



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 12/28/2022

Property Information	
Folio:	03-4130-009-1240
Property Address:	6801 RED RD Coral Gables, FL 33146-3647
Owner	BAPTIST HEALTH SOUTH FLORIDA INC
Mailing Address	6855 RED ROAD #500 CORAL GABLES, FL 33143
PA Primary Zone	6600 COMMERCIAL - LIBERAL
Primary Land Use	1813 OFFICE BUILDING - MULTISTORY : OFFICE BUILDING
Beds / Baths / Half	0 / 0 / 0
Floors	5
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	159,343 Sq.Ft
Lot Size	55,000 Sq.Ft
Year Built	1982



Assessment Information			
Year	2022	2021	2020
Land Value	\$16,500,000	\$9,625,000	\$9,625,000
Building Value	\$200,000	\$6,375,000	\$6,275,000
XF Value	\$0	\$0	\$0
Market Value	\$16,700,000	\$16,000,000	\$15,900,000
Assessed Value	\$16,700,000	\$16,000,000	\$14,926,560

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction			\$973,440
Hosp and Nurs Homes	Exemption	\$16,700,000	\$16,000,000	\$14,926,560
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
CORAL GABLES RIVIERA SECTION 14	
2ND REV PB 28-32	
LOTS 1 THRU 8 & 38 THRU 40 BLK	
204	
LOT SIZE 55000 SQ FT	

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	\$16,700,000	\$16,000,000	\$14,926,560
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$16,700,000	\$16,000,000	\$15,900,000
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$16,700,000	\$16,000,000	\$14,926,560
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$16,700,000	\$16,000,000	\$14,926,560
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
09/01/2004	\$9,000,000	22662-2518	Other disqualified
09/01/2004	\$0	22659-2575	Sales which are disqualified as a result of examination of the deed
08/01/1992	\$0	15628-0737	Sales which are disqualified as a result of examination of the deed
09/01/1987	\$11,100,000	13417-0196	Deeds that include more than one parcel

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

Version:

City's Exhibit #1

List of service addresses for January 2023 unsafe structures case
[Revised to add address for owner (property appraiser mailing address)]

1) 6801 Red Rd

<u>Owner (Sunbiz principal and mailing address)</u> Baptist Health South Florida, Inc. 6855 Red Road, Ste 600 South Miami, FL 33143-3518	<u>Owner (Sunbiz principal address)</u> Baptist Health South Florida, Inc. Corporation Service Company 1201 Hays St Tallahassee, FL 32301-2699
<u>Owner (deed address)</u> Baptist Health South Florida, Inc. 6855 Red Road, Ste 500 South Miami, FL 33143-3518	

CORAL GABLES

THE CITY BEAUTIFUL

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Public Information

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Found 38 results

Filter Results

All 38

Permit 17

Inspection 21

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Permit Number ELEC-22-05-0432

Type Electrical Commercial - Other

Project Name

Status Submitted

Main Parcel 0341300091240

Address 6801 RED RD Coral Gables FL 33146-3647

Description BUILDING RECERTIFICATION (YEAR BUILT 1982)

Applied Date 05/04/2022

Issued Date

Expiration Date

Finalized Date



City's Exhibit #3

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Permit Number [ELEC-22-04-0376](#)

Applied Date 04/13/2022

Type Electrical Commercial - Alteration/Remodel

Issued Date 06/17/2022

Project Name

Expiration Date 01/09/2023

Status Finalized

Finalized Date 07/11/2022

Main Parcel [0341300091240](#)

Address 6855 RED RD Coral Gables FL 33146-3647

Description INTERIOR ALT. (2 ND FLOOR ADMIN. OFFICES FOR TELEHEALTH STATIONS)

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Permit Number [ELEC-22-07-0632](#)

Applied Date 07/19/2022

Type Electrical Commercial - Low Voltage

Issued Date

Project Name

Expiration Date

Status Submitted

Finalized Date

Main Parcel [0341300091240](#)

Address 6801 RED RD Coral Gables FL 33146-3647

Description FIRE ALARM REPLACEMENT @ 6855 RED RD

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Permit Number [RECT-22-05-0054](#)

Applied Date 05/03/2022

Type Building Recertification - Recertification

Issued Date

Project Name

Expiration Date

Status Denied

Finalized Date

Main Parcel [0341300091240](#)

Address 6801 RED RD Coral Gables FL 33146-3647

Description BUILDING RECERTIFICATION (YEAR BUILT 1982)

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Permit Number ELEC-22-08-0670

Applied Date 08/09/2022

Type Electrical Commercial - Low Voltage

Issued Date 11/23/2022

Project Name

Expiration Date 05/29/2023

Status Finalized

Finalized Date 11/30/2022

Main Parcel 0341300091240

Address 6855 RED RD Coral Gables FL 33146-3647

Description ACCESS CONTROL *** SEE FIRE-22-08-0191 ** FOR PERMIT & REVIEW

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Permit Number FIRE-22-08-0191

Applied Date 08/14/2022

Type Fire- Access Control

Issued Date 11/16/2022

Project Name

Expiration Date 05/31/2023

Status Finalized

Finalized Date 12/02/2022

Main Parcel 0341300091240

Address 6855 RED RD Coral Gables FL 33146-3647

Description *** ACCESS CONTROL *** (2 ND FLOOR ADMIN. OFFICES FOR TELEHEALTH STATIONS)

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Permit Number BLDB-22-07-0925

Applied Date 07/29/2022

Type FBC Building (Commercial)- Addition/ Exterior Renovations

Issued Date

Project Name

Expiration Date

Status Denied

Finalized Date

Main Parcel 0341300091240

Address 6801 RED RD Coral Gables FL 33146-3647

Description Installation of fabric awning at fifth floor parking garage building fast elevation for office door entry

Permit Number [FIRE-22-04-0089](#)

Type Fire- Fire Alarm

Project Name

Status Issued

Main Parcel [0341300091240](#)

Address 6801 RED RD Coral Gables FL 33146-3647

Description FIRE ALARM REPLACEMENT @ 6855 RED RD

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Permit Number [FIRE-21-10-0004](#)

Type Fire- Fire Alarm

Project Name

Status Cancelled

Main Parcel [0341300091240](#)

Address 6801 RED RD Coral Gables FL 33146-3647

Description CANCELLED - LOW VOLTAGE PERMIT ONLY

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Permit Number [ELEC-21-11-0085](#)

Type Electrical Commercial - Low Voltage

Project Name

Status Finald

Main Parcel [0341300091240](#)

Address 6801 RED RD Coral Gables FL 33146-3647

Description FLOOR BOXES & RE-PULL RETERMINATE EXISTING UTP CABLES

Applied Date 04/25/2022

Issued Date 09/21/2022

Expiration Date 03/20/2023

Finalized Date



Applied Date 10/01/2021

Issued Date

Expiration Date

Finalized Date



Applied Date 11/18/2021

Issued Date 12/10/2021

Expiration Date 11/21/2022

Finalized Date 05/24/2022

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Permit Number [ELEC-21-10-0017](#)

Applied Date 10/06/2021

Type Electrical Commercial - Low Voltage

Issued Date 10/07/2021

Project Name

Expiration Date 10/03/2022

Status Finalized

Finalized Date 04/04/2022

Main Parcel [0341300091240](#)

Address 6801 RED RD Coral Gables FL 33146-3647

Description ZOOM CONFERENCE ROOM CABLING INSTALLATION 1ST FLOOR CAFE

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Permit Number [ELEC-21-10-0031](#)

Applied Date 10/14/2021

Type Electrical Commercial - Low Voltage

Issued Date 10/20/2021

Project Name

Expiration Date 04/18/2022

Status Expired

Finalized Date

Main Parcel [0341300091240](#)

Address 6801 RED RD Coral Gables FL 33146-3647

Description BHSF CORPORATE AV ZOOM CONFERENCE ROOM CABLING INSTALL

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Permit Number [ELEC-22-01-0165](#)

Applied Date 01/19/2022

Type Electrical Commercial - Low Voltage

Issued Date 02/25/2022

Project Name

Expiration Date 01/25/2023

Status Finalized

Finalized Date 07/29/2022

Main Parcel [0341300091240](#)

Address 6801 RED RD Coral Gables FL 33146-3647

Description install six Cat6 Dual workstationa

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Permit Number [BLDB-22-03-0518](#)

Applied Date 03/18/2022

Type FBC Building (Commercial)- Alteration/Remodel

Issued Date 06/07/2022

Project Name

Expiration Date 06/06/2023

Status Finalized

Finalized Date 12/08/2022

Main Parcel [0341300091240](#)

Address 6855 RED RD Coral Gables FL 33146-3647

Description INTERIOR ALT. (2 ND FLOOR ADMIN. OFFICES FOR TELEHEALTH STATIONS)

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Permit Number [BLDB-22-09-1035](#)

Applied Date 09/01/2022

Type FBC Building (Commercial)- Roofing

Issued Date 09/27/2022

Project Name

Expiration Date 03/27/2023

Status Issued

Finalized Date

Main Parcel [0341300091240](#)

Address 6801 RED RD Coral Gables FL 33146-3647

Description Re-Roof Low Slope Roofing @ 6855 Red Rd

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Permit Number [FIRE-22-10-0262](#)

Applied Date 10/24/2022

Type Fire- Fire Alarm

Issued Date

Project Name

Expiration Date

Status Approved/Pay Fees

Finalized Date

Main Parcel [0341300091240](#)

Address 6801 RED RD Coral Gables FL 33146-3647

Description Adding a wireless radio to monitor an existing FACP

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Permit Number [ELEC-22-12-0939](#)

Applied Date 12/08/2022

Type Electrical Commercial - Other

Issued Date

Project Name

Expiration Date

Status Denied

Finalized Date

Main Parcel [0341300091240](#)

Address 6801 RED RD Coral Gables FL 33146-3647

Description REPLACE GARAGE LIGHTING



The City of Coral Gables

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

1/3/2022

VIA CERTIFIED MAIL

BAPTIST HEALTH SOUTH FLORIDA INC
6855 RED ROAD #500
CORAL GABLES, FL 33143

7020 3160 0001 1022 3509

RE: 6801 RED RD
FOLIO # 03-4130-009-1240

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

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is forty (40) years old, or older, having been built in 1982. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a Florida Registered Architect or Professional Engineer must inspect said building and a **completed** Recertification Report ("Report") must be submitted by you to this Department within **ninety (90) calendar days** from the **date of this letter**. A completed Report includes 1) cover letter(s) stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form and 5) Parking Lot Guardrails Requirements Form. Note all paperwork submitted must be the original signed and sealed documents (no copies). Submittal of the Report does not constitute recertification; it must be **approved** by this Department and the Letter of Recertification must be issued.

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

The Architect or Engineer may obtain the required Form, "*Minimum Inspection Procedural Guidelines for Building Recertification*," from the following link: http://www.miamidade.gov/pa/property_recertification.asp. The **Recertification Report fee of \$500.00 and additional document and filing fees shall be submitted to the Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, Florida, 33134. In order to avoid delays submit in person in order to calculate the fees accordingly.**

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

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

Thank you for your prompt attention to this matter.

Ianuel Z. Lopez, P.E.
Building Official

City's Exhibit #5

Tracking Number:

Remove X

70203160000110223509

Copy Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

Your item has been delivered and is available at a PO Box at 12:04 pm on January 6, 2022 in MIAMI, FL 33143.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, PO Box

MIAMI, FL 33143
January 6, 2022, 12:04 pm

See All Tracking History

Feedback

Text & Email Updates



USPS Tracking Plus®



Product Information



See Less ^

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs



The City of Coral Gables

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

4/4/2022

BAPTIST HEALTH SOUTH FLORIDA INC
6855 RED ROAD #500
CORAL GABLES, FL. 33143

7021 2720 0001 4959 2391

RE: 6801 RED RD
FOLIO # 03-4130-009-1240

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

Dear Property Owner:

In a certified letter dated 1/3/2022, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). The letter informed you it was necessary to submit to this Department a completed Report prepared by a licensed architect or engineer within ninety (90) calendar days certifying the structure meets the requirements for recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

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

Failure to submit the completed Report within thirty (30) calendar days from the date of this letter will result in forwarding the matter to the City's Construction Regulation Board for further review and determination. The completed Report may be submitted Monday through Friday, 7:30am to 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".

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

Tracking Number:

Remove X

70212720000149592391

Copy Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

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

Get More Out of USPS Tracking:

USPS Tracking Plus®

Moving Through Network
In Transit to Next Facility

April 11, 2022

Departed USPS Regional Facility
MIAMI FL DISTRIBUTION CENTER
April 7, 2022, 7:50 pm

See All Tracking History

Feedback

Text & Email Updates



USPS Tracking Plus®



Product Information



See Less ^

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs



The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

6/6/2022

*Sent via first class and
certified mail,
return receipt number:*

7021 1970 0000 4016 1395

Baptist Health South FL
6855 Red Road #500
Coral Gables, Fl. 33143

ADDRESS: 6801 Red Rd
PROPERTY FOLIO: 03-4130-009-1240

Dear Property Owner:

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

The Professional that completed the Structural Report is:

Tahir Iqbal
PE # 48061
7171 SW 62nd Avenue
Miami, Fl. 33143
305-669-2165

The professional that completed the Electrical Report is:

George Sanjuan
PE # 46100
1800 Eller Drive, suite 570
Fort Lauderdale, Fl. 33316
954-527-1112

If you have any questions regarding this Report, please contact the original architect/engineer which prepared the Report.

A letter from Tahir Iqbal from Pistorino & Alam Consulting Engineer, INC dated May 28, 2022 has been submitted indicating "the building, although not suitable for recertification, it does not pose an immediate threat to life and may continue occupancy until repairs are completed".

In addition, if repairs are not completed within 180 days of the date of this letter, the City may declare the structure unsafe and take emergency action, pursuant to Section 105-96 of the City Code, to order that the Structure be vacated and to secure the Structure by installing a fence around the perimeter of the Property ("Emergency Action"). Additionally, The City may request that Florida Power and Light, without any further notice, disconnect the power to the Structure. The City may impose a special assessment lien on the property for the cost of the corrective Emergency Action, pursuant to Section 105-98 of the City Code.

Please note that it shall be unlawful for any person, firm, or corporation or their agents to remove this notice without written permission from the Building Official.

Once the repairs have been completed the original architect/engineer shall provide a follow-up Report and cover letter (s) indicating the structure is now recommended for recertification.

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

cc: Peter J Iglesias, P.E., City Manager
Chief Troy Easley, Fire Marshall
Miriam Soler Ramos, Esq., B.C.S., City Attorney
Cristina M. Suarez, Deputy City Attorney and City Prosecutor
Suramy Cabrera, P.E., Building Official
Warren Adams, Historical Resources and Cultural Arts Director
Martha Pantin, Communications & Public Affairs Division Director
Terri Sheppard, Code Enforcement Field Supervisor
Construction Regulation Board File

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 22-5122

vs.

Return receipt number:

Baptist Health South Fl.
6855 Red Rd. #600
South Miami, Fl. 33143-3518
Respondent.

7021 1970 0000 4015 5622

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

Date: December 22, 2022

Re: 6801 Red Rd, Coral Gables, Fl. 33143, LOTS 1 THRU 8 & 38 THRU 40, BLOCK 204, CORAL GABLES RIVIERA SECT 14 2ND REV., PB 28-32, 03-4130-009-1240 ("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-I 86(j)(13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, 2nd Florida, Coral Gables, Florida 33134, on, January 9, 2023, 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, Secretary to Virginia Goizueta the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, vgoizueta@coralgables.com, tel: (305) 460-5250. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 p.m.

If the Required Action is not completed before the above hearing date, the Building Official may order that the structure be vacated, boarded, secured, and posted (including but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy until the Required Action is completed. The Building Official may also order demolition of the Structure and the City may recover the

City's Exhibit #6

costs incurred against the Property and the Owner of record.

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

Please govern yourself accordingly.



Virginia Goizueta
Secretary to the Board

ADA NOTICES

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

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

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

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

C: Baptist Health South Florida, Inc., Corporation Service Company, 1201 Hays St, Tallahassee, FL 32301-2699

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 22-5122

vs.

Return receipt number:

Baptist Health South Fl.
6855 Red Rd. #600
South Miami, Fl. 33143-3518
Respondent.

7021 1970 0000 4015 5660

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

[Revised to add address for owner (property appraiser mailing address)]

Date: December 22, 2022

Re: 6801 Red Rd, Coral Gables, Fl. 33143, LOTS 1 THRU 8 & 38 THRU 40, BLOCK 204, CORAL GABLES RIVIERA SECT 14 2ND REV., PB 28-32, 03-4130-009-1240 ("Property").

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

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, 2nd Florida, Coral Gables, Florida 33134, on, January 9, 2023, 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, Secretary to Virginia Goizueta the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, vgoizueta@coralgables.com, tel: (305) 460-5250. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 p.m.

If the Required Action is not completed before the above hearing date, the Building Official may order that the structure be vacated, boarded, secured, and posted (including but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy until the Required Action is completed. The Building Official may also order demolition of the Structure and the City may recover the costs incurred against the Property and the Owner of record.

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

Please govern yourself accordingly.


Virginia Goizueta
Secretary to the Board

ADA NOTICES

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

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

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

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

C: Baptist Health South Florida, Inc., Corporation Service Company, 1201 Hays St, Tallahassee, FL 32301-2699;
Baptist Health South Florida, Inc., 6855 Red Road, Ste 500, South Miami, FL 33143-3518



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 22-5122

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

I, FRANCISCO FERNANDEZ, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 6801 Red Rd., ON December 22, 2022 AT 11:26 AM AND WAS
ALSO POSTED AT CITY HALL.

FRANCISCO FERNANDEZ

Employee's Printed Name

[Signature]
Employee's Signature

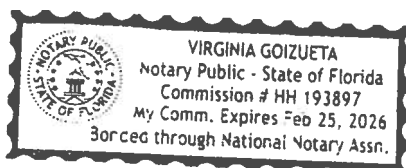
STATE OF FLORIDA)

ss.

COUNTY OF MIAMI-DADE)

Sworn to (or affirmed) and subscribed before me by means of X physical presence or online
notarization, this 22 day of December, in the year 2022, by
FRANCISCO FERNANDEZ who is personally known to me.

My Commission Expires:



[Signature]
Notary Public

City's Exhibit #7



City's Exhibit #8



NOTICE OF UNSAFE STRUCTURE VIOLATION FOR FAILURE TO RE-CERTIFY
THE STRUCTURE PERMITS

CITY OF CORAL GABLES
Permittee:

Case No. 22-7-22

re:

Permit receipt number:

Superior Health South FL
6555 Red Rd. NW
South Miami, FL 33143-7118
BaptistHealth

7021 1470 0020 4015 1420

NOTICE OF UNSAFE STRUCTURE VIOLATION FOR FAILURE TO RE-CERTIFY
AND NOTICE OF HEARING

Date: December 11, 2022

Re: 6601 Red Rd, Coral Gables, FL 33143, LOTS 1 THRU 9 & 35 THRU 46, BLOCK 20, CORAL
GABLES ERIKERA SECT 14 2ND REV., PB 28-51, 01-4130-005-1740 ("Property")

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 95 of the City Code, pertaining to unsafe structures, and Section 8-11 of the Miami-Dade County Code, as applicable to the City, pertaining to existing buildings. The Structure is hereby declared unsafe by the Building Official and is presumed unsafe pursuant to Section 105-106(a)(1) of the City Code for failure to timely comply with the maintenance and reconstruction requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

Therefore, this notice is not for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134, on January 9, 2023, 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 on 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 Secretary to Virginia Escamela the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, vgescamela@coralgables.com, tel. (305) 440-8750. 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, requiring the electric utility to terminate service to the Structure) to prevent further occupancy until the Required Action is completed. The Building Official may also order demolition of the Structure and the City may recover the



CFN 20040814716
DR Bk 22662 Pgs 2518 - 2519; (2pgs)
RECORDED 09/17/2004 08:29:22
DEED DOC TAX 54,000.00
SURTAX 40,500.00
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

Property Appraiser's
Parcel Identification No.: 3041300091240

Grantee's EIN: 650267668

This instrument was prepared by:
Kyle R. Saxon, Esq.
Catlin Saxon Evans Fink Kolski & Romanetz, P.A.
2600 Douglas Road, Suite 1109
Coral Gables, Florida 33134

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made the 15th day of SEPTEMBER, 2004, by **CG PROPERTIES**, a Florida limited partnership, whose address is 2029 Century Park East, 40th Floor, Los Angeles, California 90067 (hereinafter called the Grantor) to **BAPTIST HEALTH SOUTH FLORIDA, INC.**, a Florida not-for-profit corporation, whose post office address is 6855 Red Road, Suite 600, Coral Gables, Florida 33143 (hereinafter called the Grantee):

Witnesseth that said Grantor for and in consideration of the sum of Ten and no/100ths Dollars (\$10.00), and other good and valuable considerations, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, conveys and confirms unto the Grantee, all that certain land situate in Miami-Dade County, Florida, as is further described as follows:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 38, 39, and 40, all in Block 204 of SECOND REVISED PLAT OF CORAL GABLES RIVIERA SECTION, PART 14, according to the Plat thereof, as recorded in Plat Book 28, at Page 32 of the Public Records of Miami-Dade County, Florida.
PROPERTY ADDRESS: 6801/6855 RED ROAD, CORAL GABLES, FLORIDA 33143.
FOLIO NO. 03-4130-009-1240

Subject to:

1. Taxes for 2004 and subsequent years.
2. Applicable zoning ordinances.
3. Conditions, limitations, restrictions, and easements of record, provided, however that this shall not serve to reimpose same.

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

②

City's Exhibit #9

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be duly executed the day and year first above written.

Signed and Delivered in the presence of: <u>Linda Suder</u> Print Name: <u>LINDA SUDER</u> <u>Eva Angelina Rubio</u> Print Name: <u>EVAANGELINA RUBIO</u>	CG PROPERTIES , a Florida limited partnership By: APPELLATION CORP. , a Nevada corporation, its General Partner By: <u>William Stinehart, Jr.</u> William Stinehart, Jr. President
---	---

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

The foregoing instrument was acknowledged before me this 25th day of August, 2004, by William Stinehart, Jr., as President of APPELLATION CORP., a Nevada corporation, the general partner of **CG PROPERTIES**, a Florida limited partnership. He/~~she~~ is personally known to me or has produced California drivers license as identification and did not take an oath.

Linda Suder
Notary Public, State of California
My Commission Expires 1-28-07

10809105_1.DOC





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

Detail by Entity Name

Florida Not For Profit Corporation
BAPTIST HEALTH SOUTH FLORIDA, INC.

Filing Information

Document Number	N42700
FEI/EIN Number	65-0267668
Date Filed	03/25/1991
State	FL
Status	ACTIVE
Last Event	AMENDED AND RESTATED ARTICLES
Event Date Filed	08/08/2022
Event Effective Date	NONE

Principal Address

6855 RED ROAD
SUITE 600
CORAL GABLES, FL 33143-3632

Changed: 05/10/1999

Mailing Address

6855 RED ROAD
SUITE 600
CORAL GABLES, FL 33143-3632

Changed: 05/10/1999

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301

Name Changed: 07/23/2020

Address Changed: 07/23/2020

Officer/Director Detail

Name & Address

Title CEO

KEELEY, BRIAN E
6855 RED ROAD, SUITE 600
CORAL GABLES, FL 33143

Title C

CARR, JAMES
6855 RED ROAD, SUITE 600
CORAL GABLES, FL 33143

Title VC

HERSHOFF, JAY A
6855 RED ROAD, SUITE 600
CORAL GABLES, FL 33143

Title Treasurer

STOKES, ROBERTA
6855 RED ROAD, SUITE 600
CORAL GABLES, FL 33143

Title Secretary

DAILEY, RICHARD H
6855 RED ROAD, SUITE 600
CORAL GABLES, FL 33143

Title CFO

ARSENAULT, MATTHEW V
6855 RED ROAD, SUITE 600
CORAL GABLES, FL 33143

Title President

BOULENGER, ALBERT L
6855 RED ROAD, SUITE 600
CORAL GABLES, FL 33143

Title EVP

NATOLI, JOSEPH T
6855 RED ROAD, SUITE 600
CORAL GABLES, FL 33143

Title EVP

LOPEZ-BLAZQUEZ, ANA
6855 RED ROAD, SUITE 600
CORAL GABLES, FL 33143

Annual Reports

Report Year	Filed Date
2020	02/14/2020
2021	04/07/2021
2022	03/04/2022

Document Images

08/08/2022 -- Amended and Restated Articles	View image in PDF format
03/04/2022 -- ANNUAL REPORT	View image in PDF format
09/16/2021 -- Amended and Restated Articles	View image in PDF format
04/07/2021 -- ANNUAL REPORT	View image in PDF format
11/03/2020 -- Amendment	View image in PDF format
07/23/2020 -- Reg. Agent Change	View image in PDF format
02/14/2020 -- ANNUAL REPORT	View image in PDF format
01/31/2020 -- Amended and Restated Articles	View image in PDF format
06/26/2019 -- Amended and Restated Articles	View image in PDF format
03/12/2019 -- ANNUAL REPORT	View image in PDF format
10/02/2018 -- Amended and Restated Articles	View image in PDF format
09/10/2018 -- AMENDED ANNUAL REPORT	View image in PDF format
02/08/2018 -- ANNUAL REPORT	View image in PDF format
10/03/2017 -- Amended and Restated Articles	View image in PDF format
04/20/2017 -- ANNUAL REPORT	View image in PDF format
02/03/2017 -- Amended and Restated Articles	View image in PDF format
03/21/2016 -- ANNUAL REPORT	View image in PDF format
04/06/2015 -- ANNUAL REPORT	View image in PDF format
02/03/2015 -- Amended and Restated Articles	View image in PDF format
03/17/2014 -- ANNUAL REPORT	View image in PDF format
10/31/2013 -- Amended and Restated Articles	View image in PDF format
04/16/2013 -- ANNUAL REPORT	View image in PDF format
03/15/2012 -- ANNUAL REPORT	View image in PDF format
02/22/2011 -- ANNUAL REPORT	View image in PDF format
02/16/2010 -- ANNUAL REPORT	View image in PDF format
01/06/2009 -- ANNUAL REPORT	View image in PDF format
02/19/2008 -- ANNUAL REPORT	View image in PDF format
02/14/2007 -- ANNUAL REPORT	View image in PDF format
05/02/2006 -- ANNUAL REPORT	View image in PDF format
01/18/2006 -- Reg. Agent Change	View image in PDF format
09/28/2005 -- Amendment	View image in PDF format
04/29/2005 -- ANNUAL REPORT	View image in PDF format
01/27/2005 -- Amended and Restated Articles	View image in PDF format
07/15/2004 -- ANNUAL REPORT	View image in PDF format
05/16/2003 -- ANNUAL REPORT	View image in PDF format
03/28/2002 -- Amended and Restated Articles	View image in PDF format
03/28/2002 -- Name Change	View image in PDF format
03/07/2002 -- ANNUAL REPORT	View image in PDF format
05/16/2001 -- ANNUAL REPORT	View image in PDF format

05/08/2000 -- ANNUAL REPORT	View image in PDF format
12/14/1999 -- Amended and Restated Articles	View image in PDF format
07/22/1999 -- Amendment	View image in PDF format
05/10/1999 -- ANNUAL REPORT	View image in PDF format
05/07/1999 -- Amended and Restated Articles	View image in PDF format
08/13/1998 -- ANNUAL REPORT	View image in PDF format
02/03/1998 -- Amendment	View image in PDF format
10/06/1997 -- AMENDED AND RESTATED ARTICLES	View image in PDF format
07/17/1997 -- ANNUAL REPORT	View image in PDF format
02/04/1997 -- ANNUAL REPORT	View image in PDF format
05/01/1996 -- ANNUAL REPORT	View image in PDF format
03/22/1995 -- ANNUAL REPORT	View image in PDF format



PISTORINO & ALAM

CONSULTING ENGINEERS, INC

7171 S.W. 62nd Ave., Fourth Floor • Miami, Florida 33143
(305) 669-2700 • Fax: (305) 669-2165

March 28, 2022



City of Coral Gables
Development Services

RECT-22-05-0054

6801 RED RD

The City of Coral Gables
Development Services Department
405 Biltmore way, 3rd Floor.
Coral Gables, FL. 33134
Attn: Building Official

Re: **Folio No: 03-4130-009-1240**
40 Year Recertification
BHSF Corporate Building
6801 Red Road, Coral Gables, FL 33146
P&A Project No. 22-181

Dear Building Official:

Pistorino & Alam Consulting Engineers, Inc. (P&A) conducted an inspection for the purpose of determining the general condition of the structural system for the property referenced above for compliance with Chapter 8, Section 8-11(f) of Code of Miami-Dade County and in accordance with the minimum inspection procedure guidelines as issued by the County Board of Rules and Appeals.

Visual examination and manual procedures were used to conduct the inspections. Property management personnel were consulted to obtain the maintenance and repair history of the building.

As of the date of the attached report, the building is structurally SAFE for its use and PRESENT occupancy.

"As a routine matter, to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure system. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to the extent reasonably possible". Please note that this certification is for the referenced building only and does not include other areas and structures of the community.

SUFFICIENCY

Please note that this report is limited to the evaluation of the selected areas described herein. Adequacy of the original design or improper construction is beyond the scope of P&A's work. This report should not be used as a repair document, as substantial additional details and information must be furnished to the Contractor to perform adequate repairs.

As a routine matter to avoid possible misunderstanding, nothing in this report shall be construed directly or indirectly as a guarantee of any portion of the structure. To the best of



7171 S.W. 62nd Ave., Fourth Floor • Miami, Florida 33143
(305) 669-2700 • Fax: (305) 669-2165

our knowledge and ability, this report represents an accurate appraisal of the current condition of the building, based upon careful evaluation of the observed conditions, to the extent reasonably possible.

Limitations of Inspection Report

- 1.1. Observations and data collected by Pistorino & Alam for this report were obtained during their limited on-site observations.
- 1.2. Except as otherwise noted, the discussions, opinions, and conclusions described in this report are based on.
 - a. the information provided by various parties without separate verification.
 - b. limited visual observations; data collected and/or made available concerning current as-built conditions of the building during the site visits to develop this report.
- 1.3. This report is not intended to provide, and does not provide, a comprehensive study of each noted deficiency and/or damage observed in the building. The report regarding the conditions observed represents professional engineering opinions in accordance with the applicable standard of care.
- 1.4. Any photos included in this report are meant to support the stated observations of the report authors; and any portions of the included photos that are not in the description of the observation are coincidental and are not relevant to the observation, nor were those portions reviewed. Photos do not include every deficiency and defect observed.
- 1.5. The information in this report is not meant to be a guarantee or warranty of any kind. The opinions expressed in this report are based primarily on a visual observation of reasonably accessible areas of the building at the time of the site visit(s). Pistorino & Alam therefore do not assume any responsibility for items that were not examined or were not observed.
- 1.6. Except as otherwise noted, this report does not contain any professional opinion regarding the completion of any previously recommended improvements associated with the structure.
- 1.7. Pistorino & Alam have prepared this report exclusively for the Client. Any use of this report by any other individual(s) or entity without the expressed written consent of Pistorino & Alam is prohibited. Should another individual or entity rely on this report without the prior specific written consent of Pistorino & Alam, they shall indemnify Pistorino & Alam from any damages, losses, or expenses they may incur because of such improper use.



PISTORINO & ALAM

CONSULTING ENGINEERS, INC

7171 S.W. 62nd Ave., Fourth Floor • Miami, Florida 33143
(305) 669-2700 • Fax: (305) 669-2165

- 1.8. Pistorino & Alam reserve the right to revise and supplement this report if in their sole opinion any additional information is made available to them including new documents, physical data, or new evidence.

If you have any questions or comments, please contact our office.

Respectfully Submitted by,

PISTORINO & ALAM CONSULTING ENGINEERS, INC

Digitally
signed by
TAHIR
IQBAL
Date:
2022.05.01
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THIS ITEM IS SIGNED & SEALED BY
TAHIR IQBAL P.E. ON THE DATE INDICATED
USING DIGITAL SIGNATURE PRINTED COPIES
OF THIS DOCUMENTS ARE NOT CONSIDERED
SIGN & SEALED AND THE SIGNATURE MUST BE
VERIFIED ON ANY ELECTRONIC COPIES.

Tahir Iqbal P.E, M.S
P.E No. 48061



MINIMUM INSPECTION PROCEDURAL GUIDELINES
FOR BUILDING STRUCTURAL RECERTIFICATION

CASE REFERENCE NUMBER:

6801 RED RD

JURISDICTION NAME:

CORAL GABLES

LICENSEE NAME: Tahir Iqbal

TITLE: P.E., FL. Reg. # 4861

ADDRESS: 7171 sw 62nd Avenue, 4th Floor
Miami, Florida 33143

SIGNATURE:

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TAHIR
IQBAL
Date:
2022.05.02
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*Use separate sheets for additional responses by referencing the report number.



THIS ITEM IS SIGNED & SEALED BY
TAHIR IQBAL P.E. ON THE DATE INDICATED
USING DIGITAL SIGNATURE PRINTED COPIES
OF THIS DOCUMENTS ARE NOT CONSIDERED
SIGN & SEALED AND THE SIGNATURE MUST BE
VERIFIED ON ANY ELECTRONIC COPIES

1. DESCRIPTION OF BUILDING

a. Name on Title: BHSF Corporate Building and Parking garage

b. Building Street Address: 6801 RED RD, CORAL GABLES, FL

Bldg. #:

c. Legal Description: CORAL GABLES RIVIERA SECTION 142ND REV PB 28-32LOTS 1

Attached: ☐

d. Owner's Name: BAPTIST HEALTH SOUTH FLORIDA INC

e. Owner's Mailing Address: 6855 RED ROAD #500 CORAL GABLES, FL 33143

f. Folio Number of Property on which Building is Located: 03-4130-009-1240

g. Building Code Occupancy Classification: Group B. 6600 COMMERCIAL

h. Present Use: 6600 COMMERCIAL - Office Building

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

Concrete Floors, slab on grade, concrete beams & columns, precast - concrete joist, exterior curtain wall and

masonry wall. Garage slab on grade, typical floor slab consist of 4 to 5 inches thick concrete slab supported

by precast concrete joist which in turn supported by concrete columns, beams and shearwall system

j. Number of Stories: 6

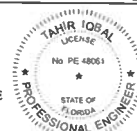
k. Is this a Threshold Building as per 553.71(12) F.S. (Yes/No): Yes

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

m. Additional Comments:

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signed by
TAHIR
IQBAL
Date:
2022.05.02
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TAHIR IQBAL
P.E. No. 48061



n. Additions to original structure:	
None observed	
o. Total Actual Building Area of all floors: 159,343	S.F.

2. INSPECTIONS	
a. Date of Notice of Required Inspection: 01-03-2022 & 04-04-2022	
b. Date(s) of actual inspection: 04-25-222	
c. Name, license number, discipline of practice, and qualifications of licensee submitting report:	
Tahir Iqbal, P.E., FL. Reg. # 48061	
d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures:	
None Required	
e. Are Any Structural Repairs Required? (YES/NO): No	
1. If required, describe, and indicate acceptance:	
f. Can the building continue to be occupied while recertification and repairs are ongoing? (YES/NO): Yes	
1. Explanation/Conditions:	
Acceptable Conditions	
g. Is it recommended that the building be vacated? (YES/NO): No	
h. Has the property record been researched for violations or unsafe cases? (YES/NO): No	
1. Explanation/Comments:	
<div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div> <p>Digitally signed by TAHIR IQBAL Date: 2022.05.02 13:22:42 -04'00'</p> </div> <div> <p>TAHIR IQBAL P.E. No. 48061 03-28-2022</p> </div> </div>	

3. SUPPORTING DATA

- a. _____ Additional sheets of written data
- b. X _____ Photographs provided (where required plus each building elevation)
- c. _____ Drawings or sketches (aerial, site, footprint, etc.)
- d. _____ Test reports

4. FOUNDATION

a. Describe the building foundation:

Foundation consist of isolated column footing under individual columns and continuous footing under the walls

b. Is wood in contact or near soil? (Yes/No): No

c. Signs of differential settlement? (Yes/No): No

d. Describe any cracks or separation in the walls, columns, or beams that signal differential settlement:

PROVIDE PHOTO

Hairline cracks are visible in the stucco along the exterior wall of the parking garage structure

e. Is water drained away from the foundation? (Yes/No): Yes

f. Is there additional sub-soil investigation required? (Yes/No): No

1. Describe:

5. PRESENT CONDITION OF OVERALL STRUCTURE

a. General alignment: (Note: good, fair, poor, explain if significant)

PROVIDE PHOTO

1. Bulging: None noted

2. Settlement: None noted

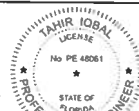
3. Deflections: None noted

4. Expansion: None noted

5. Contraction: None noted

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signed by
TAHIR IQBAL
Date:
2022.05.02
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TAHIR IQBAL
P.E. No. 48061
03-28-2022



b. Portion showing distress: (Note, beams, columns, structural walls, floor, roofs, other)	PROVIDE PHOTO
None Observed	
c. Surface conditions: Describe general conditions of finishes, cracking, spalling, peeling, signs of moisture penetration and stains.	PROVIDE PHOTO
Exterior stucco is in acceptable conditions with some minor non structural repairs are required	
d. Cracks: Note location in significant members. Identify crack size as HAIRLINE if barely discernible; FINE if less than 1 mm in width; MEDIUM if between 1- and 2-mm width; WIDE if over 2 mm.	PROVIDE PHOTO
Hairline cracks observed in stucco along the exterior parking garage walls	
e. General extent of deterioration: Cracking or spalling of concrete or masonry, oxidation of metals; rot or borer attack in wood.	PROVIDE PHOTO
None Noted	
f. Previous patching or repairs (Provide description and identify location):	PROVIDE PHOTO
None Noted	
g. Nature of present loading: (Indicate residential, commercial, storage, other - estimate magnitude for each level)	
Recreation Center Public: Office live load 50 PSF. Recreation Level 100 PSF	
h. Signs of overloading? (Yes/No): No	
1. Describe:	

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signed by
TAHIR IQBAL
Date:
2022.05.02
13:23:32
-04'00'

TAHIR IQBAL
P.E. No. 48061
03-28-2022

THIS ITEM IS SIGNED & SEALED BY
TAHIR IQBAL P.E. ON THE DATE INDICATED
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k. Rebar corrosion (indicate on lines 1-4):	PROVIDE PHOTO
1. None visible: <input checked="" type="checkbox"/>	
2. Minor (patching will suffice): Not observed	
3. Significant (but patching will suffice): Not observed	
4. Significant (structural repairs required) No	
l. Samples chipped out for examination in spalled areas (Yes/No): No	
1. Yes – describe color, texture, aggregate, general quality:	

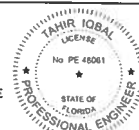
7. FLOOR AND ROOF SYSTEM	
a. Roof (Must provide)	
1. Describe (roof shape, type roof covering, type roof deck, framing system, condition):	PROVIDE PHOTO
Concrete slab, built-up roofing system with gravel in top - Old roof system is in acceptable conditions.	
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of supports:	PROVIDE PHOTO
Metal support with signs of corrosion in fair conditions. Maintenance of metal support is highly recommended.	
3. Describe roof drainage system, main and overflow, and indicate condition:	PROVIDE PHOTO
Roof drains and overflow scupper at parapet walls in acceptable conditions	
4. Describe parapet build and current conditions:	PROVIDE PHOTO
31 inches high concrete parapet wall with granulate roof membrane up to 5 inches high and metal flashing on top is in acceptable conditions	
5. Describe mansard build and current conditions:	PROVIDE PHOTO
Not applicable	

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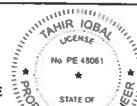


6. Describe roofing membrane/covering and current conditions:	PROVIDE PHOTO
Built-up roofing system with gravel - Old roofing generally is in acceptable conditions	
7. Describe any roof framing member with obvious overloading, overstress, deterioration or excessive deflection:	PROVIDE PHOTO
Not observed	
8. Note any expansion joints and condition:	PROVIDE PHOTO
Expansion joint between building stairs and parking garage is in acceptable conditions. Located along the east side of the building	
b. Floor system(s):	
1. Describe the floor system at each level, framing, material, typical spans and indicate condition:	PROVIDE PHOTO
Typical 4 to 5 inches concrete slab on grade over well compacted fill is in acceptable conditions and typical 4 to 5 inches reinforced concrete slab on top of precast-concrete joist, which in turn supported by concrete Beams, columns and shearwall system	
2. Balconies: Indicate location, framing system, material, and condition:	PROVIDE PHOTO
Not applicable	
3. Stairs and escalators: indicate location, framing system, material, and condition:	PROVIDE PHOTO
Concrete stairs is in acceptable conditions	
4. Ramps: indicate location, framing type, material, and condition:	PROVIDE PHOTO
Concrete ramps is in acceptable conditions	
5. Guardrails: describe type, material, and condition:	PROVIDE PHOTO
Metal Guardrail is in acceptable conditions	
c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.	
Some drop ceiling tile were removed at all levels to observed integrity of the existing structural members no deficiencies were noted	

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8. STEEL FRAMING SYSTEM

a. Description of system at each level:

PROVIDE PHOTO

Not applicable

b. Steel members: describe condition of paint and degree of corrosion:

PROVIDE PHOTO

Not applicable

c. Steel connections: describe type and condition:

PROVIDE PHOTO

Not applicable

d. Concrete or other fireproofing: note any cracking or spalling of encased member and note where any covering was removed for inspection:

PROVIDE PHOTO

Not applicable

e. Identify any steel framing member with obvious overloading, overstress, deterioration, or excessive deflection (provide location):

PROVIDE PHOTO

Not applicable

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

PROVIDE PHOTO

Not applicable

9. CONCRETE FRAMING SYSTEM

a. Full description of concrete structural framing system:

PROVIDE PHOTO

Slab on grade and concrete columns, block wall, concrete beams, tie beams and precast joist which in turn supported by individual column and wall footing respectively

b. Cracking

1. Significant or Not significant: Not observed

2. Location and description of members affected and type cracking:

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c. General condition	
Acceptable conditions	
d. Rebar corrosion – check appropriate line	
1. None visible: <input checked="" type="checkbox"/>	
2. Location and description of members affected and type cracking:	PROVIDE PHOTO
3. Significant but patching will suffice:	PROVIDE PHOTO
Not observed	
4. Significant: structural repairs required (describe):	PROVIDE PHOTO
No	
e. Samples chipped out in spall areas:	
1. No: <input checked="" type="checkbox"/>	PROVIDE PHOTO
2. Yes, describe color, texture, aggregate, general quality:	
f. Identify any concrete framing member with obvious overloading, overstress, deterioration, or excessive deflection:	PROVIDE PHOTO
None Observed	

10. WINDOWS, STOREFRONTS, CURTAINWALLS AND EXTERIOR DOORS	
a. Windows/Storefronts/Curtainwalls	PROVIDE PHOTO
1. Type (Wood, steel, aluminum, vinyl, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other):	
Curtainwalls is in acceptable conditions	
2. Anchorage: type and condition of fasteners and latches:	
Anchors are not visible covered with metal cover on top	<div style="display: flex; justify-content: space-between;"> <div> <p>TAHIR IQBAL</p> <p>Digitally signed by TAHIR IQBAL Date: 2022.05.02 13:25:36 -04'00'</p> </div> <div> <p>TAHIR IQBAL</p> <p>P.E. No. 48061 03-28-2022</p> </div> </div>

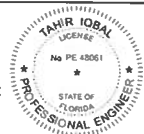
3. Sealant: type and condition of perimeter sealant and at mullions:	
Acceptable conditions	
4. Interiors seals: type and condition at operable vents:	
Acceptable conditions	
5. General condition:	
Generally is in acceptable conditions	
6. Describe any repairs needed:	
None at this time	
b. Structural Glazing on the exterior envelope of Threshold Buildings (Yes/No):	
1. Previous Inspection Date: Unknown	
2. Description of Curtain Wall Structural Glazing and adhesive sealant:	
As per visual inspection, exterior sealant was observed to be in acceptable conditions	
3. Describe Condition of System:	
Acceptable conditions	
c. Exterior Doors	PROVIDE PHOTO
1. Type (Wood, Steel, Aluminum, Sliding Glass Door, other):	
Automatic aluminum glass doors, aluminum swing glass doors, and exterior metal doors.	
2. Anchorage: type and condition of fasteners and latches:	
Anchors are not visible covered with metal cover on top	
3. Sealant: type and condition of sealant:	
Acceptable conditions	

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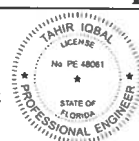
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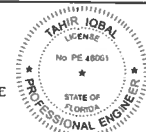
4. General condition:
Acceptable conditions
5. Describe any repairs needed:
None observed

11. WOOD FRAMING	
a. Fully describe wood framing system:	PROVIDE PHOTO
Not applicable	
b. Indicate the condition of the following:	
1. Walls:	PROVIDE PHOTO
Not applicable	
2. Floors:	
Not applicable	
3. Roof member, roof trusses:	
Not applicable	
c. Note metal connectors (i.e., angles, plates, bolts, split pintles, other, and note condition):	PROVIDE PHOTO
Not applicable	
d. Joints: note if well fitted and still closed:	PROVIDE PHOTO
Not applicable	
<div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div> <p>TAHIR IQBAL</p> <p>Digitally signed by TAHIR IQBAL Date: 2022.05.02 13:26:28 -04'00'</p> </div> <div> <p>TAHIR IQBAL P.E. No. 48061</p> </div> </div>	



e. Drainage: note accumulations of moisture	PROVIDE PHOTO
Not applicable	
f. Ventilation: note any concealed spaces not ventilated:	PROVIDE PHOTO
Not applicable	
g. Note any concealed spaces opened for inspection:	PROVIDE PHOTO
Not applicable	
h. Identify any wood framing member with obvious overloading, overstress, deterioration, or excessing deflection):	PROVIDE PHOTO
Not applicable	

12. BUILDING FAÇADE INSPECTION (Threshold Buildings)	PROVIDE PHOTO
a. Identify and describe the exterior walls and appurtenances on all sides of the building. (Cladding type, corbels, precast appliques, etc.)	
CMU walls, concrete beams and exterior stucco is in acceptable conditions at parking garage, and curtainwalls along building perimeter is in acceptable conditions	
b. Identify the attachment type of each appurtenance type (mechanically attached or adhered):	
Anchors not visible	
c. Indicate the condition of each appurtenance (distress, settlement, splitting, bulging, cracking, loosening of metal anchors and supports, water entry, movement of lintel or shelf angles, or other defects):	
None observed	
<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;"> <p>TAHIR IQBAL</p> </div> <div style="text-align: right;"> <p>Digitally signed by TAHIR IQBAL Date: 2022.05.02 13:26:57 -04'00'</p> </div> <div style="text-align: right;"> <p>TAHIR IQBAL P.E. No. 48061 03-28-2022</p> </div> </div>	



13. SPECIAL OR UNUSUAL FEATURES IN THE BUILDING

PROVIDE PHOTO

a. Identify and describe any special or unusual feature (i.e. cable suspended structures, tensile fabric roof, large sculptures, chimneys, porte-cochere, retaining walls, seawalls, etc.)

Not applicable

b. Indicate condition of the special feature, its supports, and connections:

Not applicable

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Reset Form

**Certification of Compliance with Parking Lot Guardrails
Requirements in Chapter 8C of the Code of Miami-Dade County**

Date: 04/29/2022

Property Address: 6801 Red Rd, Coral Gables, FL 33146

Folio No.: 03-4130-009-1240

Building Description: Six Story CBS Office Building

Bldg. No.: 6801

The undersigned states the following:

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

On 04-29-2022, I inspected the parking lot(s) serving the above referenced building for compliance with Section §8C-6 and determined the following (check only one):

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

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by TAHIR IQBAL
Date:
IQBAL 2022.05.01
10:30:08 -04'00'



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Signature and Seal of
Professional Engineer or Architect

Print Name

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

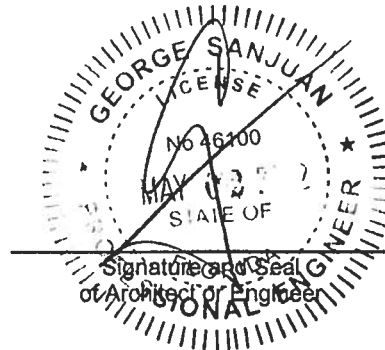
Date: 5/2/22

RE: Case No.:

Property Address: 6801-6855 RED RD CORAL GABLES, FL 33143

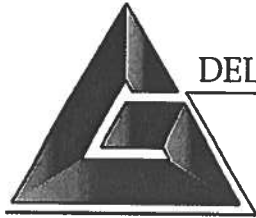
Building Description: OFFICE BUILDING

1. I am a Florida registered professional engineer or architect with an active license.
2. On APRIL 27, 2022, at 8:30 pm, I measured the level of illumination in the parking lot (s) serving the above referenced building.
3. Maximum 2.3 foot candle per SF, Minimum 0.6 foot candle per SF,
Minimum to Maximum ratio 3.9 : 1, foot candle 1.2 average per SF.
4. The level of illumination provided in the parking lot (s) meets / does not meet the minimum standards for the occupancy classification of the building as established in Section 8C-3 of the Code of Miami-Dade County.



George SanJuan
(Print Name)

Delivering Excellence Every Day



DELTA G CONSULTING ENGINEERS, INC.

May 02, 2022

Miami-Dade County Building Official

11805 SW 26th Street, Room 209

Miami, FL 33175-2474

Project Name: 6801-6855 Red Rd. Coral Gables, FL 33143

Project Address: 6801-6855 Red Rd. Coral Gables, FL 33143

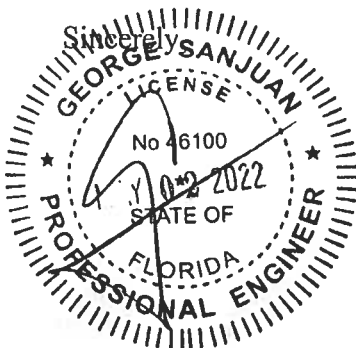
Folio#: 03-4130-009-1240

RE:

a.	Name of Title: <u>6801-6855 RED RD CORAL GABLES, FL 33143</u>
b.	Street Address: <u>6801-6855 RED RD CORAL GABLES, FL 33143</u>
c.	Legal Description: <u>CORAL GABLES RIVIERA SECTION 14 2ND REV PB 28-32 LOTS 1 THRU 8 & 38 THRU 40 BLK 204 LOT SIZE 55000 SQ FT OR 16559-1206 0994 5 COC 22659-2575 09 2004 6</u>
d.	Owners Name: <u>BAPTIST HEALTH SOUTH FLORIDA INC</u>
e.	Owner's Mailing Address: <u>6855 RED ROAD #500 CORAL GABLES, FL 33143</u>
f.	Folio Number of Building: <u>03-4130-009-1240</u>

To Whom It May Concern:

I, George SanJuan, P.E. LEED A.P., hereby certify that the above-mentioned bldg. is not electrically safe for its intended use and occupancy in compliance with section 8-11 (F) of the Miami Dade County Administrative code.



George SanJuan, P.E. LEED A.P.
President



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

CASE REFERENCE NUMBER:

03-4130-009-1240

JURISDICTION NAME:

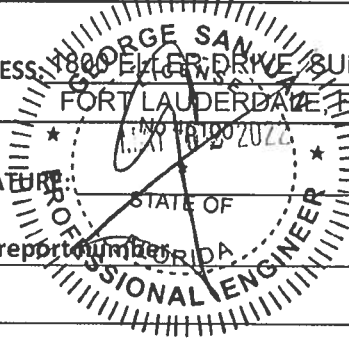
DADE

LICENSEE NAME: GEORGE SANJUAN

TITLE: PRESIDENT

ADDRESS: 1800 PELICAN DRIVE SUITE 570
FORT LAUDERDALE, FL 33316

SIGNATURE: STATE OF
FLORIDA



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

1. DESCRIPTION OF BUILDING

a. Name on Title: 6801-6855 RED RD CORAL GABLES, FL 33143

b. Building Street Address: 6801-6855 RED RD CORAL GABLES, FL 33143

Bldg. #:

c. Legal Description: CORAL GABLES RIVIERA SECTION 14 2ND REV PB 28-32 LOTS 1 THRU 8 & 38 THRU 40
BLK 204 LOT SIZE 55000 SQ FT OR 16559-1206 0994 5 COC 22659-2575 09 2004 6

Attached: ☐

d. Owner's Name: BAPTIST HEALTH SOUTH FLORIDA INC

e. Owner's Mailing Address: 6855 RED ROAD #500 CORAL GABLES, FL 33143

f. Folio Number of Property on which Building is Located: 03-4130-009-1240

g. Building Code Occupancy Classification: IN ACCORDANCE WITH BUILDING CODE EDITION

h. Present Use: 1813 OFFICE BUILDING - MULTISTORY : OFFICE BUILDING

i. General Description of building (overall description, structural systems, special features): 159,000 SF

j. Number of Stories: 5

k. Is this a Threshold Building as per 553.71(12) F.S. (Yes/No): N/A

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

m. Additional Comments:

Project#: 220415

2. INSPECTIONS

a. Date of Notice of Required Inspection:

b. Date(s) of actual inspection: 4/27/22

c. Name and qualifications of licensee submitting report: GEORGE SANJUAN, LICENSE#: 46100

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

1. If required, describe, and indicate acceptance: SEE ATTACHED PHOTOS AND CAPTIONS.

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

1. Explanation/Conditions: N/A

3. ELECTRICAL SERVICE

PROVIDE PHOTO

a. Size: Voltage (400) Amperage (2000A) Type: Fuses (☒) Breakers (☒)

b. Phase: Three-Phase (☒) Single Phase (☐)

c. Condition: Good (☒) Fair (☐) Needs Repair (☐)

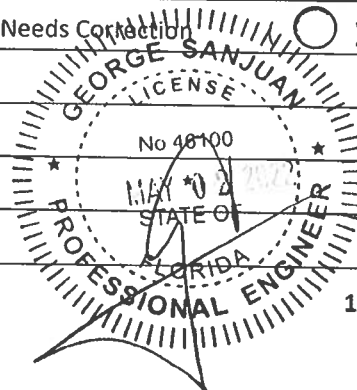
Comments:

4. METERING EQUIPMENT

PROVIDE PHOTO

1. Clearances: Good (☒) Fair (☐) Needs Correction (☐)

Comments:



5. ELECTRIC ROOMS

PROVIDE PHOTO

1. Clearances: Good (☒) Fair (☐) Needs Correction (☐)

Comments:

6. GUTTERS

PROVIDE PHOTO

1. Location: MAIN ELEC. RM Good (☒) Needs Repair (☐)2. Taps and Fill: FIRE PUMP RM Good (☒) Needs Repair (☐)

Comments:

7. ELECTRICAL PANELS

PROVIDE PHOTO

1. Panel # (1ST FLR) Location:

Good (☒) Needs Repair (☐)

2. Panel # (2ND FLR) Location:

Good (☒) Needs Repair (☐)

3. Panel # (3RD FLR) Location:

Good (☒) Needs Repair (☐)

4. Panel # (4TH FLR) Location:

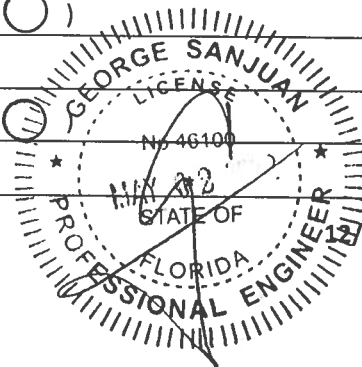
Good (☒) Needs Repair (☐)

5. Panel # (5TH FLR) Location:

Good (☒) Needs Repair (☐)

6TH FLR

X

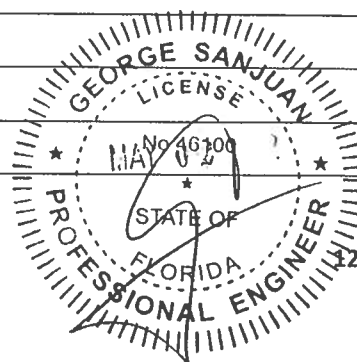


Comments:

8. BRANCH CIRCUITS				PROVIDE PHOTO
1. Identified:	Yes	(<input type="radio"/>)	Must be Identified	(<input checked="" type="radio"/>)
2. Conductors:	Good	(<input checked="" type="radio"/>)	Deteriorated	(<input type="radio"/>)
			Must be Replaced	(<input type="radio"/>)
Comments: SEE PHOTOS AND CAPTIONS.				

9. GROUNDING OF SERVICE		PROVIDE PHOTO
	Good	(<input checked="" type="radio"/>)
	Needs Repair	(<input type="radio"/>)
Comments:		

10. GROUNDING OF EQUIPMENT		PROVIDE PHOTO
	Good	(<input checked="" type="radio"/>)
	Needs Repair	(<input type="radio"/>)
Comments:		

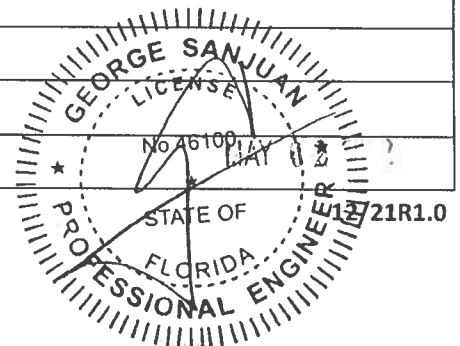


11.SERVICE CONDUIT/RACEWAYS	PROVIDE PHOTO
Good (<input checked="" type="radio"/>) Needs Repair (<input type="radio"/>)	
Comments:	

12.GENERAL CONDUIT/RACEWAYS	PROVIDE PHOTO
Good (<input checked="" type="radio"/>) Needs Repair (<input type="radio"/>)	
Comments:	

13.WIRE AND CABLES	PROVIDE PHOTO
Good (<input checked="" type="radio"/>) Needs Repair (<input type="radio"/>)	
Comments:	

14.BUSWAYS N/A	PROVIDE PHOTO
Good (<input type="radio"/>) Needs Repair (<input type="radio"/>)	
Comments:	



15.THERMOGRAPHY INSPECTION RESULTS

PROVIDE PHOTO

(ADD SHEETS AS REQUIRED)

Comments: UNDER SEPERATE COVER.

16.OTHER CONDUCTORS

PROVIDE PHOTO

Good (☒)Needs Repair (☐)

Comments:

17.TYPES OF WIRING METHODS

PROVIDE PHOTO

- | | | | |
|----------------------------|---|--|-------------------------------|
| 1. Conduit Raceways Rigid: | Good (<input checked="" type="radio"/>) | Needs Repair (<input type="radio"/>) | N/A (<input type="radio"/>) |
| 2. Conduit PVC: | Good (<input checked="" type="radio"/>) | Needs Repair (<input type="radio"/>) | N/A (<input type="radio"/>) |
| 3. NM Cable: N/A | Good (<input type="radio"/>) | Needs Repair (<input type="radio"/>) | N/A (<input type="radio"/>) |
| 4. Other: N/A | Good (<input type="radio"/>) | Needs Repair (<input type="radio"/>) | N/A (<input type="radio"/>) |

a. Other Wiring (Specify):

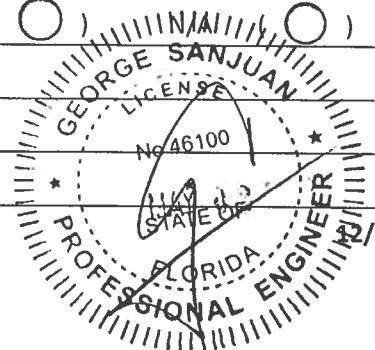
Comments:

18.EMERGENCY LIGHTING

PROVIDE PHOTO

Good (☒)Needs Repair (☐)

Comments:

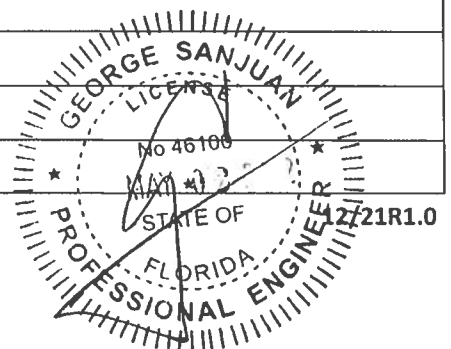


19. BUILDING EGRESS ILLUMINATION	PROVIDE PHOTO
<div style="display: flex; justify-content: space-around;"> Good (<input checked="" type="radio"/>) Needs Repair (<input type="radio"/>) N/A (<input type="radio"/>) </div>	
Comments:	

20. FIRE ALARM SYSTEM	PROVIDE PHOTO
<div style="display: flex; justify-content: space-around;"> Good (<input checked="" type="radio"/>) Needs Repair (<input type="radio"/>) N/A (<input type="radio"/>) </div>	
Comments:	

21. SMOKE DETECTORS	PROVIDE PHOTO
<div style="display: flex; justify-content: space-around;"> Good (<input checked="" type="radio"/>) Needs Repair (<input type="radio"/>) N/A (<input type="radio"/>) </div>	
Comments:	

22. EXIT LIGHTS	PROVIDE PHOTO
<div style="display: flex; justify-content: space-around;"> Good (<input checked="" type="radio"/>) Needs Repair (<input type="radio"/>) N/A (<input type="radio"/>) </div>	
Comments:	

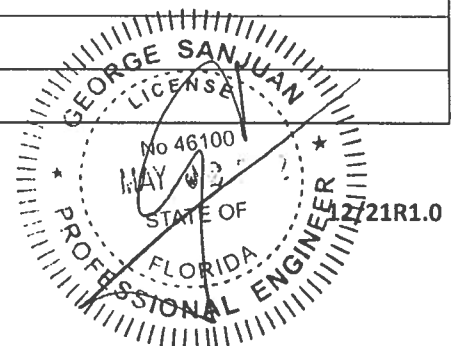


23.EMERGENCY GENERATOR	PROVIDE PHOTO
Good (<input checked="" type="radio"/>) Needs Repair (<input type="radio"/>) N/A (<input type="radio"/>)	
Comments:	

24.WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS	PROVIDE PHOTO
Good (<input checked="" type="radio"/>) Requires Additional Illumination(<input type="radio"/>) N/A (<input type="radio"/>)	
Comments:	

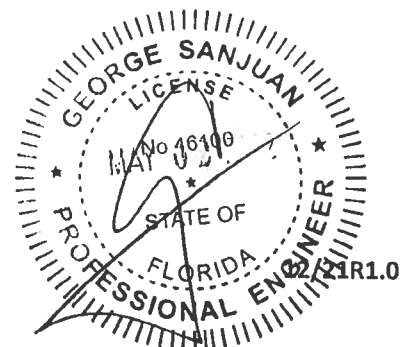
25.OPEN OR UNDER COVER PARKING GARAGE AND EGRESS ILLUMINATION	PROVIDE PHOTO
Good (<input checked="" type="radio"/>) Requires Additional Illumination(<input type="radio"/>) N/A (<input type="radio"/>)	
Comments:	

26.SWIMMING POOL WIRING N/A	PROVIDE PHOTO
Good (<input type="radio"/>) Needs Repair (<input type="radio"/>) N/A (<input type="radio"/>)	
Comments:	



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

Comments:

28.ADDITIONAL COMMENTS**Reset Form**



City of Coral Gables
Development Services

Office Set

RECT-22-05-0054

6801 RED RD

Folio #: 0341300091240

Description: BUILDING
RECERTIFICATION (YEAR BUILT
1982)

EL EC 22050432

ME _____

PL _____

USE AND OCCUPANCY _____

OCCUPANT LOAD _____

BUILDING CODE _____ VERSION _____

CONSTRUCTION TYPE _____

RESIDENTIAL _____ NON-RESIDENTIAL _____

INDICATE THE TYPE OF FLOOD ZONE AND
PROPOSED LOWEST FLOOR ELEVATION OR
FLOOD PROOFING ELEVATION IN RELATION TO
MEAN SEA LAND LEVEL (M.S.L.)

	DISTRICT	REQUIRED	PROPOSED
CHH	_____	_____	_____
SFH	_____	_____	_____
OTHER	_____	_____	_____

NEW CONSTRUCTION	SUBSTANTIAL IMPROVEMENT
YES _____	YES _____
NO _____	NO _____

Special Inspector required
for the following:

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

Section	Approved	
	By	Date
<input checked="" type="checkbox"/> BUILDING	<i>[Signature]</i>	5/13/22
<input type="checkbox"/> CONCURRENCY		
<input checked="" type="checkbox"/> ELECTRICAL		
<input type="checkbox"/> FEMA		
<input type="checkbox"/> FIRE		
<input type="checkbox"/> HANDICAP		
<input type="checkbox"/> HISTORICAL		
<input type="checkbox"/> LANDSCAPE		
<input type="checkbox"/> MECHANICAL		
<input type="checkbox"/> PLUMBING		
<input type="checkbox"/> PUBLIC WORKS		
<input type="checkbox"/> STRUCTURAL		
<input type="checkbox"/> ZONING		
<input type="checkbox"/> CITY ARCHITECT		
<input type="checkbox"/> OWNER BUILDER		

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

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

R