

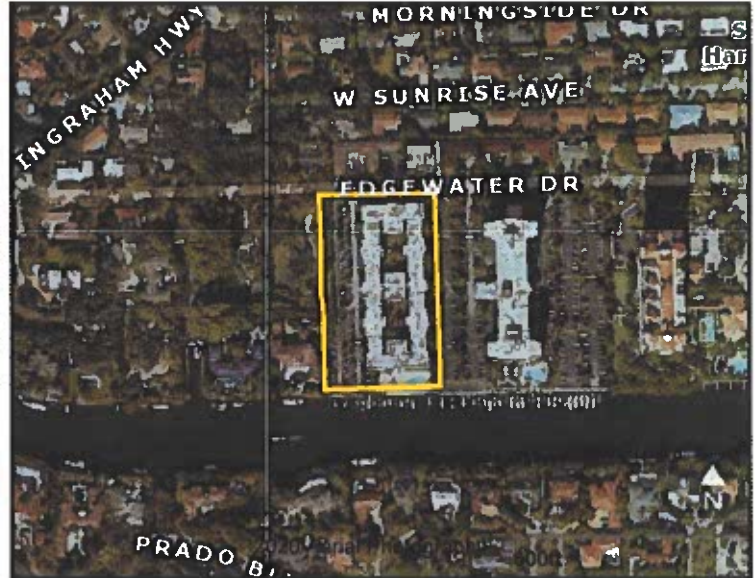


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 12/23/2020

Property Information	
Folio:	03-4129-051-0001
Property Address:	100 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	127
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	1970



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

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

Short Legal Description	
WATERS EDGE OF CORAL GABLES CONDO SUNRISE HARBOUR REV PLAT PB 65-22 TRACT 5 LESS E700FT 29-32 54 41 3.62AC M/L DECL OR 6883-12	

Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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

Version:

CITY'S

EXHIBIT

List of service addresses for January 2021 unsafe structures cases

- 1) 100 Edgewater Dr - This is a 127-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.

<u>Condominium Association (Sunbiz mailing address)</u>	<u>Condo Association (Sunbiz RA address)</u>
Water's Edge of Coral Gables Condominium Association, Inc. a/k/a Water's Edge Association, Inc. 100 Edgewater Drive Coral Gables, FL 33133-6950	Water's Edge of Coral Gables Condo. Assoc. c/o Robert Paige Registered Agent 9500 South Dadeland Blvd, Ste 550 Miami, FL 33156-2829

CITY'S

EXHIBIT

2



OFFICE OF THE PROPERTY APPRAISER

Generated On : 12/23/2020

Folio	Sub-Division	Owner	Address
1	03-4129-051-0010	WATERS EDGE OF CORAL GABLES VICTOR ESTEBAN ESTRADA CONDO	100 EDGEWATER DR UNIT: 101 Coral Gables
2	03-4129-051-0020	WATERS EDGE OF CORAL GABLES ANGEL F MENDEZ CONDO ELSIE LYDIA SONE	100 EDGEWATER DR UNIT: 102 Coral Gables
3	03-4129-051-0030	WATERS EDGE OF CORAL GABLES IVAN BARRUETA CONDO	100 EDGEWATER DR UNIT: 103 Coral Gables
4	03-4129-051-0040	WATERS EDGE OF CORAL GABLES BRYAN A TEN BROEK CONDO	100 EDGEWATER DR UNIT: 104 Coral Gables
5	03-4129-051-0050	WATERS EDGE OF CORAL GABLES FRANCISCO BEGUIRISTAIN CONDO	100 EDGEWATER DR UNIT: 105 Coral Gables
6	03-4129-051-0060	WATERS EDGE OF CORAL GABLES KELLY ACKER CONDO	100 EDGEWATER DR UNIT: 106 Coral Gables
7	03-4129-051-0070	WATERS EDGE OF CORAL GABLES KAROL S ECKER CONDO CAROLINA ECKER	100 EDGEWATER DR UNIT: 107 Coral Gables
8	03-4129-051-0080	WATERS EDGE OF CORAL GABLES JOHN M DELAPPE & W ELSA G CONDO	100 EDGEWATER DR UNIT: 108 Coral Gables
9	03-4129-051-0090	WATERS EDGE OF CORAL GABLES COOKIES & CRACKERS CORP CONDO	100 EDGEWATER DR UNIT: 109 Coral Gables
10	03-4129-051-0100	WATERS EDGE OF CORAL GABLES MANUEL FERNANDEZ CONDO	100 EDGEWATER DR UNIT: 112 Coral Gables
11	03-4129-051-0110	WATERS EDGE OF CORAL GABLES ALEXANDER MENENDEZ CONDO	100 EDGEWATER DR UNIT: 113 Coral Gables
12	03-4129-051-0120	WATERS EDGE OF CORAL GABLES FANNY TINOCO GUERRA CONDO	100 EDGEWATER DR UNIT: 114 Coral Gables

13	03-4129-051-0130	WATERS EDGE OF CORAL GABLES ERIK ALAIN DARNOTT CONDO	100 EDGEWATER DR UNIT: 115 Coral Gables
14	03-4129-051-0140	WATERS EDGE OF CORAL GABLES JUAN RICO-LOPEZ &W JOSEFA M CONDO	100 EDGEWATER DR UNIT: 116 Coral Gables
15	03-4129-051-0150	WATERS EDGE OF CORAL GABLES JEANNE REGAN (TR) CONDO	100 EDGEWATER DR UNIT: 117 Coral Gables
16	03-4129-051-0160	WATERS EDGE OF CORAL GABLES JOE ANTHONY MENENDEZ CONDO	100 EDGEWATER DR UNIT: 118 Coral Gables
17	03-4129-051-0170	WATERS EDGE OF CORAL GABLES JOSE A BELLO CONDO	100 EDGEWATER DR UNIT: 119 Coral Gables
18	03-4129-051-0180	WATERS EDGE OF CORAL GABLES STEWART MERKIN & JOHN LONARDO CONDO	100 EDGEWATER DR UNIT: 120 Coral Gables
19	03-4129-051-0190	WATERS EDGE OF CORAL GABLES JONATHAN J THIRY CONDO	100 EDGEWATER DR UNIT: 125 Coral Gables
20	03-4129-051-0200	WATERS EDGE OF CORAL GABLES WILLIAM DAVID PAYNE &W SHERRY L CONDO	100 EDGEWATER DR UNIT: 126 Coral Gables
21	03-4129-051-0210	WATERS EDGE OF CORAL GABLES JUAN CARLOS MENCIO CONDO ZBEIDE TANOUS MENCIO	100 EDGEWATER DR UNIT: 127 Coral Gables
22	03-4129-051-0230	WATERS EDGE OF CORAL GABLES ANDREW S YAGODA CONDO	100 EDGEWATER DR UNIT: 129 Coral Gables
23	03-4129-051-0240	WATERS EDGE OF CORAL GABLES CHRISTOPHER RIVERON CONDO	100 EDGEWATER DR UNIT: 130 Coral Gables
24	03-4129-051-0250	WATERS EDGE OF CORAL GABLES BERNARDO R ARBELLO CONDO	100 EDGEWATER DR UNIT: 131 Coral Gables
25	03-4129-051-0260	WATERS EDGE OF CORAL GABLES JEANETTE RODRIGUEZ CONDO	100 EDGEWATER DR UNIT: 132 Coral Gables
26	03-4129-051-0270	WATERS EDGE OF CORAL GABLES MANUEL CAMACHO CONDO	100 EDGEWATER DR UNIT: 133 Coral Gables
27	03-4129-051-0280	WATERS EDGE OF CORAL GABLES REBECCA ROTOLANTE CONDO MATTHEW OWEN ROTOLANTE	100 EDGEWATER DR UNIT: 134 Coral Gables

28	03-4129-051-0290	WATERS EDGE OF CORAL GABLES ANETA WISNIEWSKA CONDO	100 EDGEWATER DR UNIT: 135 Coral Gables
29	03-4129-051-0300	WATERS EDGE OF CORAL GABLES CHRISTOPHER RAVN CONDO	100 EDGEWATER DR UNIT: 136 Coral Gables
30	03-4129-051-0310	WATERS EDGE OF CORAL GABLES ANGELA MARIA ESPINOSA CONDO	100 EDGEWATER DR UNIT: 137 Coral Gables
31	03-4129-051-0320	WATERS EDGE OF CORAL GABLES EYTON INVEST 3407 LLC CONDO	100 EDGEWATER DR UNIT: 138 Coral Gables
32	03-4129-051-0330	WATERS EDGE OF CORAL GABLES MICHAL DAGAN CONDO	100 EDGEWATER DR UNIT: 139 Coral Gables
33	03-4129-051-0340	WATERS EDGE OF CORAL GABLES ROBERT S GALLAGHER CONDO	100 EDGEWATER DR UNIT: 140 Coral Gables
34	03-4129-051-0350	WATERS EDGE OF CORAL GABLES SANDRA L FIDLER CONDO	100 EDGEWATER DR UNIT: 141 Coral Gables
35	03-4129-051-0360	WATERS EDGE OF CORAL GABLES UWE BORGEEST &W MARGARET CONDO	100 EDGEWATER DR UNIT: 142 Coral Gables
36	03-4129-051-0370	WATERS EDGE OF CORAL GABLES ANNA VICTORIA OBREGON CONDO	100 EDGEWATER DR UNIT: 143 Coral Gables
37	03-4129-051-0380	WATERS EDGE OF CORAL GABLES MANUEL CAMACHO CONDO	100 EDGEWATER DR UNIT: 144 Coral Gables
38	03-4129-051-0390	WATERS EDGE OF CORAL GABLES ELOUNDA LLC CONDO	100 EDGEWATER DR UNIT: 200 Coral Gables
39	03-4129-051-0400	WATERS EDGE OF CORAL GABLES PHILIP C MERTEN &W MARIA G CONDO	100 EDGEWATER DR UNIT: 201 Coral Gables
40	03-4129-051-0410	WATERS EDGE OF CORAL GABLES DAVID K THARP CONDO CLAUDIA R THARP	100 EDGEWATER DR UNIT: 202 Coral Gables
41	03-4129-051-0420	WATERS EDGE OF CORAL GABLES PMCLB PROPERTIES LLC CONDO	100 EDGEWATER DR UNIT: 203 Coral Gables
42	03-4129-051-0430	WATERS EDGE OF CORAL GABLES COURTNEY ELIZABETH MARTIN CONDO	100 EDGEWATER DR UNIT: 204 Coral Gables

43	03-4129-051-0440	WATERS EDGE OF CORAL GABLES LISA SHAW CONDO SHEILA M SHAW	100 EDGEWATER DR UNIT: 205 Coral Gables
44	03-4129-051-0450	WATERS EDGE OF CORAL GABLES SUSAN SULLIVAN BUTLER TRS CONDO SUSAN SULLIVAN BUTLER REV LIV TR	100 EDGEWATER DR UNIT: 206 Coral Gables
45	03-4129-051-0460	WATERS EDGE OF CORAL GABLES EDWIN A CALIMANO &W PINAR Y CONDO	100 EDGEWATER DR UNIT: 207 Coral Gables
46	03-4129-051-0470	WATERS EDGE OF CORAL GABLES DAVID M GOODMAN CONDO	100 EDGEWATER DR UNIT: 208 Coral Gables
47	03-4129-051-0480	WATERS EDGE OF CORAL GABLES GABRIEL A ARCILA CONDO SAJID LOPEZ	100 EDGEWATER DR UNIT: 209 Coral Gables
48	03-4129-051-0490	WATERS EDGE OF CORAL GABLES CHARLES STERLING MARTIN CONDO	100 EDGEWATER DR UNIT: 210 Coral Gables
49	03-4129-051-0500	WATERS EDGE OF CORAL GABLES KEVIN PEARSON CONDO MAGDA NOVELLI PEARSON	100 EDGEWATER DR UNIT: 211 Coral Gables
50	03-4129-051-0510	WATERS EDGE OF CORAL GABLES CHRISTIAN CHAVEZ CONDO	100 EDGEWATER DR UNIT: 212 Coral Gables
51	03-4129-051-0520	WATERS EDGE OF CORAL GABLES TOMAS GABRIEL VINUELA CONDO	100 EDGEWATER DR UNIT: 213 Coral Gables
52	03-4129-051-0530	WATERS EDGE OF CORAL GABLES CHRISTINE M MONGE CONDO	100 EDGEWATER DR UNIT: 214 Coral Gables
53	03-4129-051-0540	WATERS EDGE OF CORAL GABLES ORLANDO J RIVAS CONDO MARIA V RIVAS	100 EDGEWATER DR UNIT: 215 Coral Gables
54	03-4129-051-0550	WATERS EDGE OF CORAL GABLES ROBERT E AMES CONDO HOWARD M AMES	100 EDGEWATER DR UNIT: 216 Coral Gables
55	03-4129-051-0560	WATERS EDGE OF CORAL GABLES LISNEY BADILLO PENARANDA CONDO	100 EDGEWATER DR UNIT: 217 Coral Gables
56	03-4129-051-0570	WATERS EDGE OF CORAL GABLES MOUHAMADOU A RACINE CONDO	100 EDGEWATER DR UNIT: 218 Coral Gables
57	03-4129-051-0580	WATERS EDGE OF CORAL GABLES JUAN RICO-LOPEZ &W JOSEFA M CONDO	100 EDGEWATER DR UNIT: 219 Coral Gables

58	03-4129-051-0590	WATERS EDGE OF CORAL GABLES RANDALL L HILL CONDO KIMBERLY CARROLL HILL	100 EDGEWATER DR UNIT: 220 Coral Gables
59	03-4129-051-0600	WATERS EDGE OF CORAL GABLES CAMACHO INVEST LTD CONDO	100 EDGEWATER DR UNIT: 221 Coral Gables
60	03-4129-051-0610	WATERS EDGE OF CORAL GABLES VALIOUS FLORIDA CORPORATION CONDO	100 EDGEWATER DR UNIT: 222 Coral Gables
61	03-4129-051-0620	WATERS EDGE OF CORAL GABLES JOSEPH KAMINSKY &W REGGIE CONDO	100 EDGEWATER DR UNIT: 223 Coral Gables
62	03-4129-051-0630	WATERS EDGE OF CORAL GABLES ROBERT TARABOULOS CONDO	100 EDGEWATER DR UNIT: 224 Coral Gables
63	03-4129-051-0640	WATERS EDGE OF CORAL GABLES COLLEN M BRYAN TRS CONDO COLLEN M BRYAN REVOCABLE TR	100 EDGEWATER DR UNIT: 225 Coral Gables
64	03-4129-051-0650	WATERS EDGE OF CORAL GABLES JUAN ALDRICH CONDO	100 EDGEWATER DR UNIT: 226 Coral Gables
65	03-4129-051-0660	WATERS EDGE OF CORAL GABLES MANUEL F CAMACHO CONDO	100 EDGEWATER DR UNIT: 227 Coral Gables
66	03-4129-051-0670	WATERS EDGE OF CORAL GABLES JASON M JONES CONDO	100 EDGEWATER DR UNIT: 228 Coral Gables
67	03-4129-051-0680	WATERS EDGE OF CORAL GABLES THOMAS PAUL COBIN CONDO	100 EDGEWATER DR UNIT: 229 Coral Gables
68	03-4129-051-0690	WATERS EDGE OF CORAL GABLES ROCKY CAMINA CONDO	100 EDGEWATER DR UNIT: 230 Coral Gables
69	03-4129-051-0700	WATERS EDGE OF CORAL GABLES ALEJANDRO FERNANDEZ CONDO	100 EDGEWATER DR UNIT: 231 Coral Gables
70	03-4129-051-0710	WATERS EDGE OF CORAL GABLES ALLEN ALVAREZ CONDO MARIA ALVAREZ	100 EDGEWATER DR UNIT: 232 Coral Gables
71	03-4129-051-0720	WATERS EDGE OF CORAL GABLES KRISTINE RAVELO CONDO	100 EDGEWATER DR UNIT: 233 Coral Gables
72	03-4129-051-0730	WATERS EDGE OF CORAL GABLES STEPHANIE SCHANK CONDO	100 EDGEWATER DR UNIT: 234 Coral Gables

73	03-4129-051-0740	WATERS EDGE OF CORAL GABLES DANIEL D DOMINGUEZ CONDO GUSTAVO DOMINGUEZ	100 EDGEWATER DR UNIT: 235 Coral Gables
74	03-4129-051-0750	WATERS EDGE OF CORAL GABLES MARIA LAURIDO CONDO	100 EDGEWATER DR UNIT: 236 Coral Gables
75	03-4129-051-0760	WATERS EDGE OF CORAL GABLES PEREGRINE HOLDINGS GROUP LLC CONDO	100 EDGEWATER DR UNIT: 237 Coral Gables
76	03-4129-051-0770	WATERS EDGE OF CORAL GABLES HUMBERTO HOYOS JR CONDO	100 EDGEWATER DR UNIT: 238 Coral Gables
77	03-4129-051-0790	WATERS EDGE OF CORAL GABLES VASHTI HENRIQUES CHAMBERS CONDO	100 EDGEWATER DR UNIT: 240 Coral Gables
78	03-4129-051-0800	WATERS EDGE OF CORAL GABLES ALEXANDRA DANIELA VALDES CONDO	100 EDGEWATER DR UNIT: 241 Coral Gables
79	03-4129-051-0810	WATERS EDGE OF CORAL GABLES ROBERTO AHLERS CONDO	100 EDGEWATER DR UNIT: 242 Coral Gables
80	03-4129-051-0820	WATERS EDGE OF CORAL GABLES MARY E PEREZ CONDO	100 EDGEWATER DR UNIT: 243 Coral Gables
81	03-4129-051-0830	WATERS EDGE OF CORAL GABLES TIMOTHY J MURPHY & W PATRICIA M CONDO % SHUTTS & BOWEN	100 EDGEWATER DR UNIT: 244 Coral Gables
82	03-4129-051-0840	WATERS EDGE OF CORAL GABLES ANNETTA SCHAEFER CONDO	100 EDGEWATER DR UNIT: 245 Coral Gables
83	03-4129-051-0850	WATERS EDGE OF CORAL GABLES MARIA CLARIBEL DE JESUS CONDO	100 EDGEWATER DR UNIT: 300 Coral Gables
84	03-4129-051-0860	WATERS EDGE OF CORAL GABLES BENJAMIN F GILBERT JR TRS CONDO GILBERT FAMILY REV TRUST	100 EDGEWATER DR UNIT: 301 Coral Gables
85	03-4129-051-0870	WATERS EDGE OF CORAL GABLES TIFFANY OJEA CONDO	100 EDGEWATER DR UNIT: 302 Coral Gables
86	03-4129-051-0880	WATERS EDGE OF CORAL GABLES LOUIS L LAFONTISEE JR CONDO ILEANA LAFONTISEE	100 EDGEWATER DR UNIT: 303 Coral Gables
87	03-4129-051-0890	WATERS EDGE OF CORAL GABLES NICHOLAS E RAMIREZ CONDO	100 EDGEWATER DR UNIT: 304 Coral Gables

88	03-4129-051-0900	WATERS EDGE OF CORAL GABLES MARC N NEEDELMAN &W CONDO SANDRA E NEEDELMAN	100 EDGEWATER DR UNIT: 305 Coral Gables
89	03-4129-051-0910	WATERS EDGE OF CORAL GABLES MANUEL F CAMACHO JR TR CONDO	100 EDGEWATER DR UNIT: 306 Coral Gables
90	03-4129-051-0920	WATERS EDGE OF CORAL GABLES PAMELA S HAMMONS CONDO GEMA P PEREZ SANCHEZ	100 EDGEWATER DR UNIT: 307 Coral Gables
91	03-4129-051-0930	WATERS EDGE OF CORAL GABLES DIEGO E ACOSTA CONDO	100 EDGEWATER DR UNIT: 308 Coral Gables
92	03-4129-051-0940	WATERS EDGE OF CORAL GABLES JAMES ADRIAN SINDIJA CONDO	100 EDGEWATER DR UNIT: 309 Coral Gables
93	03-4129-051-0950	WATERS EDGE OF CORAL GABLES PERRY COLE CONDO TAYLOR COLE	100 EDGEWATER DR UNIT: 310 Coral Gables
94	03-4129-051-0960	WATERS EDGE OF CORAL GABLES DANIEL H DOCKHORN CONDO	100 EDGEWATER DR UNIT: 311 Coral Gables
95	03-4129-051-0970	WATERS EDGE OF CORAL GABLES AUBREY G RUDD CONDO	100 EDGEWATER DR UNIT: 312 Coral Gables
96	03-4129-051-0980	WATERS EDGE OF CORAL GABLES PAUL M MAROLF &W LIZETTE CONDO	100 EDGEWATER DR UNIT: 313 Coral Gables
97	03-4129-051-0990	WATERS EDGE OF CORAL GABLES SUE C MCGINNIS (LE) CONDO REM DAVID ROWE &W PATRICIA	100 EDGEWATER DR UNIT: 314 Coral Gables
98	03-4129-051-1000	WATERS EDGE OF CORAL GABLES THOMAS J & JOSEPH P BRENNAN CONDO	100 EDGEWATER DR UNIT: 315 Coral Gables
99	03-4129-051-1010	WATERS EDGE OF CORAL GABLES RICHARD C LORENZO CONDO STACY LORENZO	100 EDGEWATER DR UNIT: 316 Coral Gables
100	03-4129-051-1020	WATERS EDGE OF CORAL GABLES KARI PEREZ CONDO JEREMY GARLAND	100 EDGEWATER DR UNIT: 317 Coral Gables
101	03-4129-051-1030	WATERS EDGE OF CORAL GABLES YEILYS PEREZ YERA CONDO	100 EDGEWATER DR UNIT: 318 Coral Gables
102	03-4129-051-1040	WATERS EDGE OF CORAL GABLES ANTONI A THELEN TRS CONDO ANTONI A THELEN TRUST	100 EDGEWATER DR UNIT: 319 Coral Gables

103	03-4129-051-1050	WATERS EDGE OF CORAL GABLES DAVID MILTON TRS CONDO MILTON FAMILY LIVING TRUST	100 EDGEWATER DR UNIT: 320 Coral Gables
104	03-4129-051-1060	WATERS EDGE OF CORAL GABLES PATRICK C FRENCH CONDO	100 EDGEWATER DR UNIT: 321 Coral Gables
105	03-4129-051-1070	WATERS EDGE OF CORAL GABLES ROBERT & BENNY DOBIECKI CONDO	100 EDGEWATER DR UNIT: 322 Coral Gables
106	03-4129-051-1080	WATERS EDGE OF CORAL GABLES HING TING LEUNG CONDO	100 EDGEWATER DR UNIT: 323 Coral Gables
107	03-4129-051-1090	WATERS EDGE OF CORAL GABLES WATERSEDGE324 LLC CONDO	100 EDGEWATER DR UNIT: 324 Coral Gables
108	03-4129-051-1110	WATERS EDGE OF CORAL GABLES JACINTO E SUAREZ CONDO	100 EDGEWATER DR UNIT: 326 Coral Gables
109	03-4129-051-1120	WATERS EDGE OF CORAL GABLES ALEXIS BRUNET TRS CONDO EMG IRREVOCABLE TRUST	100 EDGEWATER DR UNIT: 327 Coral Gables
110	03-4129-051-1130	WATERS EDGE OF CORAL GABLES BERNARDO JESUS NAVARRO CONDO	100 EDGEWATER DR UNIT: 328 Coral Gables
111	03-4129-051-1140	WATERS EDGE OF CORAL GABLES COLLEEN M BRYAN TRS CONDO COLLEEN M BRYAN REV TRUST	100 EDGEWATER DR UNIT: 329 Coral Gables
112	03-4129-051-1150	WATERS EDGE OF CORAL GABLES NURIALMA ALVAREZ FUENTES CONDO GERMAN ALVAREZ FUENTES	100 EDGEWATER DR UNIT: 330 Coral Gables
113	03-4129-051-1160	WATERS EDGE OF CORAL GABLES KATHLEEN DE LORENZO CONDO	100 EDGEWATER DR UNIT: 331 Coral Gables
114	03-4129-051-1170	WATERS EDGE OF CORAL GABLES IRIS ACOSTA CONDO	100 EDGEWATER DR UNIT: 332 Coral Gables
115	03-4129-051-1180	WATERS EDGE OF CORAL GABLES ROBERT W CHANDLER (III) CONDO	100 EDGEWATER DR UNIT: 333 Coral Gables
116	03-4129-051-1190	WATERS EDGE OF CORAL GABLES J C C AND T C INVESTMENT CORP CONDO	100 EDGEWATER DR UNIT: 334 Coral Gables
117	03-4129-051-1200	WATERS EDGE OF CORAL GABLES DANIEL E ROBINSON CONDO NANCY C ROBINSON	100 EDGEWATER DR UNIT: 335 Coral Gables

118	03-4129-051-1210	WATERS EDGE OF CORAL GABLES MONICA JANELLE DE LA VEGA CONDO DANIA DE LA VEGA	100 EDGEWATER DR UNIT: 336 Coral Gables
119	03-4129-051-1220	WATERS EDGE OF CORAL GABLES ROBERT JAMES FENTON &W CONDO JULIE C FENTON	100 EDGEWATER DR UNIT: 337 Coral Gables
120	03-4129-051-1230	WATERS EDGE OF CORAL GABLES THOMAS ANDREW SILVA CONDO	100 EDGEWATER DR UNIT: 338 Coral Gables
121	03-4129-051-1240	WATERS EDGE OF CORAL GABLES RAMON DE LAS POZAS CONDO	100 EDGEWATER DR UNIT: 339 Coral Gables
122	03-4129-051-1250	WATERS EDGE OF CORAL GABLES COLLEEN M BRYAN TRS CONDO COLLEEN M BRYAN REVOCABLE TR	100 EDGEWATER DR UNIT: 340 Coral Gables
123	03-4129-051-1260	WATERS EDGE OF CORAL GABLES ELIZABETH M KLEMICK TRUST CONDO	100 EDGEWATER DR UNIT: 341 Coral Gables
124	03-4129-051-1270	WATERS EDGE OF CORAL GABLES ALEXANDER J OLIU CONDO	100 EDGEWATER DR UNIT: 342 Coral Gables
125	03-4129-051-1280	WATERS EDGE OF CORAL GABLES MICHAEL G MOORE &W JENIFFER RYAN CONDO	100 EDGEWATER DR UNIT: 343 Coral Gables
126	03-4129-051-1290	WATERS EDGE OF CORAL GABLES CM 100 EDGEWATER LLC CONDO	100 EDGEWATER DR UNIT: 344 Coral Gables
127	03-4129-051-1300	WATERS EDGE OF CORAL GABLES EDGEWATER 345 LLC CONDO	100 EDGEWATER DR UNIT: 345 Coral Gables



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Detail by Entity Name

Florida Not For Profit Corporation
WATER'S EDGE ASSOCIATION INC.

Filing Information

Document Number	718653
FEI/EIN Number	59-1300481
Date Filed	06/11/1970
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/08/2019

Principal Address

100 Edgewater Drive
Coral Gables, FL 33133

Changed: 04/23/2018

Mailing Address

100 Edgewater Drive
Coral Gables, FL 33133

Changed: 04/23/2018

Registered Agent Name & Address

PAIGE, ROBERT
9500 SOUTH DADELAND BLVD.
SUITE 550
MIAMI, FL 33156

Name Changed: 10/08/2019

Address Changed: 06/18/2012

Officer/Director Detail

Name & Address

Title PD

Ramirez, Nicholas
100 Edge Water Drive
304
Coral Gables, FL 33133

Title Director

Camina, Rocky
100 Edge Water Drive
230
Coral Gables, FL 33133

Title Director

Bello, Jose
100 Edge Water Drive
208
Coral Gables, FL 33133

Title VP

Thiry, Jonathan
100 Edge Water Drive
125
Coral Gables, FL 33133

Title Treasurer

Thelen, Anthony
100 Edge Water Drive
319
Coral Gables, FL 33133

Title Secretary

Fidler, Sandra
100 Edge Water Drive
141
Coral Gables, FL 33133

Title Director

Goodman, David
100 Edgewater Dr
208
Coral Gables, FL 33133

Annual Reports

Report Year	Filed Date
2018	04/23/2018
2019	10/08/2019
2020	04/24/2020

Document Images

04/24/2020 -- ANNUAL REPORT	View image in PDF format
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03/14/2000 -- ANNUAL REPORT	View image in PDF format
02/23/1999 -- ANNUAL REPORT	View image in PDF format
02/04/1998 -- ANNUAL REPORT	View image in PDF format
01/28/1997 -- ANNUAL REPORT	View image in PDF format
02/14/1996 -- ANNUAL REPORT	View image in PDF format
02/06/1995 -- ANNUAL REPORT	View image in PDF format


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

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
BL-20-10-6788	10/20/2020	100 EDGEWATER DR	FENCE/GATE/WALL	ALUMINUM FENCE @ REAR OF PARKING LOT \$4000	pending			0.00
EL-20-10-6013	10/02/2020	100 EDGEWATER DR	ELEC COMMERCIAL / RESIDENTIAL WORK	CANCELLED *** *COMM* ELECTRICAL WORK, ELECTRICAL PANEL RELOCATION / GEN. ELECTRICAL REPAIRS / POOL LIGHT POLE \$5,300	canceled		10/05/2020	0.00
EL-20-09-5557	09/18/2020	100 EDGEWATER DR	ELEC COMMERCIAL / RESIDENTIAL WORK	BUILDING RECERTIFICATION (YEAR BUILT 1970)	issued	11/18/2020		0.00
RC-20-07-6839	07/24/2020	100 EDGEWATER DR	BLDG RECERT / CRB	BUILDING RECERTIFICATION (YEAR BUILT 1970)	issued	09/04/2020		0.00
EL-20-07-6454	07/16/2020	100 EDGEWATER DR	ELEC COMMERCIAL / RESIDENTIAL WORK	REWIRE 6 EXISTING LIGHT POLES	issued	07/22/2020		0.00
EL-20-06-6300	06/08/2020	100 EDGEWATER DR	ELEC LOW VOLTAGE SYSTEM	COMMERCIAL *ACCESS CONTROL SYSTEM & CCTV	final	07/16/2020	09/17/2020	0.00
FD-20-06-6259	06/05/2020	100 EDGEWATER DR	FIRE ALARM SYSTEM	COMMERCIAL *ACCESS CONTROL SYSTEM & CCTV \$13,452	issued	07/16/2020		0.00
PU-18-07-4123	07/30/2018	100 EDGEWATER DR	PUBLIC RECORDS SEARCH	request for plans on CD	final	07/30/2018	07/30/2018	0.00
ZN-16-11-6968	11/10/2016	100 EDGEWATER DR	PAINT / RESURFACE FL / CLEAN	EXTERIOR PAINT AND PRESSURE CLEAN SW7004 SNOWBOUND (OFF WHITE) - \$11,000	final	11/10/2016	12/14/2016	0.00
UP-16-05-6996	05/18/2016	100 EDGEWATER DR	UPFRONT FEE - THIS IS NOT A PERMIT	UPFRONT FOR FEE EL-16-05-6995, CHANGE OUT BOXES \$1,000	final	05/18/2016	05/18/2016	0.00
EL-16-05-6995	05/18/2016	100 EDGEWATER DR	ELEC COMMERCIAL / RESIDENTIAL WORK	CHANGE OUT BOXES \$1,000	final	05/19/2016	06/17/2016	0.00
PW-16-04-6816	04/21/2016		COASTAL PERMIT	REPLACE OLD DECKING BOND	final	04/21/2016	09/29/2016	0.00

CITY'S
EXHIBIT 3

		100 EDGEWATER DR		PAID BY THE FINISHING ACT INC, 100 EDGEWATER DR #317, CORAL GABLES, FL 33133				
UP-16-02-2639	02/22/2016	100 EDGEWATER DR	UPFRONT FEE - THIS IS NOT A PERMIT	RE ROOF - FLAT ROOF ONLY \$11,000	final	02/22/2016	02/22/2016	0.00
BL-16-02-2638	02/22/2016	100 EDGEWATER DR	ROOF / LIGHT WEIGHT CONC	RE ROOF @ CARPORT AREA - FLAT POLYGLASS USA ROOF SYSTEM W/ ELASTROFLEX S6 G FR CAPSHEET \$11,000	final	03/04/2016	04/08/2016	0.00
PU-15-06-5425	06/17/2015	100 EDGEWATER DR	PUBLIC RECORDS SEARCH	REQ COPY OF PERMIT BL13090892	final	06/17/2015	06/17/2015	0.00
BL-15-06-5429	06/17/2015	100 EDGEWATER DR	COMMERCIAL FLOORING (INTERIOR ONLY)	INSTALL INT TILE (GROUND FLOOR BATHROOM) \$1,200	final	08/29/2017	08/30/2017	0.00
SD-14-09-3337	09/26/2014	100 EDGEWATER DR	SHOP DRAWINGS	SHOP DRAWINGS RAILINGS- FOR RAMP & STAIRS	final	10/29/2014	10/29/2014	0.00
PU-14-09-3329	09/26/2014	100 EDGEWATER DR	PUBLIC RECORDS SEARCH	REQ A CD OF PERMITS 20585 20631	final	09/26/2014	09/26/2014	0.00
RV-14-04-3065	04/18/2014	100 EDGEWATER DR	REVISION TO PERMIT	REVISION (ELECTRICAL)	final	04/23/2014	04/23/2014	0.00
EL-14-04-2210	04/03/2014	100 EDGEWATER DR	ELEC COMMERCIAL / RESIDENTIAL WORK	REMODEL BATHROOMS AT POOL AREA-11 LIGHT SOCKETS AND 8 ROUGH IN OUTLETS	final	04/03/2014	09/10/2014	0.00
BL-14-03-2063	03/03/2014	100 EDGEWATER DR	ROOF / LIGHT WEIGHT CONC	RE ROOF \$320,000 FLAT ONLY	final	03/14/2014	07/16/2014	0.00
ZN-14-02-2909	02/25/2014	100 EDGEWATER DR	DUMPSTER / CONTAINER	DUMPSTER	final	02/25/2014	02/25/2014	0.00
SD-14-01-2730	01/24/2014	100 EDGEWATER DR	SHOP DRAWINGS	SHOP DRAWING WINDOWS & DOORS	final	01/30/2014	01/30/2014	0.00
PU-13-10-1777	10/30/2013	100 EDGEWATER DR	PUBLIC RECORDS SEARCH	REQ COPIES OF PERMIT 20585	final	11/01/2013	11/01/2013	0.00
ME-13-10-0356	10/07/2013	100 EDGEWATER DR	MECH COMMERCIAL / RESIDENTIAL WORK	REPLACE 3 EXHAUST FANS IN EXISTING BATHROOMS.	final	10/06/2014	10/14/2014	0.00
PL-13-10-0113	10/02/2013	100 EDGEWATER DR	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR INTERIOR RENONATIONS	final	03/19/2014	09/24/2014	0.00
BL-13-09-0892	09/18/2013	100 EDGEWATER DR	INT / EXT ALTERATIONS	COMMERCIAL INTERIOR ALTERATIONS (BATHROOMS) FIRST FLOOR, STOREFRONT REPLACEMENT \$80,000	final	01/17/2014	12/09/2014	0.00
AB-13-09-0199	09/05/2013	100 EDGEWATER DR	BOA PRELIMINARY/MED BONUS/FINAL	INTERIOR / EXTERIOR RENONATIONS \$80000 POSTED 9/12/2013 ***NO HW***NO FB**	final	09/05/2013	12/09/2014	0.00

EL-12-11-1024	11/16/2012	100 EDGEWATER DR	ELEC LOW VOLTAGE SYSTEM	FIRE ALARM SYSTEM \$4,000	final	11/20/2012	12/18/2013	0.00
FD-12-11-0819	11/14/2012	100 EDGEWATER DR	FIRE ALARM SYSTEM	F/A PERMIT for ELEVATOR RECALL 11/14/2012	issued	11/14/2012		0.00
BL-12-10-1697	10/25/2012	100 EDGEWATER DR	MISCELLANEOUS WORK	EXTERIOR WORK (REMOVE RAILROAD TIES AND INSTALL CONCRETE CURB \$1500	final	11/19/2012	12/14/2012	0.00
AB-12-10-1672	10/24/2012	100 EDGEWATER DR	BOA COMPLETE (LESS THAN \$75,000)	EXTERIOR WORK (REMOVE RAILROAD TIES AND INSTALL CONCRETE CURB \$1500	final	10/24/2012	12/14/2012	0.00
EL-12-09-1717	09/28/2012	100 EDGEWATER DR	ELEC LOW VOLTAGE SYSTEM	INSTALLATION OF CCTV CAMERA SYSTEM \$10,000	final	10/03/2012	02/01/2013	0.00
ZN-12-02-7064	02/13/2012	100 EDGEWATER DR	PAINT / RESURFACE FL / CLEAN	EXTERIOR PAINT OF MANSARDS ONLY WHITE AS EXISTING \$6000	final	02/13/2012	03/23/2012	0.00
ME-11-08-6079	08/11/2011	100 EDGEWATER DR	MECH COMMERCIAL / RESIDENTIAL WORK	REPLACE 5 - TON UNIT (MEETING ROOM) \$4,500	final	08/15/2011	01/05/2012	0.00
EL-10-04-3515	04/06/2010	100 EDGEWATER DR	ELEC COMMERCIAL / RESIDENTIAL WORK	INSTALL TWO FLOOD LIGHT \$ 1,500	final	04/06/2010	09/15/2010	0.00
ZN-10-02-3860	02/23/2010	100 EDGEWATER DR	POOL / SPA ONLY - MARBLELITE / SANDBLAST / TILE	RESURFACE POOL \$2,950	final	02/24/2010	03/30/2010	0.00
ME-09-06-1857	06/02/2009	100 EDGEWATER DR	MECH COMMERCIAL / RESIDENTIAL WORK	REPLACE (5) TON CONDENSING UNIT IN LOBBY AREA	final	06/03/2009	06/08/2009	0.00
RV-09-02-1372	02/03/2009	100 EDGEWATER DR	REVISION TO PERMIT	REVISED COST OF CONSTRUCTION \$30,000: REPAIR BALCONY BALLISTERS & PAINT WHITE TO MATCH EXISTING	final	02/03/2009	02/03/2009	0.00
BL-09-02-1297	02/02/2009	100 EDGEWATER DR	MISCELLANEOUS WORK	REPAIR BALCONY BALLISTERS & PAINT WHITE TO MATCH EXISTING \$1,500	final	02/02/2009	07/14/2009	0.00

The City's online services are protected with an **SSL encryption certificate**. For technical assistance, please call 305-569-2448 (8am-5pm, M-F).



City of Coral Gables Fire Department

Fire Prevention Division

2815 Salzedo Street, Coral Gables, FL 33134
Fax (305) 460-5598

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

Occupant Name:	100 Edgewater Condominium - 131 Units	Inspection Date:	10/23/2019
Address:	100 Edgewater Drive	InspectionType:	AA-Tactical, Apartment/Condo
City:	Coral Gables	Inspected By:	Leonard Veight 305-460-5577 lveight@coralgables.com
Suite:		Occ. Sq. Ft.:	0
		Occupant Number:	010075

Insp. Result	Location	Code Set	Code
Fail	Floor 1	FL NFPA 101 2015 Chapter 9 Building Service and Fire Protection Equipment	9.11.1 - Maintenance and Testing.

Inspector Comments: Have automatic sprinkler system tested and serviced to show system compliance with the fire suppression requirements for the current hazards; have all deficiencies promptly corrected. Provide documentation showing no deficiencies.

Failure to certify fire sprinkler system for all trash chutes. Replace missing globe valves for this system.

A re-inspection will occur on or after 11/25/2019.

Thank you for your assistance. If you have any additional questions, would like to submit pictures, documents, or need to schedule a re-inspection, please send an email to the email address located on top right corner of this report.

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

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

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

CITY'S

EXHIBIT


4

**Company
Representative:**


Signature valid only in mobile eyes documents

Carlina Lerma
10/23/2019

Inspector:


Signature valid only in mobile eyes documents

Leonard Veight
10/23/2019

Ref: 82328



The City of Coral Gables

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

2/10/2020

VIA CERTIFIED MAIL

7019 1120 0000 2229 3012

WATERS EDGE ASSOCIATION INC
100 EDGEWATER DR
CORAL GABLES, FL 33133

RE: 100 EDGEWATER DR
FOLIO # 341290510001

Notice of Required Inspection For Recertification of 40 Years or Older Building

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is forty (40) years old, or older, having been built in YEAR. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a Florida Registered Architect or Professional Engineer must inspect said building and a completed Recertification Report ("Report") must be submitted by you to this Department within ninety (90) calendar days from the date of this letter. A completed Report includes 1) cover letter(s) stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form and 5) Parking Lot Guardrails Requirements Form; no additional documents or photographs are necessary. Note all paperwork submitted must be the original signed and sealed documents (no copies). Submittal of the Report does not constitute recertification; it must be approved by this Department and the Letter of Recertification must be issued.

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

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

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

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

Thank you for your prompt attention to this matter.

Manuel Z. Lopez, P.E.
Building Official

CITY'S

EXHIBIT

5

ALERT: USPS IS EXPERIENCING UNPRECEDENTED VOLUME INCREASES AND LIM...



FAQs >

Track Another Package +

Tracking Number: 70191120000022293012

Remove X

Your package is moving within the USPS network and is on track to be delivered to its final destination. It is currently in transit to the next facility.

In-Transit

February 17, 2020
In Transit to Next Facility

Get Updates ▾

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Tracking History	▾
Product Information	▾

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Feedback

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FAQs

Feedback



The City of Coral Gables

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

5/11/2020

WATERS EDGE ASSOCIATION INC
100 EDGEWATER DR
CORAL GABLES FL 33133

7019 2970 0001 2374 0747

RE: 100 EDGEWATER DR
FOLIO # 341290510001

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

Dear Property Owner:

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

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

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

Please govern yourself accordingly.

Sincerely,

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

Manuel Z. Lopez, P.E.
Building Official

ALERT: USPS IS EXPERIENCING UNPRECEDENTED VOLUME INCREASES AND LIM...

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May 21, 2020
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Tracking History	v
Product Information	v

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FAQs

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The City of Coral Gables

7014 1120 0000 2229 5009

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

6/12/2020

WATERS EDGE ASSOCIATION INC
100 EDGEWATER DR
CORAL GABLES FL 33133

**RE: 100 EDGEWATER DR
FOLIO # 341290510001**

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

Dear Property Owner:

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

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

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

Please govern yourself accordingly.

Sincerely,

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

Manuel Z. Lopez, P.E.
Building Official

ALERT: USPS IS EXPERIENCING UNPRECEDENTED VOLUME INCREASES AND LIM...



FAQs >

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Tracking Number: 70191120000022295009

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In-Transit

June 22, 2020
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FAQs

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The City of Coral Gables

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

September 21, 2020

WATERS EDGE ASSOCIATION INC
100 Edgewater Drive
Coral Gables, FL 33133

**ADDRESS: 100 EDGEWATER DR
PROPERTY FOLIO #: 03-4129-051-0001**

Dear Property Owner/Manager:

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

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "Manuel Z. Lopez", is written over the typed name.

Manuel Z. Lopez, P.E.
Building Official

May 20, 2020

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

Ref: Waters Edge Condominium's 40-Year recertification
100 Edgewater Drive. Coral Gables, Florida 33133. Folio # 341290510001

To whom it may concern,

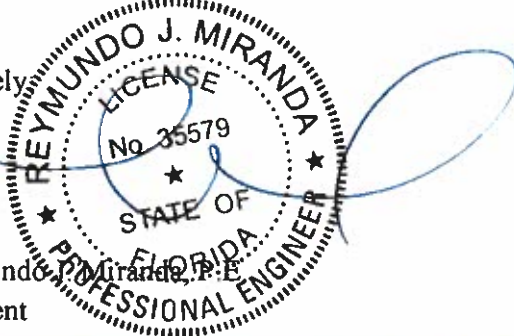
This letter is to attest that I have inspected the property stated above and that before certification can be granted, the following corrective scope of work must be permitted and completed:

1. Lock-out breakers installed for four (4) meter stacks currently without disconnecting means within their respective electrical rooms.
2. Parking lot illumination replacement to be permitted and installed.
3. Emergency lighting illumination in the egress corridors corrected to provide minimum illumination as per code.
4. Roof termination deficiencies corrected.
5. Damaged balcony balustrades replaced.
6. Repair balcony slabs.
7. Roof parapet cap repairs required.
8. Install missing exit signs.
9. Correct roof tie-downs for A/C units.
10. Repair miscellaneous stucco damage.
11. Remove permanent plywood window covering for apartment 142.

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

Sincerely,

Reymundo J. Miranda, P.E.
President



BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 20-1932

vs.

Water's Edge of Coral Gables Condominium Association, Inc.
a/k/a Water's Edge Association, Inc.
100 Edgewater Drive
Coral Gables, Fl. 33133-6950

Return receipt number:

7019 1120 0000 2229 4552

Respondent.

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

Date: December 28, 2020

Re: 100 Edgewater Drive, Coral Gables, Fl. 33133 and legally described as TRACT 5 LESS E700FT, WATERS EDGE OF CORAL GABLES CONDO, SUNRISE HARBOUR REV PLAT PB 65-22 and 03-4129-051-0001 ("Property").

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 8-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. **The Structure is hereby declared unsafe** by the Building Official and is presumed unsafe pursuant to Section 105-186(j)(13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

Therefore, this matter is set for a hybrid hearing before the City's Construction Regulation Board ("Board") on January 11, 2021, at 2:00 p.m.

The Construction Regulation Board Meeting will be holding a regular board meeting on Monday, January 11, 2021, commencing at 2:00 p.m. Only the Board Members and required City Staff will be physically present in the Commission Chambers at Coral Gables City Hall. Members of the public may join the meeting via Zoom at <https://zoom.us/j/92859826458>. In addition, a dedicated phone line will be available so that any individual who does not wish (or is unable) to use Zoom may listen to and participate in the meeting by dialing: 305-461-6769 Meeting ID: 928 5982 6458. Any person wishing to provide testimony must be sworn in and appear by video conference. An individual who wishes to testify but does not have video conference capabilities, may provide testimony by using a dedicated station for video conferencing located in the City Hall courtyard. PLEASE NOTE THAT ALL PERSONS

CITY'S

EXHIBIT

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

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

HEARING:

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

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

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

RULES OF PROCEDURE:

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

to support a finding or decision unless the evidence would be admissible over objections in a civil action.

9. IF YOU WISH TO INTRODUCE EXHIBITS AS EVIDENCE, YOU MUST PROVIDE THE CITY WITH A COPY OF THOSE EXHIBITS AT LEAST 5 DAYS PRIOR TO THE HEARING. PLEASE EMAIL YOUR EXHIBITS TO vgoizueta@coralgables.com AND INCLUDE THE PROPERTY ADDRESS AND CASE NUMBER IN YOUR EMAIL.
 - a. A list of all proposed exhibits and a copy of the proposed exhibits shall be provided in a format that is easily viewable on the Zoom platform. All exhibits shall be clearly labeled to allow for efficient retrieval and display on the Zoom platform during the hearing.
10. Each party shall have the right to call and examine witnesses; to introduce exhibits; to cross examine opposing witnesses on any matter relevant to the issues, even though that matter was not covered in the direct examination; to impeach any witnesses regardless of which party first called that witness to testify; and to offer rebuttal of the evidence.


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

You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to Virginia Goizueta, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, bgarcia@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 the structure be vacated, boarded, secured, and posted (including but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy until the Required Action is completed. The Building Official may also order demolition of the Structure and the City may recover the costs incurred against the Property and the Owner of record.

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

Please govern yourself accordingly.



Virginia Goizueta
Secretary to the Board

ADA NOTICES

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

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

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

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

c.; Water's Edge of Coral Gables Condo. Assoc. C/O Robert Paige, Registered Agent, 9500 South Dadeland Blvd, Ste 550, Miami, Fl. 33156-2829



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 20-1932

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

I, FRANCISCO FERNANDEZ, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 100 Edgewater Dr., ON December 29, 2020 AT 9:25A.

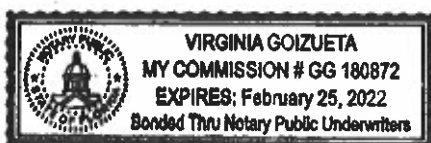
FRANCISCO FERNANDEZ
Employee's Printed Name

[Signature]
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 29 day of December, in
the year 2020, by FRANCISCO FERNANDEZ who is personally known to
me.

My Commission Expires:



[Signature]
Notary Public

CITY'S
EXHIBIT 7

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

CITY OF CORAL GABLES,
Petitioner,

Case No. 20-1932

vs.

Water's Edge of Coral Gables Condominium Association, Inc.
a/k/a Water's Edge Association, Inc.
100 Edgewater Drive
Coral Gables, FL 33133-6950

Return receipt number:

7019 1120 0000 2229 4552

Respondent

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

Date: December 28, 2020

Re: 100 Edgewater Drive, Coral Gables, FL 33133 and legally described as TRACT 5 LESS E700FT,
WATERS EDGE OF CORAL GABLES CONDO, SUNRISE HARBOUR REV PLAT PB 65-22 and
03-4129-051-0001 ("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 1-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. The Structure is hereby declared **unsafe** by the Building Official and is presumed unsafe pursuant to Section 105-1 86(j)(13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

Therefore, this matter is set for a hybrid hearing before the City's Construction Regulation Board ("Board") on January 11, 2021, at 2:00 p.m.

The Construction Regulation Board Meeting will be holding a regular board meeting on Monday, January 11, 2021, commencing at 2:00 p.m. Only the Board Members and required City Staff will be physically present in the Commission Chambers at Coral Gables City Hall. Members of the public may join the meeting via Zoom at <https://zoom.us/j/92859826458>. In addition, a dedicated phone line will be available so that any individual who does not wish (or is unable) to use Zoom may listen to and participate in the meeting by dialing: 305-461-6769 Meeting ID: 928 5982 6458. Any person wishing to provide testimony must be sworn in and appear by video conference. An individual who wishes to testify but does not have video conference capabilities, may provide testimony by using a dedicated station for video conferencing located in the City Hall courtyard. PLEASE NOTE THAT ALL PERSONS

CITY'S
EXHIBIT 8



A photograph of a building's exterior wall. The wall is a light, textured color, possibly stucco. In the upper right corner, a security camera is mounted on the wall, with its power supply and wiring visible. Centered on the wall is a dark rectangular sign with a white border. The sign contains the text "Water's Edge" in a large, white, serif font, and "100 Edgewater Drive" in a smaller, white, serif font below it. At the bottom of the image, there are dark green plants and a small, white, rectangular object, possibly a light fixture or a small sign, partially visible.

Water's Edge

100 Edgewater Drive

**MINIMUM INSPECTION PROCEDURAL
GUIDELINES FOR BUILDING
STRUCTURAL RECERTIFICATION**

INSPECTION COMMENCED

Date: 09/05/2019

INSPECTION COMPLETED

Date: 5/19/2020

INSPECTION MADE BY: R.J. MIRANDA, P.E.

SIGNATURE:

PRINT NAME: Reymundo J. Miranda

TITLE: President

ADDRESS: 7428 SW 48th Street, Miami, FL 33155

E-MAIL: rmiranda@ucieng.com

DESCRIPTION OF STRUCTURE:

a. Name on Title: **Waters Edge Association Inc.**

b. Street Address: **100 Edgewater Drive, Coral Gables, FL 33133**

c. Legal Description: **Waters Edge of Coral Gables Condo Unit #'s**

d. Owner's Name: **Waters Edge Association Inc.**

e. Owner's Mailing and E-Mail Addresses: **100 Edgewater Drive, Coral Gables, FL 33133**

f. Folio Number of Property on which Building is Located: **341290510001**

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

h. Present Use: **Condominium**

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

Three (3) story CBS structure on a spread footing foundation system. The first, second and third floors and walkways are a concrete slab and the flat roof is wood framed with a built-up membrane system.

The mansard roof has flat tile.

Additional Comments:

Three story building with 131 apartments with balconies having casted balustrades and casted balustrade caps. There is a minimum of 199 balustrades requiring replacements. There are some repairs required on the roof for the parapet roof caps and stucco stop flashing.

j. Additions to original structure: **None**



Digitally signed by
Reymundo J.
Miranda P.E. 35579
Date: 2020.06.30
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CITY'S

EXHIBIT 10

2. PRESENT CONDITION OF STRUCTURE
a. General alignment (Note: good, fair, poor, explain if significant)
1. Bulging Good
2. Settlement Good
3. Deflections Good
4. Expansion Good
5. Contraction Good
b. Portion showing distress (Note: beams, columns, structural walls, floor, roofs, other)
None
c. Surface conditions – describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration and stains.
Good
d. Cracks – note location in significant members. Identify crack size as HAIRLINE if barely discernible; FINE if less than 1 mm in width; MEDIUM if between 1 and 2 mm width; WIDE if over 2 mm.
Minor
e. General extent of deterioration – cracking or spalling of concrete or masonry, oxidation of metals; rot or borer attack in wood.
Good condition.
f. Previous patching or repairs
None
g. Nature of present loading indicates residential, commercial, other estimate magnitude.
Residential



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 Miranda P.E. 35579
 Date: 2020.06.30
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Reymundo J.
Miranda P.E. 35579
Date: 2020.06.30
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3. INSPECTIONS

a. Date of notice of required inspection

b. Date(s) of actual inspection

c. Name and qualifications of individual submitting report:

R.J. Miranda, P.E.

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

N/A

e. Structural repair-note appropriate line:

1. None required

2. Required (describe and indicate acceptance) **Balustrades and caps. Roofing repairs required.**

4. SUPPORTING DATA

a. **Report** sheet written data

b. **✓** photographs

c. drawings or sketches

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

a. Concrete masonry units **Good**

b. Clay tile or terra cotta units **Good**

c. Reinforced concrete tie columns **Good**

d. Reinforced concrete tie beams **Good**

e. Lintel **Good**

f. Other type bond beams -----

g. Masonry finishes -exterior

1. Stucco **Good**

2. Veneer N/A

3. Paint only **Good**

4. Other (describe) N/A

h. Masonry finishes - interior

1. Vapor barrier **Good**

2. Furring and plaster **Good**

3. Paneling N/A

4. Paint only N/A

5. Other (describe) N/A

i. Cracks

1. Location – note beams, columns, other **Minor**

2. Description



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Reymundo J.
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Date: 2020.06.30
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j. Spalling
1. Location – note beams, columns, other None
2. Description N/A
k. Rebar corrosion-check appropriate line
1. Nonvisible
2. Minor-patching will suffice
3. Significant-but patching will suffice
4. Significant-structural repairs required
l. Samples chipped out for examination in spill areas:
1. No
2. Yes – describe color, texture, aggregate, general quality
6. FLOOR AND ROOF SYSTEM
a. Roof
1. Describe (flat, slope, type roofing, type roof deck, condition)
Flat roof, repairs required.
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support:
A/C units on roof. Supports in fair condition.
3. Note types of drains and scuppers and condition: Scuppers.
b. Floor system(s)
1. Describe (type of system framing, material, spans, condition)
Flat slab – Good condition.
c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.
Areas visible for inspection.



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Miranda P.E. 35579
Date: 2020.06.30
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7. STEEL FRAMING SYSTEM

a. Description

N/A

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

N/A

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

N/A

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

Good

8. CONCRETE FRAMING SYSTEM

a. Full description of structural system **Reinforce concrete. Beams and columns in good condition.**

b. Cracking

1. Not significant

2. Location and description of members affected and type cracking

c. General condition

Good

d. Rebar corrosion – check appropriate line

1. Nonvisible

2. Location and description of members affected and type cracking

3. Significant but patching will suffice

4. Significant – structural repairs required (describe)

e. Samples chipped out in spall areas:

1. No

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



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Reymundo J.
Miranda P.E. 35579
Date: 2020.06.30
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9. WINDOWS

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

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

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

d. Interiors seals – type and condition at operable vents

e. General condition: **Good**

10. WOOD FRAMING - N/A

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

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

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

d. Drainage – note accumulations of moisture

e. Ventilation – note any concealed spaces not ventilated:

f. Note any concealed spaces opened for inspection:



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Reymundo J.
Miranda P.E. 35579
Date: 2020.06.30
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**CERTIFICATION OF COMPLIANCE WITH PARKING LOT ILLUMINATION
STANDARDS IN CHAPTER 8C OF THE CODE OF MIAMI-DADE COUNTY**

Date: 5/21/20

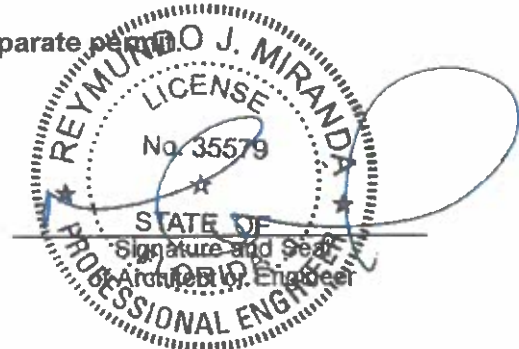
RE: Case No.: _____

Property Address: 100 Edgewater Drive, Coral Gables, FL 33133

Building Description: Three story apartment building

1. I am a Florida registered professional engineer or architect with an active license.
2. On _____, 20____, at _____ pm, I measured the level of illumination in the parking lot (s) serving the above referenced building.
3. Maximum _____ foot candle per SF, Minimum _____ foot candle per SF,
Minimum to Maximum ratio _____:_____, foot candle _____ average per SF.
4. The level of illumination provided in the parking lot (s) meets / does not meet the minimum standards for the occupancy classification of the building as established in Section 8C-3 of the Code of Miami-Dade County.

Note: Parking lot illumination will be corrected under separate permit.



R.J. Miranda, P.E.
(Print Name)

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

DATE:

5/20/20



Digitally signed by
Reymundo J.
Miranda P.E. 35579
Date: 2020.06.30
16:24:14 -04'00'

Re: Case No.

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

Building Three story apartment building

Description:

The undersigned states the following:

I am a Florida registered professional engineer or architect with an active license. On _____, 20____, I inspected the parking lots servicing the above referenced building for compliance with Section 8C-6 and determined the following (check only one):

☐ The parking lot(s) is not adjacent to or abutting a canal, lake or other body of water.

☒ The parking lot(s) is adjacent to or abutting a canal, lake or other body of water and parked vehicles are protected by a guardrail that complies with Section 8C-6 of the Miami-Dade County Code.

☐ The parking lot(s) is adjacent to or abutting a canal, lake or other body of water and parked vehicles are not protected by a guardrail that complies with Section 8C-6 of the Miami-Dade County Code. I have advised the property owner that he/she must obtain a permit for the installation of the guardrail and obtain all required inspection approvals to avoid enforcement action.



R.J. Miranda, P.E.

(Print Name)

**MINIMUM INSPECTION PROCEDURAL
GUIDELINES FOR BUILDING
ELECTRICAL RECERTIFICATION**

INSPECTION COMMENCED

Date: 5/12/2020

INSPECTION COMPLETED

Date: 5/19/2020

INSPECTION MADE BY: R.J. MIRANDA, P.E.

SIGNATURE: _____

PRINT NAME: Reymundo J. Miranda

TITLE: President

ADDRESS: 7428 SW 48th Street. Miami, FL 33155

E-MAIL: rmiranda@ucieng.com

DESCRIPTION OF STRUCTURE:

a. Name on Title: **Waters Edge Association Inc.**

b. Street Address: **100 Edgewater Drive, Coral Gables, FL 33133**

c. Legal Description: **Waters Edge of Coral Gables Condo Unit #'s**

d. Owner's Name: **Waters Edge Association Inc.**

e. Owner's Mailing and E-Mail Addresses: **100 Edgewater Drive, Coral Gables, FL 33133**

f. Folio Number of Property on which Building is Located: **341290510001**

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

h. Present Use: **Condominium**

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

Additional Comments:

Three story building with 131 apartments. One main electrical room with two (2) additional sub-electrical rooms. The sub-electrical rooms do not have main disconnects serving the two (2) meter stacks in each room. Lock-out breakers will be needed for the four (4) meter stacks in the sub-electrical rooms.

Parking lot illumination is being redone under separate permit.



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Reymundo J.
Miranda P.E. 35579
Date: 2020.06.30
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**MINIMUM GUIDELINES AND INFORMATION FOR RECERTIFICATION OF ELECTRICAL
SYSTEMS OF FORTY (40) YEAR STRUCTURES**

1. ELECTRIC SERVICE:			
-6 Mains			
a. SIZE:	AMPERAGE (1,000), (800), 4 Unknown FUSES ()	BREAKER:	(X)
b. PHASE:	THREE PAHSE (X) SINGLE PHASE ()		
c. CONDITION:	GOOD: (X) FAIR: ()	NEEDS REPAIR:	()
d. COMMENTS:			
The main breaker for the four (4) meter stacks in the two (2) sub-electrical rooms need to be provided with lock-out mechanism.			

2. METER AND ELECTRIC ROOMS:			
a. CLEARANCES:	GOOD: ()	FAIR: ()	REQUIRES CORRECTION: (X)
b. COMMENTS:			
Lock-out breakers (4) for the four meter stacks in the two (2) sub-electrical rooms.			

3. GUTTERS:			
a. LOCATION:	GOOD (X)	REQUIRES REPAIR:	()
b. TAPS AND FILL:	GOOD (X)	REQUIRES REPAIR:	()
b. COMMENTS:			

4. ELECTRICAL PANELS:			
ELECTRICAL PANEL'S LOCATION		GOOD: (X)	REQUIRES REPAIR: ()
1. PANEL # (House)		GOOD: (X)	REQUIRES REPAIR: ()
2. PANEL # (House)		GOOD: (X)	REQUIRES REPAIR: ()
3. PANEL # ()		GOOD: ()	REQUIRES REPAIR: ()
4. PANEL # ()		GOOD: ()	REQUIRES REPAIR: ()
5. PANEL # ()		GOOD: ()	REQUIRES REPAIR: ()
COMMENTS:			



Digitally signed by
Reymundo J.
Miranda P.E. 35579
Date: 2020.06.30
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**MINIMUM GUIDELINES AND INFORMATION FOR RECERTIFICATION OF ELECTRICAL
SYSTEMS OF FORTY (40) YEAR STRUCTURES**

5. BRANCH CIRCUITS:			
a. IDENTIFIED:	YES: ()		MUST BE IDENTIFIED: (X)
b. CONDUCTORS:	GOOD: (X)	DETERIORATED: ()	MUST BE REPLACED: ()
c. COMMENTS:			
6. GROUNDING OF SERVICE:			
a. GROUNDING OF SERVICE:	GOOD: (X)	REPAIRS REQUIRED:	()
b. COMMENTS:			
7. GROUNDING OF EQUIPMENT:			
a. GROUNDING OF EQUIPMENT:	GOOD: (X)	REPAIRS REQUIRED:	()
b. COMMENTS:			
8. SERVICE CONDUITS/RACEWAYS:			
a. CONDUIT RACEWAYS' CONDITION:	GOOD: (X)	REPAIRS REQUIRED:	()
b. COMMENTS:			
9. SERVICE CONDUCTOR AND CABLES:			
a. CONDUCTOR AND CABLES' CONDITION:	GOOD: (X)	REPAIRS REQUIRED:	()
b. COMMENTS:			
10. TYPES OF WIRING METHODS:			
a. CONDUIT RACEWAYS:	GOOD: (X)	REPAIRS REQUIRED:	()
b. CONDUIT PVC:	GOOD: ()	REPAIRS REQUIRED:	()
c. NM CABLE:	GOOD: ()	REPAIRS REQUIRED:	()
d. BX CABLE:	GOOD: ()	REPAIRS REQUIRED:	()
COMMENTS:			



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Reymundo J.
Miranda P.E. 35579
Date: 2020.06.30
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**MINIMUM GUIDELINES AND INFORMATION FOR RECERTIFICATION OF ELECTRICAL
SYSTEMS OF FORTY (40) YEAR STRUCTURES**

11. FEEDER CONDUCTORS:			
a.	GOOD:	(X)	REPAIRS REQUIRED: ()
b. COMMENTS:			
12. EMERGENCY LIGHTING:			
a.	GOOD	()	REPAIRS REQUIRED: (X)
b. COMMENTS:			
13. BUILDING EGRESS ILLUMINATION:			
a.	GOOD	()	REPAIRS REQUIRED: (X)
b. COMMENTS:			
14. FIRE ALARM SYSTEM:			
a.	GOOD	(X)	REPAIRS REQUIRED: ()
b. COMMENTS:			
15. SMOKE DETECTORS:			
a.	GOOD	(X)	REPAIRS REQUIRED: ()
b. COMMENTS:			
16. EXIT LIGHTS:			
a.	GOOD	()	REPAIRS REQUIRED: (X)
b. COMMENTS:			



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Reymundo J.
Miranda P.E. 35579
Date: 2020.06.30
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**MINIMUM GUIDELINES AND INFORMATION FOR RECERTIFICATION OF ELECTRICAL
SYSTEMS OF FORTY (40) YEAR STRUCTURES**

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



Digitally signed by
Reymundo J.
Miranda P.E. 35579
Date: 2020.06.30
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Reymundo J.
Miranda P.E. 35579
Date: 2020.06.30
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City of Coral Gables
Development Services

OFFICE SET



RC-20-07-6839

100 EDGEWATER DR # COMMON AREAS

Folio #: 03-4129-051-0001

Permit Description: BUILDING

RECERTIFICATION (YEAR BUILT 1970)

EL

ME

PL

20095557

Section	Approved	
	By	Date
<input checked="" type="checkbox"/> BUILDING		
<input type="checkbox"/> CONCURRENCY		
<input checked="" type="checkbox"/> ELECTRICAL		
<input type="checkbox"/> FEMA		
<input type="checkbox"/> FIRE		
<input type="checkbox"/> HANDICAP		
<input type="checkbox"/> HISTORICAL		
<input type="checkbox"/> LANDSCAPE		
<input type="checkbox"/> MECHANICAL		
<input type="checkbox"/> PLUMBING		
<input type="checkbox"/> PUBLIC WORKS		
<input type="checkbox"/> STRUCTURAL		
<input type="checkbox"/> ZONING		
<input type="checkbox"/>		
<input type="checkbox"/> OWNER BUILDER		

R
R

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

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

Special Inspector required for the following:

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