



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Generated On: 10/08/2025

	Folio ↑	Sub-Division	Owner	Address
1	03-4117-021-0010	GABLES BATH CLUB APTS CONDO	ANTHONY UPSHAW - EMY UPSHAW	700 CORAL WAY UNIT: 1 - CORAL GABLES
2	03-4117-021-0020	GABLES BATH CLUB APTS CONDO	JOHN A ROCK SR - MARTHA ROCK	700 CORAL WAY UNIT: 2 - CORAL GABLES
3	03-4117-021-0030	GABLES BATH CLUB APTS CONDO	ROBERT THOMAS BRIELE - AIDA E BRIELE	700 CORAL WAY UNIT: 3 - CORAL GABLES
4	03-4117-021-0040	GABLES BATH CLUB APTS CONDO	PETER PESSOA - GRACIELA PESSOA	700 CORAL WAY UNIT: 4 - CORAL GABLES
5	03-4117-021-0050	GABLES BATH CLUB APTS CONDO	JOHN & VETA MACLAREN & - VALERIE MACLAREN ENGLISH JTRS	700 CORAL WAY UNIT: 5 - CORAL GABLES
6	03-4117-021-0060	GABLES BATH CLUB APTS CONDO	JOAN HIGBEE - JOSE J CANO VILLAVECCHIA	700 CORAL WAY UNIT: 6 - CORAL GABLES
7	03-4117-021-0070	GABLES BATH CLUB APTS CONDO	JORGE RODRIGUEZ - MARLENA RODRIGUEZ	700 CORAL WAY UNIT: 7 - CORAL GABLES
8	03-4117-021-0080	GABLES BATH CLUB APTS CONDO	RAMON E PORTELA - CARMEN ADRIANA PORTELA	700 CORAL WAY UNIT: 8 - CORAL GABLES
9	03-4117-021-0090	GABLES BATH CLUB APTS CONDO	WILLIAM URBIZU - DIANA URBIZU	700 CORAL WAY UNIT: 9 - CORAL GABLES
10	03-4117-021-0100	GABLES BATH CLUB APTS CONDO	HARRIET C WOLF TRS - HARRIET C WOLF 2006 REVOCABLE TR	700 CORAL WAY UNIT: 10 - CORAL GABLES

City's Exhibit #1

11	03-4117-021-0110	GABLES BATH CLUB APTS CONDO	CHAPERNAI CORP	700 CORAL WAY UNIT: 11 - CORAL GABLES
12	03-4117-021-0120	GABLES BATH CLUB APTS CONDO	VALENTIN LOPEZ - CRISTINA CONTE LOPEZ	700 CORAL WAY UNIT: 12 - CORAL GABLES

700 Coral Way - This is a 12-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>Association (Sunbiz principal and mailing address)</u>	<u>Association (Sunbiz RA address)</u>
THE GABLES BATH CLUB APARTMENTS, INC TREASURER/SECRETARY 700 CORAL WAY CORAL GABLES, FL 33134-4880	THE GABLES BATH CLUB APARTMENTS, INC c/o DAVID P. REINER REGISTERED AGENT ONE DATRAN CENTER 9100 SOUTH DADELAND BLVD, STE 901 MIAMI, FL 33156-7815


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Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
EX-22-10-7868	10/24/2022	700 CORAL WAY	PERMIT EXTENSION & RENEWAL	RENEWAL FOR BL-19-01-3264 - APPROVED FOR 90 DAYS	final	10/25/2022	10/25/2022	0.00
EX-22-06-8853	06/16/2022	700 CORAL WAY	PERMIT EXTENSION & RENEWAL	TAKEOVER NSTALLATION FOR (3) ROOFTOP A/C MINI SPLIT SYSTEM FOR ELECTRICAL ROOM/ DUMP ROOM & ELEVATOR ROOM \$ 6,000	final	06/23/2022	06/23/2022	0.00
BL-22-04-8259	04/11/2022	700 CORAL WAY	BLD SIMPLE CHANGE OF CONTRACTOR	PRNW-23-05-0396 APPROVED 6/12/23 CHANGE OF CONTRACTOR FROM BL-16-08-6567 COMM INTER ALTER UNIT 11 \$60,000	final	05/11/2022	12/12/2023	0.00
EX-22-02-7374	02/04/2022	700 CORAL WAY	PERMIT EXTENSION & RENEWAL	PERMIT EXTENSION FOR BL-21-07-8207	final	02/09/2022	02/09/2022	0.00
RV-21-09-6559	09/28/2021	700 CORAL WAY	REVISION TO PERMIT	***REVISION, INCLUDE ADDITIONAL POST TENSION REPAIR WORK ON FLOORS 2-12 ALL SIDES***\$150,000 COMMERCIAL *GENERAL REPAIRS TO POST TENSION CABLES - FIRST FLOOR* - \$17,850	final	08/03/2022	08/03/2022	0.00
EX-21-09-6527	09/27/2021	700 CORAL WAY	PERMIT EXTENSION & RENEWAL	***RENEWAL FOR ME-19-02-3624*** INSTALL FAN FOR STAIRWALL \$14,500	final	10/06/2021	10/06/2021	0.00
EX-21-08-7967	08/17/2021	700 CORAL WAY	PERMIT EXTENSION & RENEWAL	RENEWAL FOR EL-19-12-3876 FIRE ALARM SYSTEM	final	11/30/2021	11/30/2021	0.00
UP-21-07-8208	07/23/2021	700 CORAL WAY	UPFRONT FEE - THIS IS NOT A PERMIT	UPFRONT FEE FOR BL-21-07-8207 COMMERCIAL *GENERAL REPAIRS TO POST TENSION CABLES - FIRST FLOOR* - \$17,850	final	07/23/2021	07/23/2021	0.00
BL-21-07-8207	07/23/2021	700 CORAL WAY	MISCELLANEOUS WORK	---PEXT-24-11-1382--- COMMERCIAL *GENERAL REPAIRS TO POST TENSION CABLES - FIRST FLOOR* - \$17,850 *LAST 30 days to finalize before being scheduled for Code Board*PEXT-23-12-0387 PEXT-23-05-0156 90 days to finalizied 5/19/23 **PRNW-23-02-0217 90 days to finalzie 2/27/23	final	08/26/2021	11/15/2024	0.00

City's Exhibit #3

				AS PER SURAMY CABRERA**				
RV-20-09-5378	09/16/2020	700 CORAL WAY	REVISION TO PERMIT	REVISION FOR NEW CIRCUIT : 2 #12	final	09/24/2020	09/24/2020	0.00
EX-20-09-5188	09/11/2020	700 CORAL WAY	PERMIT EXTENSION & RENEWAL	PERMIT EXTENSION FOR BL-17-12-1236 *DRYWALL REPLACEMENT & PAINTING IN UNITS 1,2,3,4,5,6,7,8,9,10,11,12 AROUND WINDOWS ONLY, EXTERIOR WINDOW MAINTENACE ONLY \$135,000	final	09/17/2020	09/17/2020	0.00
CE-20-07-6825	07/23/2020	700 CORAL WAY	CODE ENF LIEN SEARCH	Lien Search	final	08/05/2020	08/05/2020	0.00
EX-20-03-6743	03/09/2020	700 CORAL WAY	PERMIT EXTENSION & RENEWAL	PERMIT EXTENSION ME-19-02-3624 INSTALL FAN FOR STAIRWALL \$14,500	final	03/11/2020	03/11/2020	0.00
UP-20-01-4389	01/10/2020	700 CORAL WAY	UPFRONT FEE - THIS IS NOT A PERMIT	FIRE EXPIDITED REVIEW FEE FOR RV-20-01-4388	final	01/10/2020	01/10/2020	0.00
RV-20-01-4388	01/10/2020	700 CORAL WAY	REVISION TO PERMIT	REVISION TO FIRE SPRINKLER PERMIT FD-19-04-4912	final	01/17/2020	01/17/2020	0.00
EL-19-12-3876	12/06/2019	700 CORAL WAY	ELEC LOW VOLTAGE SYSTEM	PEXT-25-02-1657 ----- FIRE ALARM SYSTEM	issued	02/28/2020		0.00
FD-19-12-3739	12/04/2019	700 CORAL WAY	FIRE ALARM SYSTEM	FIRE ALARM SYSTEM	issued	01/16/2020		0.00
EL-19-09-4292	09/23/2019	700 CORAL WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	REVISION-LANDSCAPING & EXTERIOR LIGHTING CHANGES RV19094200	final	11/12/2019	01/17/2023	0.00
RV-19-09-4200	09/20/2019	700 CORAL WAY	REVISION TO PERMIT	REVISION-LANDSCAPING & EXTERIOR LIGHTING CHANGES	final	12/07/2021	12/07/2021	0.00
BL-19-09-4199	09/20/2019	700 CORAL WAY	SIGNS	CANCELLED-WRONG LOGIN CODE	canceled		09/20/2019	0.00
EL-19-05-5697	05/24/2019	700 CORAL WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	REPLACE TWO EXISTING SAFETY DISCONNECT IN MACHINE ROOM \$3000	final	05/24/2019	11/21/2019	0.00
CE-19-05-5403	05/17/2019	700 CORAL WAY	CODE ENF LIEN SEARCH	LIEN SEARCH	final	05/20/2019	05/20/2019	0.00
FD-19-04-5852	04/30/2019	700 CORAL WAY	FIRE HYDRANT FLOW TEST	FIRE HYDRANT FLOW TEST, PROJECT: GABLES BATH CLUB, FLOW HYDRANT #14-11 AT CORAL WAY & S GREENWAY DR AND RESIDUAL HYDRANT #18-18 AT 620 CORAL WAY.	final	05/03/2019	05/03/2019	0.00
AB-19-04-5486	04/24/2019	700 CORAL WAY	BOA COMPLETE (LESS THAN \$75,000)	COMMERCIAL *NEW MECHANICAL PAGE (ROOFTOP EQUIPMENT) \$10,000	final	04/24/2019	03/15/2023	0.00
FD-19-04-4912	04/11/2019	700 CORAL WAY	FIRE SPRINKLER SYSTEM	FIRE SPRINKLER SYSTEM \$8,962	final	06/20/2019	07/08/2020	0.00
CE-19-03-5852	03/22/2019	700 CORAL WAY	CODE ENF LIEN SEARCH	LIEN SEARCH	final	03/22/2019	03/22/2019	0.00
EL-19-02-3966	02/20/2019	700 CORAL WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	INSTALLATION FOR (3) A/C MINI SPLIT SYSTEM FOR ELECTRICAL ROOM/ DUMP ROOM & ELEVATOR ROOM \$ 6,000	final	12/06/2019	12/13/2019	0.00

UP-19-02-3763	02/14/2019	700 CORAL WAY	UPFRONT FEE - THIS IS NOT A PERMIT	UPFRONT FEE FOR ME-19-02-3762****INSTALLATION FOR (3) A/C MINI SPLIT SYSTEM FOR ELECTRICAL ROOM/ DUMP ROOM & ELEVATOR ROOM \$ 6,000	final	02/21/2019	02/21/2019	0.00
ME-19-02-3762	02/14/2019	700 CORAL WAY	MECH COMMERCIAL / RESIDENTIAL WORK	TAKEOVER NSTALLATION FOR (3) ROOFTOP A/C MINI SPLIT SYSTEM FOR ELECTRICAL ROOM/ DUMP ROOM & ELEVATOR ROOM \$ 6,000	final	12/06/2019	06/27/2022	0.00
EL-19-02-3765	02/14/2019	700 CORAL WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	INSTALL FAN FOR STAIRWALL	final	05/22/2019	01/26/2022	0.00
EL-19-02-3756	02/14/2019	700 CORAL WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	CREATED AN ERROR	canceled		02/14/2019	0.00
EX-19-02-3726	02/13/2019	700 CORAL WAY	PERMIT EXTENSION & RENEWAL	DRYWALL REPLACEMENT & PAINTING IN UNITS 1,2,3,4,5,6,7,8,9,10,11,12 AROUND WINDOWS ONLY, EXTERIOR WINDOW MAINTENACE ONLY \$135,000	final	02/13/2019	02/13/2019	0.00
ME-19-02-3624	02/12/2019	700 CORAL WAY	MECH COMMERCIAL / RESIDENTIAL WORK	INSTALL FAN FOR STAIRWALL \$14,500	final	05/22/2019	11/30/2022	0.00
BL-19-01-3264	01/15/2019	700 CORAL WAY	INT / EXT ALTERATIONS	NEW BASALT PAVER DRIVEWAY, NEW ALUMINUM FENCE & GATE, NEW PARKING SPACES, LANDSCAPING, DEMOLITION OF EXISTING FOUNTAIN \$70,000	final	05/08/2019	06/14/2023	0.00
AB-18-12-3242	12/19/2018	700 CORAL WAY	BOA COMPLETE (LESS THAN \$75,000)	COMMERCIAL *REV#2 (RESPONSE TO COMMENTS) *REVISION TO PERMIT (LANDSCAPE/ LIGHTING/ PARKING MODIFICATIONS) *REV #1 CORRECTIONS TO PLANS 2/26/19* *NEW DRIVEWAY/ NEW ALUMINUM FENCE & GATE/ NEW PARKING SPACES/ DEMOLITION OF EXISTING FOUNTAIN \$70000	final	12/19/2018	12/29/2021	0.00
PL-18-10-4130	10/31/2018	700 CORAL WAY	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMM. INTERIOR ALTERATION @ GUESTBATH { SHOWER PAN LINER REPLCEMENT }	final	10/31/2018	11/15/2018	0.00
CE-18-10-3232	10/15/2018	700 CORAL WAY	CODE ENF LIEN SEARCH	LIEN SEARCH	final	10/22/2018	10/22/2018	0.00
EL-18-09-3025	09/25/2018	700 CORAL WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	EXACT REPLACEMENT OF AC UNIT ON ROOFTOP - REPLACE DISCONNECT	final	09/28/2018	10/02/2018	0.00
ME-18-09-2955	09/24/2018	700 CORAL WAY	MECH COMMERCIAL / RESIDENTIAL WORK	EXACT REPLACEMENT OF 4 TON AC UNIT ON ROOFTOP \$ 8,326	final	09/28/2018	01/24/2019	0.00
UP-18-09-2771	09/19/2018	700 CORAL WAY	UPFRONT FEE - THIS IS NOT A PERMIT	UPFRONT FEE FOR BL18092770 COMM INTERIOR ALTERATIONS \$50,000	final	05/01/2019	05/01/2019	0.00

CE-18-09-2793	09/19/2018	700 CORAL WAY	CODE ENF LIEN SEARCH	LIEN SEARCH	final	09/20/2018	09/20/2018	0.00
BL-18-09-2770	09/19/2018	700 CORAL WAY	INTERIOR ALTERATION ONLY	***ABANDONED STATUS - OVER 6 MONTHS OF NO ACTION *** OK TO CANCEL PER DEV. SERVICES DIRECTOR SURAMY CABRERA COMM INTERIOR ALTERATIONS \$50,000	canceled		04/15/2023	0.00
EL-18-08-3255	08/09/2018	700 CORAL WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	REMOVE & REPLACE WATER DAMAGED DRYWALL IN KITCHEN, HALL, & DINING ROOM	final	12/11/2018	12/20/2019	0.00
UP-18-08-2853	08/02/2018	700 CORAL WAY	UPFRONT FEE - THIS IS NOT A PERMIT	UPFRONT FEE FOR BL18082851 REMOVE & REPLACE WATER DAMAGED DRYWALL IN KITCHEN, HALL, & DINING ROOM \$4800	final	08/02/2018	08/02/2018	0.00
BL-18-08-2851	08/02/2018	700 CORAL WAY	MISCELLANEOUS WORK	REMOVE & REPLACE WATER DAMAGED DRYWALL IN KITCHEN, HALL, & DINING ROOM \$4800	final	08/15/2018	12/20/2019	0.00
CE-18-07-2661	07/03/2018	700 CORAL WAY	CODE ENF LIEN SEARCH	LIEN SEARCH	final	07/06/2018	07/06/2018	0.00
EL-18-07-2634	07/02/2018	700 CORAL WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	REPLACE EXISTING JOCKEY PUMP MODEL JP3 IN FIRE PUMP ROOM \$1,500	pending			0.00
EL-18-05-3838	05/21/2018	700 CORAL WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	INSTALLATION OF JOCKEY PUMP - ELECTRICAL PERMIT TO DISCONNECT AND RECONNECT 11/2 HP JOCKEY PUMP	final	07/05/2018	07/23/2018	0.00
FD-18-05-3771	05/18/2018	700 CORAL WAY	FIRE SPRINKLER SYSTEM	INSTALLATION OF JOCKEY PUMP - \$6,893	final	05/30/2018	09/05/2018	0.00
UP-18-04-3148	04/10/2018	700 CORAL WAY	UPFRONT FEE - THIS IS NOT A PERMIT	*UPFRONT FEE* PL18043147 REPLACE SHOWER PAN. \$2,400	final	04/10/2018	04/10/2018	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).

Permit ...	Permit T...	Permit ...	Permit ... ↑	Applicat...	E.	Fina...	Description	Main Ad...	Unit Nt
RECT-25-07-0561	Building Recertification	Recertification	Cancelled	07/24/2025		07/28/2025	CANCELLED- SEE RECT-25-02-0470*****Electrical Recertification Report	700 CORAL WAY	1
CHON-23-04-0141	Change of Contractor	Building	Cancelled	04/03/2023		04/06/2023	CANCELLED- ME-19-02-3624 WAS CLOSED ON 11/30/2022****ME-19-02-3624	700 CORAL WAY COMMON AREAS LOBBY, RESTROOMS, CLUBROOMS	
RECT-25-02-0470	Building Recertification	Recertification	Denied	02/25/2025		07/28/2025	BUILDING RECERTIFICATION (YEAR BUILT 1974)	700 CORAL WAY	
BLDB-24-10-2974	FBC Building (Commercial)	Addition/ Exterior Renovations	Denied	10/28/2024			exterior renovation and remodel	700 CORAL WAY	
PEXT-23-05-0156	Permit Extension/ Renewal	Building	Finalized	05/15/2023		05/19/2023	90 days to finalized 2/27/23**RENEWAL FOR BL-21-07-8207 ** (EX-22-02-7374) PRNW-23-02-0217	700 CORAL WAY	
BLDB-22-04-0657	FBC Building (Commercial)	Railings/Stairs	Finalized	04/26/2022	04/28/2025	10/30/2024	INSTALLATION OF PICKET RAILS (BALCONY RAILINGS) LEVEL 2 TO 13	700 CORAL WAY	
PRNW-23-02-0217	Permit Renewal	Building	Finalized	02/10/2023		02/28/2023	90 days to finalize 2/27/23**RENEWAL FOR BL-21-07-8207 ** (EX-22-02-7374) PRNW-23-02-0217	700 CORAL WAY	
PEXT-23-12-0387	Permit Extension/ Renewal	Building	Finalized	12/28/2023		01/12/2024	**1/10/2024 ** *LAST 30 days to finalize before being scheduled for Code Board* RENEWAL FOR BL-21-07-8207 *LAST 90 days to finalize* PEXT-23-05-0156 **PRNW-23-02-0217 - COMMERCIAL *GENERAL REPAIRS TO POST TENSION CABLES - FIRST FLOOR* - \$17,850 **PRNW-23-02-0217 90 days to finalize 2/27/23 AS PER SURAMY CABRERA**	700 CORAL WAY	1
PEXT-24-11-1382	Permit Extension/ Renewal	Building	Finalized	11/06/2024		11/13/2024	***11/12/2024***Permit Renewal for BL-21-07-8207 COMMERCIAL *GENERAL REPAIRS TO POST TENSION CABLES - FIRST FLOOR* - \$17,850 *LAST 30 days to finalize before being scheduled for Code Board*PEXT-23-12-0387 PEXT-23-05-0156 90 days to finalized 5/19/23 **PRNW-23-02-0217 90 days to finalize 2/27/23 AS PER SURAMY CABRERA**	700 CORAL WAY	1
PRNW-23-12-0860	Permit Renewal	Electrical	Finalized	12/06/2023		01/26/2024	*1/11/24****PERMIT RENEWAL FOR EDEN PERMIT *FIRE ALARM SYSTEM EL-19-12-3876		
PEXT-25-02-1657	Permit Extension/ Renewal	Electrical	Finalized	02/21/2025		05/08/2025	***04/23/2025***PERMIT RENEWAL FOR EL-19-12-3876, LOW VOLTAGE RENEWAL FOR FIRE ALARM FD-19-12-3739** FIRE ALARM SYSTEM	700 Coral Way	
PEXT-24-01-0444	Permit Extension/ Renewal	Building	Submitted	01/18/2024			Permit Extension for master permit **BL-21-07-8207**	700 CORAL WAY	1



The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY

CORAL GABLES, FLORIDA 33134

July 2, 2014

GABLES BATHCLUB APTS CONDO
700 CORAL WAY
CORAL GABLES, FL 33134

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

PROPERTY FOLIO: # 03-4117-021-0001

ADDRESS 700 CORAL WAY, CORAL GABLES, FL 33134

Dear Property Owner/Manager:

This Office is in receipt of your structural and electrical report stating that the above referenced building 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 the 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,

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

Manuel Z. Lopez, P.E.
Building Official

City's Exhibit #4



The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

2/2/2023

VIA CERTIFIED MAIL

THE GABLES BATH CLUB APARTMENTS INC.
700 CORAL WAY
CORAL GABLES, FL 33134

7021 1970 0000 4015 6803

RE: 700 CORAL WAY

FOLIO # 341170210001

Process Number **TBD**

*****COURTESY 1-YEAR NOTICE*****

Notice of Required Inspection for Recertification of 30 Years or Older Building

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 1974. 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 **in 2024**. 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

City's Exhibit #5

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>.

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 dramirez@coralgables.com regarding any questions concerning building recertification.

Thank you for your prompt attention to this matter.



Manuel Z. Lopez, P.E.
Building Official



CITY OF CORAL GABLES
Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FL 33134

1/31/2024

VIA CERTIFIED MAIL

7022 2410 0002 9144 7377

THE GABLES BATH CLUB APARTMENTS, INC
700 CORAL WAY, TREASURER/SECRETARY
CORAL GABLES, FL 33134

**RE: 700 CORAL WAY
GABLES BATH CLUB APTS CONDO
FOLIO # 03-4117-021-0001**

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 1974. 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>.

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

<https://coralgablesfl-energypub.tylerhost.net/Apps/selfservice/CoralGablesFLProd#/register>

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

<https://coralgablesfl-energypub.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-energypub.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 dramirez@coralgables.com regarding any questions concerning building recertification.
Thank you for your prompt attention to this matter.

A handwritten signature in blue ink, appearing to read 'Manuel Z. Lopez'.

Manuel Z. Lopez, P.E.
Building Official



CITY OF CORAL GABLES

DEVELOPMENT SERVICES DEPARTMENT
427 BILTMORE WAY
CORAL GABLES, FL 33134

5/10/2024

VIA CERTIFIED MAIL

7019 1640 0001 2647 4439

THE GABLES BATH CLUB APARTMENTS, INC
700 CORAL WAY, TREASURER/SECRETARY
CORAL GABLES, FL. 33134

RE: 700 CORAL WAY
FOLIO # 03-4117-021-0001

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

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.

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>

Please govern yourself accordingly.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Manuel Z. Lopez', with a stylized flourish at the end.

Manuel Z. Lopez, P.E.
Deputy Building Official



CITY OF CORAL GABLES

7019 1640 0001 2642 6711

DEVELOPMENT SERVICES DEPARTMENT

6/17/2024

427 BILTMORE WAY

CORAL GABLES, FL 33134

THE GABLES BATH CLUB APARTMENTS, INC
C/O BRIAN W PARISER, DADELAND CENTER
9155 S DADELAND BLVD., PENTHOUSE 1 - SUITE 1718
MIAMI, FL 33156

RE: 700 CORAL WAY

FOLIO # 03-4117-021-0001

Notice of Required Inspection For Recertification of Building – **FINAL NOTICE**

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). A Second Notice dated 5/10/2024, informed you it was necessary to submit to this Department a completed Report prepared by a qualified individual within thirty (30) calendar days certifying the structure meets the requirements for recertification.

See previous correspondence for additional information.

As of this date, the completed Report has not been submitted and the **structure remains unsafe** due to non-compliance. Please be advised the matter will be forwarded to the City's Construction Regulation Board ("Board"); a \$600.00 Administrative Fee will be imposed once the Case is scheduled. The Board may impose additional fines of \$250.00 for each day the violation continues, may also enter an order of revocation of the Certificate of Occupancy and/or demolition and assess all costs of the proceedings along with the cost of demolition and any other required action for which the City shall have a lien against the Property Owner and the Property. The completed Report may be submitted Monday through Friday, 7:30am to 2:30pm 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 blue ink, appearing to read "Manuel Z. Lopez", is written over a horizontal line.

Manuel Z. Lopez, P.E.
Building Official

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 25-9899
RECT-25-02-0470

vs.

THE GABLES BATH CLUB APARTMENTS, INC
TREASURER/SECRETARY
700 CORAL WAY
CORAL GABLES, FL 33134-4880
Respondent.

Certified Mail Return Receipt & Via USPS Regular Mail
7020 2450 0001 8406 1802

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

Date: October 9, 2025

Re: 700 Coral Way, Coral Gables, FL 33134, CORAL GABLES BILTMORE PB 20-28, LOTS 10
THRU 12 INC & N9FT OF 20FT ALLEY LYG S & ADJ BLK 1, and 03-4117-021-0001 ("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 105-89 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.

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 October 20, 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) 460-5250. 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

City's Exhibit #6

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.

Analyn Hernandez

Analyn Hernandez
Secretary to the Board

ADA NOTICES

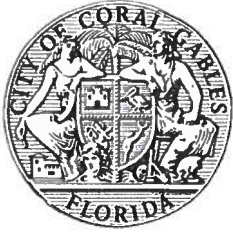
Any person who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, must register with the City Clerk, prior to engaging in lobbying activities before the city staff, boards, committees and/or the City Commission. A copy of the Ordinance is available in the Office of the City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

c: THE GABLES BATH CLUB APARTMENTS, INC
c/o DAVID P. REINER, REGISTERED AGENT
ONE DATRAN CENTER
9100 SOUTH DADELAND BLVD, STE 901
MIAMI, FL 33156-7815
7020 2450 0001 8406 1796



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Title of Document Posted: Notice of Unsafe Structure Violation for Failure to Recertify & Notice of Hearing

I, Sebastian Ramos, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 700 Coral Way ON 10/10/25 AT 3:23 pm.

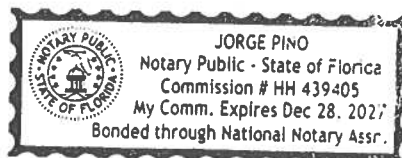
Sebastian Ramos
Employee's Printed Name

[Signature]
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 10 day of Oct, in the
year 2025, by Sebastian Ramos 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. 25-9899
RECT-25-02-0470

vs.

THE GABLES BATH CLUB APARTMENTS, INC
TREASURER/SECRETARY
700 CORAL WAY
CORAL GABLES, FL 33134-4880
Respondent.

Certified Mail Return Receipt & Via USPS Regular Mail
7020 2450 0001 8406 1802

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AND NOTICE OF HEARING**

Date: October 9, 2025

Re: **700 Coral Way**, Coral Gables, FL 33134, CORAL GABLES BILTMORE PB 20-28, LOTS 10
THRU 12 INC & N9FT OF 20FT ALLEY LYG S & ADJ BLK 1, and 03-4117-021-0001 ("Property").

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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

Oct 10, 2025

City's Exhibit #8





Oct 10, 2025



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Not For Profit Corporation

THE GABLES BATH CLUB APARTMENTS, INC.

Filing Information

Document Number	726296
FEI/EIN Number	59-1567217
Date Filed	05/01/1973
State	FL
Status	ACTIVE
Last Event	CANCEL ADM DISS/REV
Event Date Filed	03/01/2010
Event Effective Date	NONE

Principal Address

700 CORAL WAY
CORAL GABLES, FL 33134

Changed: 02/15/2011

Mailing Address

700 CORAL WAY
TREASURER/SECRETARY
CORAL GABLES, FL 33134

Changed: 02/21/2024

Registered Agent Name & Address

Reiner, David P
One Dattran Center
9100 South Dadeland Blvd.
Suite 901
Miami, FL 33156

Name Changed: 02/21/2024

Address Changed: 02/21/2024

Officer/Director Detail**Name & Address**

Title President, Secretary.

MacLaren, John
700 CORAL WAY
05
CORAL GABLES, FL 33134

Title Treasurer.

ROCK, JOHN, Dr.
700 CORAL WAY
02
CORAL GABLES, FL 33134

Title VP

URBIZU, WILLIAM
700 CORAL WAY
09
CORAL GABLES, FL 33134

Annual Reports

Report Year	Filed Date
2023	01/25/2023
2024	02/21/2024
2025	02/19/2025

Document Images

02/19/2025 -- ANNUAL REPORT	View image in PDF format
02/21/2024 -- ANNUAL REPORT	View image in PDF format
01/25/2023 -- ANNUAL REPORT	View image in PDF format
01/31/2022 -- ANNUAL REPORT	View image in PDF format
10/15/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
04/08/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
03/22/2021 -- ANNUAL REPORT	View image in PDF format
02/20/2020 -- ANNUAL REPORT	View image in PDF format
02/09/2019 -- ANNUAL REPORT	View image in PDF format
02/08/2018 -- ANNUAL REPORT	View image in PDF format
03/31/2017 -- ANNUAL REPORT	View image in PDF format
09/08/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
02/05/2016 -- ANNUAL REPORT	View image in PDF format

02/24/2015 -- ANNUAL REPORT	View image in PDF format
03/03/2014 -- ANNUAL REPORT	View image in PDF format
05/16/2013 -- AMENDED ANNUAL REPORT	View image in PDF format
02/05/2013 -- ANNUAL REPORT	View image in PDF format
02/02/2012 -- ANNUAL REPORT	View image in PDF format
02/15/2011 -- ANNUAL REPORT	View image in PDF format
03/01/2010 -- REINSTATEMENT	View image in PDF format
03/13/2008 -- ANNUAL REPORT	View image in PDF format
09/04/2007 -- ANNUAL REPORT	View image in PDF format
12/11/2006 -- REINSTATEMENT	View image in PDF format
03/15/2005 -- ANNUAL REPORT	View image in PDF format
08/30/2004 -- ANNUAL REPORT	View image in PDF format
08/01/2003 -- ANNUAL REPORT	View image in PDF format
08/13/2002 -- ANNUAL REPORT	View image in PDF format
07/27/2001 -- ANNUAL REPORT	View image in PDF format
02/05/2000 -- ANNUAL REPORT	View image in PDF format
02/27/1999 -- ANNUAL REPORT	View image in PDF format
02/04/1998 -- ANNUAL REPORT	View image in PDF format
02/21/1997 -- ANNUAL REPORT	View image in PDF format
03/15/1996 -- ANNUAL REPORT	View image in PDF format
04/27/1995 -- ANNUAL REPORT	View image in PDF format



MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING ELECTRICAL RECERTIFICATION

CASE REFERENCE NUMBER:

LICENSEE NAME: Charles Culpepper

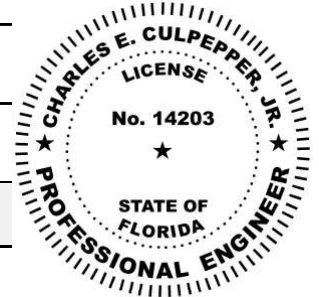
TITLE: Professional Engineer P.E. # 14203

JURISDICTION NAME:

ADDRESS: 825 Brickell Bay Drive, Suite 346, Miami FL 33131

City of Coral Gables

SIGNATURE:



*Use separate sheets for additional responses by referencing the report section number.

1. DESCRIPTION OF BUILDING

a. Name on Title: GABLES BATH CLUB APTS CONDO

b. Building Street Address: 700 Coral Way Coral Gables, FL 33134

Bldg. #: 1

c. Legal Description: GABLES BATH CLUB APTS CONDO CORAL GABLES BILTMORE PB 20-28 LOTS 10 THRU 12 INC & N9FT OF 20FT ALLEY LYG S & ADJ BLK 1 FAU 03-4117-008-0080

Attached: ☒

d. Owner's Name: GABLES BATH CLUB APTS CONDO

e. Owner's Mailing Address: 700 Coral Way Coral Gables, FL 33134

f. Folio Number of Property on which Building is Located: 03-4117-021-0001

g. Building Code Occupancy Classification: R-2.

h. Present Use: Residential.

i. General Description of building (overall description, structural systems, special features):

The Gables Bath Club Condominium is an existing high-rise building built in 1974. The building has 13 stories with a total building height of 131.5 feet and top floor height is 110.5 feet. The primary occupancy classification is Apartment Occupancy. The ground floor consists of the entrance lobby, office, mechanical rooms and the property manager's dwelling unit. The Second to Thirteenth Floor consists of one apartment unit per floor for a total of twelve (12) apartment units plus the apartment unit on the ground floor. The ground floor area is approximately 3,500 square feet. The only common areas are the elevator lobbies on each floor and the ground floor lobby areas. There is a swimming pool located outside at ground level. The parking lot is located on the south side of the building. The parking lot is partially covered, but is considered an open garage/lot. The roofing system consists of Reinforced concrete slab deck over asphalt rolled roof cover on load-bearing steel reinforced concrete masonry unit walls in good condition.

j. Number of Stories: 13 k. Is this a Threshold Building as per 553.71(12) F.S. (Yes/No): Yes.

l. Provide an aerial of the property identifying the building being certified on a separate sheet. Attached: ☒

m. Additional Comments: None.

City's Exhibit #10

2. INSPECTIONS

a. Date of Notice of Required Inspection: **Unknown**

b. Date(s) of actual inspection: **11/8/2024**

c. Name and qualifications of licensee submitting report:

Charles Culpepper Professional Electrical Engineer P.E. # 14203

d. Are Any Electrical Repairs Required? (YES/NO): **No.**

1. If required, describe, and indicate acceptance:

NO REPAIRS REQUIRED

e. Can the building continue to be occupied while recertification and repairs are ongoing? (YES/NO): **Yes.**

1. Explanation/Conditions: **THE BUILDING MAY CONTINUE OCCUPIED. NO REPAIRS REQUIRED.**

3. ELECTRICAL SERVICE

PROVIDE PHOTO 3

a. Size: Voltage (120/240) Amperage (600) Type: Fuses () Breakers (X)

b. Phase: Three-Phase (X) Single Phase ()

c. Condition: Good (X) Fair () Needs Repair ()

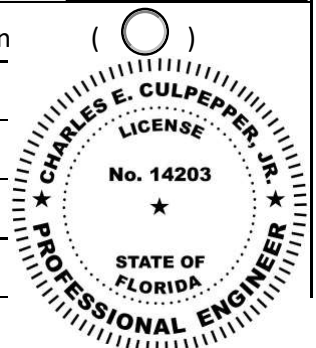
Comments: Two (2) Main of 600 amps, One (1) Housing Panel of 225 amps and Two (2) Main of 400 amps.

4. METERING EQUIPMENT

PROVIDE PHOTO 4

1. Clearances: Good (X) Fair () Needs Correction ()

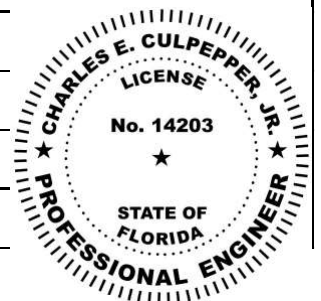
Comments:



5. ELECTRIC ROOMS		Not Applicable: ☐	PROVIDE PHOTO 5
1. Clearances:	Good (☒)	Fair (☐)	Needs Correction (☐)
Comments:			

6. GUTTERS		Not Applicable: ☐	PROVIDE PHOTO 6
1. Location:	Good (☒)	Needs Repair (☐)	
2. Taps and Fill:	Good (☒)	Needs Repair (☐)	
Comments:			

7. ELECTRICAL PANELS		PROVIDE PHOTO 7
1. Panel # (1)	Location: Inside unit	
	Good (☒)	Needs Repair (☐)
2. Panel # (2)	Location: Inside unit	
	Good (☒)	Needs Repair (☐)
3. Panel # (3)	Location: Inside unit	
	Good (☒)	Needs Repair (☐)
4. Panel # (4)	Location: Inside unit	
	Good (☒)	Needs Repair (☐)
5. Panel # (5)	Location: Inside unit	
	Good (☒)	Needs Repair (☐)
Use separate sheets for additional panels.		



Comments: ALL ELECTRICAL PANELS ARE IN GOOD CONDITION

8. BRANCH CIRCUITS (Exiting panel enclosure)

PROVIDE PHOTO 8

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

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

Comments:

9. GROUNDING OF SERVICE

PROVIDE PHOTO 9

Good (☒) Needs Repair (☐)

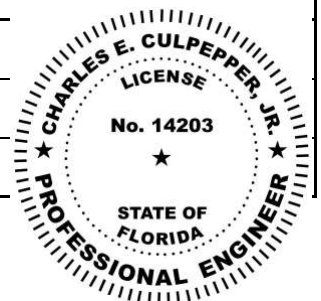
Comments:

10. BRANCH CIRCUIT EQUIPMENT GROUNDING SYSTEM

PROVIDE PHOTO 10

Good (☒) Needs Repair (☐)

Comments:



11. SERVICE CONDUIT/RACEWAYS**PROVIDE PHOTO 11**Good (☒)Needs Repair (☐)

Comments:

12. GENERAL CONDUIT/RACEWAYS**PROVIDE PHOTO 12**Good (☒)Needs Repair (☐)

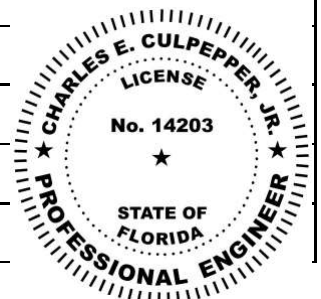
Comments:

13. WIRE AND CABLES**PROVIDE PHOTO 13**Good (☒)Needs Repair (☐)

Comments:

14. BUSWAYSNot Applicable: ☐**PROVIDE PHOTO 14**Good (☒)Needs Repair (☐)

Comments:



15.THERMOGRAPHY INSPECTION RESULTSNot Applicable: ☐**PROVIDE PHOTO 15**

Design Professional to summarize results below. Attach thermography report by certified thermographer.

Are there any anomalies reported in the thermography report? (Yes/No): **No.**Comments: **No anomalies were found.****16.OTHER CONDUCTORS****PROVIDE PHOTO 16**Good (☒) Needs Repair (☐)

Comments:

17.TYPES OF WIRING METHODS**PROVIDE PHOTO 17**

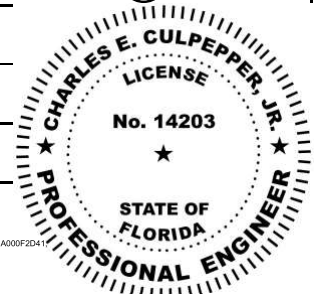
1. Conduit Raceways Metallic:	Good (☒)	Needs Repair (☐)	N/A (☐)
2. Conduit PVC:	Good (☒)	Needs Repair (☐)	N/A (☐)
3. NM Cable:	Good (☐)	Needs Repair (☐)	N/A (☒)
4. Other Conductors/Cables:	Good (☐)	Needs Repair (☐)	N/A (☒)

a. Other Conductors/Cables (Specify):

Comments:

18.EMERGENCY LIGHTING**PROVIDE PHOTO 18**Good (☒) Needs Repair (☐) N/A (☐)

Comments:

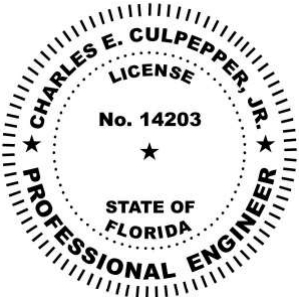


19. BUILDING EGRESS ILLUMINATION	PROVIDE PHOTO 19
Good (☒) Needs Repair (☐) N/A (☐)	
Comments:	

20. FIRE ALARM SYSTEM	PROVIDE PHOTO 20
Good (☒) Needs Repair (☐) N/A (☐)	
Comments:	

21. SMOKE DETECTORS (Part of a fire alarm system only)	Not Applicable: ☐	PROVIDE PHOTO 21
Good (☒) Needs Repair (☐) N/A (☐)		
Comments:		

22. EXIT LIGHTS	PROVIDE PHOTO 22
Good (☒) Needs Repair (☐) N/A (☐)	
Comments:	



23. EMERGENCY GENERATOR**PROVIDE PHOTO 23**Good (☒)Needs Repair (☐)N/A (☐)

Comments:

24. WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS**PROVIDE PHOTO 24**Good (☒)Requires Additional Illumination (☐)N/A (☐)

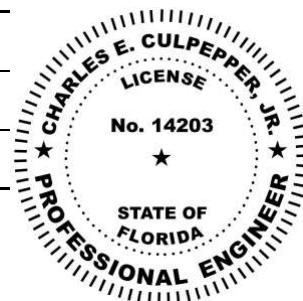
Comments:

25. OPEN OR UNDER COVER PARKING GARAGE AND EGRESS ILLUMINATION**PROVIDE PHOTO 25**Good (☒)Requires Additional Illumination (☐)N/A (☐)

Comments:

26. SWIMMING POOL WIRING**PROVIDE PHOTO 26**Good (☐)Needs Repair (☐)N/A (☒)

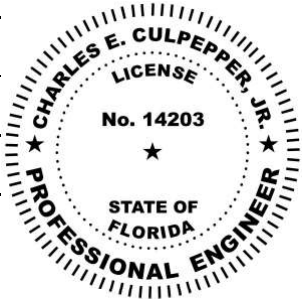
Comments:



27. WIRING TO MECHANICAL EQUIPMENT	PROVIDE PHOTO 27
Good (☒) Needs Repair (☐) N/A (☐)	
Comments:	

28. UNDERGROUND OR LOWER-LEVEL PARKING GARAGES	N/A: ☒	PROVIDE PHOTO 28
CHECKLIST ITEMS TO CONFIRM OR CONSIDER FOR UNDERGROUND PARKING GARAGE:		
Number of Levels Below Grade Plane:		
A. Are the sump pumps operational? Select: (Yes/Need Repair/N/A)		
Explanation:		
B. If the elevator(s) travel below grade plane:		
1. Are they programmed to return to a level at or above BFE plus freeboard: Select: (Yes, No, Needs Repair, Will Retrofit):		
Explanation:		
2. Are they equipped with sensors that prevent the cab from descending into a flooded hoistway? Select: (Yes, No, Needs Repair, Will Retrofit):		
Explanation:		
C. Are the branch electrical circuits feeding devices below grade plane protected by a Ground Fault Circuit Interrupter (GFCI) breaker?		
Select: (Yes, No, Needs Repair, Will Retrofit):		
Explanation:		

29. GENERAL ADDITIONAL COMMENTS None.



*Charles E. Culpepper, Jr., P.E.
Consulting Engineer, Fla. Reg. No. 14203
Electrical, Mechanical, and Structural
825 Brickell Bay Drive, Suite 346
Miami, Florida 33131
Office: 305-372-5189
Email: charlesculpepper@hotmail.com*

November 8, 2024

City of Coral Gables
Building Department
405 Biltmore Way
Coral Gables, FL 33134

RE: Recertification of Buildings—40/50 years old or older:
Address; 700 Coral Way Miami, FL 33134;
FOLIO NO. 03-4117-021-0001

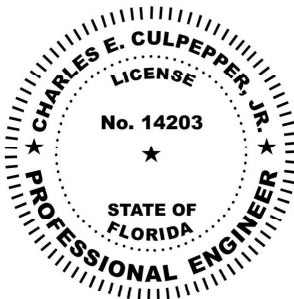
Building Official:

As required by the Code of Miami-Dade County Section 8-11(f) and the City of Miami, I performed a 40-year electrical inspection on the above referenced building. My first inspection was performed on November 4, 2024 and my last inspection was performed on November 8, 2024. In my opinion the building is electrically safe for its intended use and occupancy, is in good condition, requires no repairs or additional maintenance at this time, is adequate for the purpose intended and presents no hazards to the building or to the building's occupants.

The building is Electrically safe for its use and present occupancy.

If you have any further requirements, suggestions and/or comments, please contact me.

Respectfully,



Charles E. Culpepper, Jr., PE
Florida Professional Engineering Registration 14203

***Charles E. Culpepper, Jr., P.E.
Consulting Engineer, Fla. Reg. No. 14203
Electrical, Mechanical, and Structural
825 Brickell Bay Drive, Suite 346
Miami, Florida 33131
Office: 305-372-5189
Email: charlesculpepper@hotmail.com***

Respected Building Official,

I am writing this letter to confirm that I, Charles E. Culpepper, Jr., PE, am practicing structural engineering with extensive experience in the field. I have worked on projects equivalent in complexity and scope to the building currently under consideration for certification, located at the above referenced address.

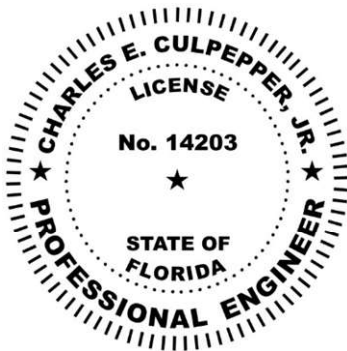
In addition, I have been recognized as a Structural Engineer by the Florida Board of Professional Engineers (FBPE) in the FRSE (Florida Recognized Structural Engineer) program, which is required by Miami-Dade County BORA provisions for threshold buildings recertification.

Throughout my career, I have successfully navigated projects that demanded a deep understanding of structural engineering principles, design methodologies, and regulatory standards. My expertise spans across various types of structures, including commercial buildings, residential complexes, and industrial facilities.

Based on my qualifications, experience, and professional achievements, I am confident in my ability to serve as a capable structural engineer for similar projects.

Should you require any additional information or wish to discuss my qualifications further, please feel free to contact me at your convenience.

Sincerely,



Charles E. Culpepper, Jr.

GABLES BATH CLUB APTS CONDO
700 Coral Way Coral Gables, FL
33134



Front



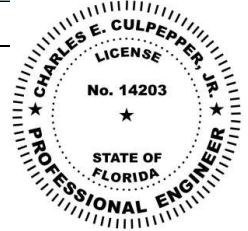
Front/side



Rear/side



Front



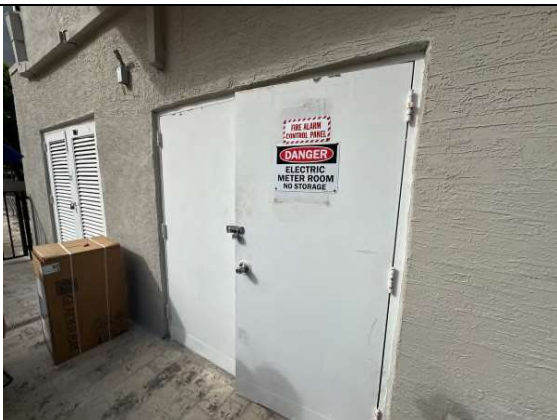
GABLES BATH CLUB APTS CONDO
700 Coral Way Coral Gables, FL
33134



Rear/side



Rear/side



Meter Room



3. Electrical Service



GABLES BATH CLUB APTS CONDO
700 Coral Way Coral Gables, FL
33134



3. Electrical Service



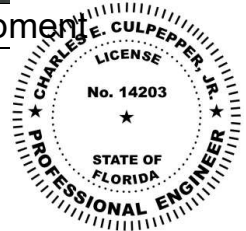
3. Electrical Service



4. Metering Equipment



4. Metering Equipment



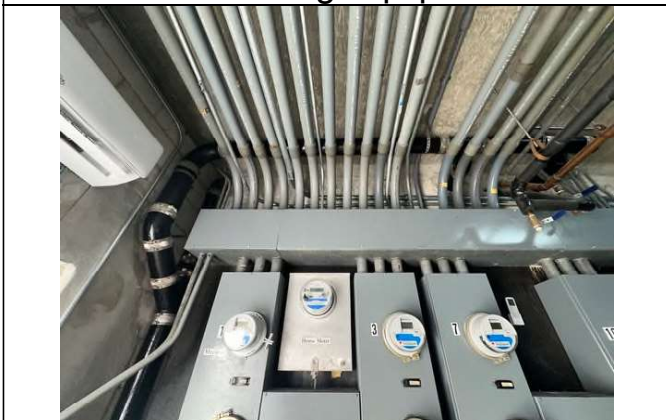
GABLES BATH CLUB APTS CONDO
700 Coral Way Coral Gables, FL
33134



4. Metering Equipment



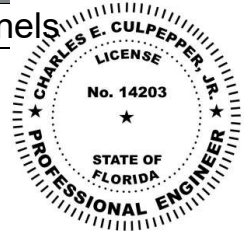
5. Electrical Rooms



6. Gutters



7. Electrical Panels



GABLES BATH CLUB APTS CONDO
700 Coral Way Coral Gables, FL
33134



7. Electrical Panels



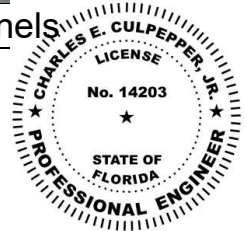
7. Electrical Panels



7. Electrical Panels



7. Electrical Panels



GABLES BATH CLUB APTS CONDO
700 Coral Way Coral Gables, FL
33134



7. Electrical Panels



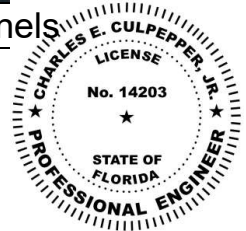
7. Electrical Panels



7. Electrical Panels



7. Electrical Panels



GABLES BATH CLUB APTS CONDO
700 Coral Way Coral Gables, FL
33134



7. Electrical Panels



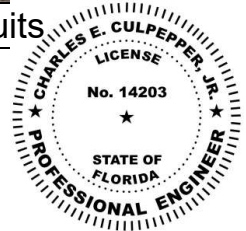
7. Electrical Panels



7. Electrical Panels



8. Branch circuits



GABLES BATH CLUB APTS CONDO
700 Coral Way Coral Gables, FL
33134



8. Branch circuits



9. Grounding of service



10. Branch circuit equipment grounding system



11. Service conduit/raceways





11. Service conduit/raceways



11. Service conduit/raceways



12. Service conductors conduit/raceways



12. Service conductors conduit/raceways



GABLES BATH CLUB APTS CONDO
700 Coral Way Coral Gables, FL
33134



12. Service conductors conduit/raceways



12. Service conductors conduit/raceways



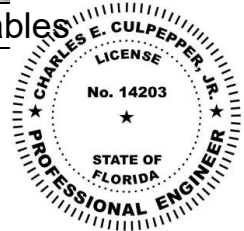
13. Wires and cables



13. Wires and cables

Charles Culpepper

Digitally signed by Charles Culpepper
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OU=Culpepper-2014-1000000150420458A000F2D41,
O=Unaffiliated, C=US
Date: 2025.08.29 14:46:01-0400



GABLES BATH CLUB APTS CONDO
700 Coral Way Coral Gables, FL
33134



13. Wires and cables



13. Wires and cables



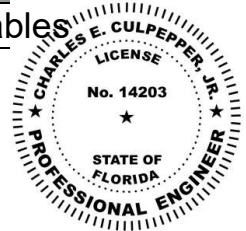
13. Wires and cables



13. Wires and cables

Charles Culpepper

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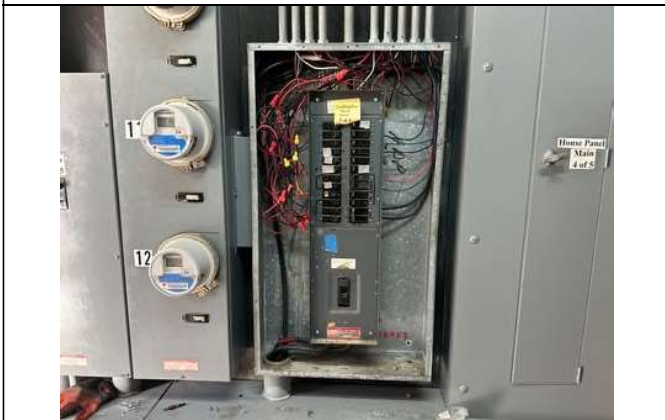
GABLES BATH CLUB APTS CONDO
700 Coral Way Coral Gables, FL
33134



16. Other conductors



16. Other conductors



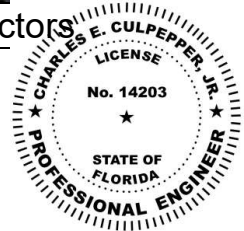
16. Other conductors



16. Other conductors

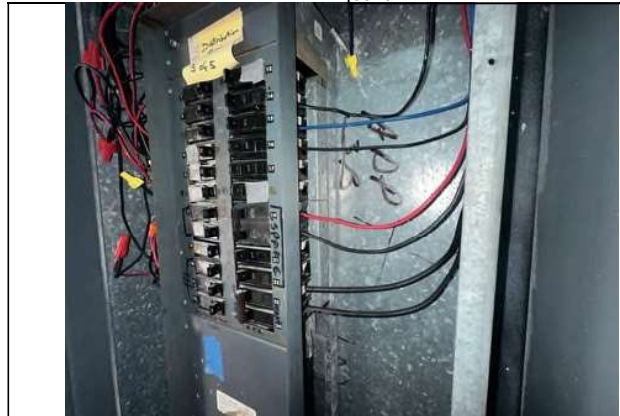
Charles Culpepper

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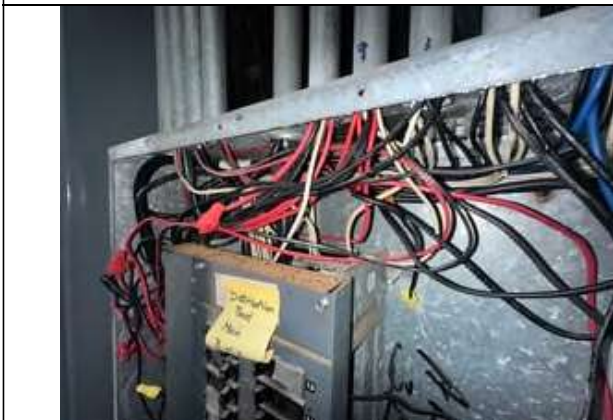




16. Other conductors



16. Other conductors



17. Types of wiring methods



17. Types of wiring methods

Charles Culpepper

Digitally signed by Charles Culpepper
DN: CN=Charles Culpepper,
OU=Charles Culpepper, O=US,
E=Charles.Culpepper@GablesBathClub.com,
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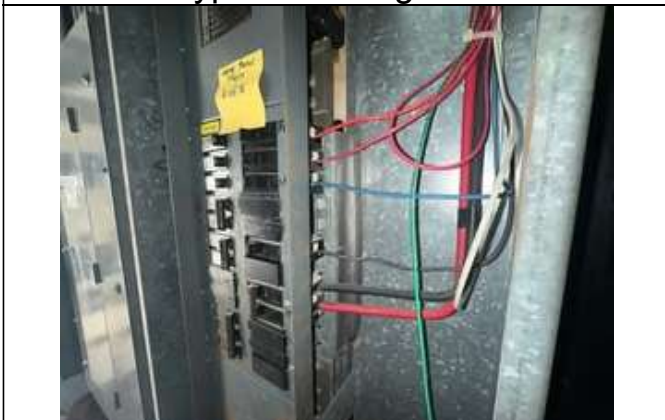
GABLES BATH CLUB APTS CONDO
700 Coral Way Coral Gables, FL
33134



17. Types of wiring methods



17. Types of wiring methods



17. Types of wiring methods



17. Types of wiring methods

Charles Culpepper

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o=Charles Culpepper, ou=Charles Culpepper,
c=US
Date: 2025.08.29 14:46:31-0400





17. Types of wiring methods



17. Types of wiring methods



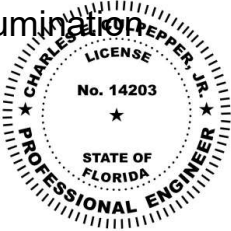
19. Building egress illumination



19. Building egress illumination

Charles Culpepper

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GABLES BATH CLUB APTS CONDO
700 Coral Way Coral Gables, FL
33134



19. Building egress illumination



20. Alarm System



20. Alarm System



21. Smoke Detectors

Charles Culpepper

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O=Unaffiliated, C=US
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GABLES BATH CLUB APTS CONDO
700 Coral Way Coral Gables, FL
33134



21. Smoke Detectors



22. Exit Lights



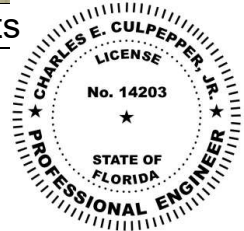
22. Exit Lights



22. Exit Lights

Charles Culpepper

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c=US
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22. Exit Lights



22. Exit Lights



25. Open or under cover parking garage and egress illumination



25. Open or under cover parking garage and egress illumination

Charles Culpepper

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D=Unaffiliated, C=US
Date: 2025.08.29 14:47:52-0400



GABLES BATH CLUB APTS CONDO
700 Coral Way Coral Gables, FL
33134



25. Open or under cover parking garage and egress illumination



25. Open or under cover parking garage and egress illumination



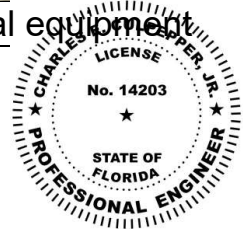
25. Open or under cover parking garage and egress illumination



27. Wiring to mechanical equipment

Charles Culpepper

Digitally signed by Charles Culpepper
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O=Unaffiliated, C=US
Date: 2025.08.29 14:47:10-04'00'





27. Wiring to mechanical equipment



27. Wiring to mechanical equipment



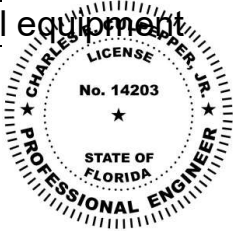
27. Wiring to mechanical equipment



27. Wiring to mechanical equipment

Charles Culpepper

Digitally signed by Charles Culpepper
DN: CN=Charles Culpepper,
OU=Charles Culpepper, O=US,
Date: 2025.08.29 14:47:17-0400



GABLES BATH CLUB APTS CONDO
700 Coral Way Coral Gables, FL
33134



3. Electrical Service



3. Electrical Service



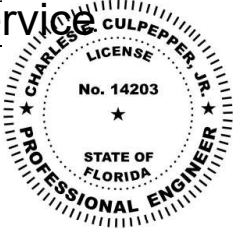
3. Electrical Service



3. Electrical Service

Charles Culpepper

Digitally signed by Charles Culpepper
DN: CN=Charles Culpepper,
OU=Charles Culpepper, O=Charles Culpepper,
C=US
Date: 2025.08.29 14:47:25-0400





24. Wiring in open or under cover parking garage areas



18. Emergency Lighting



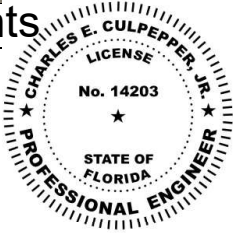
22. Exit Lights



22. Exit Lights

Charles Culpepper

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22. Exit Lights



22. Exit Lights



25. Open or under cover parking garage and egress illumination



25. Open or under cover parking garage and egress illumination

Charles Culpepper

Digitally signed by Charles Culpepper
DN: CN=Charles Culpepper,
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21. Smoke Detectors



21. Smoke Detectors



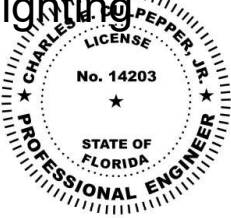
18. Emergency Lighting



18. Emergency Lighting

Charles Culpepper

Digitally signed by Charles Culpepper
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email=charles@culpepper.com, O=US,
Date: 2025.08.29 14:47:51-0400





18. Emergency Lighting



18. Emergency Lighting



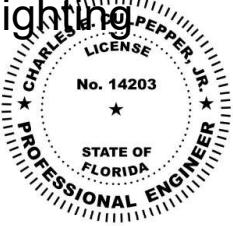
18. Emergency Lighting



18. Emergency Lighting

Charles Culpepper

Digitally signed by Charles Culpepper
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GABLES BATH CLUB APTS CONDO
700 Coral Way Coral Gables, FL
33134



19. Building egress illumination



19. Building egress illumination



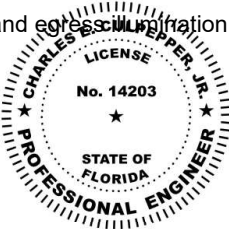
19. Building egress illumination



25. Open or under cover parking garage and egress illumination

Charles Culpepper

Digitally signed by Charles Culpepper
DN: CN=Charles Culpepper,
[1]C=US, [2]E=charles.culpepper@state.fl.us,
[3]OU=Professional Engineers, [4]O=State of Florida,
[5]C=US, [6]D=2025.08.29 14:48:58-0400



GABLES BATH CLUB APTS CONDO
700 Coral Way Coral Gables, FL
33134



25. Open or under cover parking garage and egress illumination



25. Open or under cover parking garage and egress illumination



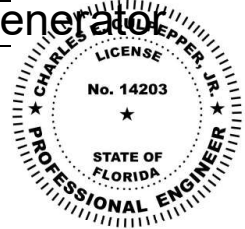
23. Emergency Generator



23. Emergency Generator

Charles Culpepper

Digitally signed by Charles Culpepper
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Date: 2025.08.29 14:48:15-04'00'



GABLES BATH CLUB APTS CONDO
700 Coral Way Coral Gables, FL
33134



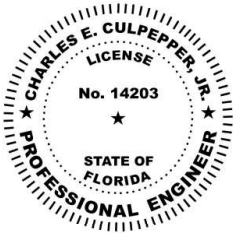
23. Emergency Generator



23. Emergency Generator

Charles Culpepper

Digitally signed by Charles Culpepper
DN: CN=Charles Culpepper,
#1=Charles Culpepper, O=Charles Culpepper,
C=US
Date: 2025.08.29 14:48:23-0400



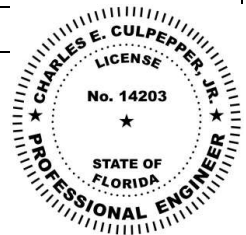
GABLES BATH CLUB APTS CONDO
700 Coral Way Coral Gables, FL
33134



Aerial View

Charles Culpepper

Digitally signed by Charles Culpepper
DN: CN=Charles Culpepper,
#1=Culpepper-A01410000001964E20458A000F2D41,
O=Unaffiliated, C=US
Date: 2025.08.29 14:48:31-0400



CERTIFICATION OF COMPLIANCE WITH PARKING LOT GUARDRAILS

Re: Case No. _____ FYear 2024
Property Address: 700 Coral Way Coral Gables, FL 33134, Bldg. No.: 700, Sq. Ft.: 41,600 Approx.
Building Description: Thirteen Story Residential.

I am a Florida registered professional ☒ engineer ☐ architect with an active license.

On November 8 2024, I inspected the parking lots servicing the above referenced building for compliance with Section 8C-6 and determined the following (check only one):



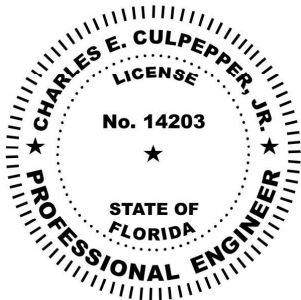
The parking lot(s) is not adjacent to or abutting a canal, lake, or other body of water.



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 Miami-Dade County Code. I have advised the property owner that he/she must obtain a permit for the installation of the guardrail and obtain all required inspection approvals to avoid enforcement action.



Signature and Seal of Architect or Engineer

Charles Culpepper

Print Name

November 8, 2024

Date



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

Date: November 8, 2024

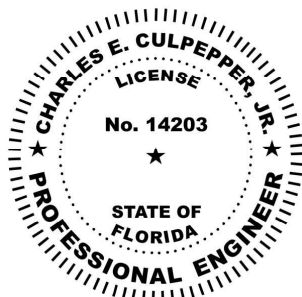
Case No. _____ FYear 2024

Property Address: 700 Coral Way Coral Gables, FL 33134, Bldg. No.: 700, Sq. Ft.: 41,600 Approx.

Folio Number: 06-2229-114-0010

Building Description: Thirteen Story Residential.

- I am a Florida registered professional ☒ engineer ☐ architect with an active license.
- On, 20 November 8, 2024 at 9:30 ☐ AM ☒ PM, I measured the level of illumination in the parking lot(s) serving the above referenced building.
- Maximum 1.76 foot candle
Minimum 1.58 foot candle
Maximum to Minimum Ratio 1.54 : 1.32, foot candle
- The level of illumination provided in the parking lot ☒ meets ☐ does not meet the minimum standards for the occupancy classification of the building as established in Section 8C-3 of Miami-Dade County Code.



Signature and Seal of Professional

Charles Culpepper

Print Name Engineer or Architect



ANAMIK
ELECTRICAL AND GENERAL CONTRACTORS
EC13005900
CGC1532054

Infrared Thermography inspection Report for Electrical Commercial Systems

Folio: 03-4117-021-0010	
Sub-Division: GABLES BATH CLUB APTS CONDO	
Property Address 700 CORAL WAY UNIT: 1	
Owner LUISA M GUITERAS LIVING TRUST LUISA M GUITERAS CO TRS GREGORY I GUITERAS CO TRS	
Mailing Address 700 CORAL WAY APT 1 CORAL GABLES, FL 33134	
PA Primary Zone 5000 HOTELS & MOTELS - GENERAL	
Primary Land Use 0407 RESIDENTIAL - TOTAL VALUE : CONDOMINIUM - RESIDENTIAL	
Beds / Baths (Half)	3 / 3 / 0
Floors	0
Living Units	0
Actual Area	
Living Area	3,200 Sq.Ft
Adjusted Area	3,200 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	1974



Inspection Report Information

Thermographer	Miguel Mendez
Inspection Date	September 12, 2024
Contractor	ANAMIK ELECTRIC CORP
License	EC13005900
phone num.	(305) 282 - 3168
Project address	700 CORAL WAY
Owner Info	GABLES BATH CLUB APTS CONDO
Date report	September 18th, 2024



Date of Inspection
September 12th,
2024

Electrical Conditions	As- Is Condition
Project address OWNER	700 CORAL WAY GABLES BATH CLUB APTS CONDO
Camara	FLIR E54 xt

Dear Customer,

Your electrical equipment was inspected as existing, and since we do not actually know the current load on any given circuit at the time of inspection, circuit loads will not necessarily show T deltas, even though once they are loaded there may be a problem. We would request a minimum of 40% current loading, but we also understand that some circuits are intermittent in their usage. We do our best to obtain ampere readings on circuits where anomalies are found. This is a good reference along with the temperature readings to determine how severe an anomaly is or may become. Our findings are the following

**NO SEVERE ANOMALIES FOUND AT TIME OF
INSPECTION**

If you have any questions please feel free to call at (305) 282-3168
We truly appreciate your business





Severaty Rating Action

Critical

Delta Temperature

Greater than 126 degree F

Repair or replace a component as required. A physical inspection of all equipment is suggested.

Perform an Infrared Inspection after repairs.

(repair immediately)

Serious

Delta Temperature

72 degree F to 126 degree F

Repair or replace a component should be scheduled as soon as posible

Perform an Infrared Inspection after repairs.

(Monitor until corrective measure can be accomplished)

Intermediate

Delta Temperature

45 degree F to 72 degree F

Make note of any changes necessary regarding fluctuating load factors

May indicate probable deficiency

Minor

Delta Temperature

18 degree F to 45 degree F

Repair can be made during normal preventive maintenace service

Warrents Investigation

The above categories and recommendations have been compiled through in-filed experiance, however, priorities or criticality for for order of maintenance should also be determined by feasble factors in the process of replacement or repair of components.

References: ANSI/NETA-ATS 2013, TABLE 100.8



Unit/Equipment List and page location

File name	Created	Maximum temp.	Page number
FLIR0265.jpg	9/12/2024 2:40:46 PM	88.2 °F	6
FLIR0266.jpg	9/12/2024 2:41:46 PM	83.3 °F	7
FLIR0267.jpg	9/12/2024 2:42:41 PM	85.4 °F	8
FLIR0268.jpg	9/12/2024 2:43:44 PM	82.7 °F	9
FLIR0269.jpg	9/12/2024 3:05:53 PM	85.0 °F	10
FLIR0270.jpg	9/12/2024 3:06:26 PM	84.9 °F	11
FLIR0271.jpg	9/12/2024 3:07:17 PM	80.0 °F	12
FLIR0272.jpg	9/12/2024 3:08:22 PM	82.5 °F	13
FLIR0273.jpg	9/12/2024 3:09:13 PM	87.4 °F	14
FLIR0274.jpg	9/12/2024 3:10:35 PM	82.8 °F	15
FLIR0275.jpg	9/12/2024 3:26:51 PM	80.6 °F	16
FLIR0276.jpg	9/12/2024 3:27:27 PM	84.2 °F	17
FLIR0277.jpg	9/12/2024 3:28:11 PM	85.6 °F	18
FLIR0278.jpg	9/12/2024 3:38:35 PM	79.9 °F	19
FLIR0279.jpg	9/12/2024 3:40:13 PM	76.4 °F	20
FLIR0280.jpg	9/12/2024 3:44:11 PM	82.4 °F	21
FLIR0281.jpg	9/12/2024 3:45:21 PM	82.5 °F	22
FLIR0282.jpg	9/12/2024 3:49:38 PM	83.3 °F	23



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Measurements

Sp1	87.0 °F
Sp2	85.7 °F



Camera information

Camera model	FLIR E54
Lens	FOL18
Camera serial	84509605
Filter	
Range max.	248.0 °F
Range min.	-4.0 °F

File information

Date	9/12/24
File name	FLIR0265.jpg
File size	328 KB
Width	320
Height	240
Minimum temp.	78.1 °F
Maximum temp.	88.2 °F
Page number	6
Emissivity	0.95
Distance	5 ft
Reflected temp.	74.0 °F
Atmospheric temp.	85.0 °F
Relative humidity	84.0%

Main 1 of 5

NO ANOMALIES	NO ACTION NEEDED. NORMAL OPERATING LOAD
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Measurements

Sp1	80.3 °F
Sp2	80.8 °F



Camera information

Camera model	FLIR E54
Lens	FOL18
Camera serial	84509605
Filter	
Range max.	248.0 °F
Range min.	-4.0 °F

File information

Date	9/12/24
File name	FLIR0266.jpg
File size	304 KB
Width	320
Height	240
Minimum temp.	76.6 °F
Maximum temp.	83.3 °F
Page number	7
Emissivity	0.95
Distance	5 ft
Reflected temp.	74.0 °F
Atmospheric temp.	85.0 °F
Relative humidity	84.0%

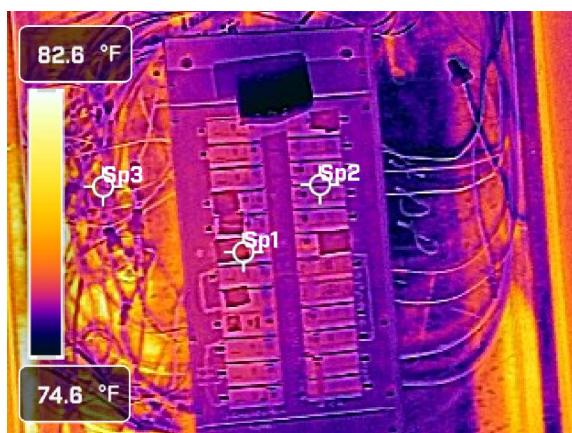
Main 2 of 5

NO ANOMALIES

**NO ACTION NEEDED.
NORMAL OPERATING
LOAD**



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Measurements

Sp1	76.9 °F
Sp2	76.1 °F
Sp3	76.2 °F



Camera information

Camera model	FLIR E54
Lens	FOL18
Camera serial	84509605
Filter	
Range max.	248.0 °F
Range min.	-4.0 °F

File information

Date	9/12/24
File name	FLIR0267.jpg
File size	390 KB
Width	320
Height	240
Minimum temp.	74.4 °F
Maximum temp.	85.4 °F
Page number	8
Emissivity	0.95
Distance	5 ft
Reflected temp.	74.0 °F
Atmospheric temp.	85.0 °F
Relative humidity	84.0%

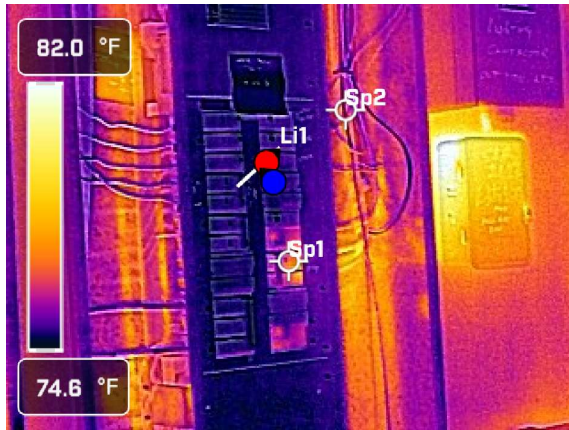
Main 3 of 5

NO ANOMALIES

**NO ACTION NEEDED.
NORMAL OPERATING
LOAD**



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Measurements

Li1	
Max	75.3 °F
Avg	75.0 °F
Min	74.8 °F
Sp1	77.0 °F
Sp2	76.0 °F



Camera information

Camera model	FLIR E54
Lens	FOL18
Camera serial	84509605
Filter	
Range max.	248.0 °F
Range min.	-4.0 °F

File information

Date	9/12/24
File name	FLIR0268.jpg
File size	360 KB
Width	320
Height	240
Minimum temp.	74.6 °F
Maximum temp.	82.7 °F
Page number	9
Emissivity	0.95
Distance	5 ft
Reflected temp.	74.0 °F
Atmospheric temp.	85.0 °F
Relative humidity	84.0%

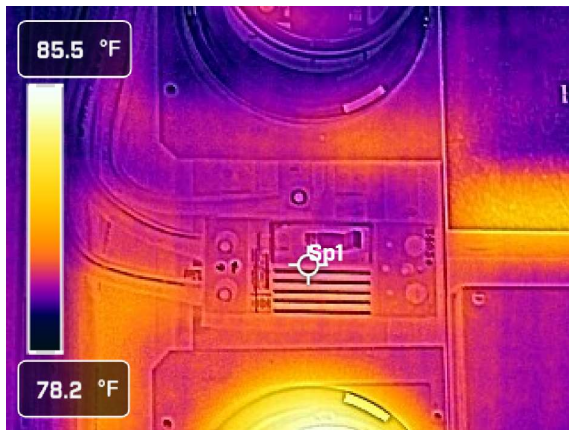
main 4 of 5

NO ANOMALIES

**NO ACTION NEEDED.
NORMAL OPERATING
LOAD**



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Measurements

Sp1	80.3 °F
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Camera information

Camera model	FLIR E54
Lens	FOL18
Camera serial	84509605
Filter	
Range max.	248.0 °F
Range min.	-4.0 °F

File information

Date	9/12/24
File name	FLIR0269.jpg
File size	276 KB
Width	320
Height	240
Minimum temp.	79.1 °F
Maximum temp.	85.0 °F
Page number	10
Emissivity	0.95
Distance	5 ft
Reflected temp.	74.0 °F
Atmospheric temp.	85.0 °F
Relative humidity	84.0%

Unit 1

NO ANOMALIES

**NO ACTION NEEDED.
NORMAL OPERATING
LOAD**



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Measurements

Sp1	79.9 °F
Sp2	80.1 °F



Camera information

Camera model	FLIR E54
Lens	FOL18
Camera serial	84509605
Filter	
Range max.	248.0 °F
Range min.	-4.0 °F

File information

Date	9/12/24
File name	FLIR0270.jpg
File size	282 KB
Width	320
Height	240
Minimum temp.	78.3 °F
Maximum temp.	84.9 °F
Page number	11
Emissivity	0.95
Distance	5 ft
Reflected temp.	74.0 °F
Atmospheric temp.	85.0 °F
Relative humidity	84.0%

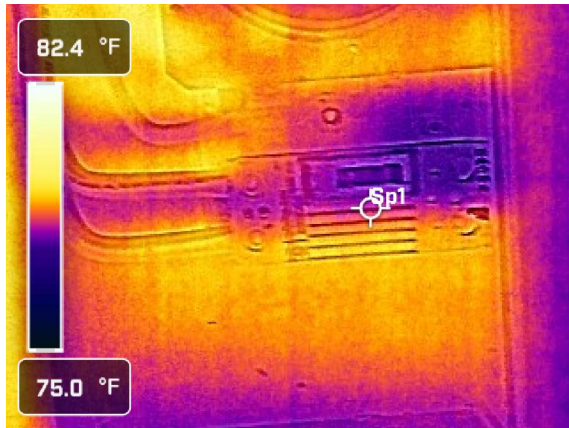
Unit 2

NO ANOMALIES

**NO ACTION NEEDED.
NORMAL OPERATING
LOAD**



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Measurements

Sp1	78.5 °F
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Camera information

Camera model	FLIR E54
Lens	FOL18
Camera serial	84509605
Filter	
Range max.	248.0 °F
Range min.	-4.0 °F

File information

Date	9/12/24
File name	FLIR0271.jpg
File size	275 KB
Width	320
Height	240
Minimum temp.	77.8 °F
Maximum temp.	80.0 °F
Page number	12
Emissivity	0.95
Distance	5 ft
Reflected temp.	74.0 °F
Atmospheric temp.	85.0 °F
Relative humidity	84.0%

Unit 2

NO ANOMALIES	NO ACTION NEEDED. NORMAL OPERATING LOAD
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Measurements

Sp1	78.5 °F
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Camera information

Camera model	FLIR E54
Lens	FOL18
Camera serial	84509605
Filter	
Range max.	248.0 °F
Range min.	-4.0 °F

File information

Date	9/12/24
File name	FLIR0272.jpg
File size	302 KB
Width	320
Height	240
Minimum temp.	77.5 °F
Maximum temp.	82.5 °F
Page number	13
Emissivity	0.95
Distance	5 ft
Reflected temp.	74.0 °F
Atmospheric temp.	85.0 °F
Relative humidity	84.0%

unit 3

NO ANOMALIES

**NO ACTION NEEDED.
NORMAL OPERATING
LOAD**



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Measurements

Sp1	79.0 °F
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Camera information

Camera model	FLIR E54
Lens	FOL18
Camera serial	84509605
Filter	
Range max.	248.0 °F
Range min.	-4.0 °F

File information

Date	9/12/24
File name	FLIR0273.jpg
File size	290 KB
Width	320
Height	240
Minimum temp.	77.8 °F
Maximum temp.	87.4 °F
Page number	14
Emissivity	0.95
Distance	5 ft
Reflected temp.	74.0 °F
Atmospheric temp.	85.0 °F
Relative humidity	84.0%

Unit 4

NO ANOMALIES	NO ACTION NEEDED. NORMAL OPERATING LOAD
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Measurements

Sp1	78.9 °F
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Camera information

Camera model	FLIR E54
Lens	FOL18
Camera serial	84509605
Filter	
Range max.	248.0 °F
Range min.	-4.0 °F

File information

Date	9/12/24
File name	FLIR0274.jpg
File size	281 KB
Width	320
Height	240
Minimum temp.	77.5 °F
Maximum temp.	82.8 °F
Page number	15
Emissivity	0.95
Distance	5 ft
Reflected temp.	74.0 °F
Atmospheric temp.	85.0 °F
Relative humidity	84.0%

Unit 6

NO ANOMALIES

**NO ACTION NEEDED.
NORMAL OPERATING
LOAD**



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CGC1532054



Measurements

Sp1	78.4 °F
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Camera information

Camera model	FLIR E54
Lens	FOL18
Camera serial	84509605
Filter	
Range max.	248.0 °F
Range min.	-4.0 °F

File information

Date	9/12/24
File name	FLIR0275.jpg
File size	475 KB
Width	320
Height	240
Minimum temp.	76.6 °F
Maximum temp.	80.6 °F
Page number	16
Emissivity	0.95
Distance	5 ft
Reflected temp.	74.0 °F
Atmospheric temp.	85.0 °F
Relative humidity	84.0%

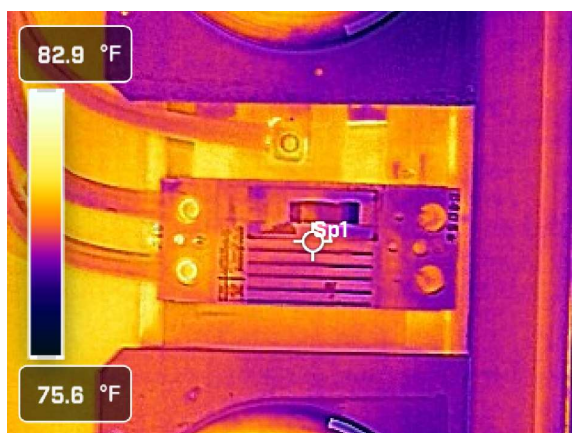
Unit 10

NO ANOMALIES

**NO ACTION NEEDED.
NORMAL OPERATING
LOAD**



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CGC1532054



Measurements

Sp1	79.0 °F
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Camera information

Camera model	FLIR E54
Lens	FOL18
Camera serial	84509605
Filter	
Range max.	248.0 °F
Range min.	-4.0 °F

File information

Date	9/12/24
File name	FLIR0276.jpg
File size	277 KB
Width	320
Height	240
Minimum temp.	76.8 °F
Maximum temp.	84.2 °F
Page number	17
Emissivity	0.95
Distance	5 ft
Reflected temp.	74.0 °F
Atmospheric temp.	85.0 °F
Relative humidity	84.0%

Unit 11

NO ANOMALIES

**NO ACTION NEEDED.
NORMAL OPERATING
LOAD**



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Measurements

Sp1	77.7 °F
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Camera information

Camera model	FLIR E54
Lens	FOL18
Camera serial	84509605
Filter	
Range max.	248.0 °F
Range min.	-4.0 °F

File information

Date	9/12/24
File name	FLIR0277.jpg
File size	300 KB
Width	320
Height	240
Minimum temp.	76.5 °F
Maximum temp.	85.6 °F
Page number	18
Emissivity	0.95
Distance	5 ft
Reflected temp.	74.0 °F
Atmospheric temp.	85.0 °F
Relative humidity	84.0%

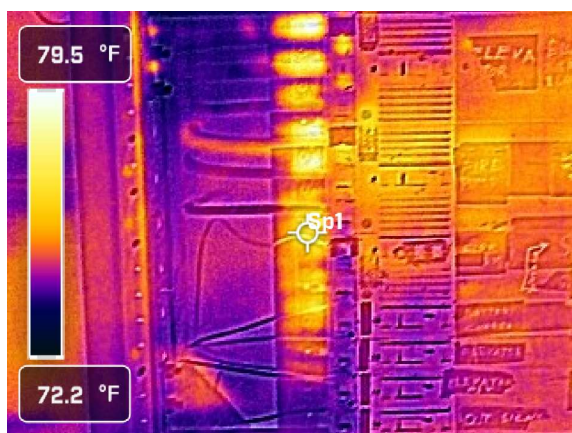
Unit 12

NO ANOMALIES

**NO ACTION NEEDED.
NORMAL OPERATING
LOAD**



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Measurements

Sp1	76.9 °F
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Camera information

Camera model	FLIR E54
Lens	FOL18
Camera serial	84509605
Filter	
Range max.	248.0 °F
Range min.	-4.0 °F

File information

Date	9/12/24
File name	FLIR0278.jpg
File size	352 KB
Width	320
Height	240
Minimum temp.	73.3 °F
Maximum temp.	79.9 °F
Page number	19
Emissivity	0.95
Distance	5 ft
Reflected temp.	74.0 °F
Atmospheric temp.	85.0 °F
Relative humidity	84.0%

Main 5 of 5

NO ANOMALIES

**NO ACTION NEEDED.
NORMAL OPERATING
LOAD**



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Measurements

Sp1	75.8 °F
Sp2	75.1 °F



Camera information

Camera model	FLIR E54
Lens	FOL18
Camera serial	84509605
Filter	
Range max.	248.0 °F
Range min.	-4.0 °F

File information

Date	9/12/24
File name	FLIR0279.jpg
File size	341 KB
Width	320
Height	240
Minimum temp.	74.1 °F
Maximum temp.	76.4 °F
Page number	20
Emissivity	0.95
Distance	5 ft
Reflected temp.	74.0 °F
Atmospheric temp.	85.0 °F
Relative humidity	84.0%

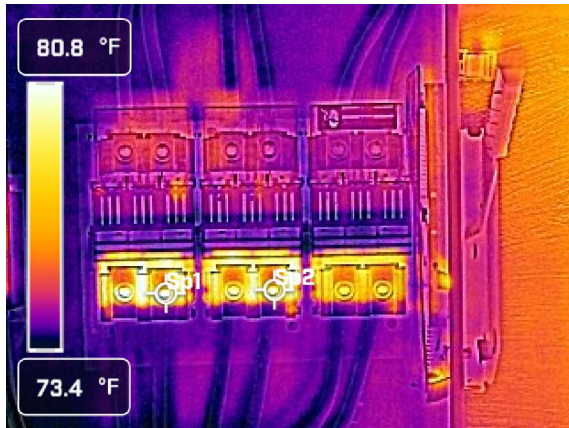
Main 5 of 5

NO ANOMALIES

**NO ACTION NEEDED.
NORMAL OPERATING
LOAD**

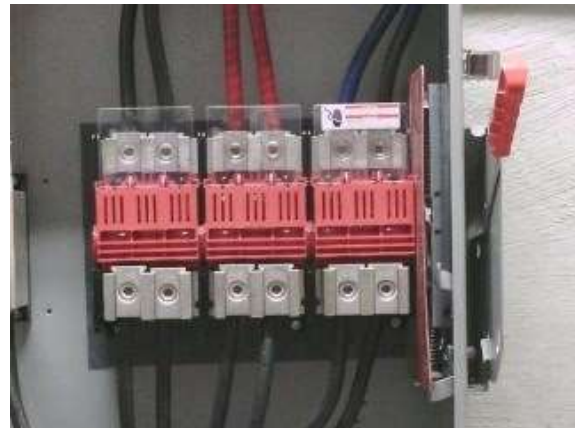


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Measurements

Sp1	81.1 °F
Sp2	79.7 °F



Camera information

Camera model	FLIR E54
Lens	FOL18
Camera serial	84509605
Filter	
Range max.	248.0 °F
Range min.	-4.0 °F

File information

Date	9/12/24
File name	FLIR0280.jpg
File size	345 KB
Width	320
Height	240
Minimum temp.	73.3 °F
Maximum temp.	82.4 °F
Page number	21
Emissivity	0.95
Distance	5 ft
Reflected temp.	74.0 °F
Atmospheric temp.	85.0 °F
Relative humidity	84.0%

Fpl switch

NO ANOMALIES	NO ACTION NEEDED. NORMAL OPERATING LOAD
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Measurements

Sp1	77.6 °F
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Camera information

Camera model	FLIR E54
Lens	FOL18
Camera serial	84509605
Filter	
Range max.	248.0 °F
Range min.	-4.0 °F

File information

Date	9/12/24
File name	FLIR0281.jpg
File size	283 KB
Width	320
Height	240
Minimum temp.	76.3 °F
Maximum temp.	82.5 °F
Page number	22
Emissivity	0.95
Distance	5 ft
Reflected temp.	74.0 °F
Atmospheric temp.	85.0 °F
Relative humidity	84.0%

Transfer switch

NO ANOMALIES	NO ACTION NEEDED. NORMAL OPERATING LOAD
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EC13005900
CGC1532054



Measurements

Sp1	80.5 °F
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Camera information

Camera model	FLIR E54
Lens	FOL18
Camera serial	84509605
Filter	
Range max.	248.0 °F
Range min.	-4.0 °F

File information

Date	9/12/24
File name	FLIR0282.jpg
File size	302 KB
Width	320
Height	240
Minimum temp.	74.5 °F
Maximum temp.	83.3 °F
Page number	23
Emissivity	0.95
Distance	5 ft
Reflected temp.	74.0 °F
Atmospheric temp.	85.0 °F
Relative humidity	84.0%

Gutter

NO ANOMALIES	NO ACTION NEEDED. NORMAL OPERATING LOAD
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