

Detailed Report

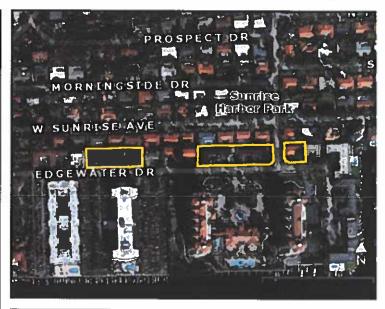
Generated On: 1/23/202

Property Information	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	o 8		
Actual Area	0 Sq.Ft		
Living Area	0 Sq.Ft		
Adjusted Area	0 Sq.Ft		
Lot Size	0 Sq.Ft		
Year Built	× 1959		

Primary Land Use	0000 REFERE	0000 REFERENCE FOLIO				
Beds / Baths / Half	0/0/0					
Floors	0					
Living Units	e 8					
Actual Area	0 Sq.Ft					
Living Area	0 Sq.Ft					
Adjusted Area	0 Sq.Ft					
Lot Size	0 Sq.Ft					
Year Built	o 1959					
Assessment Information						
Year	2019	2018	2017			
Land Makes						

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 20							
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	\$C	
Taxable Value	\$0	\$0	\$ C	
School Board				
Exemption Value	\$0	\$0	\$C	
Taxable Value	\$0	\$0	\$C	
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



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			3	- LAGG T Cate	Te Details	
Land Use	Muni Zon	e	PA Zone	Unit Type	Units	Calc Valu
Building Information						
Building Number	Sub Area	Year Built	Actual Sq	.Ft. Living Sq.Ft.	Adj Sq.Ft.	Calc Valu
Extra Features						
Description			Year	Built	Units	Calc Value

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



Generated On: 1/23/20;

Property Information

Folio: 03-4129-070-0001

Property Address:

Roll Year 2018 Land, Building and Extra-Feature Details

Land Information				<u> </u>		
Land Use	Muni Zon	е	PA Zone	Unit Type	Units	Calc Valu
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

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



Generated On: 1/23/20

Property Information

Folio: 03-4129-070-0001

Property Address:

Roll Year 2017 Land, Building and Extra-Feature Details

Land Information			9			
Land Use	Muni Zon	e	PA Zone	Unit Type	Units	Calc Valu
Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Valu
Extra Features					<u></u>	
Description			Year Buil		Units	Calc Value

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



Generated On: 1/23/20

Property	Information	Π
----------	-------------	---

Folio: 03-4129-070-0001

Property Address:

Full Legal Description			
EDGEWATER OF CORAL GAE	BLES CONDO		
SUNRISE HARBOUR REV PL I			
LOTS 11 THRU 13 & LOTS 17			
BLK 1 & LOT 9 BLK 2			
AS DESC IN DEC OR 23021-45	598		
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

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.

Condominium Association (Sunbiz mailing address)

Edgewater of Coral Gables Condominium Association, Inc. c/o FirstService Residential 5805 Blue Lagoon Dr, Ste 310 Miami, FL 33126-2063

Owner (RA address)

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



Generated On: 1/22/2020

	Follo	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

FLORIDA DEPARTMENT OF STATE

Division of Conferentions



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

FEI/EIN Number

20-3407924

Date Filed

08/15/2005

State

FL

Status

ACTIVE

Principal Address

1,21,35,81,95 EDGEWATER DRIVE

CORAL GABLES, FL 33133

Changed: 08/09/2018

Mailing Address

C/O FirstService Residential

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 formal
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

Detail by Entity Name 1/22/20, 6:55 PM

03/29/2007 -- ANNUAL REPORT

02/02/2006 -- ANNUAL REPORT

08/15/2005 -- Domestic Non-Profit

View image in PDF format

View image in PDF format

View image in PDF format

Florida Department of State, Division of Corporations



Home

Citizen Services

Business Services

Back to Coral Gables.com

Permits and Inspections: Search Results

Logon

Help

Contact

Mew Permit Search

Permit Search Results

Permit#:	App. Date	Street Address	Туре	Description	Status	Issue Date	Final Date	Fees Due
BL-19-11-4126	11/07/2019		INT / EXT ALTERATIONS	PAVER POOL DECK & WALKWAYS \$14,662	pending			0.00
AB-19-10-5823	10/30/2019		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		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		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		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		POOL / SPA / FOUNTAIN / POND	SWIMMING POOL RENOVATION (CHANGE TILE AND COPING) @ 21 EGEWATER \$15,280	final	05/02/2019	09/25/2019	0.00
AB-19-04-4895 CITY'S EXHIBIT	04/11/2019		BOA COMPLETE (LESS THAN \$75,000)	SWIMMING POOL RENOVATION (CHANGE TILE AND COPING) @ 21 EGEWATER \$15280	final	04/15/2019	09/25/2019	0.00
EXHIRII _		-						

CE-19-01-3651	01/23/2019		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		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 DAMAGEDED 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		INTERIOR ALTERATION ONLY	REMOVE & REPLACE DAMAGEDED 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		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		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		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		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		TREE REMOVAL/MITIGATION	REMOVAL OF 1- FICUS BENJAMIMIA IN PATIO AREA OF UNIT 104	final	10/23/2012	10/23/2012	0.00
PS-12-04-9054	04/25/2012		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		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		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		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

Address:

1 Edgewater Dr. Condominium - 8

Inspection Date:

10/21/2019

Name:

units

uriits

1 Edgewater Drive

InspectionType:

AA-Tactical, Apartment /

lveight@coralgables.com

Condo

City:

Suite:

Coral Gables

Inspected By:

Leonard Veight

305-460-5577

Occ. Sq. Ft.:

0

Occupant

010040

Number:

Insp. Result

Location

Code Set

Doors

Code

Fail

Fail

Floor 1

FL NFPA 01 2015

5 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.

FL NFPA 101

Floor 1

2015

7.2.2.5.3 - Usable Space.

Stairs

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 Ordinanace 30-4, a Fire Inspection Fee will be billed for this inspection. All fees are subject to change without processories.

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

https://www.mobile-eyes.com/InspectPortal_ViewReport.asp?file=1000147OR-14082782... 1/21/2020



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

February 11, 2019

VIA CERTIFIED MAIL EDGEWATER OF CORAL GABLES CONDOMINIUM ASSOCING C/O ROBERTO C BEANCH SIEGERIED, RIVERA, HYMAN, LERNER, DE LA TORRE, MARS & SOBEL, PA 201 ALHAMBRA CIR., LL FLOOR CORAL GABLES, FL 33134

RE: I 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

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 und 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**

7018 OLBO 0001 3977 4238

P.O. Box 141549 Coral Gables, Florida 33114-1549 • Phone: (305) 460-5235 • Fax (305) 460-52

USPS Tracking®

FAQs > (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

Tracking History

 \wedge

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



5/16/2019

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

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@coral@ables.com if any questions regarding this matter.

Please govern yourself accordingly.

Sincerely,

Manuel Z. Lopez, P.E. Building Official



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 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 - 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 scaled 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,

Manuel Z. Lopez, P.E. Building Official

land of the



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,

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. Return receipt number: c/o FirstService Residential 5805 Blue Lagoon Drive, Suite 310 Miami, Florida 33126-2063

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-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 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 Garbia, 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.

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 #: _ \ \ \ - \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
10	Title of Document Posted: Construction Regulation Board, Notice of Unsafe Structure Violation For Failure To Recertify and Notice of Hearing
	I. FRANCISCO TO TERMANDEZ, DO HEREBY SWEAR/AFFIRM THAT THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE ADDRESS OF 1 EDGEWATER DRISE, ON 8-28-19
	AT 9:37 AM
Fi	Employee's Printed Name Employee's Signature
;	STATE OF FLORIDA ss. COUNTY OF MIAMI-DADE Sworn to (or affirmed) and subscribed before me this 28 day of day of the year 2019, by Francisco R Fernandez who is personally known to me.
ì	My Commission Expires:
	BELKYS GARCIA Commission # GG 305923 Expires April 29, 2023 Ronded Thru True Fells Insurence 800-385-7019

1 EDGEWATERD DRIVE



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

XHIBIT 6

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

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

Please govern yourself accordingly.

Virginia Golzueta.

Acting Secretary to the Boar

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.

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



EXHIBIT_7__

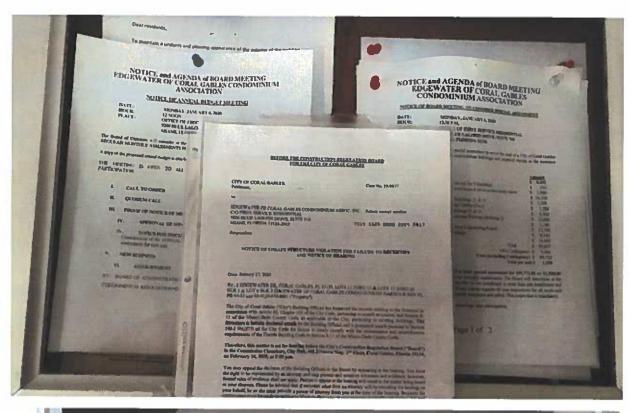
CITY OF CORAL GABLES DEVELOPMENT SERVICES DEPARTMENT Affidavit of Posting

Case #:
Title of Document Posted: <u>Construction Regulation Board</u> , <u>Notice of Unsafe Structure Violation</u> <u>For Failure To Recertify and Notice of Hearing</u>
I,, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF Edgewater Drive, ON 1/27/2020
ADDRESS OF Edgewater Drive, ON 1/27/2020 AT 12:05pm.
Employee's Printed Name 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 Poz who is personally known to
me.
My Commission Expires:
VIRGINIA GOIZUETA MY COMMISSION # GG 180872 EXPIRES: February 25, 2022 Bonded Thru Notary Public Underwriters Notary Public Notary Public



CITY'S

EXHIBIT 8





Kelley Engineers of Dade

CMI - Structural - Mechanical

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. 197th. Avenue Suite 217 Milami, Florida 33175 Ph: 305-554-6963 Fax: 305-554-7516

Kelley Engineers of Dade

CMI - Structural - Mechanical

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	INSPECTION MADE BY: Pedro A. Hernandez, P.E.
Date: 9/05/19	SIGNATURE:
INSPECTION COMPLETED Date: 9/05/19	PRINT NAME: Pedro A. Hernandez TITLE: Professional Engineer
	ADDRESS: 2450 S.W. 137th. Avenue, Suite 216 Miami, Florida 33175
	Wildliff, Florida 33173
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 Gable	es Condo, Sunrise Harbour Rev Pl 65-22, Lots 11-13 & 17-20 B1 & Lot 9 B2
d. Owner's Name: Edgewater of Cora	l Gables Condominium Assoc., Inc.
e. Owner's Mailing Address: 5805 Blue La	agoon Drive, Suite 310 Miami, Florida 33126-2063
f. Folio Number of Property on which Building	g is Located: Reference Folio # 03-4129-070-0001
g. Building Code Occupancy Classification: Lo	ow 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	0-070-0030,03-4129-070-0050,03-4129-070-0070
03-4129-070-0020,03-4129	9-070-0040,03-4129-070-0060,03-4129-070-0080
	Julium DEZ * CASTILLE
Build	ding 1 has 8 folio numbers
Hand rail missing from front e	entrance, needed to make entrance
To be located from front	edge of lowest step to front edge of highest step

j. Addit	tions to origina	l structure:	None apparent
2. PRE	SENT CONDI	TION OF STRUC	CTURE
a. Gen	eral alignment	(Note: good, fa	ir, poor, explain if significant)
1.	Bulging	Good	
2.	Settlement	Good	
3.	Deflections	Fair	
4.	Expansion	Good	
5.	Contraction	Good	
b. Por	tion showing d	istress (Note, be	eams, columns, structural walls, floor, roofs, other)
First	and second flo	ors wood floor s	structures, show minimal deflections which are NORMAL for a sixty year old building
207 no 135	711		
		317	
	ace conditions ation and stair		eral conditions of finishes, noting cracking, spalling, peeling, signs of moisture
·			no significant cracking, minimal spalling, peeling and stains
			The original distriction of the state of the original of the o
			THE TOTAL OF THE PARTY OF THE P
			t members. Identify crack size as HAIRLINE if barely discernible. FINE if less than 25 and 2 mm width; WIDE if over 2 mm.
			stucco closer to groundin rear and East de of building
			The state of the s
			THE PROPERTY OF THE PARTY OF TH

	- -	lling of concrete or ma	asonry, oxidation of metals; rot or borer attack
in woo	od.		
Deterior	ration is typical for a 60 year old building, with first	and second floors as we	ll as the roof structures built with structural grade wood
f. Prev	ious patching or repairs	Sever	ral apparent
g. Natı	ure of present loading indicate residential, co	mmercial, other estin	nate magnitude.
		Residential	
3. INS	PECTIONS		
a.	Date of notice of required inspection Fet	ruary 11, 2019	
b.	Date(s) of actual inspection September	er 5 - 8, 2019	
c.	Name and qualifications of individual subm	itting report:	Pedro A. Hernandez, P.E.
d.	Description of laboratory or other formal to		ner than manual or visual procedures
		None	
e.	Structural repair-note appropriate line:		
1.	None required		
2.	Required (describe and indicate acceptance	е)	Required
Har	nd rail for front entrance and ventilation	n for crawl space,	See bottom of Page 1 and Section 10 e
L			
4. SUI	PPORTING DATA		
N	lone		
a		et written data	
b. \	lone phot	ographs	

photographs

drawings or sketches

None



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 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
The transfer of the transfer o

1. 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	
Describe (flat, slope, type roofing, type roof deck, condition)	
Pitched tile roof in good condition	
Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition support:	of
None	
3. Note types of drains and scuppers and condition:	
N.A.	
b. Floor system(s)	
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.	101
No exposed areas, roof structure inspected thru attic access	
7. STEEL FRAMING SYSTEM	LIMIN

No steel framing

4. Significant-structural repairs required

a. Description

b. Exposed Steel- describe condition of paint	
	N.A.
nspection	cracking or spalling and note where any covering was removed for
	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 t	the building envelope, 1st., 2nd. and roof are wood structures
b. Cracking	
1. Not significant Not significan	t
2. Location and description of member	's affected and type cracking
c. General condition	Good-fair
d. Rebar corrosion – check appropriate line	
1. None visible X	
2. Location and description of member	rs affected and type cracking
3. Significant but patching will suffice	and the state of t
4. Significant – structural repairs requi	red (describe)
e. Samples chipped out in spall areas:	
1. No No	348 H
2. Yes, describe color, texture, aggrega	ite, general quality:
	The state of the s

1.

a. Type (Wood, steel, aluminum, jalousie, single hung, double hung,	casement, awning, pivoted, fixed, other
Aluminum fix	ed
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: 40 year recertification system

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





DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING ELECTRICAL RECERTIFICATION

INSPEC		COMMENCED	
Date:	0.9/	05/19	

INSPECTION COMPLETED Date: 09/05/19

INSPECTION MADE BY:	PEURO AN HERNANDEZ	PLE
SIGNATURE:	IIIII 1	07117 4011897

PRINT NAME: PEDRO A. HERNANDE Z TITLE: PROFESSIONAL ENGINEER

ADDRESS: 2450 SLU . 137 TH AVE . SUITE 216 MIRMI - FL . 33175

DESCRIPTION OF STRUCTURE

a. Name on Title: EDGEWATER OF CORAL GABLES, BIDG. 1

b. Street Address: 1 EDGEWATER DRIVE, CORAL GABLES, FLORIDA.
c. Legal Description: EOGEWATER OF CORAL GABLES CONDO, SUNRISE HARBOUR REV PI 65-22, LOTS
11-13 AND 17-20 BI AND LOT 9 B2.

d. Owner's Name: EDGELUATER OF CORAL GABLES CONDOMINIUM ASSOC, INC.

e. Owner's Mailing Address: 5'805 BLUE LAGOON DRIVE, SUITE 310, MIAMI, FL. 33126 -2063

f. Folio Number of Property on which Building is Located: REFERENCE FOLIO # 03-4129-010-0001

g. Building Code Occupancy Classification: LOW DENGITY MULTIFAMILY RESIDENTIAL

h. Present Use: RESIDENTIAL

i. General Description, Type of Construction, Size, Number of Stories, and Special Features (2) 570 P. GBS W/THED ROOF. **Additional Comments:**

THIS INSPECTION REPORT INCLUDES THE FOLLOWING FOLLO 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 & FOLIO NUMBERS.

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

1. ELECTRIC SER	VICE OVERHE	EAD) 2	240	1/60						
1. Size:	Amperage	400)	Fuses	()	Breakers	()
2. Phase:	Three Phase	()	Single Phase	(V)			
3. Condition:	Good	(/)	Fair	()	Needs Repair	()
Comments:	400 AMPS	SERYIC	-	W ONE MAI	N I	FOR	84	APT, + HOUSE	PNL.	
2. METER AND EL	ECTRIC ROOM									
1. Clearances:	Good (/)	Fa	mir ()		Req	uires C	Correction ()	
Comments:	ELECTRICAL	ROOM	941	ALL NOT BE	//5E	DA	55	TORAGE SPA	CE AN	O
MAINTA	INED GLEAN	/.								
3. GUTTERS										
Location: Go	od	(1)	Requires Repair	()			
Taps and Fill:	Good	(/)	Requires Repair	()			
Comments:										



4. ELECTRICAL	L PANELS						
Location:	Good	س)	·)	Needs Repair	()	
1. Panel #() #17	nev #	8				
	Good	(v	1	Needs Repair	()	
2. Panel #(HOUSE						
	Good	()	Needs Repair	()	
3. Panel #()						
	Good	()	Needs Repair	()	
4. Panel #()			92			
	Good	()	Needs Repair	()	
5. Panel #()						
	Good	()	Needs Repair	()	
Comments:	ALC BA	RANCH	CIRCO	UTS IN ALL	ELEC	T. PANELS MUST BE	
IDENTIF	TED, AND	ALC P	ANEL	PENETIRATI	TON ST	YALL BE CAPPED;	
IN ALL 6	UNITS AND	HOU	SE PI	ANEL.			
5. BRANCH CI	RCUITS:						
1. Identified:	Yes	()	Must be identifie	ed (/)	
2. Conductors:	Good	(4	/)	Deteriorated	() Must be replaced	()
Comments:	IN ALL 6	UNITS	ANI	HOUSE PAR	NEL.	шини	willianing,



6. GROUNDING SERVICE:						
	Good	~)	Repairs Required	()
Comments:						
7. GROUNDING OF EQUIPMEN	VT:					
	Good	()	Repairs Required	(/	')
Comments:	120/1/60 RE	ECEPTAC	LES IN	KITCHEN AND	BATHROOM	7.5
AREA SHALL BE	GFIC PROT	EGTED,	IN ALL	8 UNITS.		
8. SERVICE CONDUITS/RACE	WAYS:					
	Good	(1)	Repairs Required	()
Comments:						
						fi fi
					E	
9. SERVICE CONDUCTOR AN	D CABLES:					
	Good	(/)	Repairs Required	()
Comments:					Junian NAN	DEZ *
					TICK HIM	ENGINERAL ENGINERAL
					Thumanu .	Million Harrison

Conduit Raceways:	Good	(/)	Repairs Required	()
Conduit PVC:	Good	(📈)	Repairs Required	(,)
NM Cable:	Good	()	Repairs Required	(/)
BX Cable:	Good	()	Repairs Required	()
11. FEEDER CONDUCTOR	RS:				
	Good	()	Repairs Required	()
Comments:					
	and the second second	and the state of t	estimate ve m	Apr (******) * * * * * * * * * * *	And the second second second
12. EMERGENCY LIGHTIN	IG:				
	Good	()	Repairs Required	()
Comments:	*				
	*				
13. BUILDING EGRESS IL	LUMINATION:				
	Good	()	Repairs Required	()
Comments:		8 9			
				AN AN	DEZ *

PROFESSION PROFESSION

10. TYPES OF WIRING METHODS:

14. FIRE ALARM SYST	EM:					
	Good	(,/	/)	Repairs Required	()
Comments:	INSPECIED IN	10/18 -	- EXP.	10/23/19		
15. SMOKE DETECTOR	RS:					
	Good	()	Repairs Required	()
Comments:	B UNITS IN TH	15 BIIII 1	ING AR	E REO'D. TO HAVE	- <i>12</i> 0/1/k	50 41/
	SMOKE DETECT		,,,,,		- 6-7-7	
16. EXIT LIGHTS:						
	Good	(0	/)	Repairs Required	()
Comments:						
17. EMERGENCY GEN	IERATOR:	I/A				
	Good	()	Repairs Required	()
Comments:	4				munimum ANE	EZ *
					W.SE	S
				ununum O A.	LICE	* 3
					Si i	5
				A O A. L.	Annum P	ROFESSIL

18. WIRING IN OPEN OR UNDER C	OVER PARKIN	NG GARAGI	E AREAS:			
Require Additional Go	od	()	Repairs Required	ند)	/)
Comments:			and a sign			· · · · · · · · · · · · · · · · · · ·
		2				
19. OPEN OR UNDERCOVER PARI	KING GADAGE	E ADEAS AI	NN EGDESS	II I I MINATION		
	AING GARAGE	- ANDAG A	ND EGRESS	LLOBBATKA.		
Require Additional Go	od	()	Repairs Required	(.	1
Comments:	** ** =			S-NOT" COMPLY	· Wlam	
OF THE CODE OF						
VF THE CODE OF	///// / ////////	UHUE	COUNTY			(6.5c.) (1.5c.) (1.11) (4.5c.)
20, SWIMMING POOL WIRING:	NA					
Go	od	()	Repairs Required	()
Comments:	NA	V. V. S.	V V 10.07			

21. WIRING TO MECHANICAL EQU	upren I :					
n_ s	28.73		1.			
Go	od	(")	Repairs Required	()
e 10em 20em 4					A A CONTROLL ON THE STATE OF TH	DEZ MANA
Comments:					WAY SE	
	hard the second section of		i	Marin	10E	
				di mangali na mangali na mangali	OK! A	
					MILITA	SAL CSION
					Manning X	PROFE

22. ADDITIONAL COMMENTS:

THE PROPER MANING SHALL BE SUBMITED 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 NELLI CONSTRUCTION.

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



Kelley Engineers of Dade

CMI - Structural - Mechanical

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

All Philipping A Pro-

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING STRUCTURAL RECERTIFICATION

INSPECTION COMMENCED	INSPECTION MADE BY: Pedro A. Hernandez, P.E.				
Date: 9/05/19	SIGNATURE:				
INSPECTION COMPLETED Date: 9/05/19	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	e, Coral Gables, Florida				
c. Legal Description: Edgewater of Coral Gable	es 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 La	agoon 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: LC	ow 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					
This inspection report	includes the following folio numbers under Reference Folio # 03-4129-070-0001				
03-4129-070-0090,03-4129-070-0110,03-4129-07	0-0130,03-4129-070-0150,03-4129-070-0170,03-4129-070-0210,03-4129-070-0230				
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 R	Records of MDC, the corresponding folio number for Unit 106 "shabild to 05-4729-070-0180)				
Build	ing 2 has 16 folio numbers				
All existing balcony railing	is shall be replaced with code confoliant radings ് ് 🕹				

All existing stairwell railings shall be replaced with code conglisant sailing

j. Additions to or	iginal structure:	None apparent
23 13		
	est into to 1	
2. PRESENT CO	NDITION OF STRUCTU	URE
a. General alignn	nent (Note: good, fair, _l	poor, explain if significant)
1. Bulging	Good	
2. Settleme	ent Good	
3. Deflection	ons Good	
4. Expansio	on Good	
5. Contract	tion Good	
b. Portion show	ing distress (Note, bean	ns, columns, structural walls, floor, roofs, other)
		No significant distress noted

c. Surface condit	-	conditions of finishes, noting cracking, spalling, peeling, signs of moisture
·· · · · · · · · · · · · · · · · · · ·		o significant cracking, minimal spalling, peeling and stains
		7
		MANAGER STATE OF THE PARTY OF T
		IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII
		nembers. Identify crack size as HAIRLINE if barely discerning FINE is less than
	• • •	d 2 mm width; WIDE if over 2 mm.
rewnal	mme cracks in su	ucco closer to ground in rear of building not significant
		The state of the s
		PROFE STATE OF

	Not significar	1
	Not significal	
Previous patching or	repairs F	ew apparent
. Nature of present lo	ading indicate residential, commercial, other e	estimate magnitude.
	Residential	
B. INSPECTIONS		
a. Date of notice	of required inspection February 11, 20	19
b. Date(s) of actu	al inspection September 5 - 8, 2019	
c. Name and qua	ifications of individual submitting report:	Pedro A. Hernandez, P.E.
d. Description of	aboratory or other formal testing, if required,	rather than manual or visual procedures
	None	
e. Structural repa	ir-note appropriate line:	
None required	Required	
	ribe and indicate acceptance)	, , , , , , , , , , , , , , , , , , , ,
	ony railings in front and East side of building.S	tee additional comments at bottom of page 1
4. SUPPORTING DAT	Α	
None	choot written data	
None	sheet written data	
	photographs	

_ drawings or sketches

OR PROFESS.

None

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
MANDE > MANDE
k. Rebar corrosion-check appropriate line
1. None visible None visible
2. Minor-patching will suffice
3. Significant-but patching will suffice
3. Significant-but patching will suffice

4.	Significant-structural repairs required
l. Samı	ples chipped out for examination in spall areas:
1.	No No
2.	Yes – describe color, texture, aggregate, general quality
6. FLC	OR AND ROOF SYSTEM

6. FLOOR AND ROOF SYSTEM
a. Roof
Describe (flat, slope, type roofing, type roof deck, condition)
Pitched tile roof ingood condition
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)
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

First and second fl	oor are reinforced concrete str	ructural slabs
c. Inspection – note exposed areas available	e for inspection, and where it was found n	ecessary to open ceilings, etc. for
inspection of typical framing members.		
No exposed areas	s, roof structure inspected thru	attic access
		annumumumumumumumumumumumumumumumumumumu
NEXT		HUMIN NANDE STATE
7. STEEL FRAMING SYSTEM		MAN SE
	No steel framing	V (C) (S)
a. Description	NO Steel Halling	07 %
		A THE
		FLO.
		PROFE DO MAN
		Al.
		A

	N.A.	
Concrete or other fireproofing – note any	cracking or spalling and note where any covering was removed for	
spection		
	N.A.	
Elevator sheave beams and connections,	and machine floor beams – note condition:	
3	No elevators	
CONCRETE FRAMING SYSTEM		
Full description of structural system CBS	w/tie beams and columns, 1st. and 2nd. floors reinforced concrete structural sla	abs
Cracking		
1. Not significant Not significant		
2. Location and description of member	's affected and type cracking	
General condition	Good	CO2 - CO
Rebar corrosion – check appropriate line		
1. None visible X		
Location and description of member	's affected and type cracking	2.
3. Significant but patching will suffice	ANDES.	*
4. Significant – structural repairs requi	red (describe)	. 0
Samples chipped out in spall areas:	0 3 0 × 04	
1. No No	Wi GARTER	2
2. Yes, describe color, texture, aggrega	1 C .	
	7/1. 7/11/11/11/11	V 11/

a. Type (Wood, steel, aluminum, jalousie, single hung, double hung,	casement, awning, pivoted, fixed, other)
Aluminum fix	ed
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	s 20'-25' spans
b. Note metal fitting i.e., angles, plates, bolts, split pintles, other, and	d note condition:
Plates in good fair o	condition
c. Joints – note if well fitted and still closed: Well fitted and closed	osed
d. Drainage – note accumulations of moisture No accumulat	ions 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:/g: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

INSPE	CTION COMMENCED
Date:	09/05/19

INSPECTION COMPLETED Date: 09/05/19

INSPECTION	MADE BY:		HERMANDEZ	P	E.
SIGNATURE:	g		11/2 2		

PRINT NAME: PEORO A. HERNONDEZ
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, BLOG. 2

b. Street Address: 21 EDGEWATER DRIVE, CORAL GABLES, FLURIDA.

c. Legal Description: EDGELLIATER OF CARALGABLES, GONDO, SUNRISE HARBOUR REV PL 66-22, 1075 11-13 AND 17-20 BI AND LOT 9 B2.

d. Owner's Name: EDGEWATER OF CORAL GABLES CONDOMINIUM ASSOC; INC.

e. Owner's Mailing Address: 57805 BLUE LAGOON DRIVE, SUITE 310 MIAMI, FL, 33126-2063

f. Folio Number of Property on which Building is Located: REFERENCE FOLIO # 03-4129-070-000/

g. Building Code Occupancy Classification: | DENSITY MULTIFAMILY RESIDENTIAL .

h. Present Use: RESIDENTIAL

i. General Description, Type of Construction, Size, Number of Stories, and Special Features (2) STOR, CBS (711E)
Additional Comments:

THIS INGPECTION REPORT INCLUDES THE FOLIOLUNG FOLIO NUMBERS
UNDER REFERENCE FOLIO # 03 - 4129 - 070 - 0001.

03-4129-070-0190-03-4129-070-0110-03-4129-070-0130-03-4129-070-0150 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 03-4129-070-0120-03-4129-070-0120-03-4129-070-0160-03-4129-070-0180

BUILDING # 2 HAS 16 FOLIO NUMBERS

LINIT 106 DOES NOT SHOW A FOLIO NUMBER IN THE PUBLIC RECORDS OF M. O.S.C.

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

1. ELECTRIC SER	RVICE (OVER	PHEAD) 24	10/1/60				
1. Size:	Amperage	(800)	Fuses	(")	Breakers	()
2. Phase:	Three Phase	()	Single Phase	(/)			
3. Condition:	Good	()	Fair	()	Needs Repair	()
Comments:	(2) SEPARI	9TES 400	A. MAIN'S	(10FZ) FOR	8 APT. +	HOUSE,	PNL
				(20F2) FOR			
2. METER AND E	LECTRIC ROOM						
1. Clearances:	Good (<i>V</i>)	Fair ()	Requires	Correction	()
Comments:							
3. GUTTERS							
Location: Go	od	(1)	Requires Repair	· .			
Taps and Fill:	Good	()	Requires Repair	()			
Comments:							



4. ELECTRICAL	L PANELS						
Location:	Good	(")	Needs Repair	()	
1. Panel #() #1 74%	248					
	Good	(4	/)	Needs Repair	(=)	
2. Panel #() #9 THE	W#1	6+ A	YOUSE PANE	LEED	ECT. ROOM.	
	Good	()	Needs Repair	()	
3. Panel #()						
	Good	()	Needs Repair	()	
4. Panel #()						
	Good	()	Needs Repair	()	
5. Panel #()						
	Good	()	Needs Repair	()	
Comments:	- ALL BA	RANGH	CIRC	UITS IN ALL	ELEG	TRIGAL PANELS MUST B	سيے
IDENTIF	TEO, AND	ALL PA	PNELS	PENETRATA	ON SH	ALL BE CAPPED, IN ALL	6
UNITS A	NO HOUSE	PANEC	-				
5. BRANCH CI	RCUITS:						
1. Identified:	Yes	()	Must be identifie	ed (~	/)	
2. Conductors:	Good	10	/)	Deteriorated	() Must be replaced ()
Comments:	IN AL	16	UNIT.	S AND HOU	SE PA	ONEL.	11/1/1

6. GROUNDING SERVICE					
	Good	(/)	Repairs Required	()
Comments:					
7. GROUNDING OF EQUI	PMENT:				
	Good	()	Repairs Required	(/	')
Comments: ALL	120/1/60 REC	EPTACLES IN	KITCHEN AND BATA	KROOMS	AREA
SHALL BE GF	IC PROTECTE	9.			
8. SERVICE CONDUITS/F	RACEWAYS:				
	Good	(V)	Repairs Required	()
Comments:					
9. SERVICE CONDUCTO	OR AND CABLES:				
	Good	(1)	Repairs Required	()
Comments:					anninininininini,
				AND AND	EZ *
				CENS	0.3483 ★ ATE OF
				Manufacture A HEAMING A STANDARD OF CHANNING AND	3
				Thining O	ununner and
		minoria de la composición dela composición de la composición dela composición de la			

		Children - employee				
Conduit Raceways:	Good	())	Repairs Required	()
Conduit PVC:	Good)	Repairs Required	()
NM Cable:	Good	()	Repairs Required	(~~)
BX Cable:	Good	()	Repairs Required	()
11. FEEDER CONDUCTORS	:	Sole tille ville til er ville ti				
	Good	())	Repairs Required	()
Comments:						
12. EMERGENCY LIGHTING	:					
	Good)	Repairs Required	()
Comments:						
13. BUILDING EGRESS ILL	UMINATION:					
	Good	(/)	Repairs Required	()
Comments:						

10. TYPES OF WIRING METHODS:

No. 34837

No. 34837

No. 34837

No. 34837

14. FIRE ALARM SYS	TEM:					
	Good	("	/)	Repairs Required	()
Comments:	INSPECTED IN	10/18 —	EXP. S	9/19		
15. SMOKE DETECTO	ORS:					
	Good	()	Repairs Required	()
	L 16 UNITS IN 7, TT. PAGK STAGKE			ARE REBUIRED TO R	VAVE 18	0/1/60 24/
16. EXIT LIGHTS:						
	Good	(~)	Repairs Required	()
Comments:						
17. EMERGENCY GE	ENERATOR: N/A	7				
	Good	()	Repairs Required	()
Comments:	V/A				#41:8°	AATE OF * ZE
					TO T	**************************************

Require Additional						
Go	od	()	Repairs Required	(/	()
Comments:						
19. OPEN OR UNDERCOVER PARKIN	G GARAGE A	REAS AND	EGRESS IL	LUMINATION:		
Require Additional						
Go	od	()	Repairs Required)
Comments: THE PEESE	NT ILLUM	WATION	1 "DOES	Repairs Required - NOT "COMPLY	W/SECTION	8-6-3
OF THE CODE OF M						
20. SWIMMING POOL WIRING:	N/A					
Go	od	t)	Repairs Required	()
Comments:						
21. WIRING TO MECHANICAL EQUIP	MENT:					
Go	od)	Repairs Required)
Comments:					MONTH AND STATE OF THE PROPERTY OF THE PROPERT	RNANON
					O SCEN	USE ST
					Mo.	3485
						THE STATE OF
					THIN PROF	FLOMAL
					Thum.	Manmannania.

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

22. ADDITIONAL COMMENTS:

THE PROPER MANING SHALL BE SUBMITED TO THE CITY OF CORAL GABLES
BUILDING DEPARTMENT TO OBTAIN THE REQUIRED PERIOT FOR THE ILLUMINATION
OF THE PARKING LOT, PROR TO START ANY REPAIR OR NEW CONSTRUCTION.

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



Kelley Engineers of Dade

Civil - Structural - Mechanical

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

A POSO

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING STRUCTURAL RECERTIFICATION

INSPECTION COMMENCED	INSPECTION MADE BY: Pedro A Hernandez, P.E.					
Date: 9/05/19	SIGNATURE:					
INSPECTION COMPLETED	PRINT NAME: Pedro A. Hernandez					
Date:9/08/19	TITLE: Professional Engineer					
	11166.					
	ADDRESS: 2450 S.W. 137th. Avenue, Suite 216					
	Miami, Florida 33175					
1. DESCRIPTION OF STRUCTURE						
a. Name on Title: Edgewater of Coral G	Gables, Bldg. 3					
b. Street Address: 35 Edgewater Drive	, Coral Gables, Florida					
c. Legal Description:Edgewater of Coral Gables	s 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 La	goon 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: Lo	w Density Multifamily Residential					
h. Present Use: Residential						
i. General Description: 2 stories CBS w/ t	tie beam / columns, reinforced concrete 1st. & 2nd. Floor slabs, tiled roof					
Addition Comments: This inspection report inc	cludes the following folio numbers under Reference Foilo # 03-4129-070-00					
03-4129-070-0250,03-4129-070-0270,03-4129-070-0290,0	03-4129-070-0310,03-4129-070-0330,03-4129-070-0350,03-4129-070-0370,03-4129-070-0390					
03-4129-070-0260,03-4129-070-0280,03-4129-070-0300,0	03-4129-070-0320,03-4129-070-0340,03-4129-070-0360,03-4129-070-0380,03-4129-070-0400					
Buildi	ing 3 has 16 folio numbers					
All existing balcony railings	s shall be replaced with code compliant railings					
All existing stairwell railing	s shall be replaced with code compliant railings					

* 					A. (See 1 m Phys.)			
j. Additio	ns to origina	al structure:			None ap	parent		
					21.2.7000	7		
		////						
					A. W. 11 11 11 11 11 11 11 11 11 11 11 11 11			2000 0
2. PRESE	NT CONDI	TION OF STR	RUCTURE					
a. Genera	ıl alignment	(Note: good,	, fair, poor, expla	ain if significant	:)			
1. B	ulging	Good						
2. S	ettlement	Good						
3. 🗅	eflections	Good						
4. E	xpansion	Good						
5. C	ontraction	Good						
b. Portio	n showing o	listress (Note,	, beams, column:	s, structural wa	alls, floor, roof:	s, other)		
			No sigr	nificant dist	tress noted	1		
		ti.						
							316	
	,,							
	conditions on and stai	_	eneral conditions	of finishes, no	ting cracking,	spalling, pe	eling, signs of m	oisture
•			n, no signific	cant crackii	ng, minima	ıl spalling	g, peeling a	and st
			, ,			,	<u> </u>	
							minimum .	н.,, 7
							WANDE NO.	*****
			cant members. In			if barely di	scerniste; Flase	if less
Fe	w hairlir	ne cracks	in stucco clo	oser to grou	ung in rear	of build	ing not sign	ifica
								11
							Will Of The	A

	Not significan	t
Previous patching or repairs	F	ew apparent
	······	
Making of manage landing in discount		
nature of present loading indica	te residential, commercial, other es	stimate magnitude.
	Residential	
1,45 day - 1,50 day -		
INSPECTIONS	at distribution in the second	
a. Date of notice of required i	nspection February 11, 201	9
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 o	r other formal testing, if required,	rather than manual or visual procedures
¥	None	
e. Structural repair-note appr	opriate line:	
1. None required Requi	red	
2. Required (describe and ind	icate acceptance)	
Stairs and balcony railings	n front and weekside of building.Se	ee additional comments at bottom of page 1
	Pink	
SUPPORTING DATA		
None	sheet written data	
None	photographs	
None		MINIMANDEZ *
110110	drawings or sketches	Wick A Stall
		T S S T
		A STATE OF THE PROPERTY OF THE
		The DROWNING

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
RNAVO COMPANIA
k. Rebar corrosion-check appropriate line
1. None visible None visible
2. Minor-patching will suffice
3. Significant-but patching will suffice
3. Significant-but patching will suffice
"Minimum of the control of the contr

4.	Significant-structural repairs required
l. Sam	ples chipped out for examination in spall areas:
1,	No No
2.	Yes – describe color, texture, aggregate, general quality
6. FLC	OOR AND ROOF SYSTEM
a. Roo	f
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. Floo	or system(s)
1.	Describe (type of system framing, material, spans, condition)
	First and second floor are reinforced concrete structural slabs
	ection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for tion of typical framing members.
	No exposed areas, roof structure inspected thru attic access
	THE RNAND COMMENT
7. STE	EL FRAMING SYSTEM
a. Des	cription No steel framing
	Will Kate of the
	FL9
	The Topes Statute of Management of Managemen
	Mir.
	· · · · · · · · · · · · · · · · · · ·

5.5

		NI A	
		N.A.	
c. Concr inspecti		or spalling and note where any covering was removed	for
		N.A.	
d Flava	tor sheave beams and connections, and ma	hine floor heams – note condition:	
u. cieva			
		No elevators	
8. CON	CRETE FRAMING SYSTEM		
Hilliam Health		m and columns, 1st. and 2nd. floors reinforced concrete struc	tural slabs
b. Crack	ing		
1.	Not significant Not significant		
2.	Location and description of members affect	ed and type cracking	
c. Gene	ral condition	Good	Z.69815 1944 —
d. Reba	r corrosion – check appropriate line		
	None visible X	2012.50	
	Location and description of members affect	ed and type cracking	
	Significant but patching will suffice	MANAGEMENT.	ma _{bre}
	Significant – structural repairs required (des	cribe)	DE Sunn
	les chipped out in spall areas:	Trick of	m
1.		A. A.	
	Yes, describe color, texture, aggregate, gene		
		PROFES	
			SWILL

a. Type (Wood, steel, aluminum, jalousie, single hung, double l	nung, casement, awning, pivoted, fixed, other
Aluminun	n fixed
b. Anchorage- type and condition of fasteners and latches	Good-fair
c. Sealant – type of condition of perimeter sealant and at mulli	ons: 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	d note condition:
Plates in good fair o	condition
c. Joints – note if well fitted and still closed: Well fitted and clo	osed
d. Drainage – note accumulations of moisture No accumulation	ns 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

The state of the s

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING ELECTRICAL RECERTIFICATION

INSPECTION COMMENCED

INSPECTION COMPLETED

INSPECTION MADE BY: PEDRO A SIGNATURE:

PRINT NAME: PEDRO A. HERNANDEZ

TITLE: PROFESSIONAL ENGINEER

ADDRESS: <u>2450 SUI SUI 137 TH. AVENUE, SUITE</u> 216

MIANII - FL - 33175

DESCRIPTION OF STRUCTURE

a. Name on Title: EDGELLATER OF CORAL GABLES, BLOG. 3

b. Street Address: 35 EDGELUATER DRIVE, CORAL GABLES, FLORIDA

c. Legal Description: EOGELUATER OF CORAL CONDO, SUNRISE HARBOUR REV. F165-22 LOTS 11-13 d. Owner's Name:

AND 17-20 BI 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) Grants CBS " TILED ROOF. Additional Comments:

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

03-4129-070-0250-03-4129-070-0270-03-4129-070-0290-03-4129-070-0310 03-4129-070-0330-03-4129-070-0350-03-4129-070-0370-03-4129-070-03 03-4129-070-0260 - 03-4129 -070-0280 - 03-4129-070-0300-03-4189-070-

03-4129-070-0340-03-4129-070-0360-03-4129-070-0380

BUULDING #3 HAS 16 FOLIO NUMBERS

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

1. ELECTRIC SER	VICE (OVERHE	40) 24	0/1/0	60							
1. Size:	Amperage	(800)	Fuses		(~)	Breakers	(
2. Phase:	Three Phase	()	Single Ph	ase	()			
3. Condition:	Good	()	Fair		(/)	Needs Repair	(
Comments: (2)) SEPARATES	400 4	. M) /	OR O		PT. UNITS PT. UNITS +	HOUSE	
2. METER AND EI	LECTRIC ROOM										
1. Clearances:	Good (1	Fa	air ()		Req	wires	Correction	•)
Comments:											
3. GUTTERS											
Location: Go Taps and Fill:	od Good	())	Requires Requires	s Repair s Repair	()			
Comments:											



)

)

4. ELECTRICAL	L PANELS							
Location:	Good	(1	')	Needs Repair	()		
1. Panel #() #1 THR	1#8						
	Good	(~	()	Needs Repair	()		
2. Panel #()#9 THE	# 16						
	Good	(2	/)	Needs Repair	()		
3. Panel #() House	PANEL						
	Good	()	Needs Repair	()		
4. Panel #()							
	Good	()	Needs Repair	()		
5. Panel #()							
	Good	()	Needs Repair	()		
Comments:	GLL BRANCH	I CIRCU	1175 11	N ALL ELECT	. PAN	ELS MUST E	BE IDENTIFIEL	>
		PENETA	247101	NS SHALL B	E CAI	PPED, IN AL	L 16 UNITS	
AND HOL	ISE PANEL							
5. BRANCH CI	RCUITS:							
1. Identified:	Yes			Must be identifie				
2. Conductors:	Good	10)	Deteriorated	() Must b	e replaced ()
Comments:	IN DI	1. 16 1	INITE	DASO HOUS	CE P.O	NEL.		



6. GROUNDING SERVICE:						
	Good	~)	Repairs Required	()
Comments:						
7. GROUNDING OF EQUIPMEN	π:					
	Good	()	Repairs Required	/)
Comments: -ALL 120 /	1/60 RECET	PTACLE	S IN KI	TCHEN AND BATH	LEOOM I	AL ELL
SHALL BE GALC. PR						
8. SERVICE CONDUITS/RACEV	NAYS:					
	Good	(1	')	Repairs Required	()
Comments:						
9. SERVICE CONDUCTOR AND	CABLES:					
	Good	1 /	()	Repairs Required	()
Comments:				_	mummum NAN	DE
				, philip	EK	<

PROF

Conduit Raceways:	Good	(1	>	Repairs Required	()
Conduit PVC:	Good	(1)	Repairs Required	()
NM Cable:	Good	()	Repairs Required	(~)
BX Cable:	Good	()	Repairs Required	()
11. FEEDER CONDUCTOR	RS:						
	Good	(~	1)	Repairs Required	()
Comments:							
12. EMERGENCY LIGHTI	IG:						
	Good	(V	/ }	Repairs Required	()
Comments:							
13. BUILDING EGRESS II	_LUMINATION:						
	Good	(~	/)	Repairs Required	()
Comments:							

10. TYPES OF WIRING METHODS:

PROPER STANDARD PROPERTY OF THE PROPERTY OF TH

14. FIRE ALA	RM SYSTEM:						
		Good	()	Repairs Required	()
Comments:	(SEE &	BUILDG . A	21)				
15. SMOKE D	DETECTORS:						
		Good	()	Repairs Required	(.)
Comments:	ALL UNITS	IN THIS A	BUILDINS	ARE .	RED'O TO HAYE 12	20/1/60	w
BATT.	PACK, SM	OKE DETEC	7085.				
16. EXIT LIGI	нтѕ:						
		Good	("	/,	Repairs Required	()
Comments:							
17. EMERGE	ENCY GENERATO	OR: ///	,				
		Good	()	Repairs Required	()
Comments:	N/A					ununununun ANT	DEZ +
					Thuman S.	W.SE	
						11C	PRO
						A *	PROFES
							sepannamus

Require Additional					,
Go	od	. ()	Repairs Required	()
Comments:					
				5/8	
19. OPEN OR UNDERCOV	ER PARKING GARAGE	AREAS AN	ID EGRESS II	LLUMINATION:	ê
Require Additional					
Go	od	()	Repairs Required	()
Comments: THE E	XISTING ILLUMIN	NOTTA	"DOES - NO	Repairs Required	ECTION 86-3
	OF MIAMI- L				
20, SWIMMING POOL WI	RING:				
Go	od	,	1	Repairs Required	(1)
Comments: 7A	F EXISTING SU	UIMMIN	F POOL	IS UNDER REPAIL	E
21. WIRING TO MECHAN	ICAL EQUIPMENT:				
Go	od	("	/)	Repairs Required	()
					Managaran C Z
Comments:					STREET ANDEZ
					I S & Ma
					A D S A THO

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

22, ADDITIONAL COMMENTS:

THE PLOPES MANING SHALL BE SUBMITED TO THE CITY OF CORNL 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



Kelley Engineers of Dade

Civil - Structural - Mechanical

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/cic



REGULATORY AND ECONOMIC RESOURCES DEPARTMENT

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING STRUCTURAL RECERTIFICATION

INSPECTION COMMENCED	INSPECTION MADE BY: Pedro A. Hemandez, P.E.					
Date: 9/05/19	SIGNATURE:					
INSPECTION COMPLETED Date: 9/08/19	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 G	ables, 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 G	Sables Condominium Assoc., Inc.					
e. Owner's Mailing Address: 5805 Blue Lag	poon 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: Lov	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 incl	udes the following folio numbers under Reference Foilo # 03-4129-070-002					
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					
	The state of the s					
Buildi	ng 4 has 8 folio numbers					
	83.7 KB					
	CG CG					
	PRO THE PROPERTY OF THE PROPER					

dditions to original structure:	None apparent
STATE CONDITION OF STRUCTURE	
PRESENT CONDITION OF STRUCTURE General alignment (Note: good, fair, poor, exp	lain if significant)
1. Bulging Good	
2. Settlement Good	
3. Deflections Good	
4. Expansion Good	
5. Contraction Good	
p. Portion showing distress (Note, beams, colum	nns, structural walls, floor, roofs, other)
	gnificant distress noted
nenetration and stains.	ons of finishes, noting cracking, spalling, peeling, signs of moisture
Finishes in fair condition, no signi	ificant cracking, minimal spalling, peeling and stains
	Mathamanananan da
	THE THE PARTY OF T
d. Cracks – note location in significant members mm in width; MEDIUM if between 1 and 2 mm in	s. Identify crack size as HAIRLINE if barely discersible. FINE iffess than 1
Few hairline cracks in stucco	closer to groung in rear of building not significant
	Thuman to Bearing the second of the second o

	Not significant	\
	140t Sigimioatti	
Previous patching or repairs	Fe	ew apparent
, Nature of present loading in	dicate residential, commercial, other es	timate magnitude.
	Residential	
I. INSPECTIONS		
a. Date of notice of requi	red inspection February 11, 201	9
b. Date(s) of actual inspec	ction September 5 - 8, 2019	
c. Name and qualification	ns of individual submitting report:	Pedro A. Hernandez, P.E.
d. Description of laborate	ory or other formal testing, if required, r	rather than manual or visual procedures
	None	
e. Structural repair-note	appropriate line:	
1. None required	None required	
2. Required (describe and	d indicate acceptance)	
I. SUPPORTING DATA		
None	sheet written data	
None None	photographs	
None	drawings or sketches	Manual ANDE
		BACKE WILLIAM BOLD BY THE BOLD

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
THE NDEZ
k. Rebar corrosion-check appropriate line
1. None visible None visible
2. Minor-patching will suffice
3. Significant-but patching will suffice
PRO
<i>пишнания</i>

4. :	Significant-structu	ral repairs required				
. Sample	es chipped out for	examination in spall are	as:			
1.	No	No				
2. `	Yes – describe colo	or, texture, aggregate, ge	eneral quality			
						
- FI 00	R AND ROOF SY	CTFA				
. Roof	K AND ROOF ST	S/EIVI				
1.	Describe (flat, slop	e, type roofing, type roo	of deck, condition)			
		Pitched til	led roof in good c	ondition		-
	Note water tanks, support:	cooling towers, air cond	litioning equipment, sign	ns, other heavy o	equipment and	condition of
			None			
3.	Note types of drai	ns and scuppers and con	ndition:			
			N.A.			
. Floor	system(s)					
1. (Describe (type of s	ystem framing, material	l, spans, condition)			
	First a	nd second floor a	are reinforced con	crete struct	ural slabs	
	ction — note expos on of typical frami	ed areas available for ins ng members.	spection, and where it w	as found necess	sary to open cei	ings, etc. for
	No ex	cposed areas, roo	of structure inspec	ted thru atti	c access	
					um	anaminananana.
7. STEE	L FRAMING SYST	EM			A Sec.	DEZ *
a. Descri	iption		No steel fran	ning	A. H.E.	* W (1)
				700000000	O. T.	
					111, 12	5ROW LAN
					minimum	innumary 1

	osed Steel- describe condition of paint and degree of corrosion	
	N.A.	
Conc	crete or other fireproofing – note any cracking or spalling and note where any co	voring was removed for
nspect		vering was removed for
	N.A.	
d. Eleva	ator sheave beams and connections, and machine floor beams – note condition	:
	No elevators	
3. CON	NCRETE FRAMING SYSTEM	
a. Full o	description of structural system CBS w/tie beam and columns, 1st. and 2nd. floors rei	nforced concrete structural slabs
	1.	
o. Crac 1.		
	Not significant Not significant Location and description of members affected and type cracking	
	Location and description of members affected and type cracking	
. Gene	eral condition Good	
	ar corrosion – check appropriate line	
1.	None visible X Location and description of members affected and type cracking	
	Significant but patching will suffice	TEZ *
2.	organicant but patening win sunice	ZA
2. 3.	Significant – structural repairs required (describe)	しきゅうさんこん しょうかん
2. 3. 4.		18 N S S O O
2. 3. 4. e. Sam	ples chipped out in spall areas:	A HE OF A TE OF
2. 3. 4. e. Samp	ples chipped out in spall areas:	No. 3483-

a. Type (Wood, steel, aluminum, jalousie, single hung, double l	nung, casement, awning, pivoted, fixed, other)
Aluminun	n fixed
b. Anchorage- type and condition of fasteners and latches	Good-fair
c. Sealant – type of condition of perimeter sealant and at mulli	ons: 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, an	d note condition:
Plates in good fair of	condition
c. Joints – note if well fitted and still closed: Well fitted and cl	osed
d. Drainage – note accumulations of moisture No accumulation	ns 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 REGULATORY AND ECONOMIC RESOURCES

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING ELECTRICAL RECERTIFICATION

INSPEC	TION	COMMENCED
_	100	2-1.0

Date: <u>09 | 05 | 19</u>

INSPECTION COMPLETED

Date: 09 108

INSPECTION	MADE BY:	PEDRO	A.	HERMANDEZ	P.E.
SIGNATURE:			PER SAFE	Mas	

PRINT NAME: PEDEO A HERNANDO PROFESSIONAL ENGINEER TITLE:

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

DESCRIPTION OF STRUCTURE

a. Name on Title: EDGEWATER OF CORAL GABLES, BLOG. 4

b. Street Address: &I EDGEWATER DRIVE, CORAL GABLES, FLORIDA.
c. Legal Description: FOGEWATER OF CORAL GABLES CONDO, SUNRISE HARBOUR REV. P1 65-22, Into 1075 II-13 AND 17-20 BI AND LOT 9 82.

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 INULTIFAMILY RESIDENTIAL

h. Present Use: REGIDENTIAL.

i. General Description, Type of Construction, Size, Number of Stories, and Special Features (2) BTOR. CBS'. W/ THED ROOF . **Additional Comments:**

THIS INSPECTION REPORT INCLUDES THE FOLLOWING FALLO 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 SER	VICE (OVER)	HEAD)	240/	1/60				
1. Size:	Amperage	(600) F	uses) Breakers	()
2. Phase:	Three Phase	() S	ingle Phase	رر		(
3. Condition:	Good	(/		air	_) Needs Repair	•	
Comments:	600 A . MAI	N W	8 AP	T. + HQL	ISE PANE	7		
2. METER AND E	ELECTRIC ROOM							
1. Clearances:	Good (1	Fai	r () Re	quires Correction	()
Comments:								
3. GUTTERS								
Location: Go	od	(~	()!	Requires Rep)		
Taps and Fill:	Good	(1)	Kedniles Kel	Adii (
Comments:								



4. ELECTRICAL	FAILLO						
Location:	Good	("	/)	Needs Repair	()	
1. Panel #() #17	VRU #	8				
	Good	("	,)	Needs Repair	()	
2. Panel #() HOUSE	PANEZ					
	Good	()	Needs Repair	()	
3. Panel #()						
	Good	()	Needs Repair	()	
4. Panel #()						
	Good	()	Needs Repair	()	
5. Panel #()						
	Good	()	Needs Repair	()	
Comments:	- ALL BA	EANCH	CIRC	UITS IN AU	ELEC	TRICAL PANELS MO	15T BE
IDENTIFI	ED, AND	ALL PA	NELS	PENETRATIO	ON SH	ALL BE CAPPED, IN.	4118
	AND HOUSE						
5. BRANCH CI	RCUITS:						
1, Identified:	Yes	()	Must be identifie	ed (🍃	/)	
2. Conductors:	Good	(4)	Deteriorated	() Must be replaced ()
Comments:	IN AL	480	1175	AND HOUSE	PANE		



6. GROUNDING SERVICE:						
	Good	(/)	Repairs Required	()
Comments:						
7. GROUNDING OF EQUIPMEN	π:					
	Good)	Repairs Required	(/)
Comments: ALL 120/1/	SO PECEPTA	CLES II	N KITCH	IEN AND BATH	POOMS AR	EA
SHALL BE GFIC			,,			
				•		
8. SERVICE CONDUITS/RACE\	WAYS:					
	Good	~)	Repairs Required	()
Comments:						
9. SERVICE CONDUCTOR AND	CABLES:					
	Good	(/	')	Repairs Required	()
Comments:					Samuel	100
					THUMMIN DEZ	* 43
					37 75	Η Δ
					HE CEN.	K H
					N S	7/4
					No. 34837	All
					· chmun	beiditer.
100 Part 100						

Conduit Raceways: Good (/) Repairs Required Conduit PVC: 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:		

10. TYPES OF WIRING METHODS:



14. FIRE ALARM SYSTEM:	N/F	A				
	Good	()	Repairs Required	()
Comments:	NA					
15. SMOKE DETECTORS:						
	Good	()	Repairs Required	()
Comments: ALL 8			LDING A	DRE REQ'D TO HAVE	= 120/1/	160 W/
16. EXIT LIGHTS:						
	Good	("	/,	Repairs Required	()
Comments:						
17. EMERGENCY GENERAT	OR:	N/A				
	Good	()	Repairs Required	();
Comments: N/A						EZ *
					D. William	EL *



18. WIRING IN OPEN OR UNDER COV	ER PARKING	GARAGE	AREAS:			
Require Additional						/
Go	oď	()	Repairs Required	("	/)
Comments:						
19. OPEN OR UNDERCOVER PARKIN	IG GARAGE A	REAS ANI	D EGRESS IL	LUMINATION:		
Require Additional				W.:		
Go	od	()	Repairs Required	(_)
Comments: THE PARCELL	T 1111100	WODA	"ONES	Repairs Required	W/ Crazi	au 90-3
OF THE CODE OF NITH				"MOT COUNTY	1 366111	ON OC -G
OF THE COPE OF ITTH	1111 - 04	DE CO	UNIY			
20. SWIMMING POOL WIRING:	NA					
	11/14					
Go	od	()	Repairs Required	()
Comments:						
Comments:						
21. WIRING TO MECHANICAL EQUIP	MENT:					
Go	od	(/	()	Repairs Required	()
					man	Z *
Comments:					HILLIAND E	TA HILLIAN
					8 4	£ 24
					H.H.E.	* * 1
						6
					M. S.	AMA
					Thomas .	Maranin manna

22. ADDITIONAL COMMENTS:

THE PROPER MANING SHALL BE SUBMITED TO THE CITY OF CORAL GABLES
BUILDING DEPARTMENT TO OBTAIN THE REQUIRED PERMIT FOR THE ILLUMINATION
OF THE PARKING 10T, PRIOR TO START ANY REPAIR OR NEW CONSTRUCTION.

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



Kelley Engineers of Dade

Civil - Structural - Mechanical

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 MADE BY: Pedro A. Hernandez, P.E.
Date.	SIGNATURE:
INSPECTION COMPLETED	PRINT NAME: Pedro A. Hernandez
Date: 9/08/19	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 Ga	ables, 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 G	ables Condominium Assoc., Inc.
e. Owner's Mailing Address: 5805 Blue Lag	goon 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	v 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 inclu	udes the following folio numbers under Reference Foilo # 03-4129-070-00
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
Buildin	ng 5 has 16 folio numbers
	THE SE STATE OF THE SECOND ASSETS ASSETTS ASSETT ASSETS ASSETS ASSETTS ASSETT ASSETS ASSETT ASSETS ASSETT ASSETS ASSETT ASSETS ASSETT A
	R. L.
	The state of the s
	PROFESSION AND THE PROFESSION AND THE PROPERTY OF THE PROPERTY

j. Additions to original structure: None apparent
55-01-2 55-01-2
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
HERNA VALLE
d. Cracks – note location in significant members. Identify crack size as HAIRLINE if barely discerning with Dess 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 groung in rear of building hot significants
* STATE OF
POFF PLOR
"min CSSION PARTY OF THE PARTY

		n – cracking or spalling of concrete or	masonry, oxidation of metals; rot or borer attack
in woo	90.	<u> </u>	
		Not significan	
			:
f. Previ	ious patching or repairs	F	ew apparent
			
g. Natu	ure of present loading indi	cate residential, commercial, other es	timate magnitude.
		Residential	
3. INS	PECTIONS		
a.	Date of notice of require	d inspection February 11, 201	9
b.	Date(s) of actual inspect	on 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	,
		None	
e.	Structural repair-note ap	propriate line:	
1.	None required	None required	
2.	Required (describe and i	ndicate acceptance)	
	<u> </u>		
4. SUI	PPORTING DATA		
a. N	lone	sheet written data	
	lone		
V		photographs	
c. N	lone	drawings or sketches	WHITE PARTIE

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
HER VA
k. Rebar corrosion-check appropriate line
1. None visible None visible
2. Minor-patching will suffice
3. Significant-but patching will suffice
THE SOUND TO STAND THE STA
- annatum

4.	Significa	ant-structural repairs required		
I. Samı	oles chipp	ed out for examination in spall a	areas:	
1.	No	No		
2.	Yes – de	escribe color, texture, aggregate,	e, general quality	

į.

5. FLOOR AND ROOF SYSTEM
a. Roof
Describe (flat, slope, type roofing, type roof deck, condition)
Pitched tiled roof in good condition
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.
o. 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

		TE RA
7. STEEL FRAMING SYSTEM		AUTO SENSE
a. Description	No steel framing	0 0 0 0 0 0
)	Q No. */
		STATE
		TOPE CONTRACTOR
		Minimum make aller

o. Exposed Steel- describe condition of paint and d	
	N.A.
Concrete or other firencoofing – note any cracking	ng or spalling and note where any covering was removed for
inspection	ing of spanning and note where any covering was removed for
	N.A.
d. Elevator sheave beams and connections, and m	nachine floor beams – note condition:
	No elevators
* [
8. CONCRETE FRAMING SYSTEM	
a. Full description of structural system CBS w/tie be	earn and columns, 1st. and 2nd. floors reinforced concrete structural slabs
b. Cracking	
1. Not significant Not significant	
2. Location and description of members affect	cted and type cracking
c. General condition	Good
d. Rebar corrosion – check appropriate line	
1. None visible X	
2. Location and description of members affect	cted and type cracking
3. Significant but patching will suffice	annumumumumumumumumumumumumumumumumumumu
4. Significant – structural repairs required (de	escribe)
e. Samples chipped out in spall areas:	
1. No No	No. 3kes
2. Yes, describe color, texture, aggregate, ger	
	Marion Con Con Con Con Con Con Con Con Con C
	William Stolly

a. Type (Wood, steel, aluminum, jalousie, single hung, double h	nung, casement, awning, pivoted, fixed, other)
Aluminun	n fixed
b. Anchorage- type and condition of fasteners and latches	Good-fair
c. Sealant – type of condition of perimeter sealant and at mulli	ons: 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	d note condition:
Plates in good fair of	condition
c. Joints - note if well fitted and still closed: Well fitted and clo	osed
d. Drainage – note accumulations of moisture No accumulation	ns 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: 0.9/08/19

INSPECTION MADE BY: PEORO AL HERNANDEZ R.F.

SIGNATURE: __

PRINT NAME: PEDRO A. HERMANDEZ

TITLE: PROFESSION OF ENGINEER

ADDRESS: 2450 SUL 137 TH AVENUE SUITE 216

MIAMI - FL - 33/75

DESCRIPTION OF STRUCTURE

a. Name on Title: EDGEWATER OF CORAL GABLES - BLOG. 5

b. Street Address: 95 EDGELLIATER DRIVE, CORAL GABLES, FLORIDA.

c. Legal Description: EDGEWATER OF CORAL GABLES CONDO, SUNRIGE NARBOUR REV. P1 65-22 d. Owner's Name: EDGEWATER OF CORAL GABLES CONDOMINIUM ASSOC. INC.

e. Owner's Mailing Address: 5805 BLUE LAGOON DRIVE, SUITE 310 MIN.MI, FL, 33126 - 2063

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

g. Building Code Occupancy Classification: LOUI DENSITY MULTIFAMILY RESIDENTIAL .

h. Present Use: RESIDENTIAL.

i, General Description, Type of Construction, Size, Number of Stories, and Special Features 2570R, CB5 W/TILFD ROOF. Additional Comments:

THIS INSPECTION REPORT INCLUDES THE FOLIOUSING FOLIO NUMBERS UNDER REFERENCE FOLIO # 03-4129-070-0001 - (03-4129-070-0490 - 03-4129-070-500) 03-4129-070-0510 - 03-4129-070-9530 - 03-4129-070-0550 - 03-4129-070-0570 03-4129-070-0590 - 03-4129-070-0610 - 03-4129-070-0630 - 03-4129-070-0520 13-4129-070-0540-03-4129-070-0560-03-4129-070-0580-03-4129 03-4129-070-0620 - 03-4129-070-0640)

BUILDING #5 HAS 16 FOLIO NUMBERS.

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

1. ELECTRIC SE	RVICE (OVER	PHEAD)	200/1	160		4			
1. Size:	Amperage	(800	7) F	uses	(,	/ }	Breakers	(1
2. Phase:	Three Phase	2		ingle Phase	(V)			
3. Condition:	Good	(/	/) F	air	()	Needs Repair	(8
Comments:	(2) SEPARI	97ES 40	10 A . I	mAIN'S	(10F2	2) FOR	8 APT.		
		To be a first of the state of t			(20F2) FOR C	S APT. W	HOUSE	PHL.
		e e e e e e e e e e e e e e e e e e e							
2. METER AND	ELECTRIC ROOM	e de d'estal ^{es} quas de la Bartin e de d'espe							
1. Clearances:	Good	(/)	Fair	()	Requires	Correction	().
Comments:		distribution de l'est les et (194) temmés							
		Manage Manage							
3. GUTTERS		e make e skelet , et e ge e statute							
Location: Go	od	(/	, .	Requires Rep)			
Taps and Fill:	Good	(,) [Requires Rep	oair ()			
Comments:		100							



Location:	Good	(~	')	Needs Repair	()		
1. Panel #() # 1 74/12	U#8						
	Good	("	')	Needs Repair	()		
2. Panel #() # 9 THRU	# 16	+ 40	USE PNL C E	1.667 . 1	eaom		
	Good	()	Needs Repair	()		
3. Panel #()							
	Good	()	Needs Repair	()		
4. Panel #()							
	Good	()	Needs Repair	()		
5. Panel #()							
	Good	()	Needs Repair	()		
Comments:	ALL BRANCH	CIEGI	VITS.	IN ALL ELEC	TRICAL	PANELS M	UST BE IDENT	TIFIEL
AND ALL	PANELS PE	NETRA	4710A	IS SHALL BE	CAPF	ED, IN ALL	16 UNITS AN	VD
Hause PH								
5. BRANCH C	IRCUITS:							
1. Identified:	Yes	()	Must be identifie	ed ()		
2. Conductors:	Good	(/	/)	Deteriorated	() Must b	e replaced ()
Comments:	IN AL	16 16 1	INITS	AND HOUS	E PAI	VEL		

4. ELECTRICAL PANELS



6. GROUNDIN	IG SERVICE:						
		Good	(/	/)	Repairs Required	()
Comments:							
7. GROUNDIN	IG OF EQUIPM	ENT:					
		Good	()	Repairs Required	("	′)
Comments:	ALL 120/1	160 PECEPT	PCLES	IN KI	ITCHEN AND BATHER	OMS AREA	9
SHALL	BE GFIC	PROTECTED.					
8. SERVICE (CONDUITS/RAC	EWAYS:					
		Good	(.	V)	Repairs Required	()
Comments:							
9. SERVICE (CONDUCTOR A	ND CABLES:					
		Good	()	/)	Repairs Required	(j
Comments:						anniii.	C7
							NO.34837 * ZA NO.34837 * ZA NO.34837
		Name and the second of the second		r-quelle-			

Conduit Raceways:	Good	(1	}	Repairs Required	()
Conduit PVC:	Good	(V)	Repairs Required	()
NM Cable:	Good	()	Repairs Required	(2)
BX Cable:	Good	()	Repairs Required	()
11. FEEDER CONDUCTORS:							
	Good	(~)	Repairs Required	()
Comments:		,	•				
1. On ha							
	News					*	
12. EMERGENCY LIGHTING:							
	Good	()	Repairs Required	()
Comments:							
R 2 8-31 1 5							
13. BUILDING EGRESS ILLUM	INATION:						
	Good	(,)	Repairs Required	()
Comments:							

10. TYPES OF WIRING METHODS:



14. FIRE ALARM S	YSTEM:						
		Good	(/	')	Repairs Required	()
Comments:	INSPECTED I	W 10/18	- EXP	. 9/19			
15. SMOKE DETEC	TORS:						
		Good	()	Repairs Required	()
Comments: ALL	16 UNITS 11	Y THIS BUIL	DING A	ARE REOL	VIRED TO HAVE	120/1/60	u/
8471.	PACK SI	MOLE PEI	ECTOR	5			
16. EXIT LIGHTS:							
		Good	(/	()	Repairs Required	()
Comments:							
17. EMERGENCY (GENERATOR	N/A					
		Good	()	Repairs Required	()
Comments:	N/A	7				шиш	::::::::::::::::::::::::::::::::::::::
	,					William DEZ	WEER *
						HERN ENSE	576
						N CHILLIAN S	
							111/1
						THE AND SARS	annumum.

Require Additional						
Go	oď	(}	Repairs Required	()	
Comments:						
19. OPEN OR UNDERCOVER PARK	ING GARAGE	AREAS AN	ID EGRESS	SILLUMINATION:		
Require Additional						
Go	od	()	Repairs Required	()	
Comments: THE PRESENT	ILLUMINA	TION DO	ES-NOT	"COMPLY W/ SECT	YON 8C-3 OF THE	
CODE OF MIAMI - D.						
000 E V	7PC 000.	**/				
20. SWIMMING POOL WIRING:						
					*** !	
Go	od	()	Repairs Required	(V)	
Comments: UNDER REP	91R5 - P	OL PAI	NEL TO	BE IDENTIFY , AN	D 15 FEED	
w/2/60A	68 FROM	n EXIST	. HOUS	E PANEL IN ELECT	r, Room.	
/				-		
21. WIRING TO MECHANICAL EQU	IPMENT:					
Go	od	()	/,	Repairs Required	()	
Comments:					ANDEZ * M. HAR	
Common Land					HANDEZ *	
					Bish & Maria	
					A. H.	
					2 20 2	
					PROFESSION PROFESSION	
					Managaman PRU	

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

22. ADDITIONAL COMMENTS:

THE PLOPER PLANING SHALL BE SUBMITED 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



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

DATE:	9/1	0/15
Re: Case N Proper Building	ty Add	ress: 21 Ed sewater Deive. Com Codos Floription:
I am a Flo inspected the following (cl	ne parl	egistered professional engineer or architect with an active license. On Sufferment, 2016, I cling lots servicing the above referenced building for compliance with Section 8C-6 and determined the nly one):
	TY.	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 compiles with Section 8C-6 of the Miami-Dade County Code.
ce .		The parking lot(s) is adjacent to or abutting a canal, take 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 appropriate to the Installation of the guardrall and obtain all required inspection appropriate to avoid enforcement action. Signature and Seal of Architect or Engineer.
		Pecke A. Heevendez, P.E. (Print Name)

Date: 09 /13 /2019	BUILDING # 1 1 EDGE.			
•	REFERENCE FOUO # 03-4129-070-0001			
RE: Case No.:				
Property Address:	1 EOGEWATER DRIVE, CORAL GABLES FL.			
Building Description:	2 STORY CBS RUILDING			
1. I am a Florida registere	ed professional engineer or architect with an active license.			
2. On <u>09/13</u> parking lot (s) serving t	20 <i>19</i> , at <i>9.66</i> pm, I measured the level of illumination in the he above referenced building.			
Maximum <u>2.02</u> Minimum to Maximum (foot candle per SF, Minimum <u>0.29</u> foot candle per SF, ratio <u>/ : 7</u> , foot candle <u>/./6</u> average per SF.			
	n provided in the parking lot (s) meets / does not meet the minimum			

the Code of Miami-Dade County.

Signature and Seal of Architect or Engineer PROFES

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

Transplance For ag

Date: 09/13/2019	BUILDING # 2 21 EOGE. 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 <u>09/13</u> parking lot (s) serving th	20 <u>19</u> , at <u>9. 90</u> pm, I measured the level of illumination in the e above referenced building.
3. Maximum 14,8 for Minimum to Maximum re	oot candle per SF, Minimum
The level of illumination standards for the occupation the Code of Miami-Dade	provided in the parking lot (s) meets / does not meet the minimum ancy classification of the building as established in Section 8C-3 of County.
	MANDEZ MANNING
	LICENER SON HELD SON
	Signature and Seal. of Architect or Explaner PROFES
	DENON D. VERNANDET PE

(Print Name)

Date: 09/13/2019	BUILDING # 3 35 EDGE.			
	REFERENCE FOLIO # 03-4129-070-0001			
RE: Case No.:				
Property Address:	I EDGEWATER DRIVE, CORAL GABLES FL.			
Building Description:	2 STORY CBS BUILDING			
1. I am a Florida register	ed professional engineer or architect with an active license.			
2. On <u>09 //3</u> parking lot (s) serving	. 20_19, at _9.90 pm, I measured the level of illumination in the the above referenced building.			
3. Maximum <u>2.8</u> Minimum to Maximum	foot candle per SF, Minimum 0.2 foot candle per SF, ratio 1:14, foot candle 1.5 average per SF.			
4. The level of illumination standards for the occupathe Code of Miami-Da	on provided in the parking lot (s) meets / does not meet the minimum spancy classification of the building as established in Section 8C-3 or de County.			

Signature and Sold Architect or Engineer ** PROFESSION

Andrew Francisco

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

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 registere	d professional engineer or architect with an active license.			
2. On <u>09 //3</u> parking lot (s) serving t	20 <u>19</u> , at <u>9, 90</u> pm, I measured the level of illumination in the he above referenced building.			
Maximum _ 3.0 Minimum to Maximum	foot candle per SF, Minimumfoot candle per SF, ratio soot candleaverage per SF.			
The level of illumination standards for the occup	n provided in the parking lot (s) meets / does not meet the minimum pancy classification of the building as established in Section 8C-3 of			

the Code of Miami-Dade County.

Signature and Solor of Architect or Engineer

PEDRO A. HERNANDEZ, P.E.

Dollary Justice of House

PHO:

Date: 09/13/2019	BUILDING # 9 95 EDGE				
	REFERENCE FOLIO # 03-4129-070-0001				
RE: Case No.:					
Property Address:	I EDGEWATER DRIVE, CORAL GABLES, FL.				
Building Description:	2 STORY CBS BUILDING				
1. I am a Florida registere	ed professional engineer or architect with an active license.				
2. On	. 20 <u>/9</u> , at <u>9, ===</u> pm, I measured the level of illumination in the the above referenced building.				
3. Maximum 573 Minimum to Maximum	foot candle per SF, Minimum 0.3 foot candle per SF, ratio 1:18, foot candle 2.8 average per SF.				
The level of illuminations standards for the occupante Code of Miami-Dad	n provided in the parking lot (s) meets / does not meet the minimum pancy classification of the building as established in Section 8C-3 of the County.				

Signature and Soal of Architect or Engineer PROFES

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

Server Converge Cont. C

DATE	:	
Prop Addi Folio Num	perty ress: o nber:	FYear, Bldg. No.:, Sq. Ft.:
1.	I am a	Florida registered professional engineer or architect with an active license.
2.	On parking	, 20, atAM/PM, I measured the level of illumination in the g lot(s) serving the above referenced building.
3.	Maxim	um foot candle
	Minim	um foot candle
	Maxim	um to Minimum Ratio, foot candle
4.	standa	vel of illumination provided in the parking lot \square meets \square does not meet the minimum irds for the occupancy classification of the building as established in Section 8C-3 of the Codemi-Dade County.
-		Seal of Professional Print Name



OFFICE SET

Ton Marie	Devei	opmeni	Dervi
1 1 2 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	RE 11928 1971 PRINTE	21210 17211 HTT 1460	LORIO GITTA KO1 1011)
RC-1			-
H41	M=117	-490	

RC-19-08-4961

1	EDGEWATER	DR	#	COMMON	AREAS
---	------------------	----	---	--------	-------

03-4129-070-0001
Folio #: 99-4129-070-0010
Permit Description: BUILDING
RECERTIFICATION (1959)
CONSTRUCTION REGULATION BOARD CASE
EL _ 1709
ME

		Approved		
Г	Section	Ву	Date]
X	BUILDING	_		
0	CONCURRENCY			
Ø	ELECTRICAL			
o	FEMA			
0	FIRE			╛
0	HANDICAP			╛
	HISTORICAL			╛
	LANDSCAPE			_
	MECHANICAL			_
	PLUMBING			
	PUBLIC WORKS			_
	STRUCTURAL	22		
	ZONING			\dashv
To	OWNER BUILDER			

Subject to compliance with all Federal, State, County and City rules and regulations. City assumes no responsibility for accuracy offer results from these plans.

THIS COPY OF PLANS MUST BE AVAILABLE ON

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 REINFORCED MASONRY

☐ Special Inspector for _

RC-19-08-4961

RC-19-08-4961

