

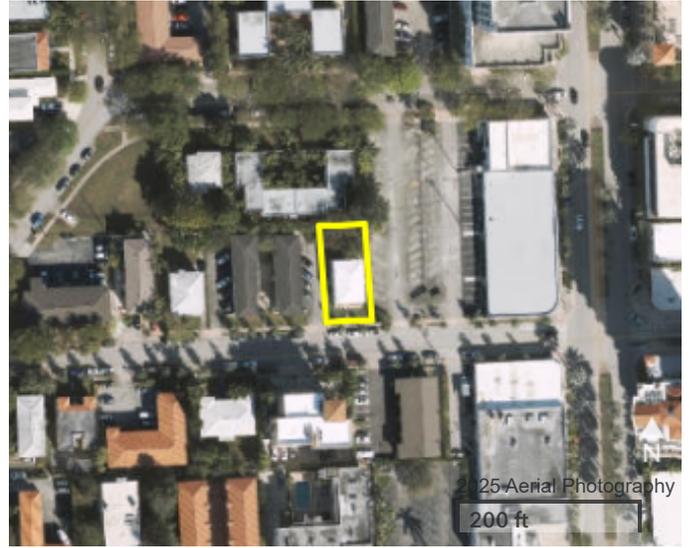


# PROPERTY APPRAISER OF MIAMI-DADE COUNTY

## Summary Report

Generated On: 12/29/2025

PROPERTY INFORMATION	
<b>Folio</b>	03-4108-005-0240
<b>Property Address</b>	217 MADEIRA AVE CORAL GABLES, FL 33134-0000
<b>Owner</b>	217 MADEIRA LLC
<b>Mailing Address</b>	5606 RIVIERA DRIVE CORAL GABLES, FL 33146
<b>Primary Zone</b>	3801 MULTI-FAMILY MED DENSITY
<b>Primary Land Use</b>	0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS
<b>Beds / Baths /Half</b>	4 / 4 / 0
<b>Floors</b>	2
<b>Living Units</b>	4
<b>Actual Area</b>	2,640 Sq.Ft
<b>Living Area</b>	2,640 Sq.Ft
<b>Adjusted Area</b>	2,376 Sq.Ft
<b>Lot Size</b>	5,200 Sq.Ft
<b>Year Built</b>	1944



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

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
<b>Non-Homestead Cap</b>	Assessment Reduction	\$220,666	\$145,327	\$207,939

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

SHORT 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
<b>COUNTY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$887,273	\$806,612	\$733,284
<b>SCHOOL BOARD</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$1,107,939	\$951,939	\$941,223
<b>CITY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$887,273	\$806,612	\$733,284
<b>REGIONAL</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$887,273	\$806,612	\$733,284

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
03/14/2011	\$275,000	27618-3998	Financial inst or "In Lieu of Foreclosure" 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 Foreclosure" stated
05/01/2000	\$288,000	19137-2182	Sales which are qualified

The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser of Miami-Dade County is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser of Miami-Dade County and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <https://www.miamidadepa.gov/pa/disclaimer.page>

**CITY'S EXHIBIT #1**

217 Madeira Ave as of 12-29-25

<b><u>Owner (Sunbiz Principal and Mailing Addresses)</u></b> 217 MADEIRA, LLC 5606 RIVIERA DRIVE CORAL GABLES, FL 33146-2749	<b><u>Owner (Registered Agent)</u></b> 217 MADEIRA, LLC C/O JULIO M. SAN JUAN REGISTERED AGENT 2462 TEQUESTA LANE COCONUT GROVE, FL 33133-3176
<b><u>Mortgagee (mortgage and all Sunbiz addresses)</u></b> SD CONSTRUCTION, LLC c/o LIZABETH F. CALVO, P.A. REGISTERED AGENT 328 CRANDON BLVD, STE 226 KEY BISCAWAYNE, FL 33149-1399	



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Permits and Inspections: Search Results

[Logon](#) [Help](#) [Contact](#)

[New Permit Search](#)

## Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
<a href="#">RV-20-12-5994</a>	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
<a href="#">RV-20-02-5970</a>	02/28/2020	217 MADEIRA AVE	REVISION TO PERMIT	REVISION ( MECHANICAL )	final	03/11/2020	03/11/2020	0.00
<a href="#">EX-19-12-4180</a>	12/12/2019	217 MADEIRA AVE	PERMIT EXTENSION & RENEWAL	PERMIT EXTENSION- APPROVED FOR 60 DAYS FROM 01-02-2020	final	01/03/2020	01/03/2020	0.00
<a href="#">ZN-18-11-3509</a>	11/21/2018	217 MADEIRA AVE	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
<a href="#">AB-18-11-3508</a>	11/21/2018	217 MADEIRA AVE	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
<a href="#">RV-17-09-1645</a>	09/25/2017	217 MADEIRA AVE	REVISION TO PERMIT	REVISION TO STAIRS	final	11/08/2017	11/08/2017	0.00
<a href="#">SD-17-06-2166</a>	06/21/2017	217 MADEIRA AVE	SHOP DRAWINGS	SHOP DRAWINGS WINDOWS & DOORS	final	06/30/2017	06/30/2017	0.00
<a href="#">BL-17-04-2474</a>	04/27/2017	217 MADEIRA AVE	ROOF / LIGHT WEIGHT CONC	RE-ROOF - BORAL SAXONY 900 SLATE ROOF TILE COLOR: WHITE \$15500	final	05/08/2017	09/06/2017	0.00
<a href="#">AB-17-04-1488</a>	04/10/2017	217 MADEIRA AVE	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
<a href="#">CE-16-05-6043</a>	05/02/2016	217 MADEIRA AVE	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
<a href="#">PL-16-03-6841</a>	03/25/2016	217 MADEIRA AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR INTERIOR ALTERATIONS @ 4 UNIT BUILDING	final	01/05/2017	06/08/2018	0.00
<a href="#">ME-16-02-1509</a>	02/01/2016	217 MADEIRA AVE	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
<a href="#">EL-16-01-2733</a>	01/27/2016	217 MADEIRA AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	INTERIOR / EXTERIOR ALTERATIONS (STRUCTURAL/ELECTRICAL/40 YR CERTIFICATION) 120 ROUGH OUTLETS; 20 LIGHT SOCKETS; AND 400 AMP SERVICE WITH 5 METERS	final	08/30/2017	06/11/2018	0.00
<a href="#">BL-16-01-2664</a>	01/26/2016	217 MADEIRA AVE	INT / EXT ALTERATIONS	COMMERCIAL INTERIOR RENOVATIONS ( KITCHEN &	final			

**CITY'S EXHIBIT #3**

		AVE		BATHROOMS ) FLOORING @ ALL UNITS, REPLACE WINDOWS & DOORS & INTERIOR (STRUCTURAL / ELECTRICAL / 40 YR CERTIFICATION) \$60,000					
AB-16-01-2219	01/15/2016	217 MADEIRA AVE	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	217 MADEIRA AVE	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	217 MADEIRA AVE	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	217 MADEIRA AVE	BOA COMPLETE (LESS THAN \$75,000)	*** CANCEL SUPERCEDED 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	217 MADEIRA AVE	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	217 MADEIRA AVE	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	217 MADEIRA AVE	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	217 MADEIRA AVE	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	217 MADEIRA AVE	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	

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

**ENERGOV**

2025

[RECT-24-06-0343](#)

Building Recertificati  
on

Recertification

Denied

06/08/2024

BUILDING RECERTIFI  
CATION (YEAR BUILT  
1944)

217 MADEIRA AVE



CITY OF CORAL GABLES

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,

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

Manuel Z. Lopez P.E.  
Building Official



The City of Coral Gables

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

5/3/2022

217 MADEIRA LLC  
5606 RIVIERA DRIVE  
CORAL GABLES, FL 33146

VIA CERTIFIED MAIL

7021 2720 0001 4958 9094

RE: 217 MADEIRA AVE  
FOLIO # 341080050240

**\*\*\*COURTESY 2-YEAR NOTICE\*\*\***

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

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address will be forty (40) years old, or older, in **2024** having been built in 1944.

In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a Recertification Report ("Report") must be submitted for this property to the City of Coral Gables in **2024**.

The Architect or Engineer may obtain the required Form, "*Minimum Inspection Procedural Guidelines for Building Recertification*," from the following link: <https://www.miamidade.gov/global/economy/building/40-year-recertification.page>

The Recertification Report fee of \$500.00 *and* additional document and filing fees shall be submitted to the Development Services Department, 405 Biltmore Way, 3<sup>rd</sup> Floor, Coral Gables, Florida, 33134.

Please note the Building Recertification Report must be dated **2024**.

Thank you for your prompt attention to this matter.

Manuel Z. Lopez, P.E.  
Building Official

**CITY'S EXHIBIT #5**



CITY OF CORAL GABLES  
Development Services Department

CITY HALL 405 BILTMORE WAY  
CORAL GABLES, FL 33134

2/2/2023

VIA CERTIFIED MAIL

217 MADEIRA LLC  
5606 RIVIERA DRIVE  
CORAL GABLES, FL 33146

7021 1970 0000 4015 9637

**RE:** 217 MADEIRA AVE  
**FOLIO #** 341080050240  
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 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 **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

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](mailto: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**

7021 2720 0001 4959 1561

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  
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:

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**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](mailto: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  
427 BILTMORE WAY  
CORAL GABLES, FL 33134

5/10/2024

**VIA CERTIFIED MAIL**

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

7022 2410 0002 9144 7070

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

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.**

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

CITY OF CORAL GABLES,  
Petitioner,

Case No. 25-9338  
RECT-24-06-0343

vs.

Certified Mail Return Receipt & Via USPS Regular Mail  
7020 2450 0001 8406 1376

217 Madeira LLC  
5606 Riviera Dr.  
Coral Gables, FL 33146-2749  
Respondent.

**NOTICE OF INTENT TO LIEN AND HEARING**

Date: January 2, 2026

Re: 217 Madeira Ave, Coral Gables, FL 33134, Lots 15 & 16 Blk 2, Coral Gables Sec K Rev, PB 30-60, and folio no. 03-4108-005-0240. ("Property").

On July 24, 2025, the City's Construction Regulation Board entered an order in this matter imposing a deadline for compliance and providing for the accrual of fines for each day that the non-compliance continues and for payment of administrative and investigative costs, as applicable ("Order"). According to our records, the property has not been recertified & you did not comply with the deadline in the Order or pay the costs. Moreover, fines have accrued that also have not been paid. Therefore, the City intends to record a certified copy of the Order in the Public Records of Miami-Dade County, Florida, which will constitute a lien.

**The amount currently due is \$40,500, which may be accruing additional fines on a daily basis and may include administrative and investigative costs.**

**Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Fairchild Tropical Boardroom, 427 Biltmore Way, Coral Gables, Florida 33134, on January 12, 2026, at 2:00 p.m. The hearing shall be strictly limited to determining whether and when you corrected the code violations and paid the civil penalties and costs, if any, as required by the Order of the Board previously entered in this case. The Board may also issue an order, having the force of law, commanding whatever steps are necessary to bring a violation into compliance, to enforce Article III of Chapter 105, of the City Code, or as otherwise authorized by Section 101-57 of the City Code. Any applicable fines shall continue to accrue while the hearing is pending and, if you are not successful at the hearing, fines will have accrued retroactive to the deadline in the Order. You shall also be liable for the reasonable costs of the administrative hearing, if you are unsuccessful at the hearing.**

Please note that, as provided in the Board's Order and notwithstanding the pending hearing, **the Building Official may take further enforcement action, to immediately, and without further order from the Board, 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 and the City may DEMOLISH the Structure.** The City may sell as salvage or require the demolition contractor to dispose of the contents of the Structure. The Board may also enter an order of demolition and assess all costs of the proceedings and demolition and other required action for which the City shall have a lien against the Owner and the Property. Until the Structure is recertified in compliance the terms of the Board's Order, the City shall not issue any further development approvals for the Property, including, but not limited to, building permits, unless the development approval is required to comply with the terms of the Board's Order.

**CITY'S EXHIBIT #6**

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, Secretary to the Board, at City of Coral Gables, Development Services Department, 427 Biltmore Way, Coral Gables, FL 33134, [ahernandez2@coralgables.com](mailto: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. and the main number is (305) 460-5245, ext. 0. Your immediate attention to this matter would be appreciated. Please call me to discuss your options regarding fines associated with this case.

Sincerely,

*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, Jose Rodriguez, Esq., Interim Director of Human Resources (E-mail: [jrodriguez4@coralgables.com](mailto:jrodriguez4@coralgables.com) , Telephone: 305-722-8675, 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, Jose Rodriguez, Esq., Interim Director of Labor Relations and Risk Management (E-mail: [jrodriguez4@coralgables.com](mailto:jrodriguez4@coralgables.com), Telephone: 305-722-8675, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

cc.: 217 Madeira LLC, C/O Julio M San Juan, Registered Agent, 2462 Tequesta Lane, Coconut Grove, FL 33133-3176  
7020 1290 0001 5682 9303

SD Construction LLC, C/O Lizabeth F. Calvo PA, Registered Agent, 328 Crandon Blvd, Ste. 226, Key Biscayne, FL 33149-1399 7020 1290 0001 5682 9310



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Title of Document Posted: Notice of Intent to Lien and Hearing

I, Sebastian Ramos, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 217 Madeira Ave., ON 12/31/25 AT 11:44am.

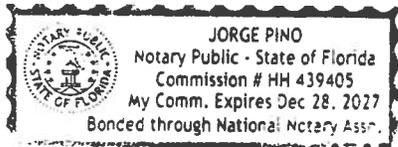
Sebastian Ramos  
Employee's Printed Name

[Signature]  
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online  
notarization, this 31 day of DEC, in the year 2025, by  
S. RAMOS who is personally known to me.

My Commission Expires:



[Signature]  
Notary Public

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

CITY OF CORAL GABLES,  
Petitioner,

Case No. 25-9338  
RECT-24-06-0343

vs.

Certified Mail Return Receipt & Via USPS Regular Mail  
7020 2450 0001 8406 1376

217 Madeira LLC  
5606 Riviera Dr.  
Coral Gables, FL 33146-2749  
Respondent.

**NOTICE OF INTENT TO LIEN AND HEARING**

Date: January 2, 2026

Re: **217 Madeira Ave**, Coral Gables, FL 33134, Lots 15 & 16 Blk 2, Coral Gables Sec K Rev, PB 30-60, and folio no. 03-4108-005-0240. ("Property").

On July 24, 2025, the City's Construction Regulation Board entered an order in this matter imposing a deadline for compliance and providing for the accrual of fines for each day that the non-compliance continues and for payment of administrative and investigative costs, as applicable ("Order"). According to our records, the property has not been recertified & you did not comply with the deadline in the Order or pay the costs. Moreover, fines have accrued that also have not been paid. Therefore, the City intends to record a certified copy of the Order in the Public Records of Miami-Dade County, Florida, which will constitute a lien.

**The amount currently due is \$40,500, which may be accruing additional fines on a daily basis and may include administrative and investigative costs.**

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Fairchild Tropical Boardroom, 427 Biltmore Way, Coral Gables, Florida 33134, on January 12, 2026, at 2:00 p.m. The hearing shall be strictly limited to determining whether and when you corrected the code violations and paid the civil penalties and costs, if any, as required by the Order of the Board previously entered in this case. The Board may also issue an order, having the force of law, commanding whatever steps are necessary to bring a violation into compliance, to enforce Article III of Chapter 105, of the City Code, or as otherwise authorized by Section 101-57 of the City Code. Any applicable fines shall continue to accrue while the hearing is pending and, if you are not successful at the hearing, fines will have accrued retroactive to the deadline in the Order. You shall also be liable for the reasonable costs of the administrative hearing, if you are unsuccessful at the hearing.

Please note that, as provided in the Board's Order and notwithstanding the pending hearing, **the Building Official may take further enforcement action, to immediately, and without further order from the Board, 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 and the City may DEMOLISH the Structure.** The City may sell as salvage or require the demolition contractor to dispose of the contents of the Structure. The Board may also enter an order of demolition and assess all costs of the proceedings and demolition and other required action for which the City shall have a lien against the Owner and the Property. Until the Structure is recertified in compliance with the terms of the Board's Order, the City shall not issue any further development approvals for the Property, including, but not limited to, building permits, unless the development approval is required to comply with the terms of the Board's Order.

Dec 31, 2025

**CITY'S EXHIBIT #8**



Dec 31, 2025



CFN 2011R0168898  
 DR Bk 27618 Pgs 3998 - 3999; (2pgs)  
 RECORDED 03/16/2011 09:35:03  
 DEED DDC 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 14<sup>TH</sup> 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]

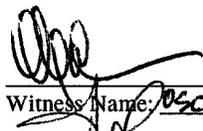
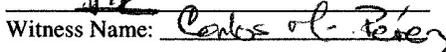
**CITY'S EXHIBIT #9**

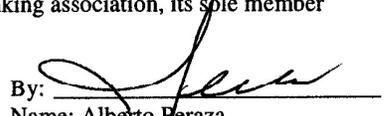
**In Witness Whereof**, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

MCNA Properties, LLC, Florida limited liability company

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

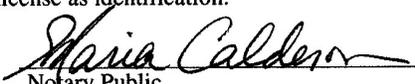
  
Witness Name: Oscar A. Casanova  
  
Witness Name: Carlos O. Perez

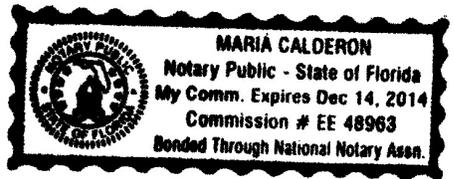
By:   
Name: Alberto Peraza  
Title: Executive Vice President & CFO

State of Florida  
County of Miami-Dade

The foregoing instrument was sworn to and subscribed before me this 14 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]

  
Notary Public  
Printed Name: Maria Calderon  
My Commission Expires: 12/14/14





CFN 2024R0657065  
 OR BK 34383 Pgs 376-378 (3Pgs)  
 RECORDED 08/28/2024 11:12:55  
 MTG DOC TAX \$315.00  
 INTANG TAX \$180.00  
 JUAN FERNANDEZ-BARQUIN  
 CLERK OF THE COURT & COMPTROLLER  
 MIAMI-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, Kcy 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 27<sup>th</sup> day of August, 2024 by CARMEN R. SAN JUAN-LORIE who  is personally known or  has produced a driver's license as identification.

  
[Seal]

Notary Public

Print Name: Luis Rivas

My Commission Expires: April 11<sup>th</sup>, 2027



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

STATE OF FLORIDA  
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 27<sup>th</sup> day of AUGUST, 20 24

By: CARMEN R. SAN JUAN-LORIE

Personally Known  OR produced identification   
Type of Identification Produced FL Driver's Lic



[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

<b>Document Number</b>	L04000063217
<b>FEI/EIN Number</b>	20-1555058
<b>Date Filed</b>	08/25/2004
<b>Effective Date</b>	08/25/2004
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	LC AMENDMENT
<b>Event Date Filed</b>	09/05/2013
<b>Event Effective Date</b>	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

KEY BISCAYNE, FL 33149

Title MGR

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

### Annual Reports

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

### Document Images

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



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

## Detail by Entity Name

Florida Limited Liability Company  
217 MADEIRA, LLC

### Filing Information

<b>Document Number</b>	L11000027642
<b>FEI/EIN Number</b>	27-5362100
<b>Date Filed</b>	03/07/2011
<b>Effective Date</b>	03/05/2011
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	REINSTATEMENT
<b>Event Date Filed</b>	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

### Authorized Person(s) Detail

**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**

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



## **Juan Fernandez-Barquin, P.E.**

Structural Engineers 40114      2520 N.W. 97<sup>th</sup> Avenue, Suite #240  
Threshold Inspectors 0947      Doral, Florida 33172  
State Plans Examiner PX 1305      PH: 786-336-0881 Fax: 786-336-0884  
State Building Inspector BN 3318      Email: jfbeng@bellsouth.net  
[www.juanfernandezbarquinpe.com](http://www.juanfernandezbarquinpe.com)

**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

**CITY'S EXHIBIT #10**



## **Juan Fernandez-Barquin, P.E.**

Structural Engineers 40114      2520 N.W. 97<sup>th</sup> Avenue, Suite #240  
Threshold Inspectors 0947      Doral, Florida 33172  
State Plans Examiner PX 1305      PH: 786-336-0881 Fax: 786-336-0884  
State Building Inspector BN 3318      Email: jfbeng@bellsouth.net  
[www.juanfernandezbarquinpe.com](http://www.juanfernandezbarquinpe.com)

**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**

STRUCTURAL PHOTOS  
217 MADEIRA AVENUE  
CORAL GABLES  
FLORIDA 33134



STRUCTURAL PHOTOS  
217 MADEIRA AVENUE  
CORAL GABLES  
FLORIDA 33134



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CORAL GABLES  
FLORIDA 33134



STRUCTURAL PHOTOS  
217 MADEIRA AVENUE  
CORAL GABLES  
FLORIDA 33134



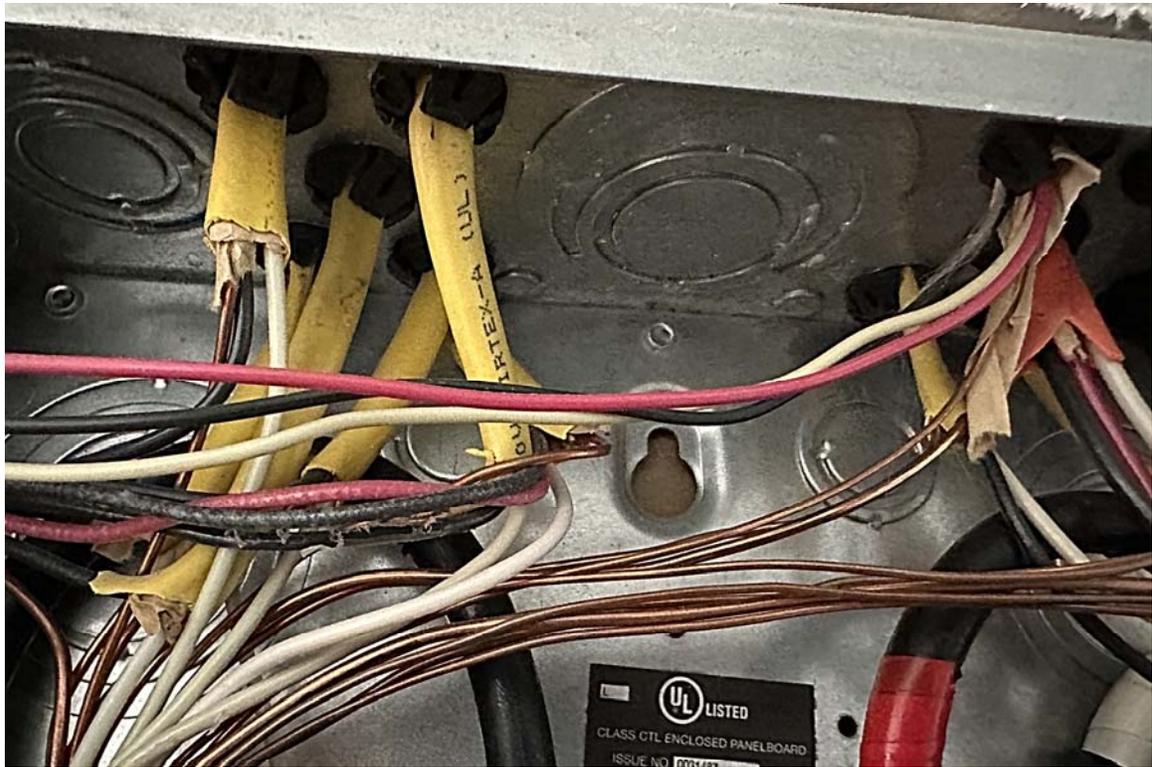
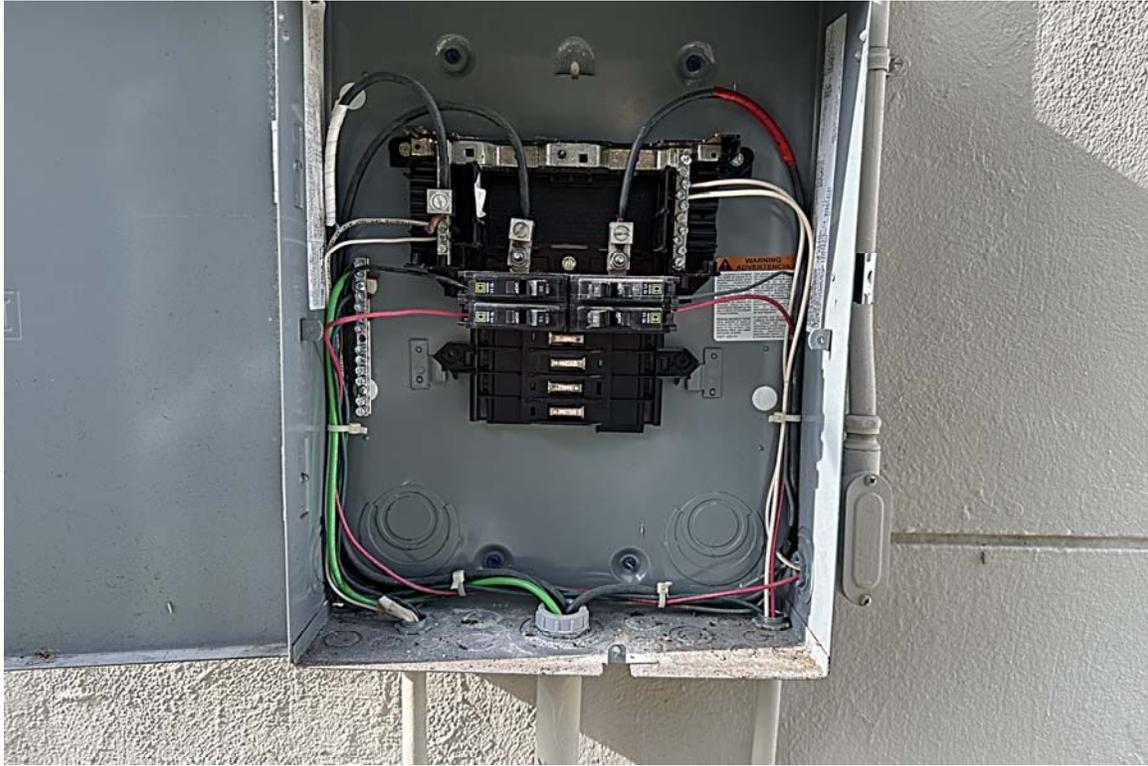
ELECTRICAL PHOTOS  
217 MADEIRA AVENUE  
CORAL GABLES  
FLORIDA 33134



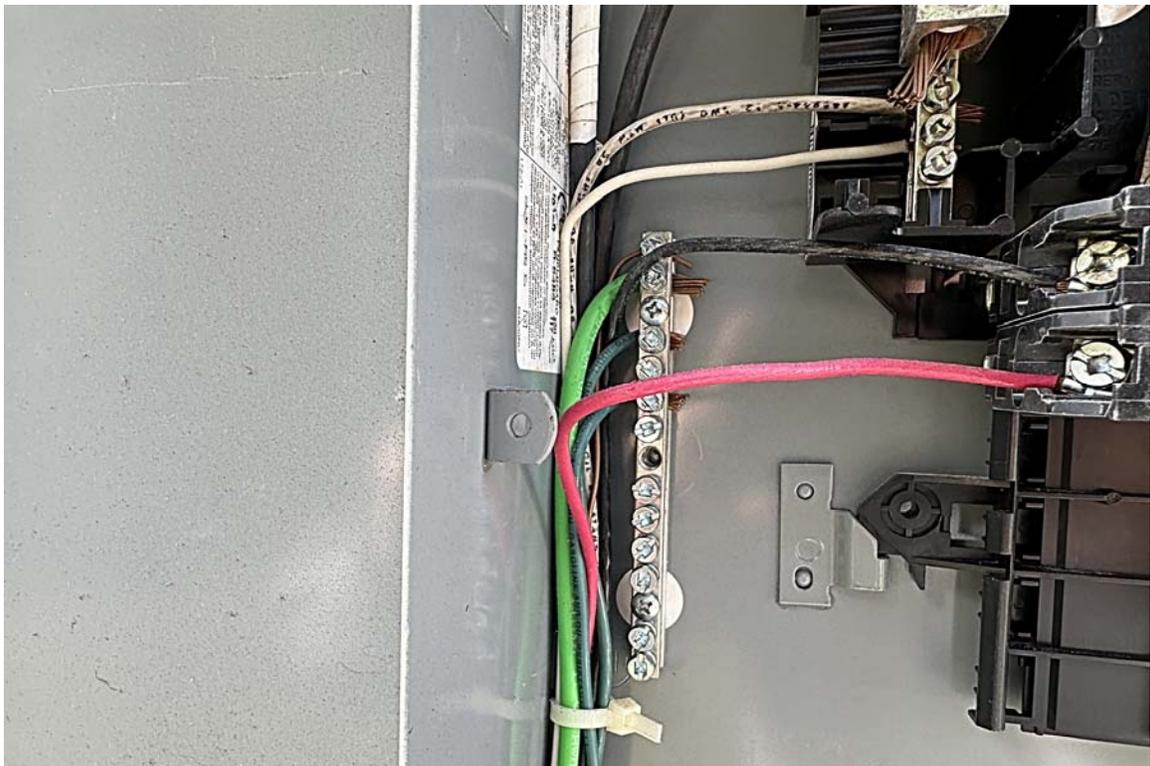
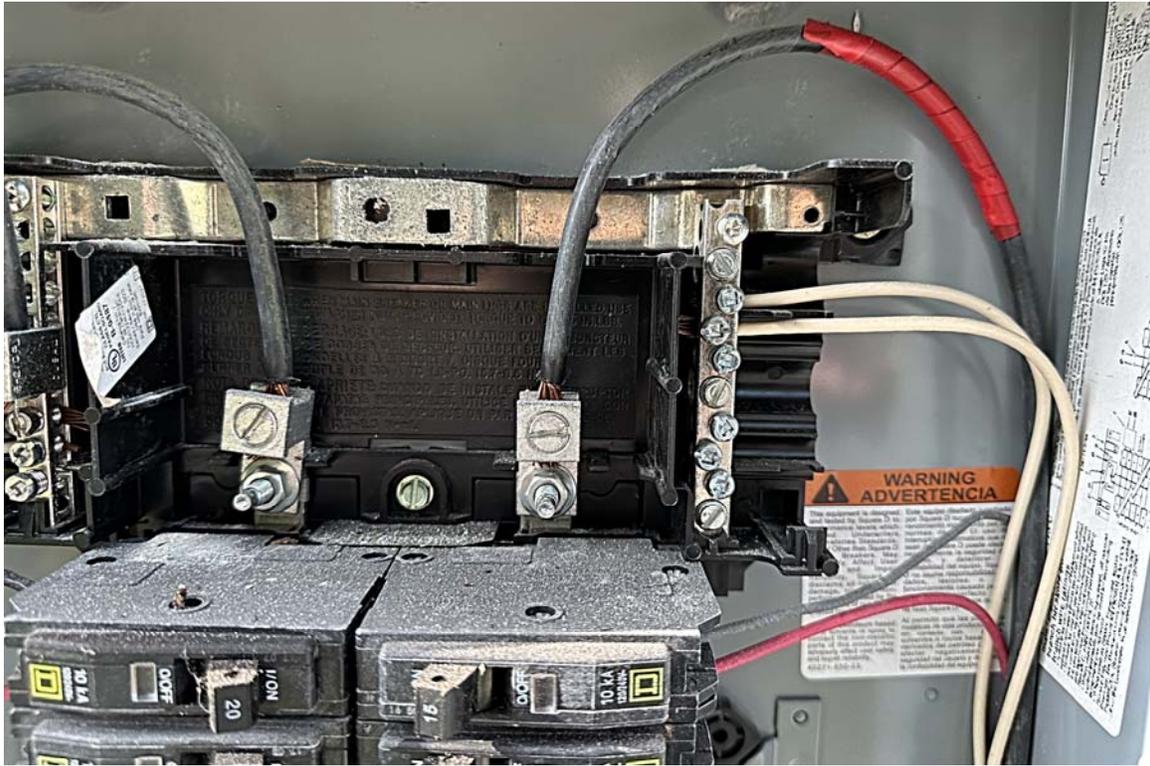
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217 MADEIRA AVENUE  
CORAL GABLES  
FLORIDA 33134



ELECTRICAL PHOTOS  
217 MADEIRA AVENUE  
CORAL GABLES  
FLORIDA 33134



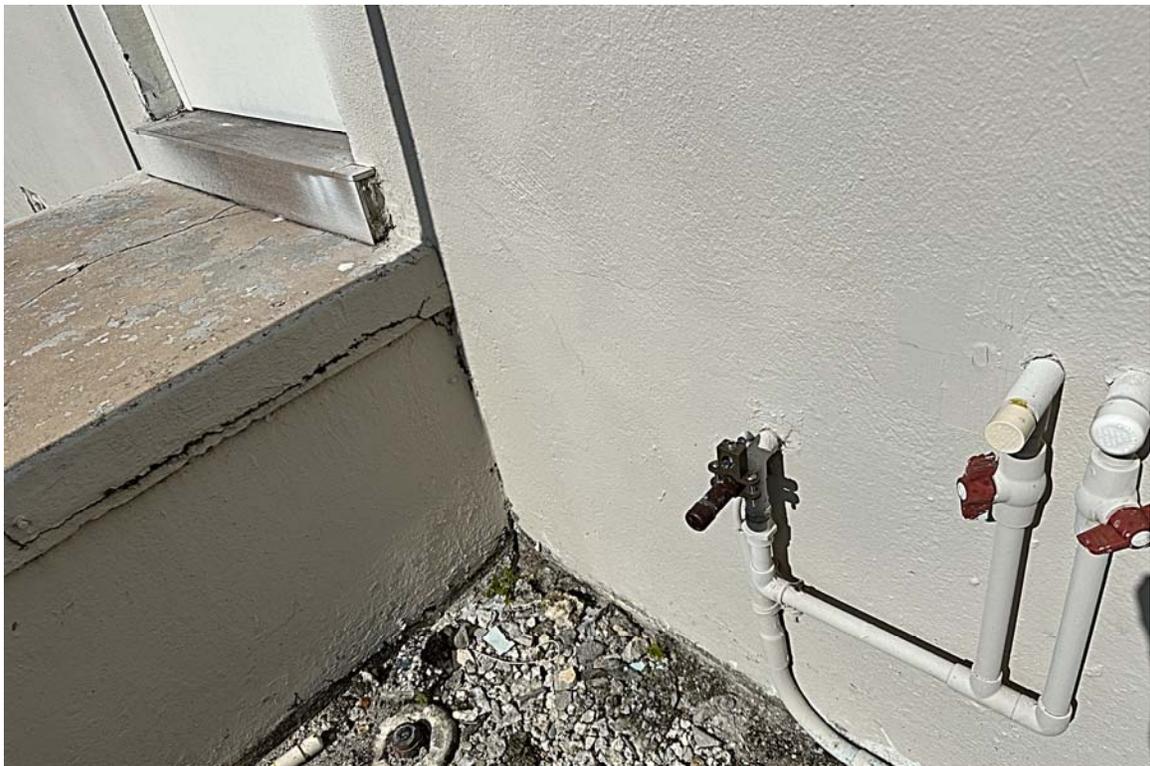
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CORAL GABLES  
FLORIDA 33134



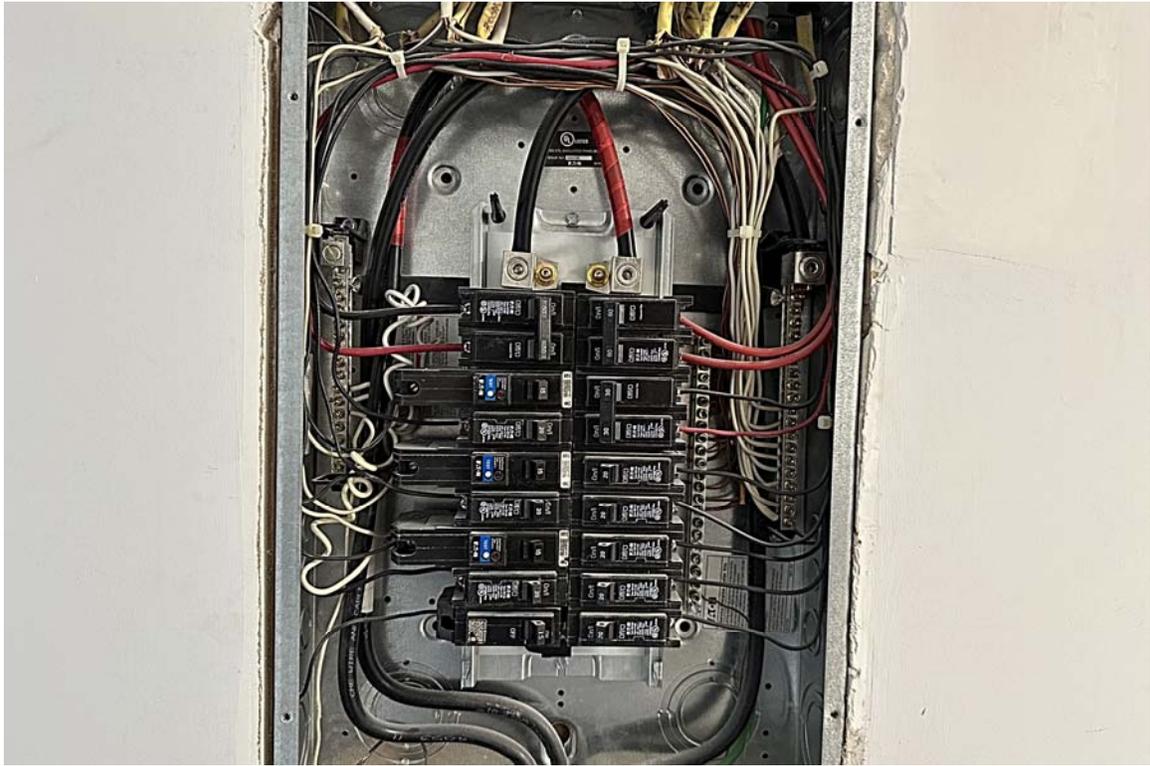
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CORAL GABLES  
FLORIDA 33134



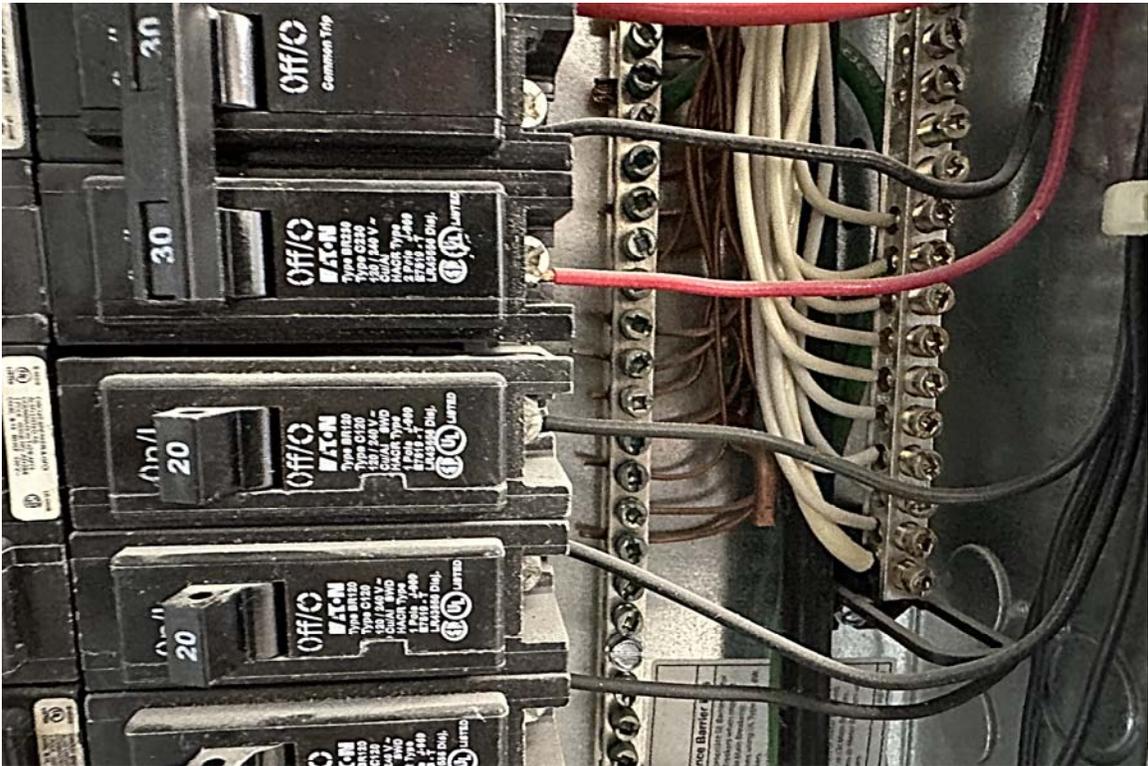
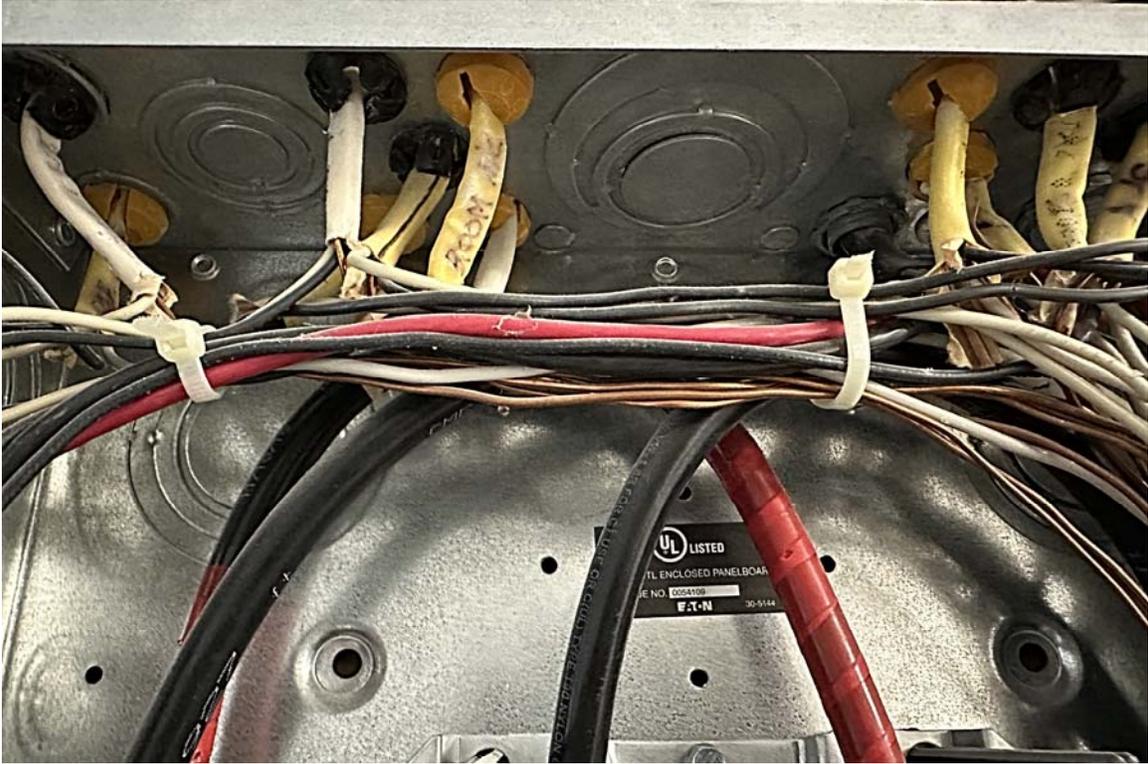
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217 MADEIRA AVENUE  
CORAL GABLES  
FLORIDA 33134



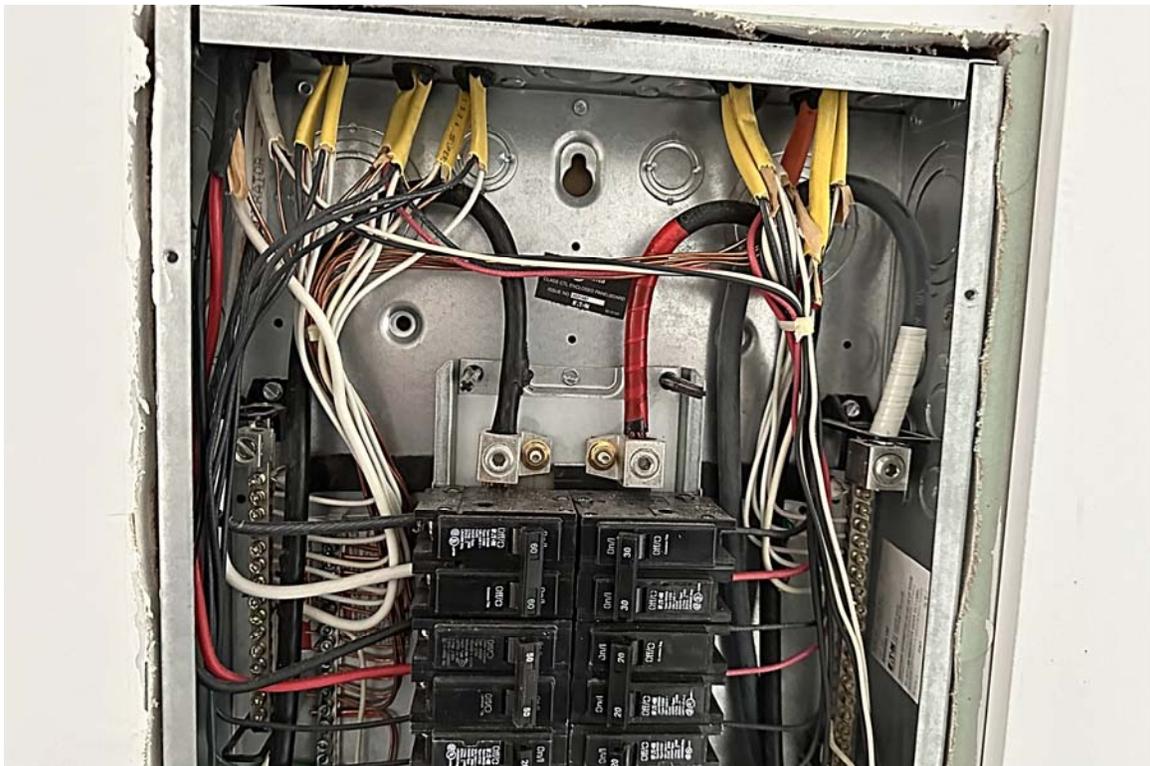
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217 MADEIRA AVENUE  
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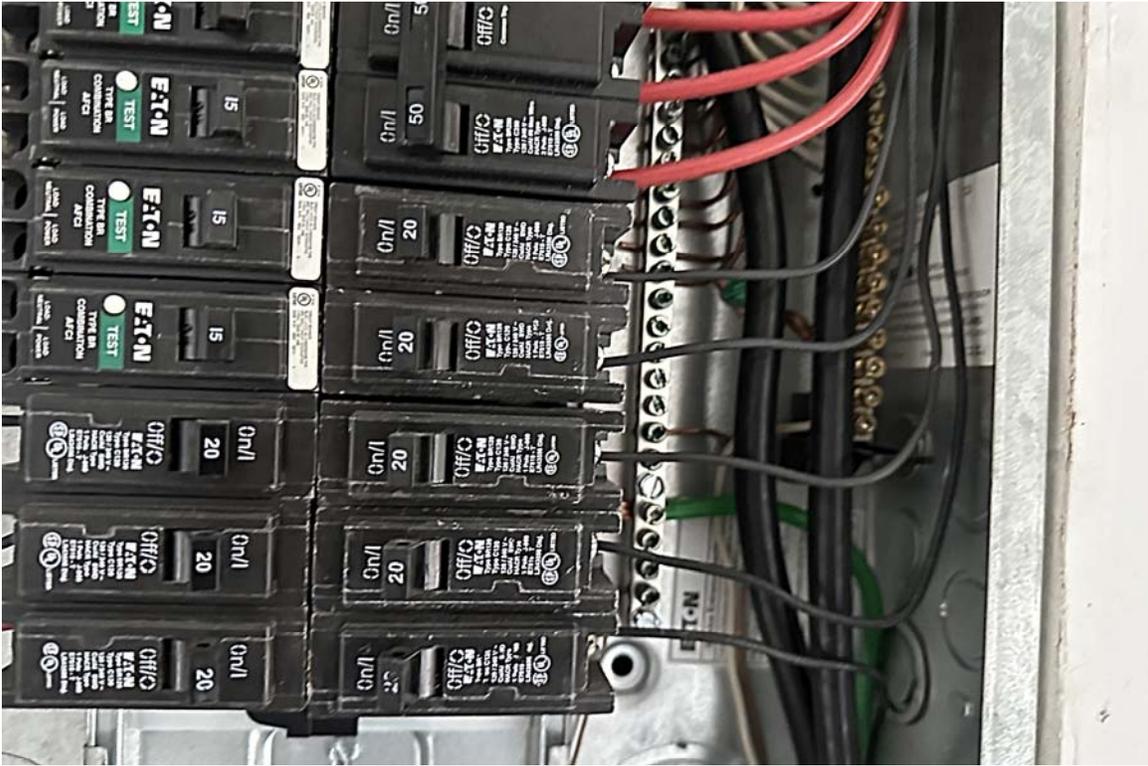
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FLORIDA 33134



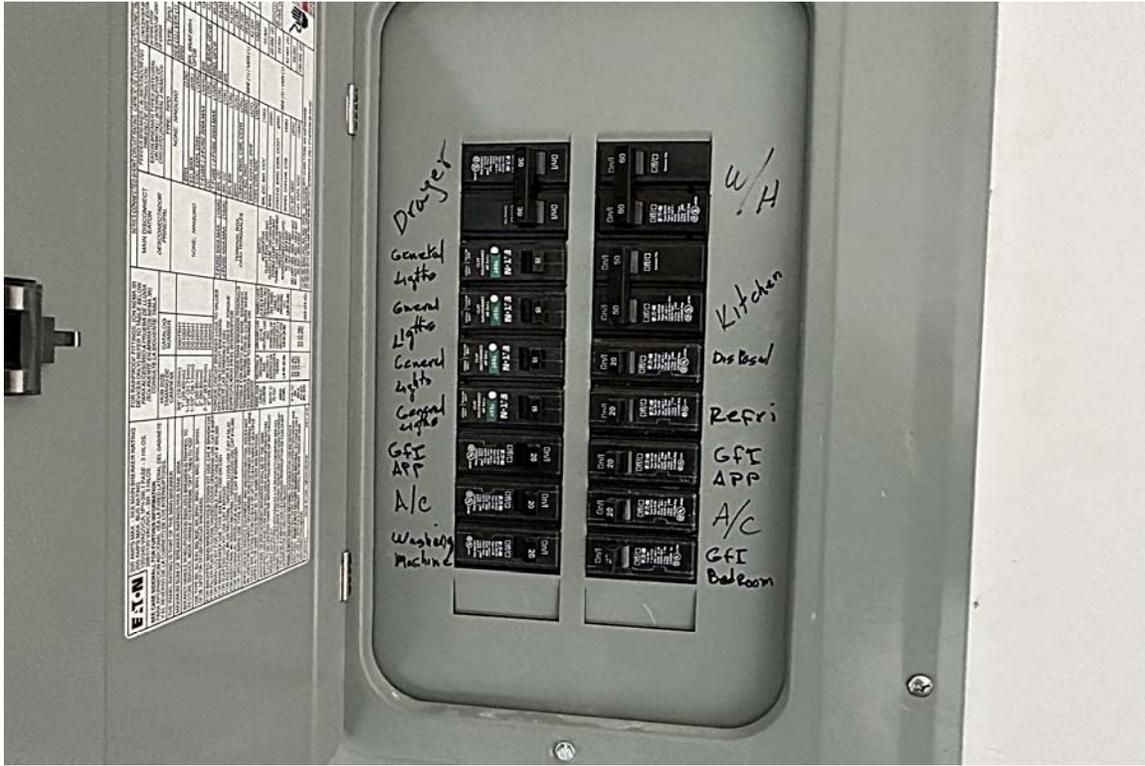
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217 MADEIRA AVENUE  
CORAL GABLES  
FLORIDA 33134



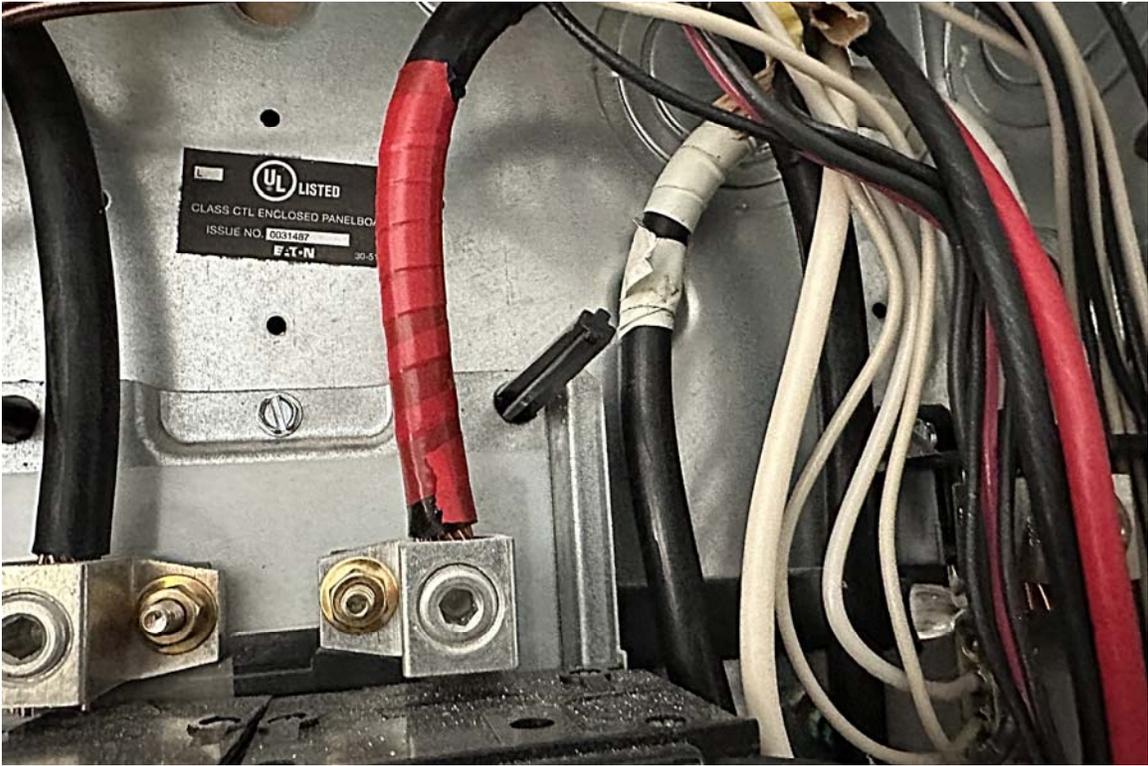
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FLORIDA 33134



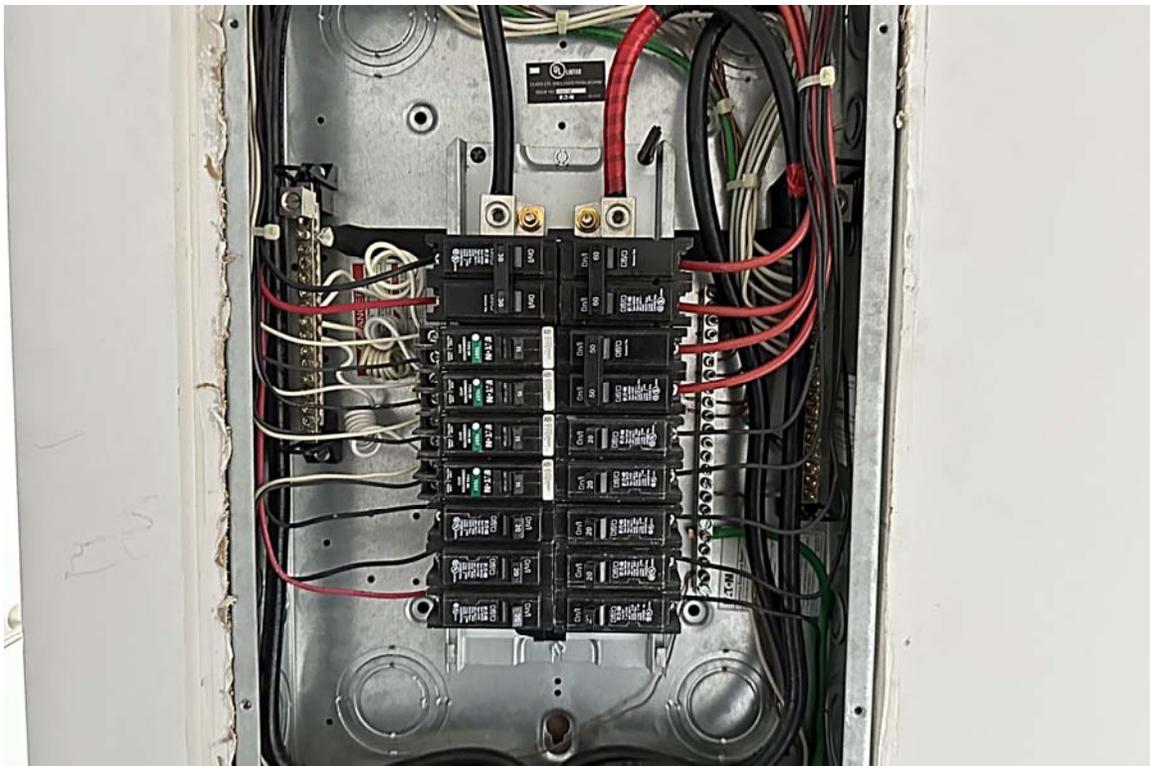
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CORAL GABLES  
FLORIDA 33134



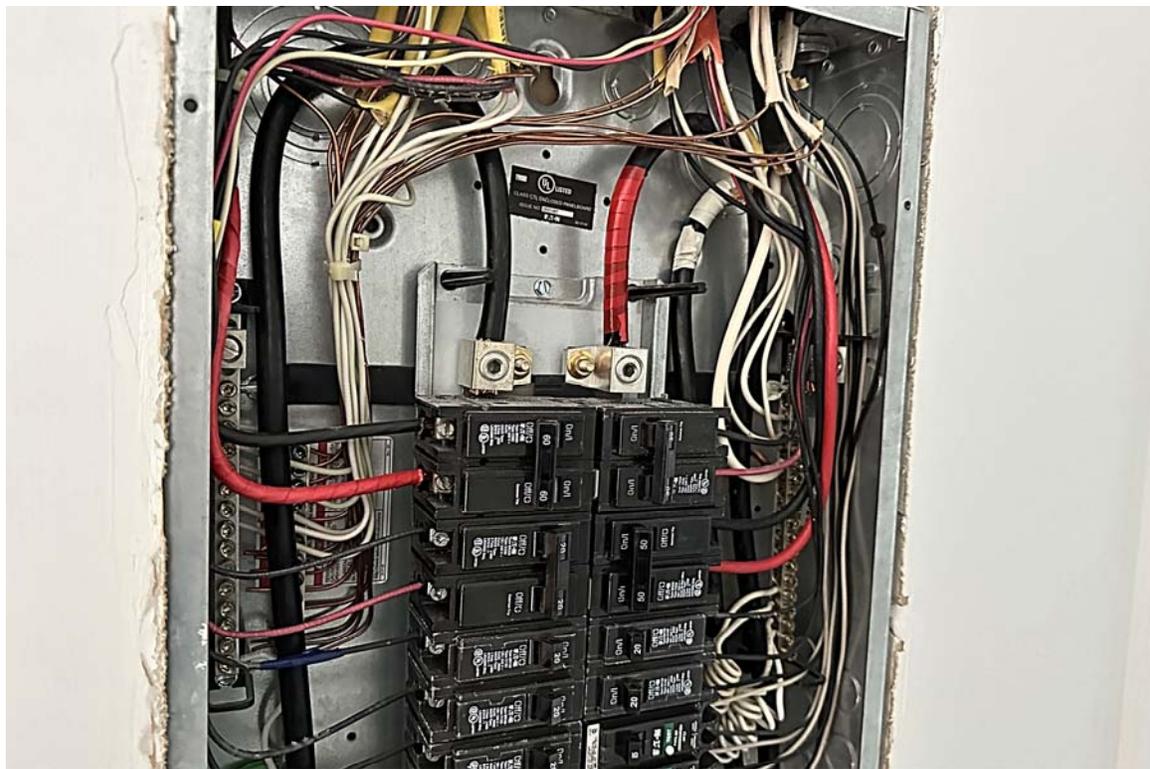
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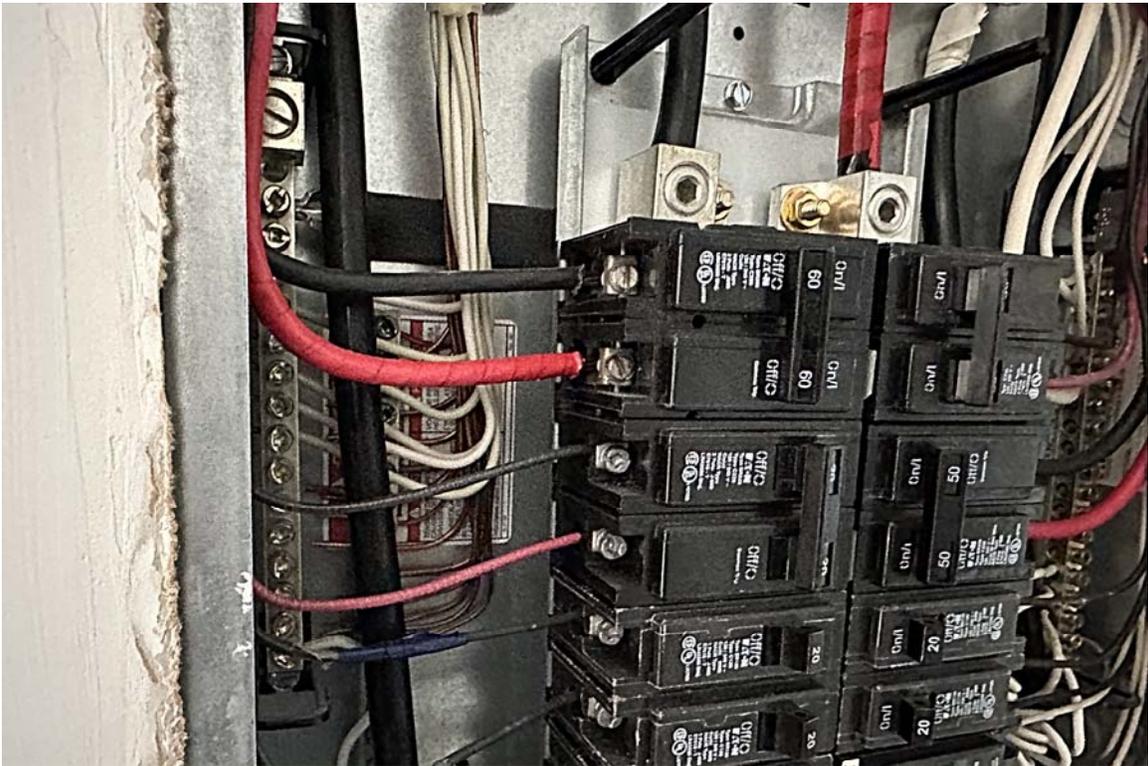
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217 MADEIRA AVENUE  
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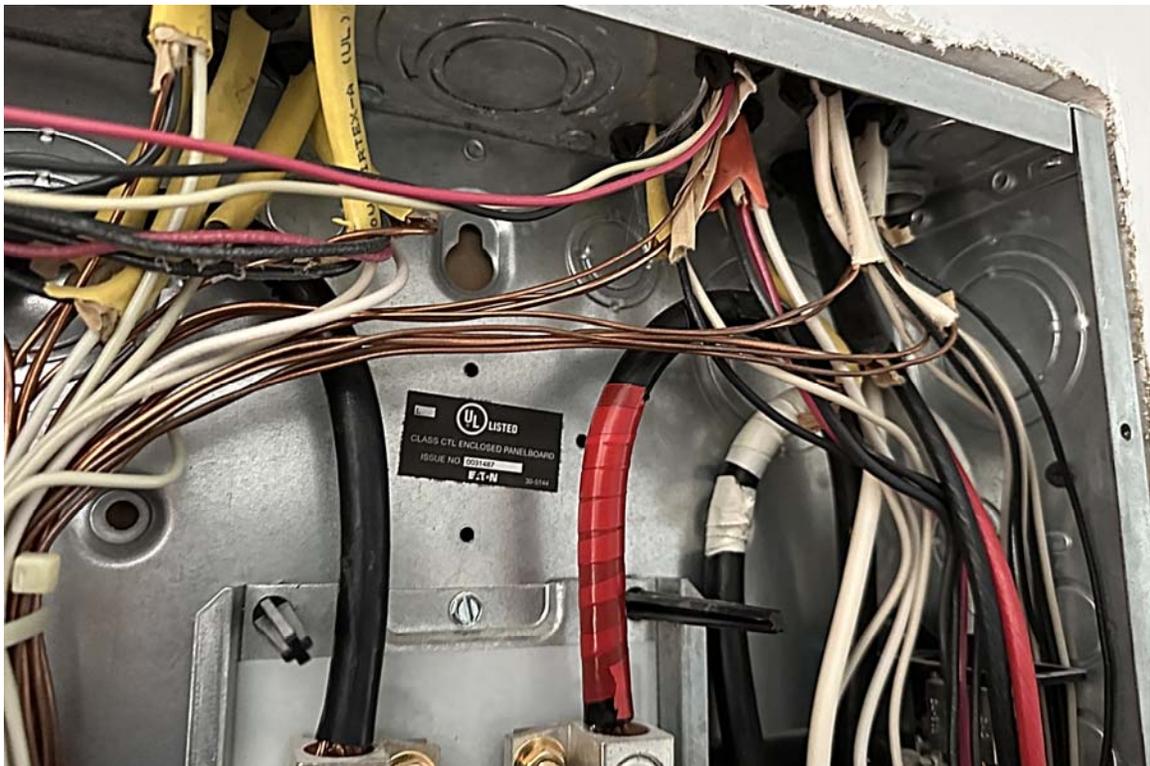
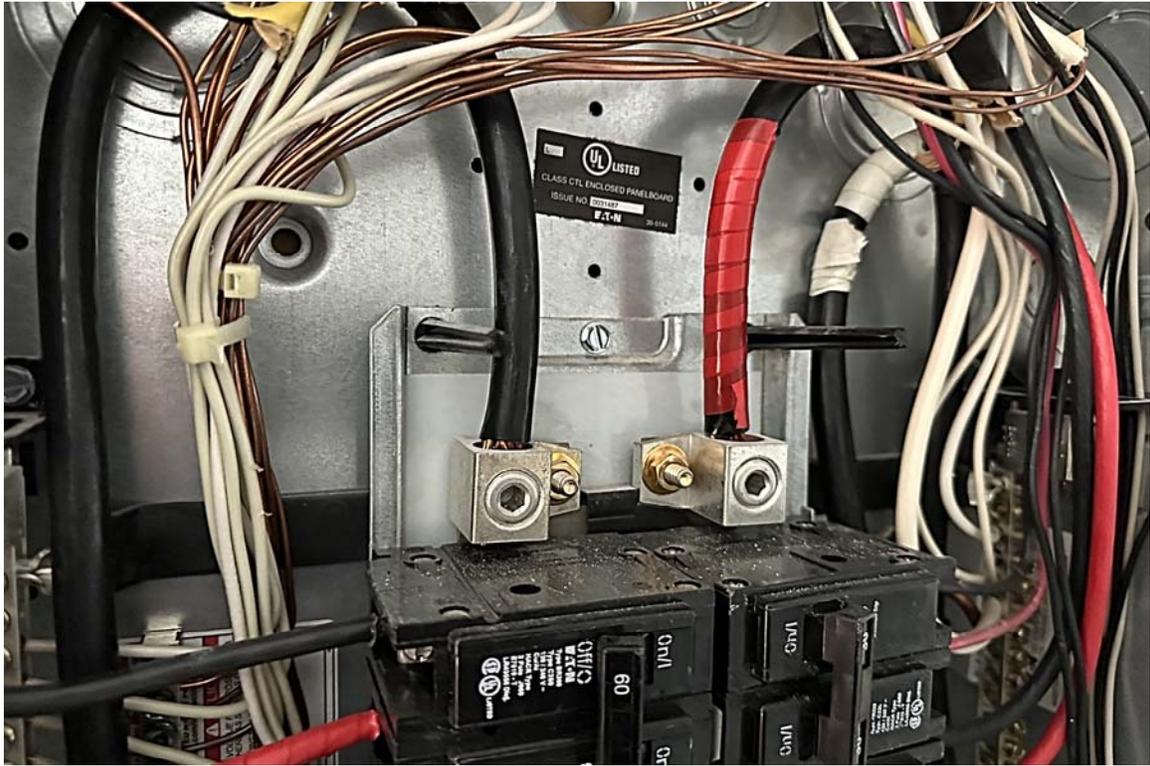
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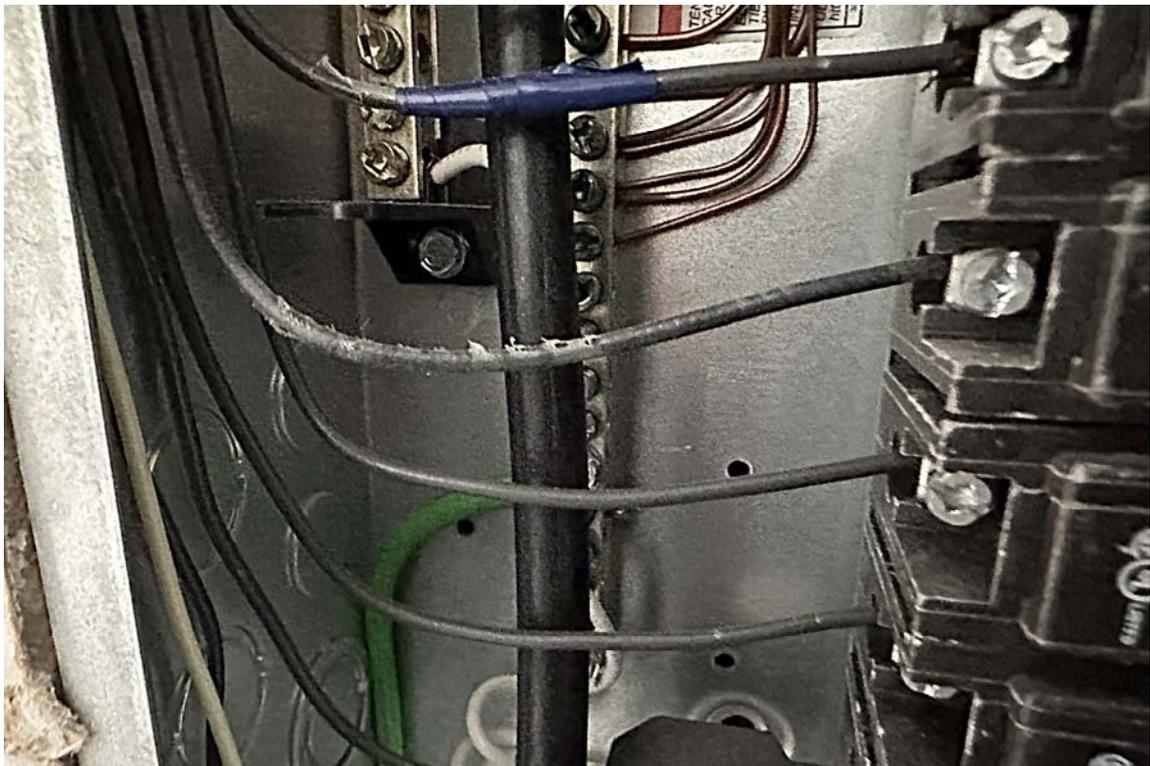
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FLORIDA 33134



**OTAVAL ENGINEERING SERVICES, LLC**

**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**

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# OTAVAL ENGINEERING SERVICES, LLC

Email: [otavaleng@gmail.com](mailto: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





## 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.

**Report Summary**

<b>File Name</b>	<b>Equipment</b>	<b>Temp Rise Over Same</b>	<b>Temp Rise Over Air</b>	<b>Reflected temp.</b>	<b>Page number</b>
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

# OTAVAL ENGINEERING SERVICES, LLC

Email: otavaleng@gmail.com

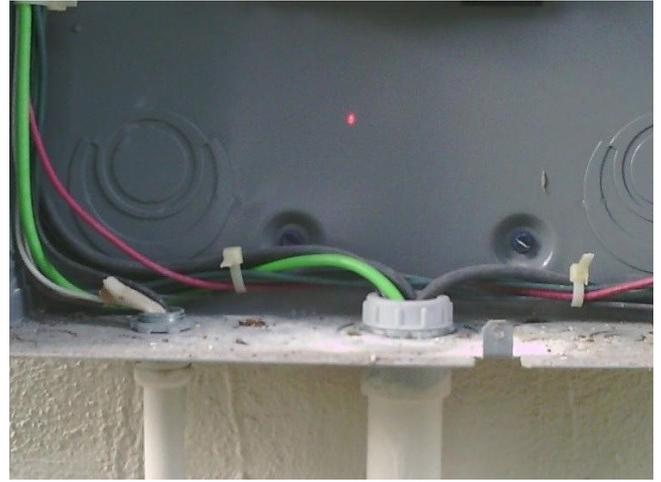
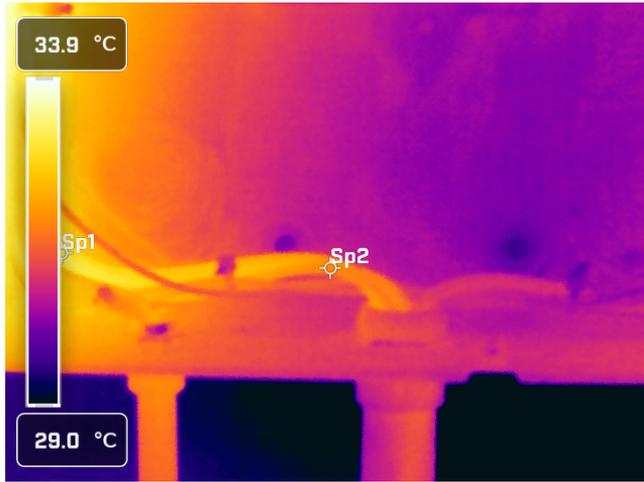
PHONE: 786-731-8139



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



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 Condition	
Temperature Rise Over Air	

### Measurements

Sp1	33.1 °C
Sp2	31.8 °C

### Camera information

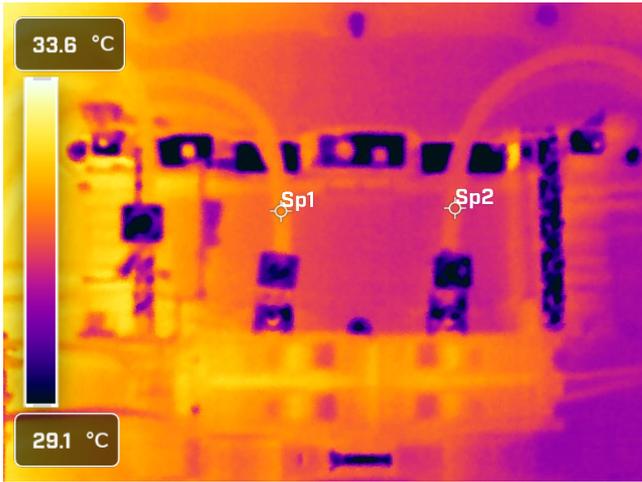
Camera model	FLIR E96
Lens	FOL18
Camera serial	90202857
Filter	
Range max.	120.0 °C
Range min.	-20.0 °C
Field of view	22.90

### Recommendations/Notes

No thermal anomalies were observed during the thermographic inspection.



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 Condition	
Temperature Rise Over Air	

### Measurements

Sp1	31.8 °C
Sp2	31.3 °C

### Camera information

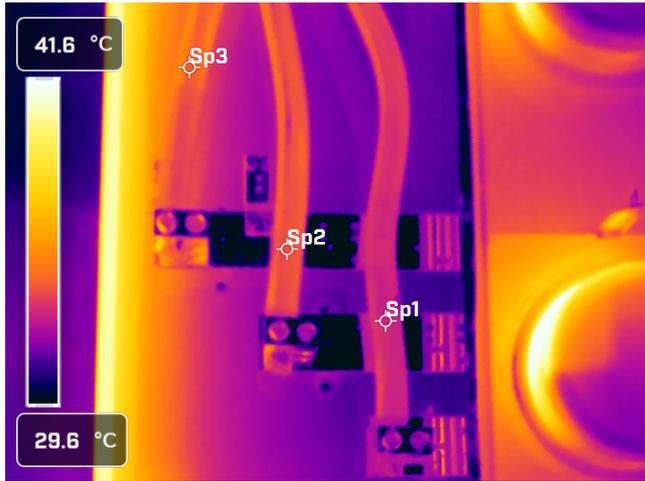
Camera model	FLIR E96
Lens	FOL18
Camera serial	90202857
Filter	
Range max.	120.0 °C
Range min.	-20.0 °C
Field of view	22.90

### Recommendations/Notes

No thermal anomalies were observed during the thermographic inspection.



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 Condition	
Temperature Rise Over Air	

### Measurements

Sp1	33.1 °C
Sp2	34.0 °C
Sp3	34.1 °C

### Camera information

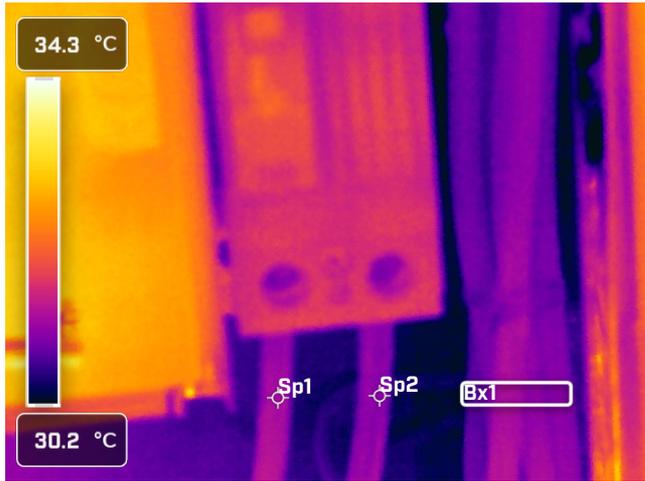
Camera model	FLIR E96
Lens	FOL18
Camera serial	90202857
Filter	
Range max.	120.0 °C
Range min.	-20.0 °C
Field of view	22.90

### Recommendations/Notes

No thermal anomalies were observed during the thermographic inspection.



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	31.4
Reference Temperature	31.3
Temperature Rise Over Same	0.1
Temperature Rise Over Air	3.1
Condition	

### Measurements

<b>Bx1</b>	
Max	31.4 °C
<b>Sp1</b>	31.3 °C
<b>Sp2</b>	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.



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	3.2
Condition	

### Measurements

<b>Bx1</b>	
Max	31.5 °C
<b>Sp1</b>	31.0 °C
<b>Sp2</b>	31.0 °C

### Camera information

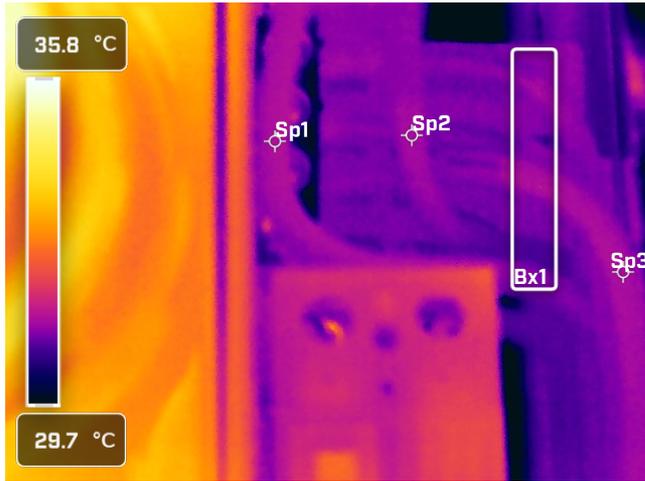
Camera model	FLIR E96
Lens	FOL18
Camera serial	90202857
Filter	
Range max.	120.0 °C
Range min.	-20.0 °C
Field of view	22.90

### Recommendations/Notes

No thermal anomalies were observed during the thermographic inspection.



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	31.7
Reference Temperature	31.4
Temperature Rise Over Same	0.4
Temperature Rise Over Air	3.4
Condition	

### Measurements

<b>Bx1</b>	
Max	31.7 °C
<b>Sp1</b>	31.4 °C
<b>Sp2</b>	31.3 °C
<b>Sp3</b>	31.3 °C

### Camera information

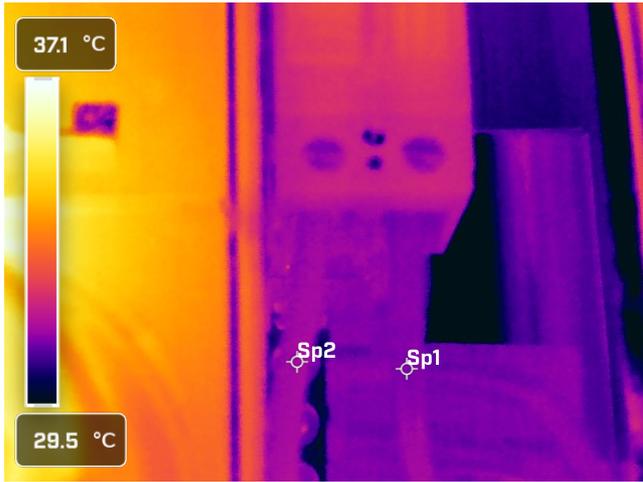
Camera model	FLIR E96
Lens	FOL18
Camera serial	90202857
Filter	
Range max.	120.0 °C
Range min.	-20.0 °C
Field of view	22.90

### Recommendations/Notes

No thermal anomalies were observed during the thermographic inspection.



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 Condition	
Temperature Rise Over Air	

### Measurements

Sp1	31.0 °C
Sp2	31.3 °C

### Camera information

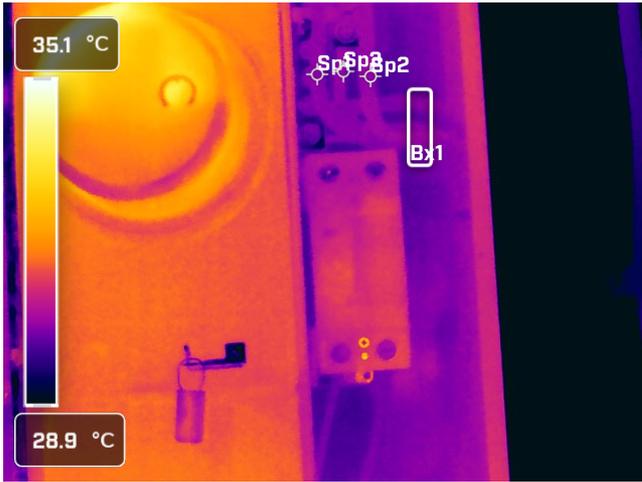
Camera model	FLIR E96
Lens	FOL18
Camera serial	90202857
Filter	
Range max.	120.0 °C
Range min.	-20.0 °C
Field of view	22.90

### Recommendations/Notes

No thermal anomalies were observed during the thermographic inspection.



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

<b>Bx1</b>	
Max	30.5 °C
<b>Sp1</b>	30.4 °C
<b>Sp2</b>	30.4 °C
<b>Sp3</b>	30.4 °C

### Camera information

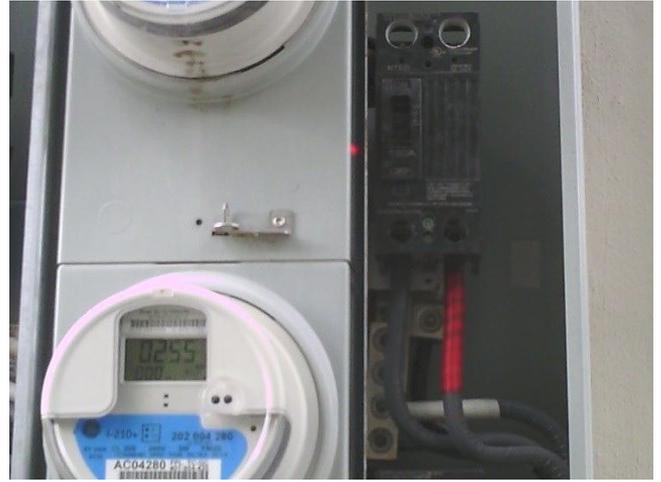
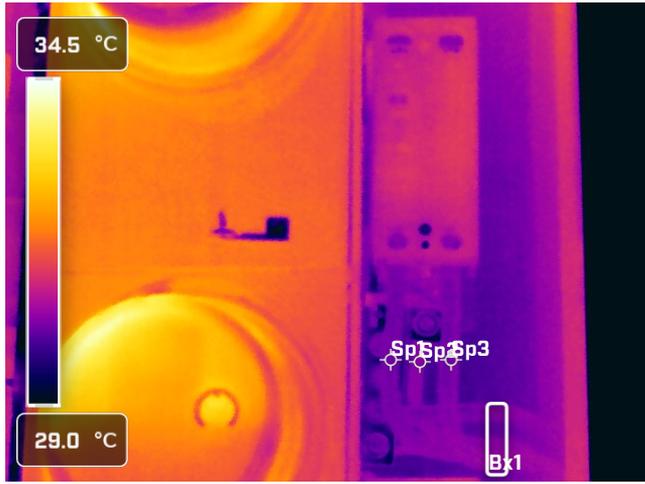
Camera model	FLIR E96
Lens	FOL18
Camera serial	90202857
Filter	
Range max.	120.0 °C
Range min.	-20.0 °C
Field of view	22.90

### Recommendations/Notes

No thermal anomalies were observed during the thermographic inspection.



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

<b>Bx1</b>	
Max	30.6 °C
<b>Sp1</b>	30.3 °C
<b>Sp2</b>	30.4 °C
<b>Sp3</b>	30.3 °C

### Camera information

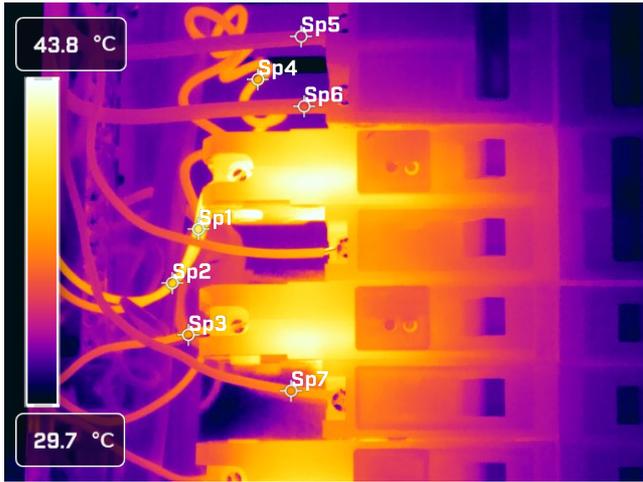
Camera model	FLIR E96
Lens	FOL18
Camera serial	90202857
Filter	
Range max.	120.0 °C
Range min.	-20.0 °C
Field of view	22.90

### Recommendations/Notes

No thermal anomalies were observed during the thermographic inspection.



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 Condition	
Temperature Rise Over Air	

### 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

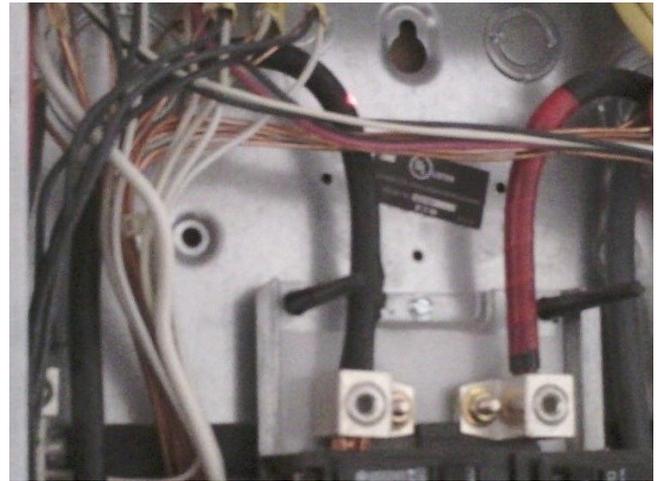
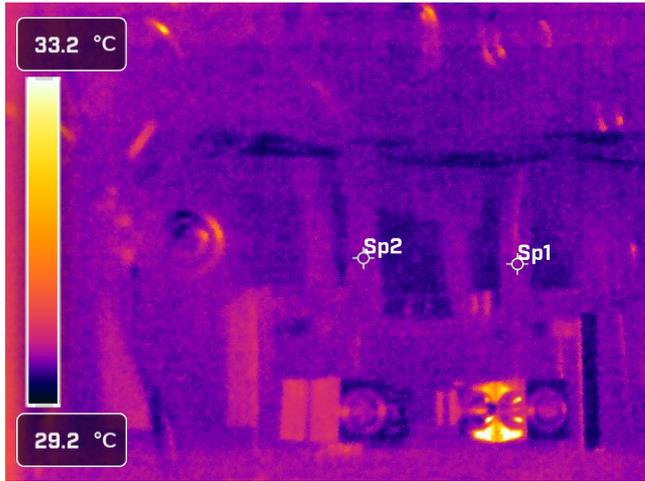
Camera model	FLIR E96
Lens	FOL18
Camera serial	90202857
Filter	
Range max.	120.0 °C
Range min.	-20.0 °C
Field of view	22.90

### Recommendations/Notes

No thermal anomalies were observed during the thermographic inspection.



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 Condition	
Temperature Rise Over Air	

### Measurements

Sp1	29.8 °C
Sp2	29.8 °C

### Camera information

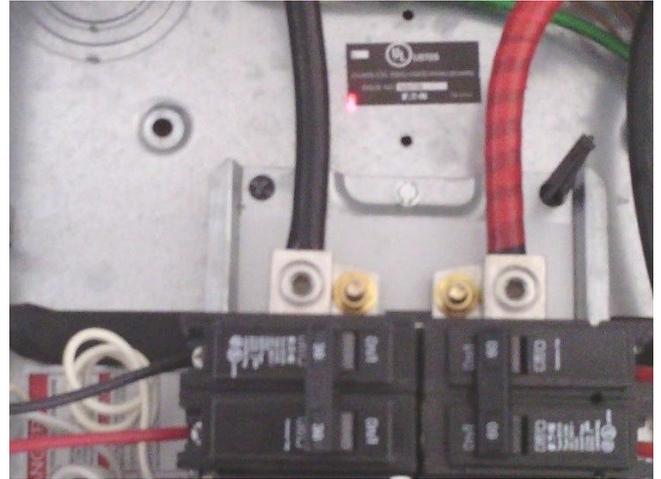
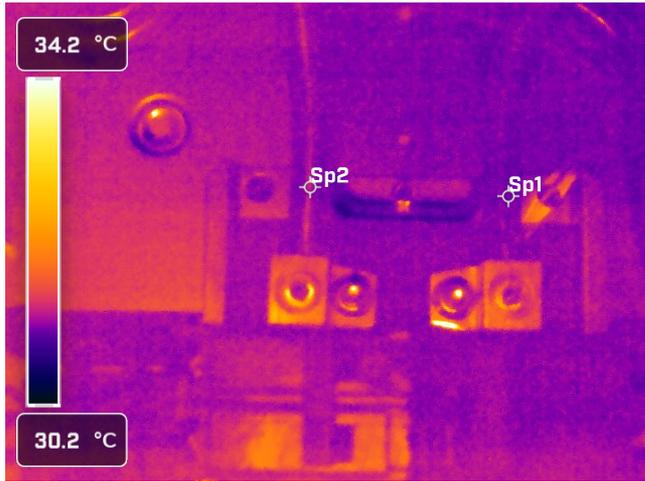
Camera model	FLIR E96
Lens	FOL18
Camera serial	90202857
Filter	
Range max.	120.0 °C
Range min.	-20.0 °C
Field of view	22.90

### Recommendations/Notes

No thermal anomalies were observed during the thermographic inspection.



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 Condition	
Temperature Rise Over Air	

### Measurements

Sp1	31.1 °C
Sp2	31.3 °C

### Camera information

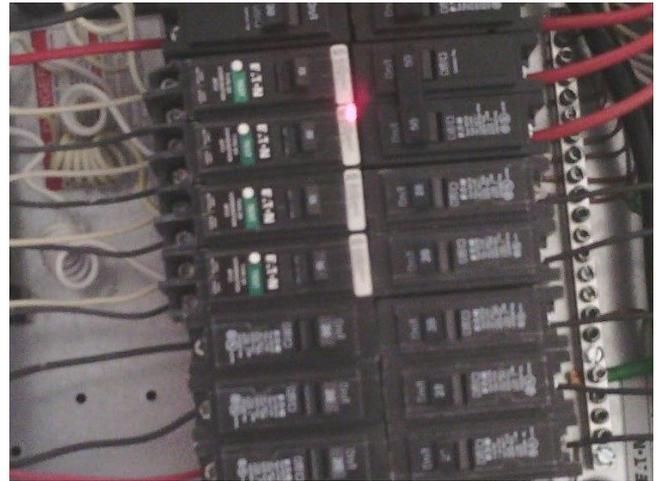
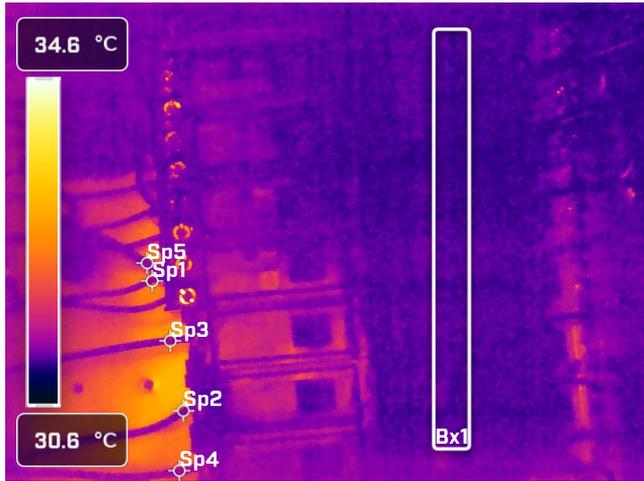
Camera model	FLIR E96
Lens	FOL18
Camera serial	90202857
Filter	
Range max.	120.0 °C
Range min.	-20.0 °C
Field of view	22.90

### Recommendations/Notes

No thermal anomalies were observed during the thermographic inspection.



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

Anomaly Temperature	31.3
Reference Temperature	31.3
Temperature Rise Over Same	0.1
Temperature Rise Over Air	3
Condition	

### Measurements

<b>Bx1</b>	
Max	31.3 °C
<b>Sp1</b>	31.3 °C
<b>Sp2</b>	31.2 °C
<b>Sp3</b>	31.3 °C
<b>Sp4</b>	31.4 °C
<b>Sp5</b>	31.3 °C

### Camera information

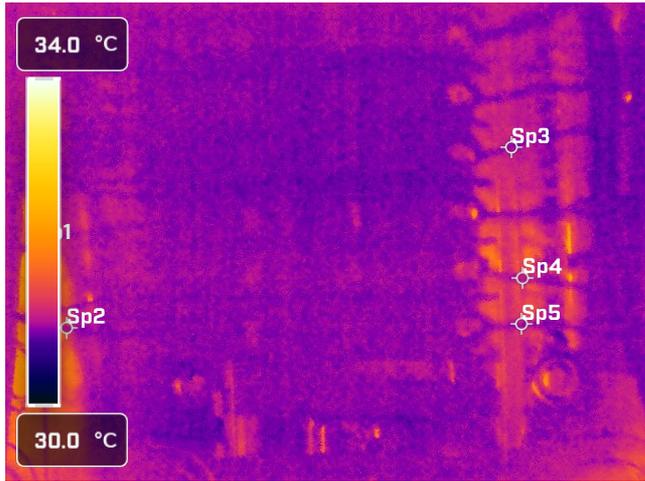
Camera model	FLIR E96
Lens	FOL18
Camera serial	90202857
Filter	
Range max.	120.0 °C
Range min.	-20.0 °C
Field of view	22.90

### Recommendations/Notes

No thermal anomalies were observed during the thermographic inspection.



5/22/2024 10:10:33 AM



### Parameters

Emissivity	0.95
Distance	0.55 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 Condition	
Temperature Rise Over Air	

### Measurements

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

### Camera information

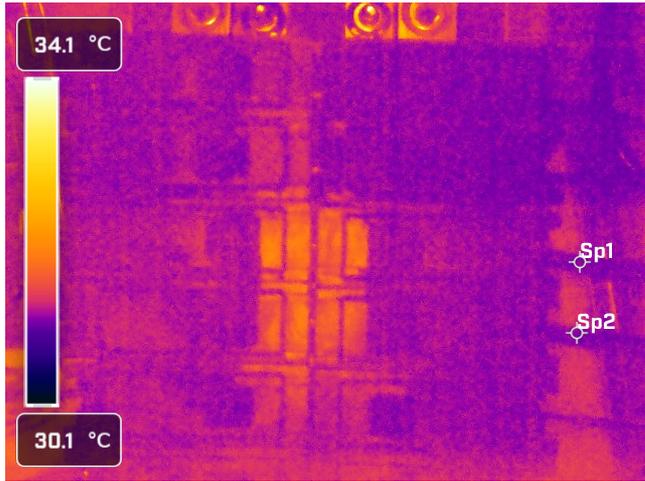
Camera model	FLIR E96
Lens	FOL18
Camera serial	90202857
Filter	
Range max.	120.0 °C
Range min.	-20.0 °C
Field of view	22.90

### Recommendations/Notes

No thermal anomalies were observed during the thermographic inspection.



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 Condition	
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

No thermal anomalies were observed during the thermographic inspection.



**INFRARED  
TRAINING  
CENTER**

Certification #:

168125159

# LEVEL II

CERTIFIED THERMOGRAPHER

**THIS CERTIFIES THAT**

**Luis Hernandez**

**HAS ATTENDED THE COURSE AND PASSED THE PRACTICAL AND FINAL EXAMS THUS  
MEETING THE REQUIREMENTS FOR INFRARED TRAINING CENTER CERTIFICATION**

**ISSUE DATE: 11/17/2023**

**EXPIRATION DATE: 11/17/2028**

*Ronald Olivier*  
Responsible Level III

**Infrared Training Center**  
www.infraredtraining.com

24 ITC CERTIFICATION  
RENEWAL CREDITS

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**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

JE

**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

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E-Mail: [jfbeng@f-m.fm](mailto:jfbeng@f-m.fm)

[www.juanfernandezbarquinpe.com](http://www.juanfernandezbarquinpe.com)

----- Original message -----

From: "Carmen San Juan-Lorié" <[carmenkuznik@gmail.com](mailto:carmenkuznik@gmail.com)>

To: "Goizueta, Virginia" <[vgoizueta@coralgables.com](mailto:vgoizueta@coralgables.com)>

Cc: Carmen Kuznik <[carmenkuznik@gmail.com](mailto:carmenkuznik@gmail.com)>, "Juan Fernandez-Barquin, P. E. S.I." <[jfbeng@f-m.fm](mailto:jfbeng@f-m.fm)>, [mlopez@coralgables.com](mailto:mlopez@coralgables.com), [dramirez@coralgables.com](mailto:dramirez@coralgables.com)

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

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

Hello Virginia,

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: