

PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 06/27/2025

PROPERTY INFORI	MATION
Folio	03-4108-005-0240
Property Address	217 MADEIRA AVE CORAL GABLES, FL 33134-3924
Owner	217 MADEIRA LLC
Mailing Address	5606 RIVIERA DRIVE CORAL GABLES, FL 33146
Primary Zone	3801 MULTI-FAMILY MED DENSITY
Primary Land Use	0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths /Half	4/4/0
Floors	2
Living Units	4
Actual Area	2,640 Sq.Ft
Living Area	2,640 Sq.Ft
Adjusted Area	2,376 Sq.Ft
Lot Size	5,200 Sq.Ft
Year Built	1944

ASSESSMENT INFORMATION			
Year	2025	2024	2023
Land Value	\$936,000	\$780,000	\$780,000
Building Value	\$171,452	\$171,452	\$160,736
Extra Feature Value	\$487	\$487	\$487
Market Value	\$1,107,939	\$951,939	\$941,223
Assessed Value	\$887,273	\$806,612	\$733,284

BENEFITS INFORMATIO	N			
Benefit	Туре	2025	2024	2023
Non-Homestead Cap	Assessment Reduction	\$220,666\$	145,327 \$2	207,939
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHUKT LEGAL DESCRIPTION
CORAL GABLES SEC K REV P B 30-60
LOTS 15 & 16 BLK 2
LOT SIZE 50.000 X 104
OR 19137-2182 05 2000 1



TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$887,273	\$806,612	\$733,284
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,107,939	\$951,939	\$941,223
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$887,273	\$806,612	\$733,284
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$887,273	\$806,612	\$733,284

SALES INFOR	MATION		
Previous Sale	Price	OR Book- Page	Qualification Description
03/14/2011	\$275,000	27618-3998	Financial inst or "In Lieu of Forclosure" stated
01/19/2011	\$100	27561-2004	Corrective, tax or QCD; min consideration
09/24/2010	\$135,100	27450-1399	Financial inst or "In Lieu of Forclosure" stated
05/01/2000	\$288,000	19137-2182	Sales which are qualified

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

City's Exhibit #1

217 Madeira Ave

Owner (Sunbiz Principal and Mailing Addresses)

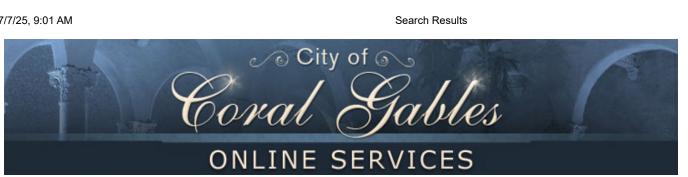
217 MADEIRA, LLC 5606 RIVIERA DRIVE CORAL GABLES, FL 33146-2749

Owner (Registered Agent)

217 MADEIRA, LLC C/O JULIO M. SAN JUAN REGISTERED AGENT 2462 TEQUESTA LANE COCONUT GROVE, FL 33133-3176

Mortgagee (mortgage and all Sunbiz addresses)

SD CONSTRUCTION, LLC c/o LIZABETH F. CALVO, P.A. REGISTERED AGENT 328 CRANDON BLVD, STE 226 KEY BISCAYNE, FL 33149-1399 7/7/25, 9:01 AM Search Results



Citizen Services

Permits and Inspections: Search Results Logon Help Contact

M New Permit Search

Permit Search Results

remit Sea	i Cii Kes	uits						
Permit#:	App. Date	Street Address	Туре	Description	Status	Issue Date	Final Date	Fees Due
RV-20-12-5994	12/29/2020	217 MADEIRA AVE	REVISION TO PERMIT	COMMERCIAL *REVISION TO ZN-18-11-3509- PRESSURE CLEAN & PAINT- TRIM/ ACCENT/ WALLS: SW7036- ACCESSIBLE BEIGE/ DOORS: SW- CREAM \$2400	final	12/29/2020	12/29/2020	0.00
RV-20-02-5970	02/28/2020	217 MADEIRA AVE	REVISION TO PERMIT	REVISION (MECHANICAL)	final	03/11/2020	03/11/2020	0.00
EX-19-12-4180	12/12/2019		PERMIT EXTENSION & RENEWAL	PERMIT EXTENSION- APPROVED FOR 60 DAYS FROM 01-02-2020	final	01/03/2020	01/03/2020	0.00
ZN-18-11-3509	11/21/2018		PAINT / RESURFACE FL / CLEAN	COMMERCIAL *PRESSURE CLEAN & PAINT- TRIM & ACCENT: WHITE (TO MATCH EXISTING BUILDING)/ DOORS: SW7036- ACCESSIBLE BEIGE \$2400	final	11/21/2018	12/30/2020	0.00
AB-18-11-3508	11/21/2018		BOA COMPLETE (LESS THAN \$75,000)	COMMERCIAL *PRESSURE CLEAN & PAINT- TRIM & ACCENT: WHITE (TO MATCH EXISTING BUILDING)/ DOORS: SW7036- ACCESSIBLE BEIGE \$2400	final	11/21/2018	05/29/2020	0.00
RV-17-09-1645	09/25/2017	217 MADEIRA AVE	REVISION TO PERMIT	REVISION TO STAIRS	final	11/08/2017	11/08/2017	0.00
SD-17-06-2166	06/21/2017	217 MADEIRA AVE	SHOP DRAWINGS	SHOP DRAWINGS WINDOWS & DOORS	final	06/30/2017	06/30/2017	0.00
BL-17-04-2474	04/27/2017		ROOF / LIGHT WEIGHT CONC	RE-ROOF - BORAL SAXONY 900 SLATE ROOF TILE COLOR: WHITE \$15500	final	05/08/2017	09/06/2017	0.00
AB-17-04-1488	04/10/2017		BOA COMPLETE (LESS THAN \$75,000)	RE-ROOF - BORAL SAXONY 900 SLATE ROOF TILE COLOR: WHITE \$15500	final	04/26/2017	09/06/2017	0.00
CE-16-05-6043	05/02/2016		CODE ENF TICKET PROCESS - NO RUNNING FINE	GOVQA TICKET - CE262265/T56323 Ticket Hearing 4/5/2016 - Fine reduced to \$2,608.75 (plus admin fee)	final	05/06/2016	05/06/2016	0.00
PL-16-03-6841	03/25/2016		PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR INTERIOR ALTERATIONS @ 4 UNIT BUILDING	final	01/05/2017	06/08/2018	0.00
ME-16-02-1509	02/01/2016		MECH COMMERCIAL / RESIDENTIAL WORK	INSTALL 8 PTAC UNITS AND 8 EXHAUST FANS TO 2 STORY 4 PLEX.	final	01/23/2020	03/12/2020	0.00
EL-16-01-2733	01/27/2016		ELEC COMMERCIAL / RESIDENTIAL WORK	INTERIOR / EXTERIOR ALTERATIONS (STRUCTURAL/ELECTRICAL/40	final	08/30/2017		0.00
				YR CERTIFICATION) 120 ROUGH OUTLETS; 20 LIGHT SOCKETS; AND 400 AMP SERVICE WITH 5 METERS	Ci	ty's E	Exhib	it #3

COMMERCIAL INTERIOR

RENOVATIONS (KITCHEN &

final

08/05/2016 06/16/2021

INT / EXT

MADEIRA ALTERATIONS

BL-16-01-2664 01/26/2016 217

0.00

7/7/25, 9:01 AM Search Results

,,,,	20, 0.0 i Aivi				Ocaron results				
			AVE		BATHROOMS) FLOORING @ ALL UNITS, REPLACE WINDOWS & DOORS & INTERIOR (STRUCTURAL / ELECTRICAL / 40 YR CERTIFICATION) \$60,000				
	AB-16-01-2219	01/15/2016		BOA COMPLETE (LESS THAN \$75,000)	RESIDENTIAL *OWNER WANTS TO ADDRESS BOARD* REV TO PERMIT PER PERF DATE 05/19/2017 *REV#1 INTERIOR/ EXTERIOR ALTERATIONS (STRUCTURAL/ELECTRICAL/40 YR CERTIFICATION) \$60000	final	01/15/2016	06/16/2021	0.00
	RC-15-10-5496	10/22/2015	217 MADEIRA AVE	BLDG RECERT / CRB	**CANCELLED-PERMIT CREATED TO CAPTURE A FEE***CONSTRUCTION REGULATION BOARD CASE #15-4409 UNSAFE STRUCTURES BOARD FEE	canceled	11/16/2015	07/06/2021	0.00
	RC-15-10-5495	10/22/2015	217 MADEIRA AVE	BLDG RECERT / CRB	UNDER RECT-24-06-0343 BUILDING RECERTIFICATION (1944) CONSTRUCTION REGULATION BOARD CASE #15-4409 AND UNSAFE STRUCTURES FEE BL-16-01- 2664 & EL-16-01-2733 REPAIRS	final	11/16/2015	10/17/2024	0.00
	CE-15-03-4441	03/13/2015		CODE ENF TICKET PROCESS - NO RUNNING FINE	GOVQA CE 255617 / TICKET # 55514	final	04/06/2015	04/06/2015	0.00
	PL-11-06-6896	06/17/2011		PLUMB COMMERCIAL / RESIDENTIAL WORK	**CANCEL**PLUMBING TO RESET FIXTURES	canceled	06/21/2011	06/10/2021	0.00
	AB-11-06-6866	06/17/2011		BOA COMPLETE (LESS THAN \$75,000)	*** CANCEL SUPERCEEDED BY BL-17-04-2474** RE ROOF HANSON REGAL SPANISH S IIROOF TILE \$10,000	canceled	06/17/2011	08/21/2020	0.00
	CE-11-06-5540	06/01/2011		CODE ENF WARNING PROCESS	VERBAL WARNING SEC 5- 1404 ZONING CODE (PAK) PARKING ON LAWN SIDE & BACK YARD	final	06/01/2011	06/01/2011	0.00
	CE-11-05-7135	05/26/2011	217 MADEIRA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH (217 MADEIRA AVE.)	final	05/31/2011	05/31/2011	0.00
	CE-11-05-7115	05/26/2011	217 MADEIRA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH (217 MADEIRA AVE.)	canceled		03/16/2012	0.00
	ZN-11-05-6918	05/24/2011		PAINT / RESURFACE FL / CLEAN	CANCELLED *** PAINT INTERIOR, INTERIOR TILING INCLUDING BATHROOM, REPAIR INT DRYWALL, CROWN MOULDING, BASEBOARDS, PRESSURE CLEANING, PAINT EXT - BEIGE (BM 2162-60) AND TRIM WHITE \$5,000 UNIT 1, 3, 4	canceled	06/01/2011	06/10/2016	0.00
	EL-11-05-5722	05/09/2011		ELEC COMMERCIAL / RESIDENTIAL WORK	**CANCEL**RE-WIRING OF 4 APARTMENTS:. 40 LIGHT SOCKETS; 24 SPECIAL OUTLETS; 90 ROUGH IN OUTLETS; 400 AMP SERVICE; 400 AMP SUBFEEDS AND 400 AMP SWITCHBOARDS	canceled	05/09/2011	06/10/2021	0.00
	CE-11-03-6123	03/17/2011		CODE ENF BOARD/MITIGATION	CASE #12078 ENTERED INTO STIP & PAID \$10,000.	final	03/17/2011	05/31/2011	0.00
	CE-11-02-5237	02/15/2011	217 MADEIRA AVE	CODE ENF LIEN SEARCH	LEIN SEARCH (217 MADEIRA AVE.)	final	02/15/2011	02/15/2011	0.00
	CE-08-05-1170	05/08/2008		CODE ENF WARNING PROCESS	WT79617 SEC 5-1404 ZC (PAK) PARKING VEHICLES ON LAWN OR OTHER UNAPPROVED SURFACE. ie SATURN 4DR. WHITE FL TAG V494MI	final	05/08/2008	02/15/2011	0.00

7/7/25, 9:01 AM Search Results

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

RECT-24-06-0343	Building Recertifi cation	Recertification	Denied	06/08/2024			BUILDING RECERTIFICATION (YEAR BUILT 1944)	217 MADEIRA AVE	
Permit Nu	Permit T	Permit	Permi	Application ↓	E.	F	Description	Main Addre	Unit

CODE CASES (2) INSPECTIONS (1) PERMITS (1)



October 17, 2024

Development Services Department 427 Biltmore Way Coral Gables, FL 33134

> 217 MADEIRA LLC 5606 RIVIERA DRIVE CORAL GABLES FL 33146

LETTER OF BUILDING RECERTIFICATION IN ACCORDANCE WITH SECTION 8-11(f) OF THE CODE OF MIAMI-DADE COUNTY

ADDRESS: 217 MADEIRA AVE

PROPERTY FOLIO #: 03-4108-005-0240

Dear Property Owner/Manager:

This Office is in receipt of your structural and electrical report stating that the above structure has been examined and found to be structurally and electrically safe for its continued occupancy.

Based on acceptance of this report, we herewith grant this LETTER OF RECERTIFICATION for the above subject premises in accordance with Section 8-11(f) of the Code of Miami-Dade County.

The expiration date of this approval, as stated in said Code, is 10 years from **2014**. This recertification letter does not exclude the building from subsequent inspections as deemed necessary by the Building Official, as specified in the Florida Building Code.

As a routine matter, and in order to avoid possible misunderstanding, nothing in this letter should be construed directly, or indirectly as a guarantee of the safety of any portion of this structure. However, based on the term stated in Section 8-11(f) of said Code, continued occupancy of the building will be permitted in accordance with the minimum procedural guidelines for the recertification structural/electrical report on file with this office.

Yours truly,

Manuel Z. Lopez P.E.

Building Official

City's Exhibit #4



CITY HALL 405 BILTMORE WAY CORAL GABLES, FL 33134

1/31/2024

217 MADEIRA LLC 5606 RIVIERA DRIVE CORAL GABLES, FL 33146 <u>VIA CERTIFIED MAIL</u> 7021 2720 0001 4959 1561

RE: 217 MADEIRA AVE **FOLIO #** 03-4108-005-0240

Notice of Required Inspection For Recertification of Building

Process Number: TBD

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is thirty (30) years old, or older, having been built in 1944. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a qualified individual 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 letters 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 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be **approved** and the Letter of Recertification must be issued by this Department.

Threshold buildings (i.e. buildings greater than 3 stories or greater than 50 ft tall, or with an Assembly Occupancy>5000 s.f. & Occupant load > 500 people) shall be recertified by Structural and Electrical Professional Engineers only. Self-qualification letters will be required with proof of DBPR structural and electrical specialization.

Any buildings that are not threshold buildings may be recertified by any Florida Registered Architect or Professional Engineer and self-qualification letters will not be required.

If no deficiencies are identified, the structure will only be recertified once the reports and forms have been submitted and approved.

If deficiencies are identified, they shall be reported to the Building Official within 10 days, or within 24 hours if there is an immediate danger identified. A completed report shall be submitted to this Department. In addition, a structural and/or electrical affidavit from the inspector will be required, with additional affidavits every 180 days, as needed so that the building can continue to be occupied while repairs are carried out. The Building Official is able to grant an extension of one hundred fifty (150) calendar days from the due date or the date the deficiencies were identified (whichever is sooner) to allow time to obtain the necessary permits and perform the repairs. The structure will only be recertified once a *revised* report and all required information is submitted and approved, and all required permits are closed.

Proprietary or modified recertification forms from the inspectors will not be accepted. Only current municipal recertification forms will be accepted. The Architect or Engineer shall obtain the required Forms from the following link:

https://www.miamidade.gov/global/economy/building/recertification.page.

City's Exhibit #5

If this is your first time using the online system, please register at the following link:

https://coralgablesfl-energovpub.tylerhost.net/Apps/selfservice/CoralGablesFLProd#/register

You can access your online process using the process number provided above at the following link:

https://coralgablesfl-energovpub.tylerhost.net/Apps/SelfService#/myWork?tab=MyPermits

The Recertification Report fee of \$500.00 and additional document and filing fees shall be paid online at the following link:

https://coralgablesfl-energovpub.tylerhost.net/Apps/SelfService#/payinvoice

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 and 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.

Please contact Douglas Ramirez at <u>dramirez@coralgables.com</u> regarding any questions concerning building recertification. Thank you for your prompt attention to this matter.

Manuel Z. Lopez, P.E. Building Official

Remove X Tracking Number:

70212720000149591561





Latest Update

Your item was delivered to an individual at the address at 12:12 pm on February 3, 2024 in MIAMI, FL 33146.

Get More Out of USPS Tracking:



USPS Tracking Plus®



Delivered, Left with Individual

MIAMI, FL 33146 February 3, 2024, 12:12 pm

See All Tracking History

What Do USPS Tracking Statuses Mean?

Text & Email Updates	~
USPS Tracking Plus®	~
Product Information	~



Development Services Department 427 Biltmore Way Coral Gables, FL 33134

5/10/2024

VIA CERTIFIED MAIL

7022 2410 0002 9144 7070

217 MADEIRA LLC 5606 RIVIERA DRIVE CORAL GABLES, FL. 33146

RE: 217 MADEIRA AVE **FOLIO** # 03-4108-005-0240

Notice of Required Inspection For Recertification of Building – **OVERDUE NOTICE** Process Number <u>RECT-xx-xxxx</u>

Dear Property Owner:

In a certified letter dated 1/31/2024, 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 qualified individual within ninety (90) calendar days certifying the structure meets the requirements for 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 letters 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 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be **approved** and the Letter of Recertification must be issued by this Department.

See original notice for additional information.

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. 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.

Tracking Number:

70222410000291447070



Copy Add to Informed Delivery

Latest Update

Your item was delivered to an individual at the address at 2:27 pm on May 16, 2024 in MIAMI, FL 33146.

Get More Out of USPS Tracking:

USPS Tracking Plus®

⊘ Delivered

Delivered, Left with Individual

MIAMI, FL 33146 May 16, 2024, 2:27 pm

See All Tracking History

What Do USPS Tracking Statuses Mean?

Text & Email Updates	~
USPS Tracking Plus®	~
Product Information	~

See Less ∧

BEFORE THE CONSTRUCTION REGULATION BOARD FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES, Petitioner,

Case No. 25-9338 RECT-24-06-0348

vs. 217 MADEIRA LLC 5606 RIVIERA DRIVE CORAL GABLES, FL 33146

Return receipt number: 7020 2450 0001 8406 0768

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

Date: June 27, 2025

Re: 217 Madeira Ave., legally described as set forth in the attached Exhibit "A" and bearing Property Appraiser's folio number 03-4108-005-0240 ("Property"), and the one-story residential structure on the Property, built in 1944 ("Structure").

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 105-89 (10)(m) 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; as follows:

To date, the Owner has not submitted an inspection report conforming to the minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, pursuant to Section 8-11(f) of the Miami-Dade County Code ("Report"), stating that the Structure now meets the minimum code requirements ("Required Action").

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Fairchild Tropical Board Room, 427 Biltmore Way, 1st floor, Coral Gables, Florida 33134, on July 14, 2025, 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, Analyn Hernandez, at City of Coral Gables, Development Services Department, 427 Biltmore Way, Coral Gables, FL 33134, ahernandez2@coralgables.com, tel: (305) 460-5383. 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

City's Exhibit #6

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.

Analyn Hernandez
Analyn Hernandez
Secretary to the Board

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.

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 Human Resources (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.

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.

cc: 217 MADEIRA, LLC, JULIO M SAN JUAN, REGISTERED AGENT, 2462 TEQUESTA LANE, COCONUT GROVE, FL 33133-3176 (7020 2450 0001 8406 0775); SD CONSTRUCTION, LLC, c/o LIZABETH F. CALVO, P.A., REGISTERED AGENT, 328 CRANDON BLVD, STE 226, KEY BISCAYNE, FL 33149-1399 (7020 2450 0001 8406 0874)

EXHIBIT "A"

LEGAL DESCRIPTION

Lots 15 and 16, in Block 2 of CORAL GABLES SECTION K, according to the Plat thereof, as recorded in Plat Book 30, at Page 60 of the Public Records of Miami-Dade County, Florida.

BEFORE THE CONSTRUCTION REGULATION BOARD FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,

RECT-34-06-0343

217 MADEIRA LLC 5606 RIVIERA DRIVE CORAL GABLES, FL 33146 Return receipt minher: 7020 2450 0001 8406 0768

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

Date: June 27, 2025

Re: 217 Madeira Ave., legally described as set forth in the attached Exhibit "A" and bearing Property Appraiser's folio number 03-4108-005-0240 ("Property"), and the one-story residential structure on the Property, built in 1944 ("Structure").

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 summers, and Section 8-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing building. The Structure is hereby declared unsafe by the Building Official and is presumed unsafe purmant to Section 105-89 (10)(m) of the City Code for failure to timely comply with the traintenance and reconstitution requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code; as fullows:

To date, the Owner has not submitted an impoction report conforming to the minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, pursuant to Section 8-11(f) of the Miami-Dade County Code ("Report"), stating that the Structure now meets the minimum code requirements ("Required Action")

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Fairchild Tropical Board Room, 427 Billmore Way, 1" floor, Coral Gables, Phorida 33134, on July 14, 2025, at 2:00 p.m.

You may appeal the decision of the Building Official to the Board by appearing at the bearing. You have formal rules of evidence shall not apply. Failure to appear at the hearing will reast and evidence however, your behalf, he or she mast provide a power of atomery from you at the time of the meaning of the continuance must be made in writing to, Analyn Hernandez, at City of Coal Gobbs. The bearing on Department, 427 Billmore Way, Coral Gables, Fl. 33134, alternandez/80 coral galden comments between the same of the

Department, 427 co.

5383. The Development Services Department

18 the Region Action is not completed before the above hearing date, the Building Official may only plan the structure be vacated, boarded, secured, and posted (including but not limited as a finite of the structure) to prevent further occupancy until the many order that completed. The Building Official may also order demolition of the Structure, and the Colymany recover the

Jul 2, 2025 at 2:47 PM

STEE DEPON









CITY OF CORAL GABLES DEVELOPMENT SERVICES DEPARTMENT Affidavit of Posting

Title of Document Posted: Notice of Unsafe Structure Violation

Λ
I, No HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 217 Madeira Ave, ON JUN 2nd '25 AT 7:47 PM
Employee's Printed Name Clyful. July Employee's Signature Employee's Signature
STATE OF FLORIDA)
county of miami-dade)
Sworn to (or affirmed) and subscribed before me this day of, in the year 2025, by who is personally known to me.
My Commission Expires: ANALYN HERNANDEZ Notary Public - State of Florida Commission # HH 165818 My Comm. Expires Aug 17, 2025 Bonded through National Notary Assn. Notary Public



CFN 2011R0168898

OR Bk 27618 Pss 3998 - 3999; (2pss)
RECORDED 03/16/2011 09:35:03
DEED DOC TAX 1,650.00
SURTAX 1,237.50
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY:

Manuel Chica, Esq.
Mercantil Commercebank, N.A.
220 Alhambra Circle
Coral Gables, Florida 33134
AND WHEN RECORDED RETURN TO:
Concept Title Services, Inc.
3400 Coral Way, Suite 203
Miami, FL 33145

Tax Identification Number: 03-4108-005-0240

Special Warranty Deed

This Special Warranty Deed (this "Deed") is made as of the $\frac{1}{1}$ day of March, 2011 by MCNA Properties IV, LLC, a Florida limited liability company, having an address at 220 Alhambra Circle, Coral Gables, FL 33134 ("Grantor") and 217 Madeira, LLC a Florida limited liability company, having an address of 5606 Riviera Drive, Coral Gables, FL 33146 ("Grantee").

Witnesseth, that Grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the Grantee, and Grantee's heirs and assigns forever, the following described real property, situate, lying and being in Miami-Dade County, Florida, to-wit:

Lots 15 and 16, Block 2, of CORAL GABLES SECTION K, according to the plat thereof, as recorded in Plat Book 30, Page 60, of the Public Records of Miami-Dade County, Florida.

Subject to taxes for 2011 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantor does hereby covenant with Grantee that the Grantor is lawfully seized of said real property in fee simple; that the Grantor has good right and lawful authority to sell and convey said real property; that the Grantor hereby fully warrants the title to said real property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

[Signatures on following page]

City's Exhibit #7

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

MCNA Properties, LLC, Florida limited liability company

By: Mercantil Commercebank, N.A., a national banking association, its sple member

Name: Alberto Heraza

Title: Executive Vice President & CFO

State of Florida County of Miami-Dade

Witness Name:

The foregoing instrument was sworn to and subscribed before me this <u>14</u> day of March, 2011 by Alberto Peraza, Executive Vice President & CFO of Mercantil Commercebank, N.A., a national banking association, the sole member of MCNA Properties IV, LLC, a Florida limited liability company, on behalf of the Company. He [is personally known to me or [] has produced a driver's license as identification.

[Notary Seal]

My Commission Expires:

Detail by Entity Name 6/27/25, 4:26 PM

DIVISION OF CORPORATIONS



Department of State / Division of Corporations / Search Records / Search by Entity Name /

03/05/2011

Detail by Entity Name

Florida Limited Liability Company

217 MADEIRA, LLC

Filing Information

Effective Date

 Document Number
 L11000027642

 FEI/EIN Number
 27-5362100

 Date Filed
 03/07/2011

State FL

Status ACTIVE

Last Event REINSTATEMENT

Event Date Filed 12/17/2016

Principal Address

5606 riviera drive

CORAL GABLES, FL 33146-2945

Changed: 06/30/2017

Mailing Address

5606 riviera drive 5606 riviera drive coral gables, FL 33146

Changed: 06/30/2017

Registered Agent Name & Address

SAN JUAN, JULIO M 2462 TEQUESTA LANE COCONUT GROVE, FL 33133-3176

Name Changed: 01/15/2015

Address Changed: 11/02/2012

<u>Authorized Person(s) Detail</u>

Detail by Entity Name 6/27/25, 4:26 PM

Name & Address

Title MGR

San Juan - Lorie, CARMEN R 5606 riviera drive CORAL GABLES, FL 33146-2945

Annual Reports

Report Year	Filed Date
2024	02/16/2024
2024	08/28/2024
2025	04/08/2025

Document Images

04/08/2025 ANNUAL REPORT	View image in PDF format
08/28/2024 AMENDED ANNUAL REPORT	View image in PDF format
02/16/2024 ANNUAL REPORT	View image in PDF format
03/09/2023 ANNUAL REPORT	View image in PDF format
04/16/2022 ANNUAL REPORT	View image in PDF format
04/07/2021 ANNUAL REPORT	View image in PDF format
03/18/2020 ANNUAL REPORT	View image in PDF format
<u>06/12/2019 ANNUAL REPORT</u>	View image in PDF format
03/06/2018 ANNUAL REPORT	View image in PDF format
06/30/2017 ANNUAL REPORT	View image in PDF format
<u>12/17/2016 REINSTATEMENT</u>	View image in PDF format
01/15/2015 REINSTATEMENT	View image in PDF format
01/17/2013 ANNUAL REPORT	View image in PDF format
<u>11/02/2012 REINSTATEMENT</u>	View image in PDF format
03/07/2011 Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations



CFN 2024R0657065
OR BK 34383 Pss 376-378 (3Pss)
RECORDED 08/28/2024 11:12:55
NTG DOC TAX \$315.00
INTANG TAX \$180.00
JUAN FERNANDEZ-BARQUIN
CLERK OF THE COURT & COMPTROLLER
M) AMI-DADE COUNTY, FL

This Instrument prepared by: Robert Joseph Alwine, P.A. 240 Crandon Boulevard, Suite 263 Key Biscayne, Florida 33149

MORTGAGE

Executed this 27 day of August, 2024 by 217 Madeira, LLC, a Florida limited liability company located at 217 Madeira Avenue, Coral Gables, FL 33134, who is hereinafter called the mortgagor, in favor of SD CONSTRUCTION, LLC, a Florida limited liability company, located at 328 Crandon Boulevard, Suite 226, Key Biscayne, Florida 33149, hereinafter called the mortgagee. Wherever used herein the terms "mortgagor" and "mortgagee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation; and the term "note" includes all the notes herein described if more than one.

Witnesseth, that for good and valuable considerations, and also in consideration of the aggregate sum named in the promissory note of even date herewith in the amount of \$90,000.00 (ninety thousand dollars), the mortgagor hereby grants, bargains, sells, liens, remises, conveys and confirms upon the mortgagee all the certain land of which the mortgagor is now seized and in possession of located in Miami-Dade County, Florida and legally described as:

Lots 15 and 16, Block 2, or Coral Gables Section K, according to the Plat thereof, as recorded in Plat Book 30, Page 60, of the Public Records of Miami-Dade County, Florida.

OR Book 30398 and Page 2516

Folio No. 03-4108-005-0240

On this day of August 27, 2024 mortgagor has simultaneously signed and executed a Note also dated August 27, 2024 whereby mortgagor is legally obligated for the debt under the promissory note of NINETY THOUSAND DOLLARS (U.S. \$90,000.00) plus any applicable default interest. Mortgagor who signed the Note has promised to pay the debt in full no later than, October 31, 2024. The Parties acknowledge the purpose of this Mortgage is to secure payment of the settlement between 217 Maderia, LLC and SD Construction LLC, relating to that civil action filed in the Circuit Court of the Eleventh Judicial Circuit in and for Miami-Dade County, Florida, Circuit Civil Division, styled SD Construction, LLC vs. 217 Madeira LLC, Case No. 2021-016961 which will be dismissed prior to or contemptuously with the recording of this Mortgage.

To Have and to Hold the same, together with the tenements, hereditaments and appurtenances thereto belonging, and the rents, issues and profits thereof, unto the mortgagee, in fee simple.

And the mortgagor covenants with the mortgagee that the mortgagor is indefeasibly seized of said land in fee simple; that the mortgagor has good right and lawful authority to convey said land as aforesaid; that the mortgagor will make such further assurances to perfect the fee simple title to said land in the mortgagee as may reasonably be required; that the mortgagor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free and clear of all encumbrances, except for any pre-existing mortgages or liens of public record. Provided always, that if said mortgagor shall pay unto said mortgagee the certain promissory note hereinafter substantially copied or identified, to wit: The promissory note of even date in the sum of \$90,000.00, and shall perform, comply with and abide by each and every term of

the agreements, stipulations and covenants thereof, and of this mortgage, then this mortgage and the estate hereby created, shall cease, determine and be null and void.

And the mortgagor hereby further covenants and agrees to pay promptly when due the principal and interest provided for in said note and this mortgage; to pay all taxes, assessments,

levies, liabilities, and obligations of every nature on said property; to permit, commit or suffer no waste, impairment or deterioration of said land or the improvements thereon at any time; to comply with and abide by each and every term of the agreements, stipulations, conditions and covenants set forth in said note and this mortgage. In the event the mortgagor fails to pay when due any tax, assessment, insurance premium or other sum of money payable by virtue of said note and this mortgage, the mortgagee may pay the same, without waiving or affecting the option to foreclose or any other right hereunder, and all such payments shall bear interest from date thereof at the rate specified in said note and be additionally collected from mortgagor.

If any sum of money herein referred to be not promptly paid following notice and an opportunity to cure under the aforementioned note, then the entire sum mentioned in said note, and this mortgage, or the entire balance unpaid thereon, shall forthwith or thereafter, at the option of the mortgagee, become and be due and payable. Failure by the mortgagee to exercise any of the rights or options herein provided shall not constitute a waiver of any rights or options under said note or this mortgage accrued or thereafter accruing.

This mortgage and all sums hereby secured shall become due and payable, at the option of mortgagee and without notice to mortgagor, forthwith upon the conveyance of mortgagee's title to all, or any portion, of the mortgaged property, or upon the vesting of such title in any manner in persons or entities other than the mortgagor. It is the intent hereof to secure payment of the note.

In Witness Whereof, the said mortgagor has hereunto signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

217 Madeira LLC, a Florida limited liability company

.

By: Carmen San Juan-Lorie

Its: Manager

Witness Name Katherin Rivas-Fuentes

Witness Name Christian Castillo

State of Florida

County of Miami-Dade

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this day of August, 2024 by Landon E. San Juan-Lock who is personally known or has produced a driver's license as identification.

[Seal]

LUIS F. RIVAS Commission # HH 385562 Expires April 11, 2027

Notary Public

Print Name: Luís Rivas

My Commission Expires: Ani 15th, 2027

STATE OF FLORIDA COUNTY OF MICHIEF DUSC

The foregoing instrument was acknowledged before me by means J physical presence or) online notarization

Personally Known ...

Type of Identification Produced

Detail by Entity Name 6/27/25, 4:06 PM

DIVISION OF CORPORATIONS



Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Limited Liability Company SD CONSTRUCTION, LLC

Filing Information

 Document Number
 L04000063217

 FEI/EIN Number
 20-1555058

 Date Filed
 08/25/2004

 Effective Date
 08/25/2004

State FL

Status ACTIVE

Last Event LC AMENDMENT

Event Date Filed 09/05/2013

Event Effective Date NONE

Principal Address

328 CRANDON BOULEVARD, SUITE 226

KEY BISCAYNE, FL 33149

Mailing Address

328 CRANDON BOULEVARD, SUITE 226

KEY BISCAYNE, FL 33149

Registered Agent Name & Address

CALVO, LIZABETH F, P.A. 328 CRANDON BOULEVARD, SUITE 226 KEY BISCAYNE, FL 33149

Name Changed: 04/15/2013

Authorized Person(s) Detail

Name & Address

Title MGR

CORTINEZ, DOMINGO 328 CRANDON BOULEVARD, SUITE 226 Detail by Entity Name 6/27/25, 4:06 PM

KEY BISCAYNE, FL 33149

Title MGR

PEREZ, ADALBERTO 328 CRANDON BOULEVARD, SUITE 226 KEY BISCAYNE, FL 33149

Annual Reports

Report Year	Filed Date
2023	01/22/2023
2024	01/26/2024
2025	01/23/2025

Document Images

01/23/2025 ANNUAL REPORT	View image in PDF format
01/26/2024 ANNUAL REPORT	View image in PDF format
01/22/2023 ANNUAL REPORT	View image in PDF format
01/28/2022 ANNUAL REPORT	View image in PDF format
02/05/2021 ANNUAL REPORT	View image in PDF format
01/17/2020 ANNUAL REPORT	View image in PDF format
02/07/2019 ANNUAL REPORT	View image in PDF format
03/06/2018 ANNUAL REPORT	View image in PDF format
04/17/2017 ANNUAL REPORT	View image in PDF format
04/27/2016 ANNUAL REPORT	View image in PDF format
03/09/2015 ANNUAL REPORT	View image in PDF format
02/07/2014 ANNUAL REPORT	View image in PDF format
09/05/2013 LC Amendment	View image in PDF format
04/15/2013 ANNUAL REPORT	View image in PDF format
03/16/2012 ANNUAL REPORT	View image in PDF format
03/08/2011 ANNUAL REPORT	View image in PDF format
04/29/2010 ANNUAL REPORT	View image in PDF format
04/13/2009 ANNUAL REPORT	View image in PDF format
07/08/2008 ANNUAL REPORT	View image in PDF format
07/02/2007 ANNUAL REPORT	View image in PDF format
03/22/2006 ANNUAL REPORT	View image in PDF format
01/06/2005 ANNUAL REPORT	View image in PDF format
08/25/2004 Florida Limited Liabilites	View image in PDF format



MAY 31, 2024

CITY OF CORAL GABLES BUILDING DEPARTMENT 405 BILTMORE WAY, CORAL GABLES, FLORIDA 33134

ATTN: BUILDING OFFICIAL

RE: 217 MADEIRA AVENUE

40-YEAR RE-CERTIFICATION COVER LETTER.

FOLIO NUMBER: 03-4108-005-0240

Dear Sir, this letter is to confirm that this office completed an examination of the above referenced building as per the guidelines of the 40-year re-certification guidelines of Dade County. The writer found that the structure is sound and may be safe to be continued to be used and occupied as a two-story residential building, which is its present occupancy.

THE BUILDING IS STRUCTURALLY SAFE FOR ITS CURRENT USE AND PRESENT OCCUPANCY, AS A RESIDENTIAL BUILDING, WHICH IS ITS PRESENT OCCUPANCY.

If you have any questions, please call.

RESPECTFULLY,

JUAN FERNANDEZ-BARQUIN, P.E.

STRUCTURAL REGISTRATION NO. 40114 THRESHOLD INSPECTOR NO. 0947 PLANS EXAMINER NO. ...PX1305 STANDARD INSPECTOR NO. ...BN3318

O:\40 YEAR INSPECTIONS\40 YEAR COVER 217 MADEIRA AVENUE.DOC



JUNE 7, 2024

CITY OF CORAL GABLES BUILDING DEPARTMENT 405 BILTMORE WAY, CORAL GABLES, FLORIDA 33134

ATTN: BUILDING OFFICIAL

RE: 217 MADEIRA AVENUE

40-YEAR RE-CERTIFICATION COVER LETTER.

FOLIO NUMBER: 03-4108-005-0240

Dear Sir, this letter is to confirm that this office completed an examination of the above referenced building as per the guidelines of the 40-year re-certification guidelines of Dade County. The writer found that the building to be electrically safe for its use to be continued to be used and occupied as a two-story residential building, which is its present occupancy.

THE BUILDING IS ELECTRICALLY SAFE FOR ITS CURRENT USE AND PRESENT OCCUPANCY, AS A RESIDENTIAL BUILDING, WHICH IS ITS PRESENT OCCUPANCY.

If you have any questions, please call.

RESPECTFULLY,

JUAN FERNANDEZ-BARQUIN, P.E.

STRUCTURAL REGISTRATION NO. 40114 THRESHOLD INSPECTOR NO. 0947 PLANS EXAMINER NO. ...PX1305 STANDARD INSPECTOR NO. ...BN3318



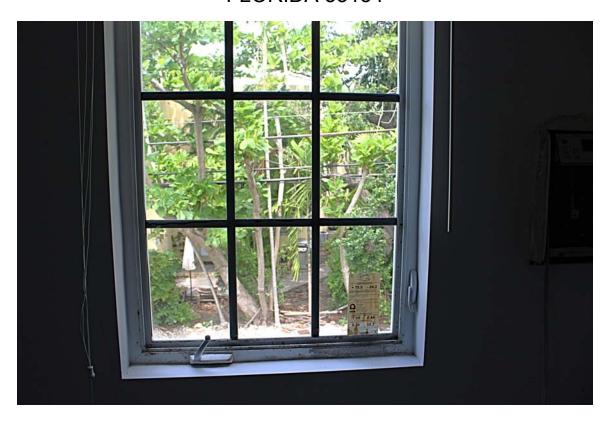








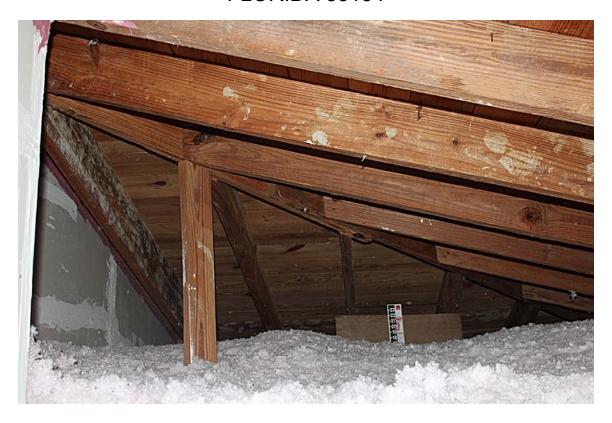








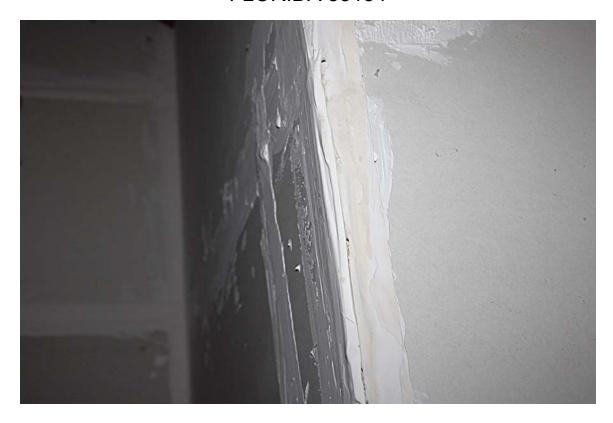




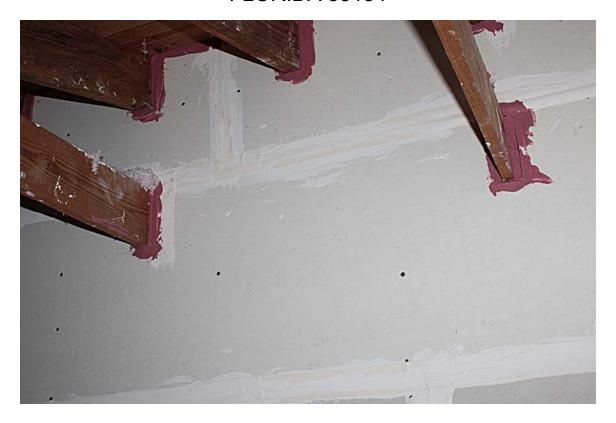




















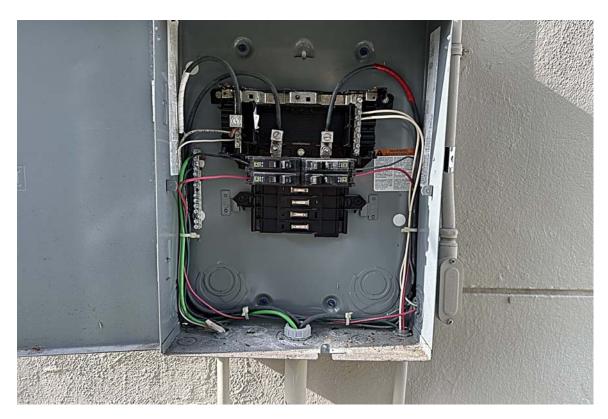




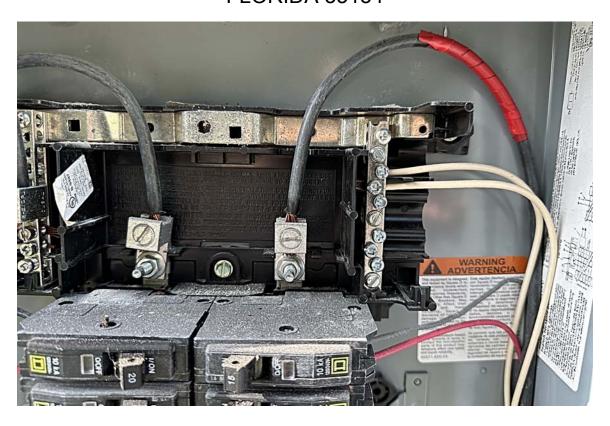


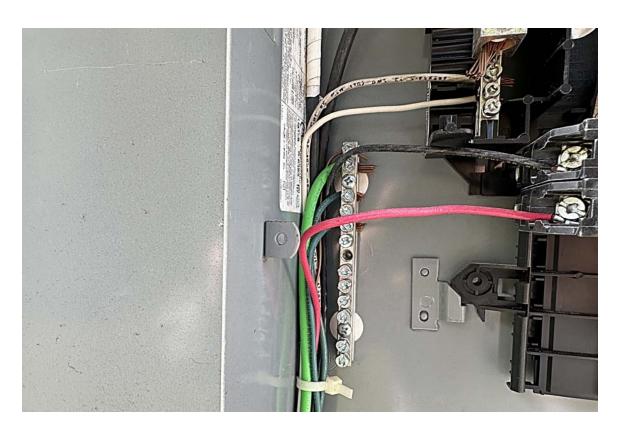






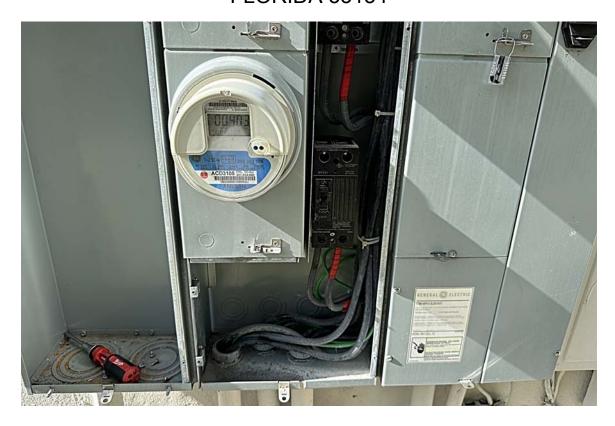


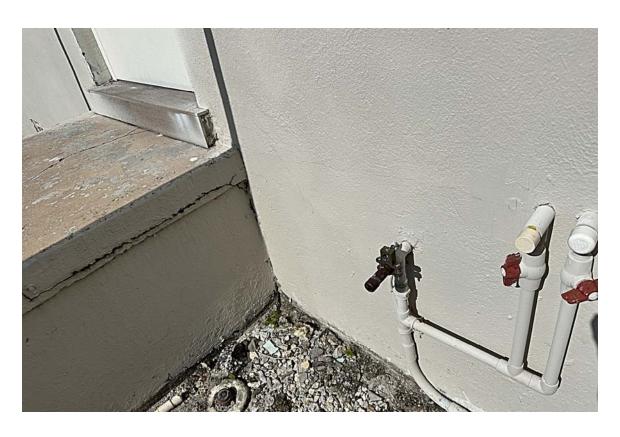


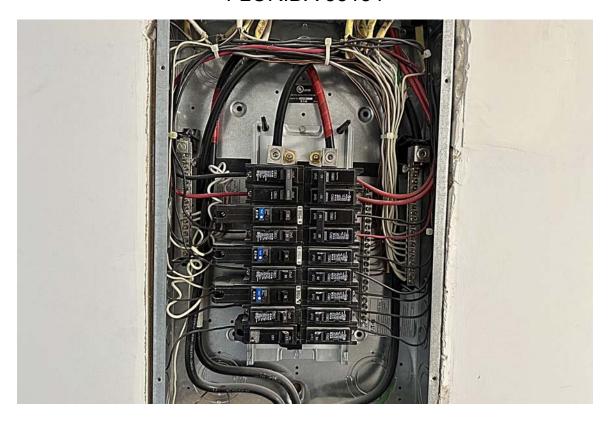


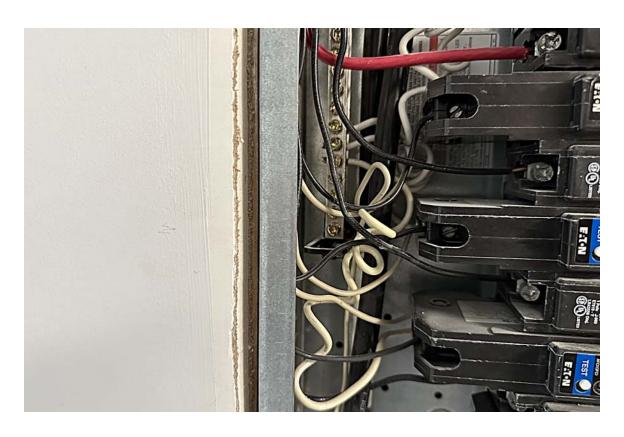




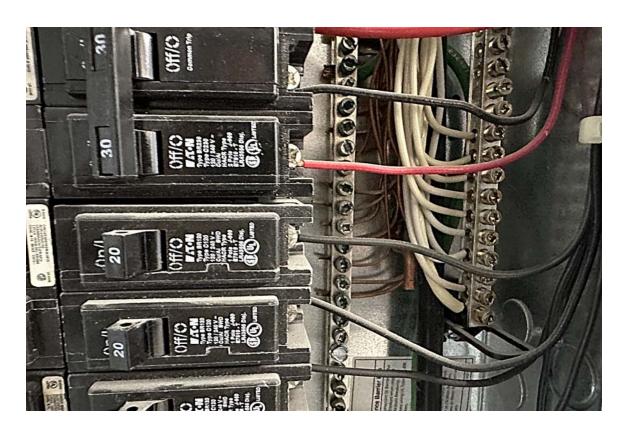


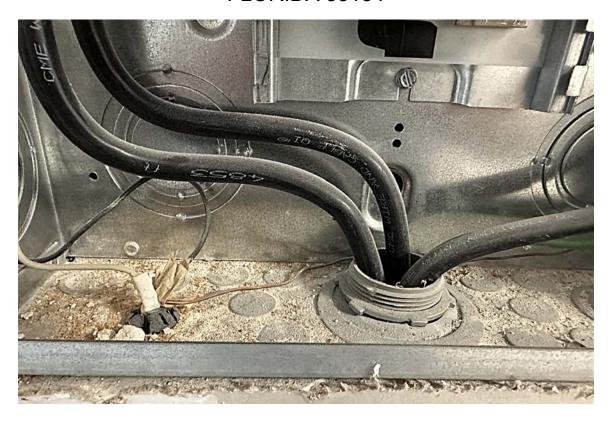


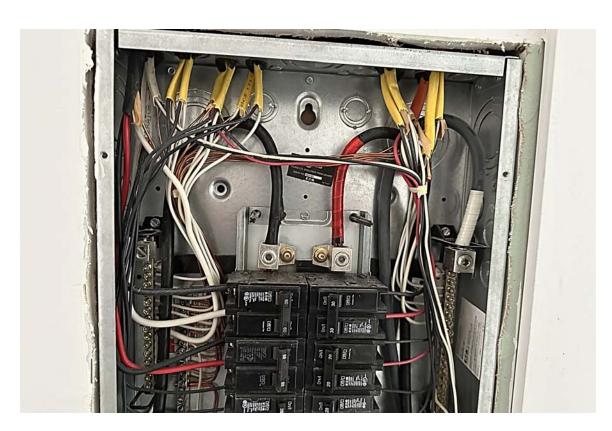


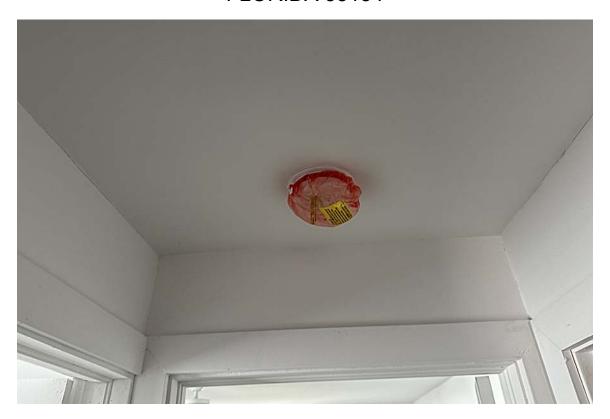






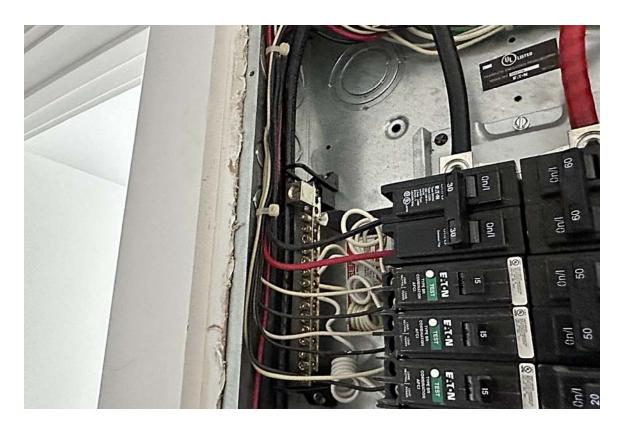




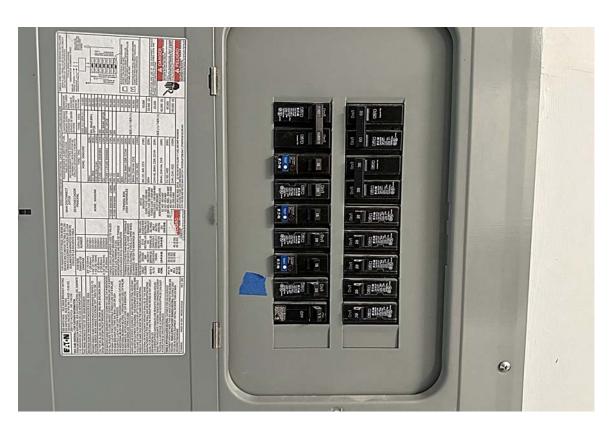




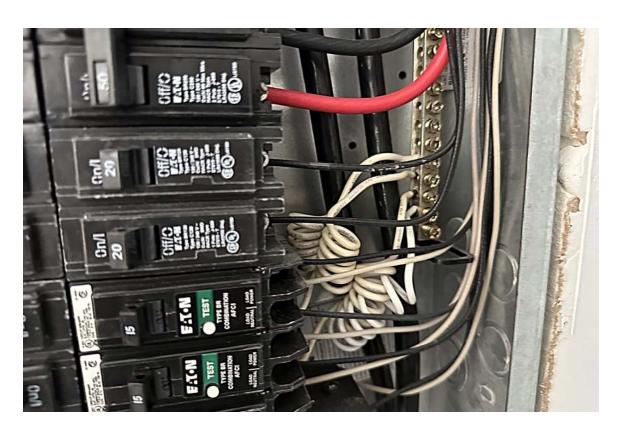


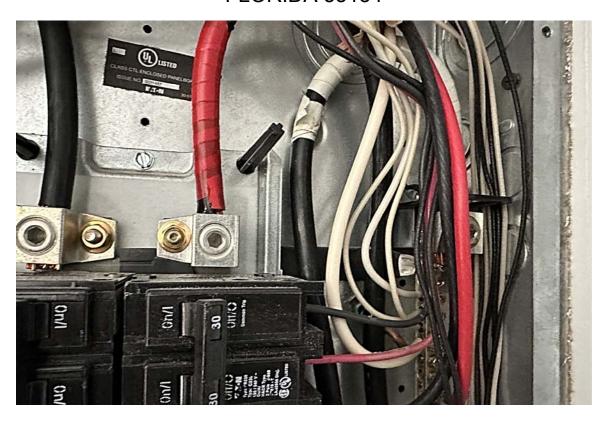


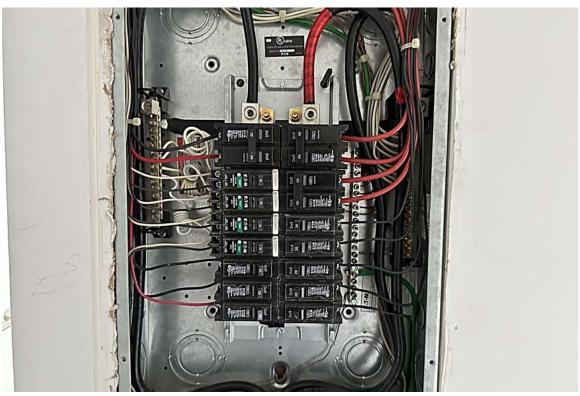


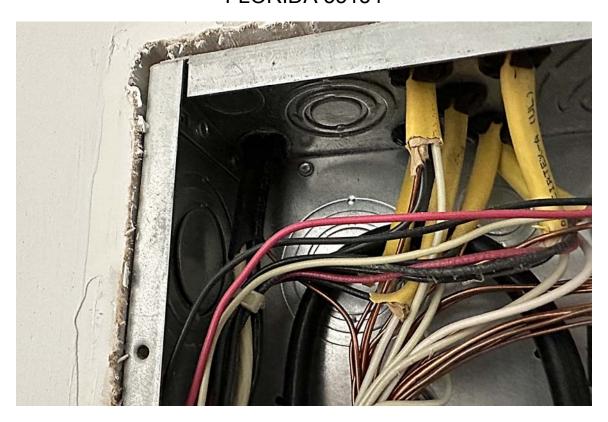


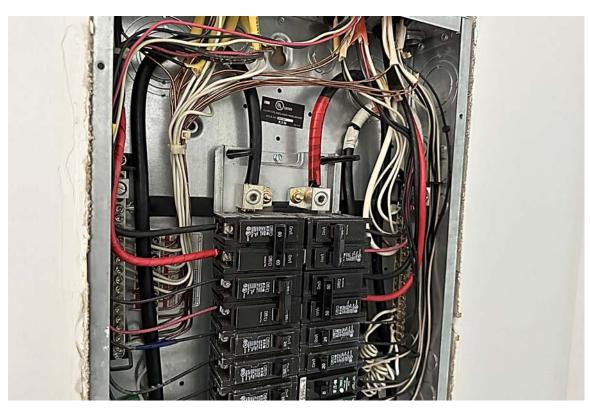


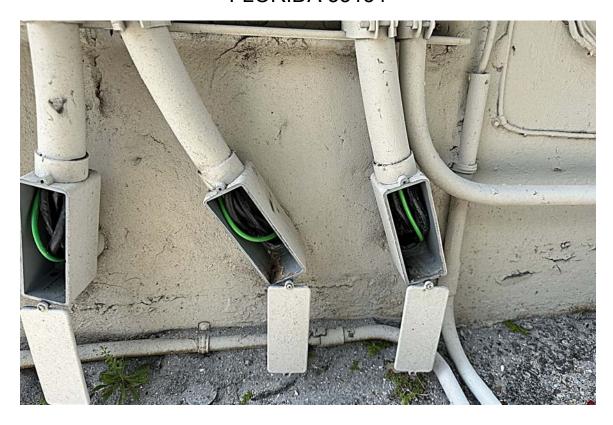




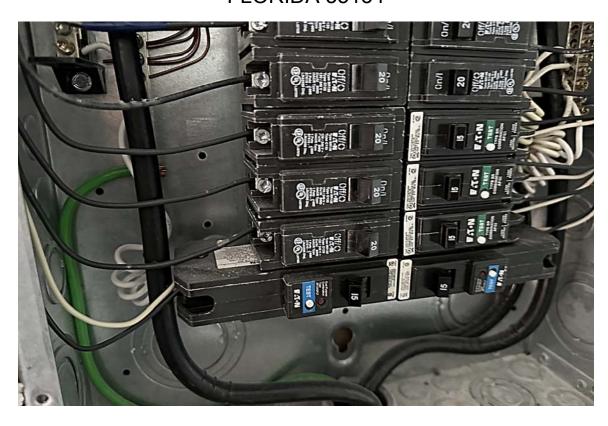


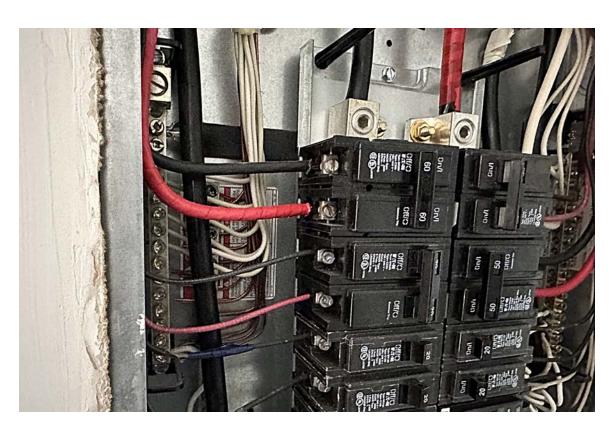




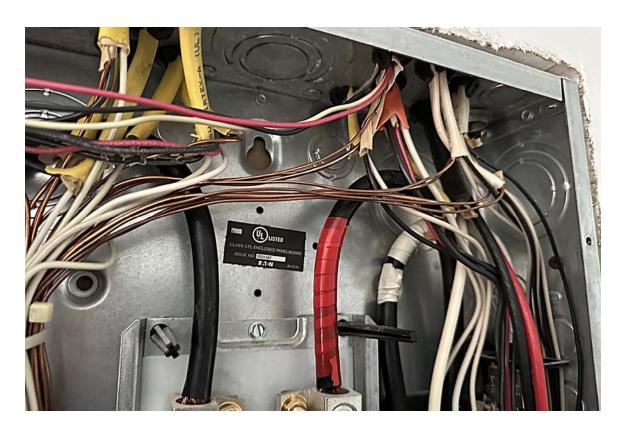


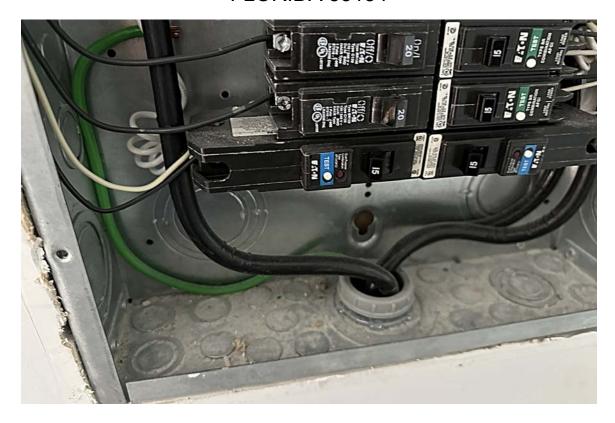


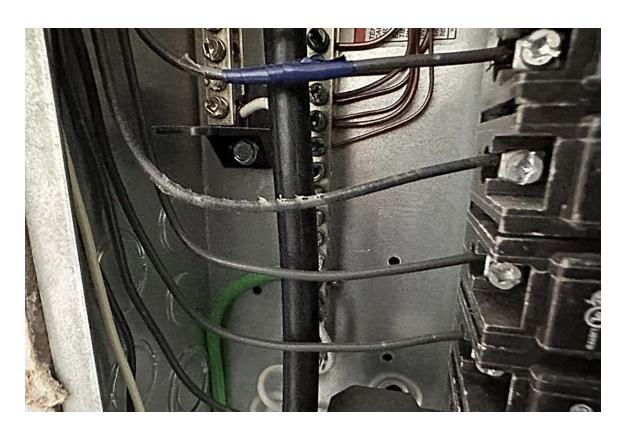












Email: otavaleng@gmail.com

PHONE: 786-731-8139



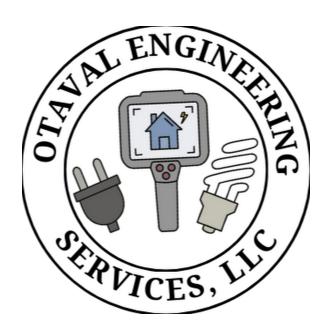
THERMOGRAPHY REPORT

CUSTOMER / SITE: JUAN FERNANDEZ-BARQUIN, P.E.

ADDRESS: 217 MADEIRA AVE, CORAL GABLES, FL 33134

THERMOGRAPHY DATE: 05-22-2024

THERMOGRAPHER: LUIS HERNANDEZ



Prepared by:

OTAVAL ENGINEERING SERVICES,LLC

Email: otavaleng@gmail.com

Phone: 786-731-8139

Email: otavaleng@gmail.com

PHONE: 786-731-8139



Equipment List

- 1. FLIR E96 Thermal Camera.
- 2. FLIKR TG267 Thermal Camera/ Thermocouple
- 3. FLUKE 971 Temperature/Humidity
- 4. FLUKE 376 FC Clamp On Meter

OF

Email: otavaleng@gmail.com

PHONE: 786-731-8139



Inspection Findings

No thermal anomalies were detected during the thermographic inspection, as shown in this report. All efforts were made to inspect the equipment under load when this inspection was performed. It is highly recommended that components under thermal scanning be at a minimum of 40% current loading; however, it is understandable that some circuits/loads are intermittent in their usage, and certain thermal issues may not have been reflected when the inspection was performed.

Email: otavaleng@gmail.com

PHONE: 786-731-8139



Report Summary

File Name	Equipment	Temp Rise Over Same	Temp Rise Over Air		Page number
052220240855414 37.jpg	FLIR E96			28.3 °C	6
052220240856383 50.jpg	FLIR E96			28.3 °C	7
052220240907365 08.jpg	FLIR E96			28.3 °C	8
052220240913455 21.jpg	FLIR E96	3.1	0.1	28.3 °C	9
052220240914410 16.jpg	FLIR E96	3.2	0.5	28.3 °C	10
052220240915045 64.jpg	FLIR E96	3.4	0.4	28.3 °C	11
052220240915238 22.jpg	FLIR E96			28.3 °C	12
052220240923523 46.jpg	FLIR E96	2.2	0.1	28.3 °C	13
052220240924309 40.jpg	FLIR E96	2.3	0.3	28.3 °C	14
052220240951448 62.jpg	FLIR E96			28.3 °C	15
052220241001541 81.jpg	FLIR E96			28.3 °C	16
052220241009136 91.jpg	FLIR E96			28.3 °C	17
052220241009342 61.jpg	FLIR E96	3	0.1	28.3 °C	18
052220241010362 00.jpg	FLIR E96			28.3 °C	19

OF

Email: otavaleng@gmail.com

PHONE: 786-731-8139



File Name	Equipment	Temp Rise Over Same	Temp Rise Over Air		Page number	
052220241015365	FLIR E96			28.3 °C	20	
47.jpg						

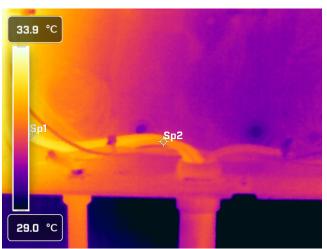
OF

Email: otavaleng@gmail.com

PHONE: 786-731-8139



5/22/2024 8:55:38 AM







Parameters

Emissivity	0.95
Distance	0.73 m
Reflected temp.	28.3 °C
Atmospheric temp.	28.3 °C
Relative humidity	66.3 %
Ext. optics temp.	20.0 °C
Ext. optics trans.	1.00
Reference temp.	0.0 °C

Anomaly Details

Anomaly Temperature	
Reference Temperature	33.1
Temperature Rise Over Same	
Temperature Rise Over Air	
Condition	

Measurements

Sp1	33.1 °C
Sp2	31.8 °C

Camera information

Camera model	FLIR E96
Lens	FOL18
Camera serial	90202857
Filter	
Range max.	120.0 °C
Range min.	-20.0 °C
Field of view	22.90

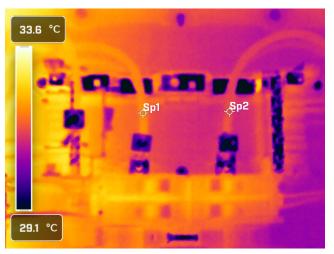
Recommendations/Notes

Email: otavaleng@gmail.com

PHONE: 786-731-8139



5/22/2024 8:56:30 AM







Parameters

Emissivity	0.95
Distance	0.71 m
Reflected temp.	28.3 °C
Atmospheric temp.	28.3 °C
Relative humidity	66.3%
Ext. optics temp.	20.0 °C
Ext. optics trans.	1.00
Reference temp.	0.0 °C

Anomaly Details

Anomaly Temperature	
Reference Temperature	31.8
Temperature Rise Over Same	
Temperature Rise Over Air	
Condition	

Measurements

Sp1	31.8 °C
Sp2	31.3 °C

Camera information

Camera model	FLIR E96
Lens	FOL18
Camera serial	90202857
Filter	
Range max.	120.0 °C
Range min.	-20.0 °C
Field of view	22.90

Recommendations/Notes

No thermal anomalies were observed during the thermographic inspection.

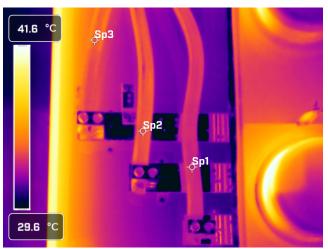
21

Email: otavaleng@gmail.com

PHONE: 786-731-8139



5/22/2024 9:07:27 AM







Parameters

Emissivity	0.95
Distance	1.36 m
Reflected temp.	28.3 °C
Atmospheric temp.	28.3 °C
Relative humidity	66.3%
Ext. optics temp.	20.0 °C
Ext. optics trans.	1.00
Reference temp.	0.0 °C

Anomaly Details

Anomaly Temperature	
Reference Temperature	33.1
Temperature Rise Over Same	
Temperature Rise Over Air	
Condition	

Measurements

Sp1	33.1 °C
Sp2	34.0 °C
Sp3	34.1 °C

Camera information

Camera model	FLIR E96
Lens	FOL18
Camera serial	90202857
Filter	
Range max.	120.0 °C
Range min.	-20.0 °C
Field of view	22.90

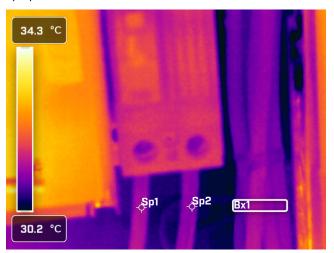
Recommendations/Notes

Email: otavaleng@gmail.com

PHONE: 786-731-8139



5/22/2024 9:13:40 AM







Parameters

Emissivity	0.95
Distance	4.57 m
Reflected temp.	28.3 °C
Atmospheric temp.	28.3 °C
Relative humidity	66.3%
Ext. optics temp.	20.0 °C
Ext. optics trans.	1.00
Reference temp.	0.0 °C

Anomaly Details

Anomaly Temperature	
Reference Temperature	
Temperature Rise Over Same	0.1
Temperature Rise Over Air	
Condition	

Measurements

Bx1	
Max	31.4 °C
Sp1	31.3 °C
Sp2	31.0 °C

Camera information

Camera model	FLIR E96
Lens	FOL18
Camera serial	90202857
Filter	
Range max.	120.0 °C
Range min.	-20.0 °C
Field of view	22 90

Recommendations/Notes

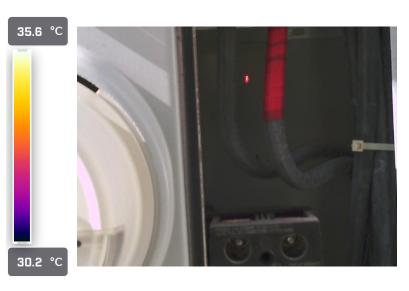
Email: otavaleng@gmail.com

PHONE: 786-731-8139



5/22/2024 9:14:31 AM





Parameters

Emissivity	0.95
Distance	0.63 m
Reflected temp.	28.3 °C
Atmospheric temp.	28.3 °C
Relative humidity	66.3%
Ext. optics temp.	20.0 °C
Ext. optics trans.	1.00
Reference temp.	0.0 °C

Anomaly Details

Anomaly Temperature	31.5
Reference Temperature	31
Temperature Rise Over Same	0.5
Temperature Rise Over Air	
Condition	

Measurements

Bx1	
Max	31.5 °C
Sp1	31.0 °C
Sp2	31.0 °C

Camera information

Camera model	FLIR E96
Lens	FOL18
Camera serial	90202857
Filter	
Range max.	120.0 °C
Range min.	-20.0 °C
Field of view	22.90

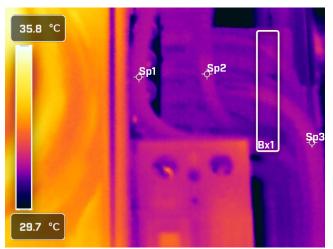
Recommendations/Notes

Email: otavaleng@gmail.com

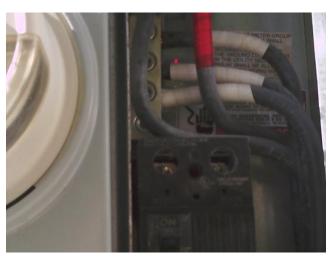
PHONE: 786-731-8139



5/22/2024 9:14:57 AM







Parameters

Emissivity	0.95
Distance	0.60 m
Reflected temp.	28.3 °C
Atmospheric temp.	28.3 °C
Relative humidity	63.3%
Ext. optics temp.	20.0 °C
Ext. optics trans.	1.00
Reference temp.	0.0 °C

Anomaly Details

Anomaly Temperature	
Reference Temperature	31.4
Temperature Rise Over Same	0.4
Temperature Rise Over Air	3.4
Condition	

Measurements

Bx1	
Max	31.7 °C
Sp1	31.4 °C
Sp2	31.3 °C
Sp3	31.3 °C

Camera information

Camera model	FLIR E96
Lens	FOL18
Camera serial	90202857
Filter	
Range max.	120.0 °C
Range min.	-20.0 °C
Field of view	22.90

Recommendations/Notes

Email: otavaleng@gmail.com

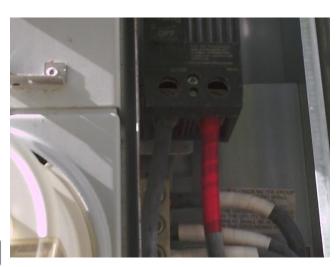
PHONE: 786-731-8139



5/22/2024 9:15:21 AM







Parameters

Emissivity	0.95
Distance	0.56 m
Reflected temp.	28.3 °C
Atmospheric temp.	28.3 °C
Relative humidity	66.3%
Ext. optics temp.	20.0 °C
Ext. optics trans.	1.00
Reference temp.	0.0 °C

Anomaly Details

Anomaly Temperature	
Reference Temperature	31
Temperature Rise Over Same	
Temperature Rise Over Air	
Condition	

Measurements

Sp1	31.0 °C
Sp2	31.3 °C

Camera information

Camera model	FLIR E96
Lens	FOL18
Camera serial	90202857
Filter	
Range max.	120.0 °C
Range min.	-20.0 °C
Field of view	22.90

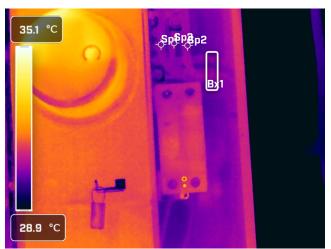
Recommendations/Notes

Email: otavaleng@gmail.com

PHONE: 786-731-8139



5/22/2024 9:23:50 AM







Parameters

Emissivity	0.95
Distance	1.26 m
Reflected temp.	28.3 °C
Atmospheric temp.	28.3 °C
Relative humidity	66.3%
Ext. optics temp.	20.0 °C
Ext. optics trans.	1.00
Reference temp.	0.0 °C

Anomaly Details

Anomaly Temperature	30.5
Reference Temperature	30.4
Temperature Rise Over Same	0.1
Temperature Rise Over Air	2.2
Condition	

Measurements

Bx1	
Max	30.5 °C
Sp1	30.4 °C
Sp2	30.4 °C
Sp3	30.4 °C

Camera information

Camera model	FLIR E96
Lens	FOL18
Camera serial	90202857
Filter	
Range max.	120.0 °C
Range min.	-20.0 °C
Field of view	22.90

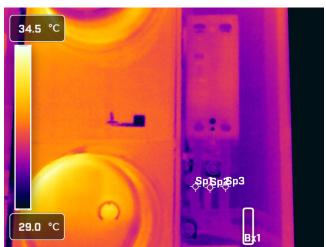
Recommendations/Notes

Email: otavaleng@gmail.com

PHONE: 786-731-8139



5/22/2024 9:24:29 AM







Parameters

Emissivity	0.95
Distance	1.00 m
Reflected temp.	28.3 °C
Atmospheric temp.	28.3 °C
Relative humidity	66.3%
Ext. optics temp.	20.0 °C
Ext. optics trans.	1.00
Reference temp.	0.0 °C

Anomaly Details

Anomaly Temperature	30.6
Reference Temperature	30.3
Temperature Rise Over Same	0.3
Temperature Rise Over Air	2.3
Condition	

Measurements

Bx1		
Max	30.6 °C	
Sp1	30.3 °C	
Sp2	30.4 °C	
Sp3	30.3 °C	

Camera information

Camera model	FLIR E96
Lens	FOL18
Camera serial	90202857
Filter	
Range max.	120.0 °C
Range min.	-20.0 °C
Field of view	22.90

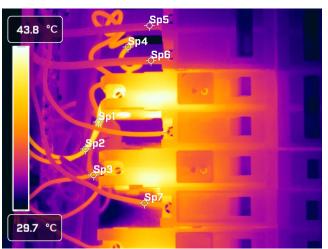
Recommendations/Notes

Email: otavaleng@gmail.com

PHONE: 786-731-8139



5/22/2024 9:51:41 AM







Parameters

Emissivity	0.95
Distance	0.52 m
Reflected temp.	28.3 °C
Atmospheric temp.	28.3 °C
Relative humidity	66.3%
Ext. optics temp.	20.0 °C
Ext. optics trans.	1.00
Reference temp.	0.0 °C

Anomaly Details

Anomaly Temperature	
Reference Temperature	42
Temperature Rise Over Same	
Temperature Rise Over Air	
Condition	

Measurements

Sp1	42.0 °C
Sp2	39.9 °C
Sp3	37.4 °C
Sp4	38.2 °C
Sp5	33.2 °C
Sp6	35.2 °C
Sp7	37.1 °C

Camera information

Camera model	FLIR E96
Lens	FOL18
Camera serial	90202857
Filter	
Range max.	120.0 °C
Range min.	-20.0 °C
Field of view	22.90

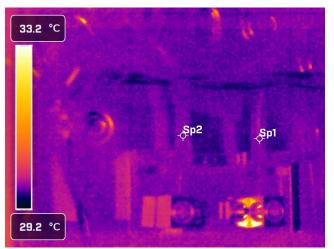
Recommendations/Notes

Email: otavaleng@gmail.com

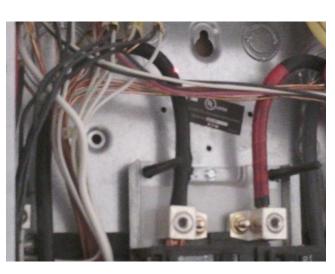
PHONE: 786-731-8139



5/22/2024 10:01:48 AM







Parameters

Emissivity	0.95
Distance	0.61 m
Reflected temp.	28.3 °C
Atmospheric temp.	28.3 °C
Relative humidity	66.3%
Ext. optics temp.	20.0 °C
Ext. optics trans.	1.00
Reference temp.	0.0 °C

Anomaly Details

Anomaly Temperature	
Reference Temperature	29.8
Temperature Rise Over Same	
Temperature Rise Over Air	
Condition	

Measurements

Sp1	29.8 °C
Sp2	29.8 °C

Camera information

Camera model	FLIR E96
Lens	FOL18
Camera serial	90202857
Filter	
Range max.	120.0 °C
Range min.	-20.0 °C
Field of view	22.90

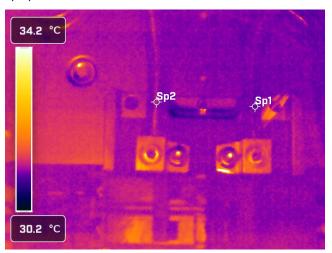
Recommendations/Notes

Email: otavaleng@gmail.com

PHONE: 786-731-8139



5/22/2024 10:09:12 AM







Parameters

Emissivity	0.95
Distance	0.58 m
Reflected temp.	28.3 °C
Atmospheric temp.	28.3 °C
Relative humidity	66.3%
Ext. optics temp.	20.0 °C
Ext. optics trans.	1.00
Reference temp.	0.0 °C

Anomaly Details

Anomaly Temperature	
Reference Temperature	31.1
Temperature Rise Over Same	
Temperature Rise Over Air	
Condition	

Measurements

Sp1	31.1 °C
Sp2	31.3 °C

Camera information

Camera model

Lens	FOL18
Camera serial	90202857
Filter	
Range max.	120.0 °C
Range min.	-20.0 °C
Field of view	22.90

FLIR E96

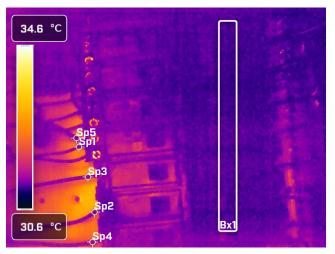
Recommendations/Notes

Email: otavaleng@gmail.com

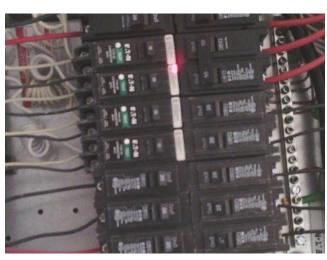
PHONE: 786-731-8139



5/22/2024 10:09:31 AM







Parameters

Emissivity	0.95
Distance	0.61 m
Reflected temp.	28.3 °C
Atmospheric temp.	28.3 °C
Relative humidity	66.3%
Ext. optics temp.	20.0 °C
Ext. optics trans.	1.00
Reference temp.	0.0 °C

Anomaly Details

31.3
31.3
0.1
3

Measurements

Bx1	
Max	31.3 °C
Sp1	31.3 °C
Sp2	31.2 °C
Sp3	31.3 °C
Sp4	31.4 °C
Sp5	31.3 °C

Camera information

Camera model	FLIR E96
Lens	FOL18
Camera serial	90202857
Filter	
Range max.	120.0 °C
Range min.	-20.0 °C
Field of view	22.90

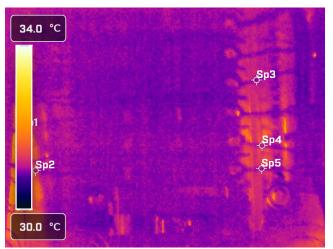
Recommendations/Notes

Email: otavaleng@gmail.com

PHONE: 786-731-8139



5/22/2024 10:10:33 AM







Parameters

Distance 0.55 m Reflected temp. 28.3 °C Atmospheric temp. 28.3 °C Relative humidity 66.3% Ext. optics temp. 20.0 °C
Atmospheric temp. 28.3 °C Relative humidity 66.3%
Relative humidity 66.3%
, , , , , , , , , , , , , , , , , , , ,
Ext. optics temp. 20.0 °C
·
Ext. optics trans. 1.00
Reference temp. 0.0 °C

Anomaly Details

Anomaly Temperature	
Reference Temperature	31.2
Temperature Rise Over Same	
Temperature Rise Over Air	
Condition	

Measurements

Sp1	31.2 °C	
Sp2	31.0 °C	
Sp3	31.0 °C	
Sp4	31.1 °C	
Sp5	31.0 °C	

Camera information

Camera model	FLIR E96
Lens	FOL18
Camera serial	90202857
Filter	
Range max.	120.0 °C
Range min.	-20.0 °C
Field of view	22.90

Recommendations/Notes

No thermal anomalies were observed during the thermographic inspection.

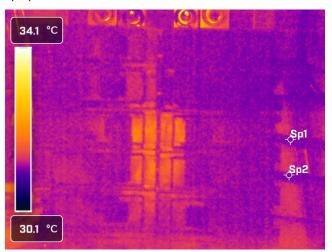
OF

Email: otavaleng@gmail.com

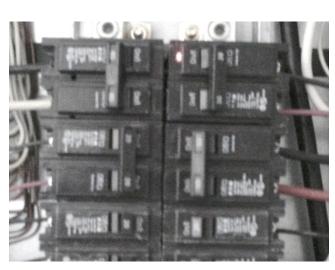
PHONE: 786-731-8139



5/22/2024 10:15:32 AM







Parameters

Emissivity	0.95
Distance	0.47 m
Reflected temp.	28.3 °C
Atmospheric temp.	28.3 °C
Relative humidity	66.3%
Ext. optics temp.	20.0 °C
Ext. optics trans.	1.00
Reference temp.	0.0 °C

Anomaly Details

Anomaly Temperature	
Reference Temperature	31.2
Temperature Rise Over Same	
Temperature Rise Over Air	
Condition	

Measurements

Sp1	31.2 °C
Sp2	31.2 °C

Camera information

Camera model	FLIR E96
Lens	FOL18
Camera serial	90202857
Filter	
Range max.	120.0 °C
Range min.	-20.0 °C
Field of view	22.90

Recommendations/Notes

Email: otavaleng@gmail.com

PHONE: 786-731-8139





From: Juan Fernandez-Barquin, PE SI jfbeng@f-m.fm

Subject: Re: Recertification: 217 Madeira Avenue - Folio 34-108-005-0240

Date: June 8, 2024 at 2:43 PM

To: Virginia Goizueta vgoizueta@coralgables.com

Cc: Manuel Lopez mlopez@coralgables.com, Douglas Ramirez dramirez@coralgables.com, carmenkuznik carmenkuznik@gmail.com

Greetings to all.

Please note that this building, 217 Madeira Avenue, DOES NOT have any parking.

I provided the illumination document, signed and sealed, noting that there is NO parking for this building.

if you have any question, please call my office.

Thank you.

Juan.

If you have any difficulties or questions regarding this e-mail please feel free to contact us.

JUAN FERNANDEZ-BARQUIN, P.E., S.I.

Structural Engineer PE 40114 Threshold Inspector SI 0947 State Building Inspector BN3318 Building Plans Examiner PX1305

2520 NW 97th Avenue, Suite 240

Doral, FL, 33172

Off: 786-336-0881 / Fax: 786-336-0884

E-Mail: jfbeng@f-m.fm

www.juanfernandezbarquinpe.com

---- Original message -----

From: "Carmen San Juan-Lorié" < carmenkuznik@gmail.com >

To: "Goizueta, Virginia" < vgoizueta@coralgables.com >

Cc: Carmen Kuznik < carmenkuznik@gmail.com >, "Juan Fernandez-Barquin, P. E. S.I." < jfbeng@f-

<u>m.fm</u>>, <u>mlopez@coralgables.com</u>, <u>dramirez@coralgables.com</u>

Subject: Recertification: 217 Madeira Avenue - Folio 34-108-005-0240

Date: Saturday, June 08, 2024 2:25 PM

Hello Virgina,

I'm reaching out to inform you the recertification report for the building has been completed. On Friday, the 8th of June, I stopped by the City to drop off the original report but was told it now needs to be uploaded electronically. I have uploaded all the documents, however, the portal requires 2 uploads that do not pertain to my building, but, without them it will not accept the submittal of the report as complete.

The 2 reports are:

- 1- "Certificate of Compliance With Parking Lot Rails"
- 2- "Certificate of Compliance With Parking Lot Illumination"

My building does not have parking. I am just waiting for the engineer to send me a letter stating same.

If there is anything I need to do to avoid a citation or penalty, please let me know.

Thank you, Carmen 305-724-3357

Attached are the digital files of the recertification report:

