



**City of Coral Gables  
Development Services Department**

**CONSTRUCTION REGULATION BOARD  
BUILDING OFFICIAL REPORT**

**HEARING DATE:** March 16, 2020

**CASE NO.:** 19-9152

**BUILDING ADDRESS:** 90 EDGEWATER DRIVE

**FOLIO NUMBER:** 03-4129-054-0001

**OWNER:** GABLES WATERWAY TOWERS ASSOCIATION, INC.

**USE:** Multifamily

**# OF LIVING UNITS:** 297

**PENDING RECERTIFICATION:** 2019

**DESCRIPTION AND DEFECTS OF BUILDING:** The 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 for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code.

**DATES AND ACTIVITIES:**

02/11/19	First Notice from the City advising Recertification is required mailed with return receipt
02/11/19	First Notice In-Transit to Next Facility per USPS Tracking
05/16/19	Second Notice from the City advising Recertification is pending
05/29/19	Recertification Report rejected, repairs required (electrical)
06/04/19	Notice from the City advising Report has been received and specifying July 11, 2019 deadline
09/23/19	Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing mailed with return receipt
09/23/19	Notice of Hearing posted on Structure
10/07/19	Board Hearing-Case not heard Insufficient Board quorum.
01/27/20	Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing mailed with return receipt
01/30/20	Notice of Hearing Delivered per USPS Tracking
01/27/20	Notice of Hearing posted on Structure
02/10/20	Board Hearing
02/28/20	<b>Board Ordered:</b> A. Submit a revised Recertification Report prepared by a licensed Architect or Engineer within one hundred eighty (180) days of the Board's Order dated 2/28/20 Recertifying the property. B. A \$250 daily fine be imposed if property is not recertified within the one hundred eighty (180) day deadline. C. Permits for individual apartments will be allowed to be issued however; permits for common areas will not be issued until property is Recertified.
02/28/20	Request to be heard by the Construction Regulation Board received.

03/02/20 Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing mailed with return receipt  
03/02/20 Notice of Hearing posted on Structure

**TO DATE THE OWNER HAS NOT:** Submitted a *revised* Recertification Report for the City's review.

**BUILDING OFFICIAL'S RECOMMENDATION:** This meeting requested by applicant

**PERMIT ACTIVITY:**

EL19055914 for panel repairs-not issued

BL-17-09-1210 \*\* SPECIAL INSPECTOR (ALEXANDER ROCHELL -ENG OF RECORD) \*\*\* COMMERCIAL INTERIOR RENOVATIONS / EXTERIOR STOREFRONT \$2,000,000