me.

My Commission Expires:



[Signature]
Notary Public

CITY'S

EXHIBIT 7



CITY'S

EXHIBIT 8

10 September 2019

City of Coral Gables
Development Services Department
405 Biltmore Way
Coral Gables, Florida 33134

RE: Re-Certification Inspection for Edgewater of Coral Gables Condominium

Reference Folio # 03-4129-070-0001

From 5 to 8 September 2019, I conducted a visual, non-destructive, non invasive inspection of the 5 buildings that make up the above referenced condominium association.

At this time none of the five buildings meet the requirements for recertification

The attached structural and electrical reports, for each building, document the deficiencies that need to be addressed, before the building can be recommended for recertification

As a routine matter, in order to avoid a possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of this building.

To the best of my knowledge and ability this report represents an accurate appraisal of the condition of the building based upon careful evaluation of observed conditions, to the extent reasonably possible.

Respectfully,


Pedro A. Hernandez, P.E.

PAH/cjc

CITY'S

EXHIBIT

2450 S.W. 19th Avenue Suite 217 Miami, Florida 33175
Ph: 305-554-6963 Fax 305-554-7516

10 September 2019

City of Coral Gables
Development Services Department
405 Biltmore Way
Coral Gables, Florida 33134

RE: Re-Certification Inspection of building at 1 Edgewater Dr., Coral Gables, FL

Reference Folio # 03-4129-070-0001

On 5 September 2019, I conducted a visual, non-destructive, non invasive inspection of the building at the above referenced location.

The reference folio above covers the folios ending in 0010, 0020, 0030, 0040, 0050, 0060, 0070 and 0080, which are part of this building

At this time the building does not meet the requirements for recertification

The attached structural and electrical reports documents the deficiencies that need to be addressed, before the building can be recommended for recertification

As a routine matter, in order to avoid a possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of this building.

To the best of my knowledge and ability this report represents an accurate appraisal of the condition of the building based upon careful evaluation of observed conditions, to the extent reasonably possible.

Respectfully,



Pedro A. Hernandez, P.E.

PAH/cjc



REGULATORY AND ECONOMIC RESOURCES
DEPARTMENT

MINIMUM INSPECTION PROCEDURAL GUIDELINES
FOR BUILDING STRUCTURAL RECERTIFICATION

INSPECTION COMMENCED

Date: 9/05/19

INSPECTION COMPLETED

Date: 9/05/19

INSPECTION MADE BY: Pedro A. Hernandez, P.E.

SIGNATURE: 

PRINT NAME: Pedro A. Hernandez

TITLE: Professional Engineer

ADDRESS: 2450 S.W. 137th. Avenue, Suite 216
Miami, Florida 33175

1. DESCRIPTION OF STRUCTURE

a. Name on Title: Edgewater of Coral Gables, Bldg. 1

b. Street Address: 1 Edgewater Drive, Coral Gables, Florida

c. Legal Description: Edgewater of Coral Gables Condo, Sunrise Harbour Rev PI 65-22, Lots 11-13 & 17-20 B1 & Lot 9 B2

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

e. Owner's Mailing Address: 5805 Blue Lagoon Drive, Suite 310 Miami, Florida 33126-2063

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

g. Building Code Occupancy Classification: Low Density Multifamily Residential

h. Present Use: Residential

i. General Description: 2 stories CBS w/ tie beams / columns, wood floor framing for 1st. and 2nd. floor, tiled roof

Addition Comments: This inspection report includes the following folio numbers under Reference Folio # 03-4129-070-0001

03-4129-070-0010, 03-4129-070-0030, 03-4129-070-0050, 03-4129-070-0070

03-4129-070-0020, 03-4129-070-0040, 03-4129-070-0060, 03-4129-070-0080

Building 1 has 8 folio numbers

Hand rail missing from front entrance, needed to make entrance code compliant

To be located from front edge of lowest step to front edge of highest step



j. Additions to original structure:	None apparent

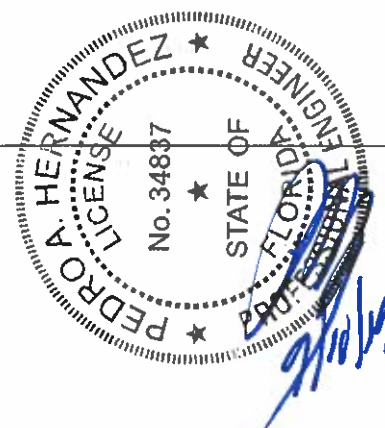
2. PRESENT CONDITION OF STRUCTURE
a. General alignment (Note: good, fair, poor, explain if significant)
1. Bulging Good
2. Settlement Good
3. Deflections Fair
4. Expansion Good
5. Contraction Good
b. Portion showing distress (Note, beams, columns, structural walls, floor, roofs, other)
First and second floors wood floor structures, show minimal deflections which are NORMAL for a sixty year old building
c. Surface conditions – describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration and stains.
Finishes in fair condition, no significant cracking, minimal spalling, peeling and stains
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.
Few hairline cracks in stucco closer to ground in rear and East side of building



e. General extent of deterioration – cracking or spalling of concrete or masonry, oxidation of metals; rot or borer attack in wood.	
Deterioration is typical for a 60 year old building, with first and second floors as well as the roof structures built with structural grade wood	
f. Previous patching or repairs	Several apparent
g. Nature of present loading indicate residential, commercial, other estimate magnitude.	
Residential	

3. INSPECTIONS	
a. Date of notice of required inspection	February 11, 2019
b. Date(s) of actual inspection	September 5 - 8, 2019
c. Name and qualifications of individual submitting report:	Pedro A. Hernandez, P.E.
d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures	None
e. Structural repair-note appropriate line:	
1. None required	
2. Required (describe and indicate acceptance)	Required
Hand rail for front entrance and ventilation for crawl space, See bottom of Page 1 and Section 10 e	

4. SUPPORTING DATA	
a. <u>None</u>	sheet written data
b. <u>None</u>	photographs
c. <u>None</u>	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	-----
c. Reinforced concrete tie columns	Good
d. Reinforced concrete tie beams	Good
e. Lintel	-----
f. Other type bond beams	-----
g. Masonry finishes -exterior	
1. Stucco	Good in front of building and West side, rear and East side need minor patching
2. Veneer	-----
3. Paint only	-----
4. Other (describe)	
h. Masonry finishes - interior	
1. Vapor barrier	Good
2. Furring and plaster	Good
3. Paneling	-----
4. Paint only	-----
5. Other (describe)	
i. Cracks	
1. Location – note beams, columns, other	
2. Description	No significant cracks
j. Spalling	
1. Location – note beams, columns, other	
2. Description	Minimal on rear and East side building walls
k. Rebar corrosion-check appropriate line	
1. None visible	None visible
2. Minor-patching will suffice	
3. Significant-but patching will suffice	



4. Significant-structural repairs required
I. Samples chipped out for examination in spall areas:
1. No No
2. Yes – describe color, texture, aggregate, general quality

6. FLOOR AND ROOF SYSTEM
a. Roof
1. Describe (flat, slope, type roofing, type roof deck, condition)
Pitched tile roof in good condition
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support:
None
3. Note types of drains and scuppers and condition:
N.A.
b. Floor system(s)
1. Describe (type of system framing, material, spans, condition)
First and second floor structural members are 2"x10"s SYP @12" O.C.
c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.
No exposed areas, roof structure inspected thru attic access

7. STEEL FRAMING SYSTEM
a. Description
No steel framing



b. Exposed Steel- describe condition of paint and degree of corrosion
N.A.
c. Concrete or other fireproofing – note any cracking or spalling and note where any covering was removed for inspection
N.A.
d. Elevator sheave beams and connections, and machine floor beams – note condition:
No elevators

8. CONCRETE FRAMING SYSTEM	
a. Full description of structural system	
	CBS w/tie beam and columns for the building envelope, 1st., 2nd. and roof are wood structures
b. Cracking	
1. Not significant	Not significant
2. Location and description of members affected and type cracking	
c. General condition	Good-fair
d. Rebar corrosion – check appropriate line	
1. None visible	X
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	No
2. Yes, describe color, texture, aggregate, general quality:	



9. WINDOWS

a. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other)

Aluminum fixed

b. Anchorage- type and condition of fasteners and latches **Good-fair**

c. Sealant – type of condition of perimeter sealant and at mullions: **Good-fair**

d. Interiors seals – type and condition at operable vents **Good-fair**

e. General condition: **Good-fair**

10. WOOD FRAMING

a. Type – fully describe if mill construction, light construction, major spans, trusses:

Light construction trusses 20'-25' spans, floors are 2"x10's SYP @ 12" O.C.

b. Note metal fitting i.e., angles, plates, bolts, split pintles, other, and note condition:

Plates and other fittings in good-fair condition

c. Joints – note if well fitted and still closed: **Well fitted and closed**

d. Drainage – note accumulations of moisture **No accumulations of moisture noted**

e. Ventilation – note any concealed spaces not ventilated: **No ventilation openings to ventilate under first floor wood structure**

f. Note any concealed spaces opened for inspection: **None opened**

FBC compliant ventilation openings TO BE PROVIDED to ventilate crawl space

js:lm:jg:rtc:10/13/2015:40yearrecertificationsystem

BORA Approved – Revised September 17, 2015/RER-10/13/2015





DEPARTMENT OF REGULATORY
AND ECONOMIC RESOURCES

MINIMUM INSPECTION PROCEDURAL GUIDELINES
FOR BUILDING ELECTRICAL RECERTIFICATION

INSPECTION COMMENCED

Date: 09/05/19

INSPECTION COMPLETED

Date: 09/05/19

INSPECTION MADE BY: PEDRO A. HERNANDEZ P.E.
SIGNATURE: _____

PRINT NAME: PEDRO A. HERNANDEZ
TITLE: PROFESSIONAL ENGINEER

ADDRESS: 2450 SW 137TH AVE. SUITE 216
MIAMI - FL 33175

DESCRIPTION OF STRUCTURE

- a. Name on Title: EDGEWATER OF CORAL GABLES, BLDG. 1
b. Street Address: 1 EDGEWATER DRIVE, CORAL GABLES, FLORIDA.
c. Legal Description: EDGEWATER OF CORAL GABLES CONDO, SUNRISE HARBOUR REV P1 65-22, LOTS 11-13 AND 17-20 B1 AND LOT 9 B2.
d. Owner's Name: EDGEWATER OF CORAL GABLES CONDOMINIUM ASSO. INC.
e. Owner's Mailing Address: 5805 BLUE LAGOON DRIVE, SUITE 310, MIAMI, FL 33126-2063
f. Folio Number of Property on which Building is Located: REFERENCE FOLIO # 03-4129-070-0001
g. Building Code Occupancy Classification: LOW DENSITY MULTIFAMILY RESIDENTIAL
h. Present Use: RESIDENTIAL
i. General Description, Type of Construction, Size, Number of Stories, and Special Features (2) STOR. CBS w/ TILED ROOF.
- Additional Comments:

THIS INSPECTION REPORT INCLUDES THE FOLLOWING FOLIO NUMBERS UNDER THE REFERENCE FOLIO # 03-4129-070-0001

03-4129-070-0010 - 03-4129-070-0030 - 03-4129-070-0050 - 03-4129-070-0070 - 03-4129-070-0020 - 03-4129-070-0040 - 03-4129-070-0060 - 03-4129-070-0080

BUILDING #1 HAS 8 FOLIO NUMBERS.



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

1. ELECTRIC SERVICE *(OVERHEAD) 240/1/60*

1. Size: Amperage (*400*) Fuses (*✓*) Breakers ()
2. Phase: Three Phase () Single Phase (*✓*)
3. Condition: Good (*✓*) Fair () Needs Repair ()

Comments: *400 AMPS SERVICE ⁴⁰ / ONE MAIN FOR 8 APT. + HOUSE PNL.*

2. METER AND ELECTRIC ROOM

1. Clearances: Good (*✓*) Fair () Requires Correction ()

Comments: *ELECTRICAL ROOM SHALL NOT BE USED AS STORAGE SPACE AND
MAINTAINED CLEAN.*

3. GUTTERS

Location: Good (*✓*) Requires Repair ()
Taps and Fill: Good (*✓*) Requires Repair ()

Comments:



4. ELECTRICAL PANELS

Location: Good (☒) Needs Repair ()

1. Panel #() *#1 THRU #8*
Good (☒) Needs Repair ()

2. Panel #() *HOUSE*
Good () Needs Repair ()

3. Panel #()
Good () Needs Repair ()

4. Panel #()
Good () Needs Repair ()

5. Panel #()
Good () Needs Repair ()

Comments: *ALL BRANCH CIRCUITS IN ALL ELECT. PANELS MUST BE IDENTIFIED, AND ALL PANELS PENETRATION SHALL BE CAPPED; IN ALL 8 UNITS AND HOUSE PANEL.*

5. BRANCH CIRCUITS:

1. Identified: Yes () Must be identified (☒)

2. Conductors: Good (☒) Deteriorated () Must be replaced ()

Comments: *IN ALL 8 UNITS AND HOUSE PANEL.*



6. GROUNDING SERVICE:

Good

(✓)

Repairs Required

()

Comments:

7. GROUNDING OF EQUIPMENT:

Good

()

Repairs Required

(✓)

Comments:

*ALL 120/1/60 RECEPTACLES IN KITCHEN AND BATHROOMS
AREA SHALL BE GFCI PROTECTED, IN ALL 8 UNITS.*

8. SERVICE CONDUITS/RACEWAYS:

Good

(✓)

Repairs Required

()

Comments:

9. SERVICE CONDUCTOR AND CABLES:

Good

(✓)

Repairs Required

()

Comments:



10. TYPES OF WIRING METHODS:

Conduit Raceways:

Good

(☒)

Repairs Required

(☐)

Conduit PVC:

Good

(☒)

Repairs Required

(☐)

NM Cable:

Good

(☐)

Repairs Required

(☒)

BX Cable:

Good

(☐)

Repairs Required

(☐)

11. FEEDER CONDUCTORS:

Good

(☒)

Repairs Required

(☐)

Comments:

12. EMERGENCY LIGHTING:

Good

(☒)

Repairs Required

(☐)

Comments:

13. BUILDING EGRESS ILLUMINATION:

Good

(☒)

Repairs Required

(☐)

Comments:



14. FIRE ALARM SYSTEM:

Good

(✓)

Repairs Required

()

Comments:

INSPECTED IN 10/18 — EXP. 10/23/19

15. SMOKE DETECTORS:

Good

()

Repairs Required

()

Comments:

ALL 8 UNITS IN THIS BUILDING ARE REQ'D. TO HAVE 120/1/60 W/
BATT. PACK SMOKE DETECTORS.

16. EXIT LIGHTS:

Good

(✓)

Repairs Required

()

Comments:

17. EMERGENCY GENERATOR:

N/A

Good

()

Repairs Required

()

Comments:

N/A



Require Additional

Comments:

Require Additional

Comments:

ments: THE PRESENT ILLUMINATION "DOES-NOT" COMPLY w/SECTION 2C-3
OF THE CODE OF MIAMI - DADE COUNTY

n/a

Comments:

N/A

Comments:

22. ADDITIONAL COMMENTS:

THE PROPER PLANING SHALL BE SUBMITTED TO THE CITY OF CORAL GABLES BUILDING DEPARTMENT TO OBTAIN THE REQUIRED PERMIT FOR THE ILLUMINATION OF THE PARKING LOT, PRIOR TO START ANY REPAIR OR NEW CONSTRUCTION.

SD:rs:vc:mb:js:jg:rtc1:10/12/2015:40yrtrackingsystem



10 September 2019

City of Coral Gables
Development Services Department
405 Biltmore Way
Coral Gables, Florida 33134

RE: Re-Certification Inspection of building at 21 Edgewater Dr., Coral Gables, FL

Reference Folio # 03-4129-070-0001

On 5 September 2019, I conducted a visual, non-destructive, non invasive inspection of the building at the above referenced location.

The reference folio above covers the folios ending in 0090, 0100, 0110, 0120, 0130, 0140, 0150, 0160, 0170, 0180, 0190, 0200, 0210, 0220, 0230 and 0240 which are part of this building

At this time the building does not meet the requirements for recertification

The attached structural and electrical reports documents the deficiencies that need to be addressed, before the building can be recommended for recertification

As a routine matter, in order to avoid a possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of this building.

To the best of my knowledge and ability this report represents an accurate appraisal of the condition of the building based upon careful evaluation of observed conditions, to the extent reasonably possible.

Respectfully,



Pedro A. Hernandez, P.E.

PAH/cjc



REGULATORY AND ECONOMIC RESOURCES
DEPARTMENT

MINIMUM INSPECTION PROCEDURAL GUIDELINES
FOR BUILDING STRUCTURAL RECERTIFICATION

INSPECTION COMMENCED

Date: 9/05/19

INSPECTION COMPLETED

Date: 9/05/19

INSPECTION MADE BY: Pedro A. Hernandez, P.E.

SIGNATURE: 

PRINT NAME: Pedro A. Hernandez

TITLE: Professional Engineer

ADDRESS: 2450 S.W. 137th. Avenue, Suite 216
Miami, Florida 33175

1. DESCRIPTION OF STRUCTURE

- a. Name on Title: Edgewater of Coral Gables, Bldg. 2
- b. Street Address: 21 Edgewater Drive, Coral Gables, Florida
- c. Legal Description: Edgewater of Coral Gables Condo, Sunrise Harbour Rev Pl 65-22, Lots 11-13 & 17-20 B1 & Lot 9 B2
- d. Owner's Name: Edgewater of Coral Gables Condominium Assoc., Inc.
- e. Owner's Mailing Address: 5805 Blue Lagoon Drive, Suite 310 Miami, Florida 33126-2063
- f. Folio Number of Property on which Building is Located: Reference Folio # 03-4129-070-0001
- g. Building Code Occupancy Classification: Low Density Multifamily Residential
- h. Present Use: Residential
- i. General Description: 2 stories CBS w/ tie beam / columns, reinforced concrete 1st. & 2nd. Floor slabs, tiled roof

Addition Comments: This inspection report includes the following folio numbers under Reference Folio # 03-4129-070-0001

03-4129-070-0090, 03-4129-070-0110, 03-4129-070-0130, 03-4129-070-0150, 03-4129-070-0170, 03-4129-070-0210, 03-4129-070-0230

03-4129-070-0100, 03-4129-070-0120, 03-4129-070-0140, 03-4129-070-0160, 03-4129-070-0180, 03-4129-070-0200, 03-4129-070-0220, 03-4129-070-0240

Unit 106 does not show a folio number in the Public Records of MDC, the corresponding folio number for Unit 106 should be 03-4129-070-0180

Building 2 has 16 folio numbers

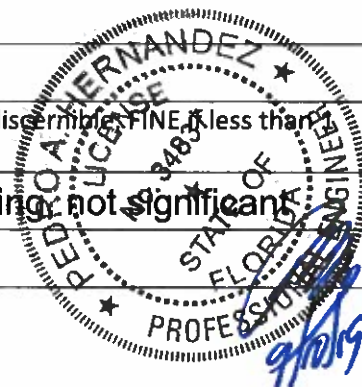
All existing balcony railings shall be replaced with code compliant railings

All existing stairwell railings shall be replaced with code compliant railings



j. Additions to original structure:	None apparent

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)
No significant distress noted
c. Surface conditions – describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration and stains.
Finishes in fair condition, no significant cracking, minimal spalling, peeling and stains
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.
Few hairline cracks in stucco closer to ground in rear of building; not significant



e. General extent of deterioration – cracking or spalling of concrete or masonry, oxidation of metals; rot or borer attack in wood.	Not significant
f. Previous patching or repairs	Few apparent
g. Nature of present loading indicate residential, commercial, other estimate magnitude.	Residential

3. INSPECTIONS	
a. Date of notice of required inspection	February 11, 2019
b. Date(s) of actual inspection	September 5 - 8, 2019
c. Name and qualifications of individual submitting report:	Pedro A. Hernandez, P.E.
d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures	None
e. Structural repair-note appropriate line:	
1. None required	Required
2. Required (describe and indicate acceptance)	
Stairs and balcony railings in front and East side of building. See additional comments at bottom of page 1	

4. SUPPORTING DATA	
a. <u>None</u>	sheet written data
b. <u>None</u>	photographs
c. <u>None</u>	drawings or sketches



5. MASONRY BEARING WALL = Indicate good, fair, poor on appropriate lines:	
a. Concrete masonry units	Good
b. Clay tile or terra cota units	-----
c. Reinforced concrete tie columns	Good
d. Reinforced concrete tie beams	Good
e. Lintel	-----
f. Other type bond beams	-----
g. Masonry finishes -exterior	
1. Stucco	Good in front of building, sides and rear need minor patching
2. Veneer	-----
3. Paint only	-----
4. Other (describe)	-----
h. Masonry finishes - interior	
1. Vapor barrier	Good
2. Furring and plaster	Good
3. Paneling	-----
4. Paint only	-----
5. Other (describe)	
i. Cracks	
1. Location – note beams, columns, other	
2. Description	No significant cracks
j. Spalling	
1. Location – note beams, columns, other	
2. Description	Minimal on rear of building walls
k. Rebar corrosion-check appropriate line	
1. None visible	None visible
2. Minor-patching will suffice	
3. Significant-but patching will suffice	



4. Significant-structural repairs required
I. Samples chipped out for examination in spall areas:
1. No No
2. Yes – describe color, texture, aggregate, general quality

6. FLOOR AND ROOF SYSTEM
a. Roof
1. Describe (flat, slope, type roofing, type roof deck, condition)
Pitched tile roof in good condition
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support:
None
3. Note types of drains and scuppers and condition:
N.A.
b. Floor system(s)
1. Describe (type of system framing, material, spans, condition)
First and second floor are reinforced concrete structural slabs
c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.
No exposed areas, roof structure inspected thru attic access

7. STEEL FRAMING SYSTEM
a. Description
No steel framing



b. Exposed Steel- describe condition of paint and degree of corrosion
N.A.
c. Concrete or other fireproofing – note any cracking or spalling and note where any covering was removed for inspection
N.A.
d. Elevator sheave beams and connections, and machine floor beams – note condition:
No elevators

8. CONCRETE FRAMING SYSTEM	
a. Full description of structural system CBS w/tie beams and columns, 1st. and 2nd. floors reinforced concrete structural slabs	
b. Cracking	
1. Not significant	Not significant
2. Location and description of members affected and type cracking	
c. General condition	Good
d. Rebar corrosion – check appropriate line	
1. None visible	X
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	No
2. Yes, describe color, texture, aggregate, general quality:	



9. WINDOWS

a. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other)

Aluminum fixed

b. Anchorage- type and condition of fasteners and latches Good-fair

c. Sealant – type of condition of perimeter sealant and at mullions: Good-fair

d. Interiors seals – type and condition at operable vents Good-fair

e. General condition: Good-fair

10. WOOD FRAMING

a. Type – fully describe if mill construction, light construction, major spans, trusses:

Light construction trusses 20'-25' spans

b. Note metal fitting i.e., angles, plates, bolts, split pintles, other, and note condition:

Plates in good fair condition

c. Joints – note if well fitted and still closed: Well fitted and closed

d. Drainage – note accumulations of moisture No accumulations of moistured noted

e. Ventilation – note any concealed spaces not ventilated: None found

f. Note any concealed spaces opened for inspection: None found

js:lm:jg:rtc:10/13/2015:40yearrecertificationsystem

BORA Approved – Revised September 17, 2015/RER-10/13/2015





DEPARTMENT OF REGULATOR
AND ECONOMIC RESOURCES

MINIMUM INSPECTION PROCEDURAL GUIDELINES
FOR BUILDING ELECTRICAL RECERTIFICATION

INSPECTION COMMENCED

Date: 09/05/19

INSPECTION COMPLETED

Date: 09/05/19

INSPECTION MADE BY: PEDRO A. HERNANDEZ P.E.
SIGNATURE: [Signature]

PRINT NAME: PEDRO A. HERNANDEZ
TITLE: PROFESSIONAL ENGINEER

ADDRESS: 2450 SW. 137 TH. AVE. SUITE 216
MIAMI - FL. 33175

DESCRIPTION OF STRUCTURE

- a. Name on Title: EDGEWATER OF CORAL GABLES, BLDG. 2
b. Street Address: 21 EDGEWATER DRIVE, CORAL GABLES, FLORIDA.
c. Legal Description: EDGEWATER OF CORAL GABLES, CONDO, SUNRISE HARBOUR REV PL 65-22, LOTS 11-13 AND 17-20 B1 AND LOT 9 B2.
d. Owner's Name: EDGEWATER OF CORAL GABLES CONDOMINIUM ASSOC; INC.
e. Owner's Mailing Address: 5805 BLUE LAGOON DRIVE, SUITE 310 MIAMI, FL, 33126-2063
f. Folio Number of Property on which Building is Located: REFERENCE FOLIO # 03-4129-070-0001
g. Building Code Occupancy Classification: LOW DENSITY MULTIFAMILY RESIDENTIAL.
h. Present Use: RESIDENTIAL
i. General Description, Type of Construction, Size, Number of Stories, and Special Features (2) STOR. CBS w/ TILED ROOF.
Additional Comments:

THIS INSPECTION REPORT INCLUDES THE FOLLOWING FOLIO NUMBERS UNDER REFERENCE FOLIO # 03-4129-070-0001.

03-4129-070-0090 - 03-4129-070-0110 - 03-4129-070-0130 - 03-4129-070-0150
03-4129-070-0170 - 03-4129-070-0210 - 03-4129-070-0230 - 03-4129-070-0100
03-4129-070-0120 - 03-4129-070-0140 - 03-4129-070-0160 - 03-4129-070-0180
03-4129-070-0200 - 03-4129-070-0220 - 03-4129-070-0240.

BUILDING #2 HAS 16 FOLIO NUMBERS

UNIT 106 DOES NOT SHOW A FOLIO NUMBER IN THE PUBLIC RECORDS OF M. D. CORRESPONDING FOLIO NUMBER FOR UNIT 106 "SHOULD BE" 03-4129-070-0100



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

1. ELECTRIC SERVICE

(OVERHEAD) 240/1/60

1. Size: Amperage (800) Fuses (✓) Breakers ()
2. Phase: Three Phase () Single Phase (✓)
3. Condition: Good () Fair () Needs Repair ()

Comments: (2) SEPARATES 400 A. MAIN'S (10F2) FOR 8 APT. + HOUSE PH/L
(20F2) FOR 8 APT.

2. METER AND ELECTRIC ROOM

1. Clearances: Good (✓) Fair () Requires Correction ()

Comments:

3. GUTTERS

Location: Good (✓) Requires Repair ()
Taps and Fill: Good (✓) Requires Repair ()

Comments:



4. ELECTRICAL PANELS

Location: Good (☒) Needs Repair (☐)

1. Panel #() *#1 THRU #8*

Good (☒) Needs Repair (☐)

2. Panel #() *#9 THRU #16 + HOUSE PANEL & ELECT. ROOM.*

Good (☐) Needs Repair (☐)

3. Panel #()

Good (☐) Needs Repair (☐)

4. Panel #()

Good (☐) Needs Repair (☐)

5. Panel #()

Good (☐) Needs Repair (☐)

Comments: *- ALL BRANCH CIRCUITS IN ALL ELECTRICAL PANELS MUST BE IDENTIFIED, AND ALL PANELS PENETRATION SHALL BE CAPPED, IN ALL 16 UNITS AND HOUSE PANEL*

5. BRANCH CIRCUITS:

1. Identified: Yes (☐) Must be identified (☒)

2. Conductors: Good (☒) Deteriorated (☐) Must be replaced (☐)

Comments: *IN ALL 16 UNITS AND HOUSE PANEL.*



6. GROUNDING SERVICE:

Good (✓) Repairs Required ()

Comments:

7. GROUNDING OF EQUIPMENT:

Good () Repairs Required (✓)

Comments: ALL 120/1/60 RECEPTACLES IN KITCHEN AND BATHROOMS AREA
SHALL BE GFCI PROTECTED.

8. SERVICE CONDUITS/RACEWAYS:

Good (✓) Repairs Required ()

Comments:

9. SERVICE CONDUCTOR AND CABLES:

Good (✓) Repairs Required ()

Comments:



10. TYPES OF WIRING METHODS:

Conduit Raceways:	Good	(✓)	Repairs Required	()
Conduit PVC:	Good	(✓)	Repairs Required	()
NM Cable:	Good	()	Repairs Required	(✓)
BX Cable:	Good	()	Repairs Required	()

11. FEEDER CONDUCTORS:

Good	(✓)	Repairs Required	()
------	-------	------------------	-----

Comments:

12. EMERGENCY LIGHTING:

Good	(✓)	Repairs Required	()
------	-------	------------------	-----

Comments:

13. BUILDING EGRESS ILLUMINATION:

Good	(✓)	Repairs Required	()
------	-------	------------------	-----

Comments:



14. FIRE ALARM SYSTEM:

Good

(✓)

Repairs Required

()

Comments:

INSPECTED IN 10/18 - EXP. 9/19

15. SMOKE DETECTORS:

Good

()

Repairs Required

()

Comments:

ALL 16 UNITS IN THIS BUILDING ARE REQUIRED TO HAVE 120/1/60 W/
BATT. PACK SMOKE DETECTORS.

16. EXIT LIGHTS:

Good

(✓)

Repairs Required

()

Comments:

17. EMERGENCY GENERATOR:

N/A

Good

()

Repairs Required

()

Comments:

N/A



Require Additional

Comments:

Require Additional

Comments:

ments: THE PRESENT ILLUMINATION "DOES - NOT" COMPLY w/ SECTION 8-C-3
OF THE CODE OF MIAMI - DADE COUNTY.

N/A

Comments:

Go ☐ od ☒ Repairs Required ☐

Comments:



22. ADDITIONAL COMMENTS:

THE PROPER PLANING SHALL BE SUBMITTED TO THE CITY OF CORAL GABLES BUILDING DEPARTMENT TO OBTAIN THE REQUIRED PERMIT FOR THE ILLUMINATION OF THE PARKING LOT, PRIOR TO START ANY REPAIR OR NEW CONSTRUCTION.

SD:rs:vc:mb:js:jg:rtc1:10/12/2015:40ytrackingsystem



10 September 2019

City of Coral Gables
Development Services Department
405 Biltmore Way
Coral Gables, Florida 33134

RE: Re-Certification Inspection of building at 35 Edgewater Dr., Coral Gables, FL

Reference Folio # 03-4129-070-0001

From 5 to 8 September 2019, I conducted a visual, non-destructive, non invasive inspection of the building at the above referenced location.

The reference folio above covers the folios ending in 0250, 0260, 0270, 0280, 0290, 0300, 0310, 0320, 0330, 0340, 0350, 0360, 0370, 0380, 0390 and 0400 which are part of this building

At this time the building does not meet the requirements for recertification

The attached structural and electrical reports documents the deficiencies that need to be addressed, before the building can be recommended for recertification

As a routine matter, in order to avoid a possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of this building.

To the best of my knowledge and ability this report represents an accurate appraisal of the condition of the building based upon careful evaluation of observed conditions, to the extent reasonably possible.

Respectfully,



Pedro A. Hernandez, P.E.

PAH/cjc



REGULATORY AND ECONOMIC RESOURCES
DEPARTMENT

MINIMUM INSPECTION PROCEDURAL GUIDELINES
FOR BUILDING STRUCTURAL RECERTIFICATION

INSPECTION COMMENCED

Date: 9/05/19

INSPECTION COMPLETED

Date: 9/08/19

INSPECTION MADE BY: Pedro A. Hernandez, P.E.

SIGNATURE: 

PRINT NAME: Pedro A. Hernandez

TITLE: Professional Engineer

ADDRESS: 2450 S.W. 137th. Avenue, Suite 216
Miami, Florida 33175

1. DESCRIPTION OF STRUCTURE

a. Name on Title: Edgewater of Coral Gables, Bldg. 3

b. Street Address: 35 Edgewater Drive, Coral Gables, Florida

c. Legal Description: Edgewater of Coral Gables Condo, Sunrise Harbour Rev PI 65-22, Lots 11-13 & 17-20 B1 & Lot 9 B2

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

e. Owner's Mailing Address: 5805 Blue Lagoon Drive, Suite 310 Miami, Florida 33126-2063

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

g. Building Code Occupancy Classification: Low Density Multifamily Residential

h. Present Use: Residential

i. General Description: 2 stories CBS w/ tie beam / columns, reinforced concrete 1st. & 2nd. Floor slabs, tiled roof

Addition Comments: This inspection report includes the following folio numbers under Reference Foilo # 03-4129-070-0001

03-4129-070-0250,03-4129-070-0270,03-4129-070-0290,03-4129-070-0310,03-4129-070-0330,03-4129-070-0350,03-4129-070-0370,03-4129-070-0390

03-4129-070-0260,03-4129-070-0280,03-4129-070-0300,03-4129-070-0320,03-4129-070-0340,03-4129-070-0360,03-4129-070-0380,03-4129-070-0400

Building 3 has 16 folio numbers

All existing balcony railings shall be replaced with code compliant railings

All existing stairwell railings shall be replaced with code compliant railings



j. Additions to original structure:

None apparent

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)

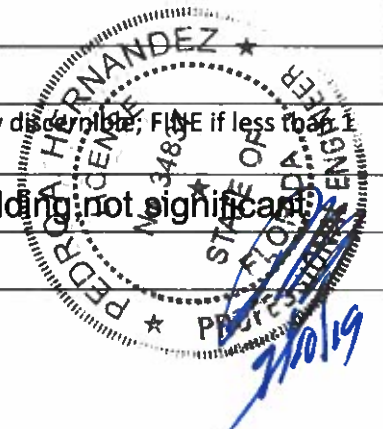
No significant distress noted

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

Finishes in fair condition, no significant cracking, minimal spalling, peeling and stains

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.

Few hairline cracks in stucco closer to ground in rear of building, not significant.



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

Not significant

f. Previous patching or repairs

Few apparent

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

Residential

3. INSPECTIONS

a. Date of notice of required inspection **February 11, 2019**

b. Date(s) of actual inspection **September 5 - 8, 2019**

c. Name and qualifications of individual submitting report: **Pedro A. Hernandez, P.E.**

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

None

e. Structural repair-note appropriate line:

1. None required **Required**

2. Required (describe and indicate acceptance)

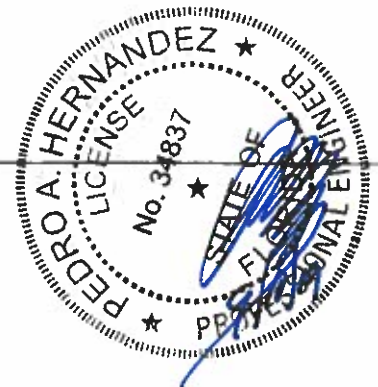
Stairs and balcony railings in front and ~~West~~ ^{West} side of building. See additional comments at bottom of page 1
PH

4. SUPPORTING DATA

a. **None** sheet written data

b. **None** photographs

c. **None** 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 -----

c. Reinforced concrete tie columns **Good**d. Reinforced concrete tie beams **Good**

e. Lintel -----

f. Other type bond beams -----

g. Masonry finishes - exterior

1. Stucco **Good in front of building, sides and rear need minor patching**

2. Veneer -----

3. Paint only -----

4. Other (describe) -----

h. Masonry finishes - interior

1. Vapor barrier **Good**2. Furring and plaster **Good**

3. Paneling -----

4. Paint only -----

5. Other (describe)

i. Cracks

1. Location – note beams, columns, other

2. Description **No significant cracks**

j. Spalling

1. Location – note beams, columns, other

2. Description **Minimal on rear of building walls**

k. Rebar corrosion-check appropriate line

1. None visible **None visible**

2. Minor-patching will suffice

3. Significant-but patching will suffice



4. Significant-structural repairs required	
I. Samples chipped out for examination in spall areas:	
1. No	No
2. Yes – describe color, texture, aggregate, general quality	

6. FLOOR AND ROOF SYSTEM	
a. Roof	
1. Describe (flat, slope, type roofing, type roof deck, condition)	
Pitched tiled roof in good condition	
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support:	
None	
3. Note types of drains and scuppers and condition:	
N.A.	
b. Floor system(s)	
1. Describe (type of system framing, material, spans, condition)	
First and second floor are reinforced concrete structural slabs	
c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.	
No exposed areas, roof structure inspected thru attic access	

7. STEEL FRAMING SYSTEM	
a. Description	No steel framing



b. Exposed Steel- describe condition of paint and degree of corrosion
N.A.
c. Concrete or other fireproofing – note any cracking or spalling and note where any covering was removed for inspection
N.A.
d. Elevator sheave beams and connections, and machine floor beams – note condition:
No elevators

8. CONCRETE FRAMING SYSTEM	
a. Full description of structural system CBS w/ie beam and columns, 1st. and 2nd. floors reinforced concrete structural slabs	
b. Cracking	
1. Not significant	Not significant
2. Location and description of members affected and type cracking	
c. General condition	Good
d. Rebar corrosion – check appropriate line	
1. None visible	X
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	No
2. Yes, describe color, texture, aggregate, general quality:	



9. WINDOWS	
a. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other)	
Aluminum fixed	
b. Anchorage- type and condition of fasteners and latches	Good-fair
c. Sealant – type of condition of perimeter sealant and at mullions:	Good-fair
d. Interiors seals – type and condition at operable vents	Good- fair
e. General condition:	Good-fair

10. WOOD FRAMING	
a. Type – fully describe if mill construction, light construction, major spans, trusses:	
Light construction trusses 20'-25' spans	
b. Note metal fitting i.e., angles, plates, bolts, split pintles, other, and note condition:	
Plates in good fair condition	
c. Joints – note if well fitted and still closed: Well fitted and closed	
d. Drainage – note accumulations of moisture No accumulations of moisture noted	
e. Ventilation – note any concealed spaces not ventilated:	None found
f. Note any concealed spaces opened for inspection:	None found

js:lm:jg:rtc:10/13/2015:40yearrecertificationsystem

BORA Approved – Revised September 17, 2015/RER-10/13/2015





DEPARTMENT OF REGULATOR
AND ECONOMIC RESOURCES

MINIMUM INSPECTION PROCEDURAL GUIDELINES
FOR BUILDING ELECTRICAL RECERTIFICATION

INSPECTION COMMENCED

Date: 09/05/19

INSPECTION COMPLETED

Date: 09/08/19

INSPECTION MADE BY: PEDRO A. HERNANDEZ P.E.
SIGNATURE: _____

PRINT NAME: PEDRO A. HERNANDEZ
TITLE: PROFESSIONAL ENGINEER

ADDRESS: 2450 SW SW 137 TH. AVENUE, SUITE 216
MIAMI - FL - 33175

DESCRIPTION OF STRUCTURE

- a. Name on Title: EDGEWATER OF CORAL GABLES, BLDG. 3
b. Street Address: 35 EDGEWATER DRIVE, CORAL GABLES, FLORIDA
c. Legal Description: EDGEWATER OF CORAL CONDO, SUNRISE HARBOUR REV. PL65-22 LOTS 11-13
d. Owner's Name: AND 17-20 B1 AND LOT 9 B2.
EDGEWATER OF CORAL GABLES CONDOMINIUM ASSOC., INC.
e. Owner's Mailing Address: 5805 BLUE LAGOON DRIVE, SUITE 310 - MIAMI, FL. 33126-2063
f. Folio Number of Property on which Building is Located: REFERENCE FOLIO # 03-4129-070-0001
g. Building Code Occupancy Classification: LOW DENSITY MULTIFAMILY RESIDENTIAL.
h. Present Use: RESIDENTIAL.
i. General Description, Type of Construction, Size, Number of Stories, and Special Features (2) STORIES CBS w/
TILED ROOF.
Additional Comments:

THIS INSPECTION REPORT INCLUDES THE FOLLOWING FOLIO NUMBERS UNDER
REFERENCE FOLIO # 03-4129-070-0001

03-4129-070-0260-03-4129-070-0270-03-4129-070-0290-03-4129-070-0310
03-4129-070-0330-03-4129-070-0350-03-4129-070-0370-03-4129-070-0390
03-4129-070-0260-03-4129-070-0280-03-4129-070-0300-03-4129-070-0320
03-4129-070-0340-03-4129-070-0360-03-4129-070-0380-03-4129-070-0400

BUILDING #3 HAS 16 FOLIO NUMBERS



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

1. ELECTRIC SERVICE *(OVERHEAD) 240/1/60*

1. Size:	Amperage	(800)	Fuses	(✓)	Breakers	()
2. Phase:	Three Phase	()	Single Phase	(✓)		
3. Condition:	Good	()	Fair	(✓)	Needs Repair	()

Comments: *(2) SEPARATES 400 A. MAIN'S (1 OF 2) FOR 8 APT. UNITS
(2 OF 2) FOR 8 APT. UNITS + HOUSE
AND POOL.*

2. METER AND ELECTRIC ROOM

1. Clearances: Good (✓) Fair () Requires Correction ()

Comments:

3. GUTTERS

Location: Go	od	(✓)	Requires Repair	()
Taps and Fill:	Good	(✓)	Requires Repair	()

Comments:



4. ELECTRICAL PANELS

Location: Good (☒) Needs Repair ()

1. Panel #() #1 THRU #8

Good (☒) Needs Repair ()

2. Panel #() #9 THRU #16

Good (☒) Needs Repair ()

3. Panel #() HOUSE PANEL

Good () Needs Repair ()

4. Panel #()

Good () Needs Repair ()

5. Panel #()

Good () Needs Repair ()

Comments: ALL BRANCH CIRCUITS IN ALL ELECT. PANELS MUST BE IDENTIFIED
AND ALL PANELS PENETRATIONS SHALL BE CAPPED, IN ALL 16 UNITS
AND HOUSE PANEL

5. BRANCH CIRCUITS:

1. Identified: Yes () Must be identified (☒)

2. Conductors: Good (☒) Deteriorated () Must be replaced ()

Comments: IN ALL 16 UNITS AND HOUSE PANEL.



6. GROUNDING SERVICE:

Good

(✓)

Repairs Required

()

Comments:

7. GROUNDING OF EQUIPMENT:

Good

()

Repairs Required

(✓)

Comments:

*-ALL 120/1/60 RECEPTACLES IN KITCHEN AND BATHROOM AREA
SHALL BE GFCI PROTECTED*

8. SERVICE CONDUITS/RACEWAYS:

Good

(✓)

Repairs Required

()

Comments:

9. SERVICE CONDUCTOR AND CABLES:

Good

(✓)

Repairs Required

()

Comments:



10. TYPES OF WIRING METHODS:

Conduit Raceways:	Good	(✓)	Repairs Required	()
Conduit PVC:	Good	(✓)	Repairs Required	()
NM Cable:	Good	()	Repairs Required	(✓)
BX Cable:	Good	()	Repairs Required	()

11. FEEDER CONDUCTORS:

Good	(✓)	Repairs Required	()
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Comments:

12. EMERGENCY LIGHTING:

Good	(✓)	Repairs Required	()
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Comments:

13. BUILDING EGRESS ILLUMINATION:

Good	(✓)	Repairs Required	()
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Comments:



14. FIRE ALARM SYSTEM:

Good () Repairs Required ()

Comments: (SEE BUILDG. # 21)

15. SMOKE DETECTORS:

Good () Repairs Required ()

Comments: ALL UNITS IN THIS BUILDING ARE REQ'D TO HAVE 120/1/60 W/
BATT. PACK, SMOKE DETECTORS.

16. EXIT LIGHTS:

Good (✓) Repairs Required ()

Comments:

17. EMERGENCY GENERATOR: N/A

Good () Repairs Required ()

Comments: N/A



Require Additional

Comments:

Require Additional

Comments: THE EXISTING ILLUMINATION "DOES-NOT" COMPLY w/ SECTION 8C-3
OF THE CODE OF MIAMI-DADE COUNTY

Go	od	()	Repairs Required	(✓)
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Comments: THE EXISTING SWIMMING POOL IS UNDER REPAIR

Go ☐ od ☒ Repairs Required ☐

Comments:



22. ADDITIONAL COMMENTS:

THE PROPER PLANING SHALL BE SUBMITTED TO THE CITY OF CORAL GABLES BUILDING DEPARTMENT TO OBTAIN THE REQUIRED PERMIT FOR THE ILLUMINATION OF THE PARKING LOT, PRIOR TO START ANY REPAIR OR NEW CONSTRUCTION.

SD:rs:vcmb:jsjg:rtc1:10/12/2016:40yrtrackingsystem



10 September 2019

City of Coral Gables
Development Services Department
405 Biltmore Way
Coral Gables, Florida 33134

RE: Re-Certification Inspection of building at 81 Edgewater Dr., Coral Gables, FL

Reference Folio # 03-4129-070-0001

From 5 to 8 September 2019, I conducted a visual, non-destructive, non invasive inspection of the building at the above referenced location.

The reference folio above covers the folios ending in 0410, 0420, 0430, 0440, 0450, 0460, 0470 and 0480 which are part of this building

At this time the building does not meet the requirements for recertification

The attached structural and electrical reports documents the deficiencies that need to be addressed, before the building can be recommended for recertification

As a routine matter, in order to avoid a possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of this building.

To the best of my knowledge and ability this report represents an accurate appraisal of the condition of the building based upon careful evaluation of observed conditions, to the extent reasonably possible.

Respectfully,



Pedro A. Hernandez, P.E.

PAH/cjc



REGULATORY AND ECONOMIC RESOURCES
DEPARTMENT

MINIMUM INSPECTION PROCEDURAL GUIDELINES
FOR BUILDING STRUCTURAL RECERTIFICATION

INSPECTION COMMENCED

Date: 9/05/19

INSPECTION COMPLETED

Date: 9/08/19

INSPECTION MADE BY: Pedro A. Hernandez, P.E.

SIGNATURE: 

PRINT NAME: Pedro A. Hernandez

TITLE: Professional Engineer

ADDRESS: 2450 S.W. 137th. Avenue, Suite 216
Miami, Florida 33175

1. DESCRIPTION OF STRUCTURE

a. Name on Title: Edgewater of Coral Gables, Bldg. 4

b. Street Address: 81 Edgewater Drive, Coral Gables, Florida

c. Legal Description: Edgewater of Coral Gables Condo, Sunrise Harbour Rev Pl 65-22, Lots 11-13 & 17-20 B1 & Lot 9 B2

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

e. Owner's Mailing Address: 5805 Blue Lagoon Drive, Suite 310 Miami, Florida 33126-2063

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

g. Building Code Occupancy Classification: Low Density Multifamily Residential

h. Present Use: Residential

i. General Description: 2 stories CBS w/ tie beam / columns, reinforced concrete 1st. & 2nd. Floor slabs, tiled roof

Addition Comments: This inspection report includes the following folio numbers under Reference Folio # 03-4129-070-0001

03-4129-070-0410, 03-4129-070-0430, 03-4129-070-0450, 03-4129-070-0470, 03-4129-070-0420, 03-4129-070-0440, 03-4129-070-0460, 03-4129-070-0480

Building 4 has 8 folio numbers



j. Additions to original structure:

None apparent

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)

No significant distress noted

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

Finishes in fair condition, no significant cracking, minimal spalling, peeling and stains

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.

Few hairline cracks in stucco closer to ground in rear of building not significant



e. General extent of deterioration – cracking or spalling of concrete or masonry, oxidation of metals; rot or borer attack in wood.	
Not significant	
f. Previous patching or repairs	Few apparent
g. Nature of present loading indicate residential, commercial, other estimate magnitude.	
Residential	

3. INSPECTIONS	
a. Date of notice of required inspection	February 11, 2019
b. Date(s) of actual inspection	September 5 - 8, 2019
c. Name and qualifications of individual submitting report:	Pedro A. Hernandez, P.E.
d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures	
None	
e. Structural repair-note appropriate line:	
1. None required	None required
2. Required (describe and indicate acceptance)	

4. SUPPORTING DATA	
a.	None sheet written data
b.	None photographs
c.	None 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	-----
c. Reinforced concrete tie columns	Good
d. Reinforced concrete tie beams	Good
e. Lintel	-----
f. Other type bond beams	-----
g. Masonry finishes - exterior	
1. Stucco	Good in front of building, sides and rear need minor patching
2. Veneer	-----
3. Paint only	-----
4. Other (describe)	-----
h. Masonry finishes - interior	
1. Vapor barrier	Good
2. Furring and plaster	Good
3. Paneling	-----
4. Paint only	-----
5. Other (describe)	
i. Cracks	
1. Location – note beams, columns, other	
2. Description	No significant cracks
j. Spalling	
1. Location – note beams, columns, other	
2. Description	Minimal on rear of building walls
k. Rebar corrosion-check appropriate line	
1. None visible	None visible
2. Minor-patching will suffice	
3. Significant-but patching will suffice	



4. Significant-structural repairs required	
I. Samples chipped out for examination in spall areas:	
1. No	No
2. Yes – describe color, texture, aggregate, general quality	

6. FLOOR AND ROOF SYSTEM	
a. Roof	
1. Describe (flat, slope, type roofing, type roof deck, condition)	
Pitched tiled roof in good condition	
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support:	
None	
3. Note types of drains and scuppers and condition:	
N.A.	
b. Floor system(s)	
1. Describe (type of system framing, material, spans, condition)	
First and second floor are reinforced concrete structural slabs	
c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.	
No exposed areas, roof structure inspected thru attic access	

7. STEEL FRAMING SYSTEM	
a. Description	No steel framing



b. Exposed Steel- describe condition of paint and degree of corrosion
N.A.
c. Concrete or other fireproofing – note any cracking or spalling and note where any covering was removed for inspection
N.A.
d. Elevator sheave beams and connections, and machine floor beams – note condition:
No elevators

8. CONCRETE FRAMING SYSTEM	
a. Full description of structural system CBS w/tie beam and columns, 1st. and 2nd. floors reinforced concrete structural slabs	
b. Cracking	
1. Not significant	Not significant
2. Location and description of members affected and type cracking	
c. General condition	Good
d. Rebar corrosion – check appropriate line	
1. None visible	X
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	No
2. Yes, describe color, texture, aggregate, general quality:	



9. WINDOWS	
a. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other)	
Aluminum fixed	
b. Anchorage- type and condition of fasteners and latches	Good-fair
c. Sealant – type of condition of perimeter sealant and at mullions:	Good-fair
d. Interiors seals – type and condition at operable vents	Good- fair
e. General condition:	Good-fair

10. WOOD FRAMING	
a. Type – fully describe if mill construction, light construction, major spans, trusses:	
Light construction trusses 20'-25' spans	
b. Note metal fitting i.e., angles, plates, bolts, split pintles, other, and note condition:	
Plates in good fair condition	
c. Joints – note if well fitted and still closed: Well fitted and closed	
d. Drainage – note accumulations of moisture No accumulations of moisture noted	
e. Ventilation – note any concealed spaces not ventilated:	None found
f. Note any concealed spaces opened for inspection:	None found

js:lm:jg:rtc:10/13/2015:40yearrecertificationsystem

BORA Approved – Revised September 17, 2015/RER-10/13/2015



MINIMUM INSPECTION PROCEDURAL GUIDELINES
FOR BUILDING ELECTRICAL RECERTIFICATION

INSPECTION COMMENCED

Date: 09/05/19

INSPECTION COMPLETED

Date: 09/08/19

INSPECTION MADE BY: PEDRO A. HERNANDEZ P.E.

SIGNATURE: _____

PRINT NAME: PEDRO A. HERNANDEZ

TITLE: PROFESSIONAL ENGINEER

ADDRESS: 2450 SW, 137 TH. AVE. SUITE 216
MIAMI - FL - 33175.

DESCRIPTION OF STRUCTURE

- a. Name on Title: EDGEWATER OF CORAL GABLES, BLDG. 4
- b. Street Address: 81 EDGEWATER DRIVE, CORAL GABLES, FLORIDA.
- c. Legal Description: EDGEWATER OF CORAL GABLES CONDO, SUNRISE HARBOUR REV. P1 65-22,
LOTS 11-13 AND 17-20 B1 AND LOT 9 B2.
- d. Owner's Name: EDGEWATER OF CONDOMINIUM ASSOC. INC.
- e. Owner's Mailing Address: 5805 BLUE LAGOON DRIVE, SUITE 310, MIAMI, FL, 33126-2063
- f. Folio Number of Property on which Building is Located: REFERENCE FOLIO # 03-4129-070-0001
- g. Building Code Occupancy Classification: LOW DENSITY MULTIFAMILY RESIDENTIAL
- h. Present Use: RESIDENTIAL.
- i. General Description, Type of Construction, Size, Number of Stories, and Special Features (2) STOR. CBS. w/
TILED ROOF.

Additional Comments:

THIS INSPECTION REPORT INCLUDES THE FOLLOWING FOLIO NUMBERS
UNDER REFERENCE FOLIO # 03-4129-070-0001.

03-4129-070-0410 - 03-4129-070-0430 - 03-4129-070-0450 - 03-4129-070-0470
03-4129-070-0420 - 03-4129-070-0440 - 03-4129-070-0460 - 03-4129-070-0480

BUILDING 4 HAS 8 FOLIO NUMBERS.



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

1. ELECTRIC SERVICE

(OVERHEAD) 240/1/60

1. Size:	Amperage	(600)	Fuses	(✓)	Breakers	()
2. Phase:	Three Phase	()	Single Phase	(✓)		
3. Condition:	Good	(✓)	Fair	()	Needs Repair	()

Comments: 600A. MAIN W/ BAPT. + HOUSE PANEL

2. METER AND ELECTRIC ROOM

1. Clearances:	Good	(✓)	Fair	()	Requires Correction	()
----------------	------	-------	------	-----	---------------------	-----

Comments:

3. GUTTERS

Location: Go	od	(✓)	Requires Repair	()
Taps and Fill:	Good	(✓)	Requires Repair	()

Comments:



4. ELECTRICAL PANELS

Location: Good (☒) Needs Repair (☐)

1. Panel #() *#1 THRU #8*

Good (☒) Needs Repair (☐)

2. Panel #() *HOUSE PANEL*

Good (☐) Needs Repair (☐)

3. Panel #()

Good (☐) Needs Repair (☐)

4. Panel #()

Good (☐) Needs Repair (☐)

5. Panel #()

Good (☐) Needs Repair (☐)

Comments: *- ALL BRANCH CIRCUITS IN ALL ELECTRICAL PANELS MUST BE IDENTIFIED, AND ALL PANELS PENETRATION SHALL BE CAPPED, IN ALL 8 UNITS AND HOUSE PANEL.*

5. BRANCH CIRCUITS:

1. Identified: Yes (☐) Must be identified (☒)

2. Conductors: Good (☒) Deteriorated (☐) Must be replaced (☐)

Comments: *IN ALL 8 UNITS AND HOUSE PANEL*



6. GROUNDING SERVICE:

Good

(✓)

Repairs Required

()

Comments:

7. GROUNDING OF EQUIPMENT:

Good

()

Repairs Required

(✓)

Comments:

*ALL 120/1/60 RECEPTACLES IN KITCHEN AND BATHROOMS AREA
SHALL BE GFI/C PROTECTED.*

8. SERVICE CONDUITS/RACEWAYS:

Good

(✓)

Repairs Required

()

Comments:

9. SERVICE CONDUCTOR AND CABLES:

Good

(✓)

Repairs Required

()

Comments:



10. TYPES OF WIRING METHODS:

Conduit Raceways:	Good	(✓)	Repairs Required	()
Conduit PVC:	Good	(✓)	Repairs Required	()
NM Cable:	Good	()	Repairs Required	(✓)
BX Cable:	Good	()	Repairs Required	()

11. FEEDER CONDUCTORS:

Good	(✓)	Repairs Required	()
------	-------	------------------	-----

Comments:

12. EMERGENCY LIGHTING:

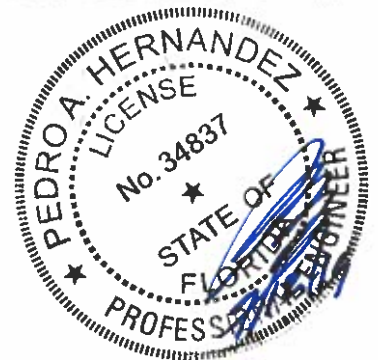
Good	(✓)	Repairs Required	()
------	-------	------------------	-----

Comments:

13. BUILDING EGRESS ILLUMINATION:

Good	(✓)	Repairs Required	()
------	-------	------------------	-----

Comments:



14. FIRE ALARM SYSTEM:

N/A

Good

()

Repairs Required

()

Comments:

N/A

15. SMOKE DETECTORS:

Good

()

Repairs Required

()

Comments:

ALL 8 UNITS IN THIS BUILDING ARE REQ'D TO HAVE 120/1/60 "W/
BATT. PACK SMOKE DETECTORS.

16. EXIT LIGHTS:

Good

(✓)

Repairs Required

()

Comments:

17. EMERGENCY GENERATOR:

N/A

Good

()

Repairs Required

()

Comments:

N/A



18. WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS:

Require Additional

Go od () Repairs Required (✓)

Comments:

19. OPEN OR UNDERCOVER PARKING GARAGE AREAS AND EGRESS ILLUMINATION:

Require Additional

Go od () Repairs Required (✓)

Comments: THE PRESENT ILLUMINATION "DOES - NOT" COMPLY W/ SECTION 8C-3
OF THE CODE OF MIAMI - DADE COUNTY

20. SWIMMING POOL WIRING:

N/A

Go od () Repairs Required ()

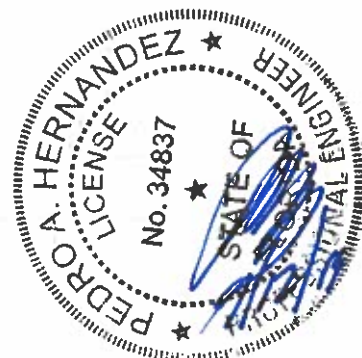
Comments:

N/A

21. WIRING TO MECHANICAL EQUIPMENT:

Go od (✓) Repairs Required ()

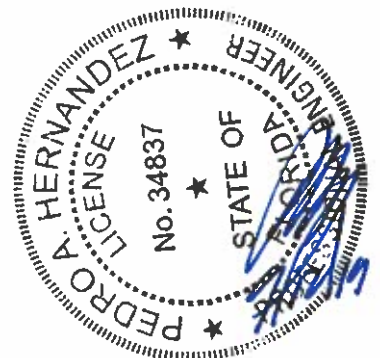
Comments:



22. ADDITIONAL COMMENTS:

THE PROPER PLANING SHALL BE SUBMITTED TO THE CITY OF CORAL GABLES BUILDING DEPARTMENT TO OBTAIN THE REQUIRED PERMIT FOR THE ILLUMINATION OF THE PARKING LOT, PRIOR TO START ANY REPAIR OR NEW CONSTRUCTION.

SD:rs:vcmbjs:jg:rtc1:10/12/2015:40yrtrackingsystem



10 September 2019

City of Coral Gables
Development Services Department
405 Biltmore Way
Coral Gables, Florida 33134

RE: Re-Certification Inspection of building at 95 Edgewater Dr., Coral Gables, FL

Reference Folio # 03-4129-070-0001

From 5 to 8 September 2019, I conducted a visual, non-destructive, non invasive inspection of the building at the above referenced location.

The reference folio above covers the folios ending in 0490, 0500, 0510, 0520, 0530, 0540, 0550, 0560, 0570, 0580, 0590, 0600, 0610, 0620, 0630 and 0640 which are part of this building

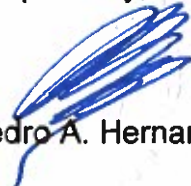
At this time the building does not meet the requirements for recertification

The attached structural and electrical reports documents the deficiencies that need to be addressed, before the building can be recommended for recertification

As a routine matter, in order to avoid a possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of this building.

To the best of my knowledge and ability this report represents an accurate appraisal of the condition of the building based upon careful evaluation of observed conditions, to the extent reasonably possible.

Respectfully,



Pedro A. Hernandez, P.E.

PAH/cjc



REGULATORY AND ECONOMIC RESOURCES
DEPARTMENT

MINIMUM INSPECTION PROCEDURAL GUIDELINES
FOR BUILDING STRUCTURAL RECERTIFICATION

INSPECTION COMMENCED

Date: 9/05/19

INSPECTION COMPLETED

Date: 9/08/19

INSPECTION MADE BY: Pedro A. Hernandez, P.E.

SIGNATURE: _____

PRINT NAME: Pedro A. Hernandez

TITLE: Professional Engineer

ADDRESS: 2450 S.W. 137th. Avenue, Suite 216
Miami, Florida 33175

1. DESCRIPTION OF STRUCTURE

a. Name on Title: Edgewater of Coral Gables, Bldg. 5

b. Street Address: 95 Edgewater Drive, Coral Gables, Florida

c. Legal Description: Edgewater of Coral Gables Condo, Sunrise Harbour Rev PI 65-22, Lots 11-13 & 17-20 B1 & Lot 9 B2

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

e. Owner's Mailing Address: 5805 Blue Lagoon Drive, Suite 310 Miami, Florida 33126-2063

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

g. Building Code Occupancy Classification: Low Density Multifamily Residential

h. Present Use: Residential

i. General Description: 2 stories CBS w/ tie beam / columns, reinforced concrete 1st. & 2nd. Floor slabs, tiled roof

Addition Comments: This inspection report includes the following folio numbers under Reference Folio # 03-4129-070-0001

03-4129-070-0490, 03-4129-070-0510, 03-4129-070-0530, 03-4129-070-0550, 03-4129-070-0570, 03-4129-070-0590, 03-4129-070-0610, 03-4129-070-0630

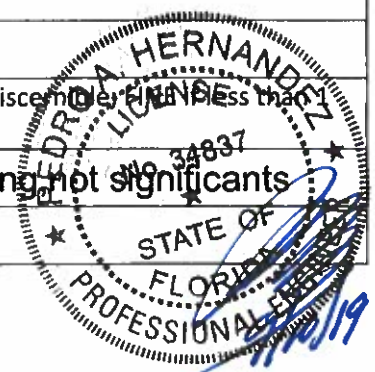
03-4129-070-0500, 03-4129-070-0520, 03-4129-070-0540, 03-4129-070-0560, 03-4129-070-0580, 03-4129-070-0600, 03-4129-070-0620, 03-4129-070-0640

Building 5 has 16 folio numbers



j. Additions to original structure:	None apparent

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)
No significant distress noted
c. Surface conditions – describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration and stains.
Finishes in fair condition, no significant cracking, minimal spalling, peeling and stains
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.
Few hairline cracks in stucco closer to ground in rear of building not significant



e. General extent of deterioration – cracking or spalling of concrete or masonry, oxidation of metals; rot or borer attack in wood.	
Not significant	
f. Previous patching or repairs	Few apparent
g. Nature of present loading indicate residential, commercial, other estimate magnitude.	
Residential	

3. INSPECTIONS	
a. Date of notice of required inspection	February 11, 2019
b. Date(s) of actual inspection	September 5 - 8, 2019
c. Name and qualifications of individual submitting report:	Pedro A. Hernandez, P.E.
d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures	
None	
e. Structural repair-note appropriate line:	
1. None required	None required
2. Required (describe and indicate acceptance)	

4. SUPPORTING DATA	
a.	None sheet written data
b.	None photographs
c.	None 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	-----
c. Reinforced concrete tie columns	Good
d. Reinforced concrete tie beams	Good
e. Lintel	-----
f. Other type bond beams	-----
g. Masonry finishes -exterior	
1. Stucco	Good in front of building, sides and rear need minor patching
2. Veneer	-----
3. Paint only	-----
4. Other (describe)	-----
h. Masonry finishes - interior	
1. Vapor barrier	Good
2. Furring and plaster	Good
3. Paneling	-----
4. Paint only	-----
5. Other (describe)	
i. Cracks	
1. Location – note beams, columns, other	
2. Description	No significant cracks
j. Spalling	
1. Location – note beams, columns, other	
2. Description	Minimal on rear of building walls
k. Rebar corrosion-check appropriate line	
1. None visible	None visible
2. Minor-patching will suffice	
3. Significant-but patching will suffice	



4. Significant-structural repairs required	
I. Samples chipped out for examination in spall areas:	
1. No	No
2. Yes – describe color, texture, aggregate, general quality	

6. FLOOR AND ROOF SYSTEM	
a. Roof	
1. Describe (flat, slope, type roofing, type roof deck, condition)	
Pitched tiled roof in good condition	
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support:	
None	
3. Note types of drains and scuppers and condition:	
N.A.	
b. Floor system(s)	
1. Describe (type of system framing, material, spans, condition)	
First and second floor are reinforced concrete structural slabs	
c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.	
No exposed areas, roof structure inspected thru attic access	

7. STEEL FRAMING SYSTEM	
a. Description	No steel framing



b. Exposed Steel- describe condition of paint and degree of corrosion
N.A.
c. Concrete or other fireproofing – note any cracking or spalling and note where any covering was removed for inspection
N.A.
d. Elevator sheave beams and connections, and machine floor beams – note condition:
No elevators

8. CONCRETE FRAMING SYSTEM	
a. Full description of structural system CBS w/tie beam and columns, 1st. and 2nd. floors reinforced concrete structural slabs	
b. Cracking	
1. Not significant	Not significant
2. Location and description of members affected and type cracking	
c. General condition	Good
d. Rebar corrosion – check appropriate line	
1. None visible	X
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	No
2. Yes, describe color, texture, aggregate, general quality:	



9. WINDOWS

a. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other)

Aluminum fixed

b. Anchorage- type and condition of fasteners and latches Good-fair

c. Sealant – type of condition of perimeter sealant and at mullions: Good-fair

d. Interiors seals – type and condition at operable vents Good- fair

e. General condition: Good-fair

10. WOOD FRAMING

a. Type – fully describe if mill construction, light construction, major spans, trusses:

Light construction trusses 20'-25' spans

b. Note metal fitting i.e., angles, plates, bolts, split pintles, other, and note condition:

Plates in good fair condition

c. Joints – note if well fitted and still closed: Well fitted and closed

d. Drainage – note accumulations of moisture No accumulations of moisture noted

e. Ventilation – note any concealed spaces not ventilated: None found

f. Note any concealed spaces opened for inspection: None found

js:lm:jg:rtc:10/13/2015:40yearrecertificationsystem

BORA Approved – Revised September 17, 2015/RER-10/13/2015



MINIMUM INSPECTION PROCEDURAL GUIDELINES
FOR BUILDING ELECTRICAL RECERTIFICATION

INSPECTION COMMENCED

Date: 09/05/19

INSPECTION MADE BY: PEDRO A. HERNANDEZ P.E.

SIGNATURE: [Signature]

INSPECTION COMPLETED

Date: 09/08/19

PRINT NAME: PEDRO A. HERNANDEZ

TITLE: PROFESSIONAL ENGINEER

ADDRESS: 2450 SW 137 TH AVENUE, SUITE 216
MIAMI, FL 33175

DESCRIPTION OF STRUCTURE

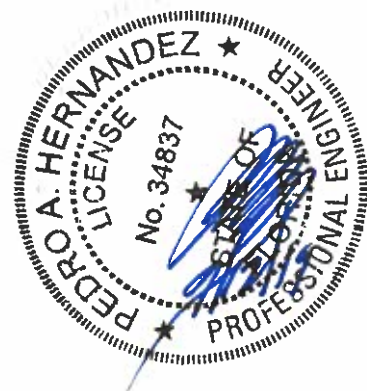
- a. Name on Title: EDGEWATER OF CORAL GABLES - BLDG. 5
- b. Street Address: 95 EDGEWATER DRIVE, CORAL GABLES, FLORIDA.
- c. Legal Description: EDGEWATER OF CORAL GABLES CONDO, SUNRISE HARBOUR REV. PI 65-22 -
- d. Owner's Name: LOTS 11-13 AND 17-20 B1 AND LOT 9 B2.
EDGEWATER OF CORAL GABLES CONDOMINIUM ASSOC. INC.
- e. Owner's Mailing Address: 5805 BLUE LAGOON DRIVE, SUITE 310 MIAMI, FL. 33126-2063
- f. Folio Number of Property on which Building is Located: REFERENCE FOLIO # 03-4129-070-0001
- g. Building Code Occupancy Classification: LOW DENSITY MULTIFAMILY RESIDENTIAL.
- h. Present Use: RESIDENTIAL.
- i. General Description, Type of Construction, Size, Number of Stories, and Special Features 2 STOR. CBS W/ TILED
ROOF.

Additional Comments:

THIS INSPECTION REPORT INCLUDES THE FOLLOWING FOLIO NUMBERS UNDER
REFERENCE FOLIO # 03-4129-070-0001 - (03-4129-070-0490 - 03-4129-070-500
03-4129-070-0510 - 03-4129-070-0530 - 03-4129-070-0550 - 03-4129-070-0570
03-4129-070-0590 - 03-4129-070-0610 - 03-4129-070-0630 - 03-4129-070-0520
03-4129-070-0540 - 03-4129-070-0560 - 03-4129-070-0580 - 03-4129-070-0600
03-4129-070-0620 - 03-4129-070-0640)

BUILDING #5 HAS 16 FOLIO NUMBERS.





4. ELECTRICAL PANELS

Location: Good (☒) Needs Repair (☐)

1. Panel #() #1 THRU #8

Good (☒) Needs Repair (☐)

2. Panel #() #9 THRU #16 + HOUSE PNL @ ELECT. ROOM

Good (☐) Needs Repair (☐)

3. Panel #()

Good (☐) Needs Repair (☐)

4. Panel #()

Good (☐) Needs Repair (☐)

5. Panel #()

Good (☐) Needs Repair (☐)

Comments: *ALL BRANCH CIRCUITS IN ALL ELECTRICAL PANELS MUST BE IDENTIFIED AND ALL PANELS PENETRATIONS SHALL BE CAPPED, IN ALL 16 UNITS AND HOUSE PANEL.*

5. BRANCH CIRCUITS:

1. Identified: Yes (☐) Must be identified (☒)

2. Conductors: Good (☒) Deteriorated (☐) Must be replaced (☐)

Comments: *IN ALL 16 UNITS AND HOUSE PANEL*



6. GROUNDING SERVICE:

Good

(✓)

Repairs Required

()

Comments:

7. GROUNDING OF EQUIPMENT:

Good

()

Repairs Required

(✓)

Comments:

*ALL 120/1/60 RECEPTACLES IN KITCHEN AND BATHROOMS AREA
SHALL BE GFCI PROTECTED.*

8. SERVICE CONDUITS/RACEWAYS:

Good

(✓)

Repairs Required

()

Comments:

9. SERVICE CONDUCTOR AND CABLES:

Good

(✓)

Repairs Required

()

Comments:



10. TYPES OF WIRING METHODS:

Conduit Raceways:	Good	(✓)	Repairs Required	()
Conduit PVC:	Good	(✓)	Repairs Required	()
NM Cable:	Good	()	Repairs Required	(✓)
BX Cable:	Good	()	Repairs Required	()

11. FEEDER CONDUCTORS:

Good (✓) Repairs Required ()

Comments:

12. EMERGENCY LIGHTING:

Good (✓) Repairs Required ()

Comments:

13. BUILDING EGRESS ILLUMINATION:

Good (✓) Repairs Required ()

Comments:



14. FIRE ALARM SYSTEM:

Good (✓)

Repairs Required ()

Comments: *INSPECTED IN 10/18 - EXP. 9/19*

15. SMOKE DETECTORS:

Good ()

Repairs Required ()

Comments: *ALL 16 UNITS IN THIS BUILDING ARE REQUIRED TO HAVE 120/11/60 W/
BATT. PACK SMOKE DETECTORS*

16. EXIT LIGHTS:

Good (✓)

Repairs Required ()

Comments:

17. EMERGENCY GENERATOR: *N/A*

Good ()

Repairs Required ()

Comments: *N/A*



18. WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS:

Require Additional

Go od () Repairs Required (✓)

Comments:

19. OPEN OR UNDERCOVER PARKING GARAGE AREAS AND EGRESS ILLUMINATION:

Require Additional

Go od () Repairs Required (✓)

Comments: *THE PRESENT ILLUMINATION "DOES-NOT" COMPLY W/ SECTION 8C-3 OF THE CODE OF MIAMI-DADE COUNTY*

20. SWIMMING POOL WIRING:

Go od () Repairs Required (✓)

Comments: *UNDER REPAIRS - POOL PANEL TO BE IDENTIFY, AND IS FEED W/ 2/60 A 6B FROM EXIST. HOUSE PANEL IN ELECT. ROOM.*

21. WIRING TO MECHANICAL EQUIPMENT:

Go od (✓) Repairs Required ()

Comments:



22. ADDITIONAL COMMENTS:

THE PROPER PLANING SHALL BE SUBMITTED TO THE CITY OF CORAL GABLES BUILDING DEPARTMENT TO OBTAIN THE REQUIRED PERMIT FOR THE ILLUMINATION OF THE PARKING LOT, PRIOR TO START ANY REPAIR OR NEW CONSTRUCTION.

SD:rs:vc:mb:jsjg:rtc1:10/12/2015:40yrtrackingsystem



IN CHAPTER 8C OF THE CODE OF MIAMI-DADE COUNTY

Re: Case No.

FYear 2019**Property Address:**

Building Description:

☒ 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

Pecho A. Hernandez, P.E.
(Print Name)

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

Date: 09/13/2019

*BUILDING #1
1 EDGE.*

REFERENCE FOLIO # 03-4129-070-0001

RE: Case No.:

Property Address:

1 EDGEWATER DRIVE, CORAL GABLES FL.

Building Description:

2 STORY CBS BUILDING

1. I am a Florida registered professional engineer or architect with an active license.
2. On 09/13, 2019, at 9.00 pm, I measured the level of illumination in the parking lot (s) serving the above referenced building.
3. Maximum 2.02 foot candle per SF, Minimum 0.29 foot candle per SF, Minimum to Maximum ratio 1 : 7, foot candle 1.16 average per SF.
4. The level of illumination provided in the parking lot (s) 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 Architect or Engineer



PEDRO A. HERNANDEZ, P.E.
(Print Name)

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

Date: 09/13/2019

BUILDING # 2
21 EDGE.

REFERENCE FOLIO # 03-4129-070-0001

RE: Case No.:

Property Address:

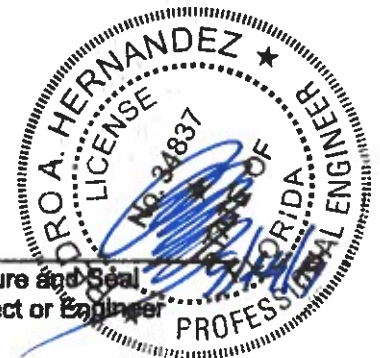
1 EDGEWATER DRIVE, CORAL GABLES FL.

Building Description:

2 STORY CBS BUILDING

1. I am a Florida registered professional engineer or architect with an active license.
2. On 09/13, 20 19, at 9.00 pm, I measured the level of illumination in the parking lot (s) serving the above referenced building.
3. Maximum 14.8 foot candle per SF, Minimum 0.5 foot candle per SF,
Minimum to Maximum ratio 1 : 29, foot candle 7.7 average per SF.
4. The level of illumination provided in the parking lot (s) 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 Architect or Engineer



PEDRO A. HERNANDEZ, P.E.
(Print Name)

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

**BUILDING # 3
35 EDGE.**

Date: 09/13/2019

REFERENCE FOLIO # 03-4129-070-0001

RE: Case No.:

Property Address:

1 EDGEWATER DRIVE, CORAL GABLES FL.

Building Description:

2 STORY CBS BUILDING

1. I am a Florida registered professional engineer or architect with an active license.
2. On 09/13, 20 19, at 9.00 pm, I measured the level of illumination in the parking lot (s) serving the above referenced building.
3. Maximum 2.8 foot candle per SF, Minimum 0.2 foot candle per SF,
Minimum to Maximum ratio 1 : 14, foot candle 1.5 average per SF.
4. The level of illumination provided in the parking lot (s) 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 Architect or Engineer



PEDRO A. HERNANDEZ, P.E.
(Print Name)

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

Date: 09/13/2019

BUILDING # 4
81 EDGE.

REFERENCE FOLIO # 03-4129-070-0001

RE: Case No.:

Property Address:

1 EDGEWATER DRIVE CORAL GABLES, FL.

Building Description:

2 STORY CBS BUILDING

1. I am a Florida registered professional engineer or architect with an active license.
2. On 09/13, 2019, at 9:00 pm, I measured the level of illumination in the parking lot (s) serving the above referenced building.
3. Maximum 3.0 foot candle per SF, Minimum 0.1 foot candle per SF,
Minimum to Maximum ratio 1 : 30, foot candle 1.55 average per SF.
4. The level of illumination provided in the parking lot (s) 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 Architect or Engineer



PEDRO A. HERNANDEZ, P.E.
(Print Name)

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

Date: 09/13/2019

BUILDING #5
95 EDGE

REFERENCE FOLIO # 03-4129-070-0001

RE: Case No.:

Property Address:

1 EDGEWATER DRIVE, CORAL GABLES, FL.

Building Description:

2 STORY CBS BUILDING

1. I am a Florida registered professional engineer or architect with an active license.
2. On 09/13, 2019, at 9:00 pm, I measured the level of illumination in the parking lot (s) serving the above referenced building.
3. Maximum 5.3 foot candle per SF, Minimum 0.3 foot candle per SF,
Minimum to Maximum ratio 1 : 18, foot candle 2.8 average per SF.
4. The level of illumination provided in the parking lot (s) 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 Architect or Engineer



PEDRO A. HERNANDEZ, P.E.
(Print Name)

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

DATE: _____

Case No. FYear _____

Property Address: _____, Bldg. No.: _____, Sq. Ft.: _____

Folio Number: _____

Building Description: _____

1. I am a Florida registered professional engineer or architect with an active license.
2. On _____, 20____, at _____ AM/PM, I measured the level of illumination in the parking lot(s) serving the above referenced building.
3. Maximum _____ foot candle
Minimum _____ foot candle
Maximum to Minimum Ratio _____:_____, 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

Print Name



City of Coral Gables
Development Services

OFFICE SET



RC-19-08-4961

1 EDGEWATER DR # COMMON AREAS

Folio #: **03-4129-070-0001**
~~99-4129-070-0010~~

Permit Description: BUILDING
RECERTIFICATION (1959)
CONSTRUCTION REGULATION BOARD CASE

EL **1909 3933**
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		

R
R

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

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

**Special Inspector required
for the following:**

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

RC-19-08-4961

RC-19-08-4961

