



# PROPERTY APPRAISER OF MIAMI-DADE COUNTY

## Summary Report

Generated On: 12/29/2025

PROPERTY INFORMATION	
<b>Folio</b>	03-4108-009-1720
<b>Property Address</b>	218 PHOENETIA AVE CORAL GABLES, FL 33134-0000
<b>Owner</b>	218 PHOENETIA LLC
<b>Mailing Address</b>	2000 PONCE DE LEON BLVD STE 651 CORAL GABLES, FL 33134
<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>	6 / 6 / 0
<b>Floors</b>	2
<b>Living Units</b>	6
<b>Actual Area</b>	3,028 Sq.Ft
<b>Living Area</b>	3,028 Sq.Ft
<b>Adjusted Area</b>	2,632 Sq.Ft
<b>Lot Size</b>	5,500 Sq.Ft
<b>Year Built</b>	1964



ASSESSMENT INFORMATION			
Year	2025	2024	2023
<b>Land Value</b>	\$990,000	\$825,000	\$825,000
<b>Building Value</b>	\$189,925	\$170,933	\$133,267
<b>Extra Feature Value</b>	\$1,733	\$1,733	\$1,733
<b>Market Value</b>	\$1,181,658	\$997,666	\$960,000
<b>Assessed Value</b>	\$987,244	\$897,495	\$815,905

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
<b>Non-Homestead Cap</b>	Assessment Reduction	\$194,414	\$100,171	\$144,095

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

SHORT LEGAL DESCRIPTION
CORAL GABLES DOUGLAS SEC
PB 25-69
LOT 5 BLK 19
LOT SIZE 50.000 X 110
OR 16472-1217 0694 4

TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
<b>COUNTY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$987,244	\$897,495	\$815,905
<b>SCHOOL BOARD</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$1,181,658	\$997,666	\$960,000
<b>CITY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$987,244	\$897,495	\$815,905
<b>REGIONAL</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$987,244	\$897,495	\$815,905

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
12/21/2018	\$100	31280-3677	Corrective, tax or QCD; min consideration
01/23/2015	\$100	29478-3864	Corrective, tax or QCD; min consideration
11/24/2014	\$1,650,000	29407-3169	Qual on DOS, multi-parcel sale
03/10/2010	\$575,000	27230-3030	Qual by exam of deed

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>

218 Phoenetia Ave as of 12-29-25

<b><u>Owner (Property Appraiser and all Sunbiz addresses)</u></b> 218 Phoenetia LLC 2000 Ponce de Leon Blvd, Ste 651 Coral Gables, FL 33134-4485	<b><u>Owner (all Sunbiz addresses)</u></b> 218 Phoenetia LLC c/o Iron Property Management Registered Agent 1825 Ponce de Leon Blvd, Ste 97 Coral Gables, FL 33134-4418
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**Permits and Inspections: Search Results**

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**New Permit Search**

**Permit Search Results**

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
<a href="#">BL-21-06-7321</a>	06/02/2021	218 PHOENETIA AVE	ROOF / LIGHT WEIGHT CONC	COMMERCIAL - RE-ROOF TILE ( BORAL SAXONY 900 SLATE ) COLOR DARK CHARCOAL \$17,000	final	06/30/2021	10/07/2021	0.00
<a href="#">PS-16-10-6666</a>	10/18/2016	218 PHOENETIA AVE	TREE REMOVAL/MITIGATION	AVOCADO TREE REMOVALAPROVED, REPLACE WITH TWO CABADA PALMS	approved			39.90
<a href="#">RC-15-07-4604</a>	07/07/2015	218 PHOENETIA AVE	BLDG RECERT / CRB	40 YEAR BUILDING RECERTIFICATION OR OLDER BUILT IN 1964	final	07/07/2015	07/09/2015	0.00
<a href="#">CE-14-11-4355</a>	11/18/2014	218 PHOENETIA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	11/26/2014	11/26/2014	0.00
<a href="#">ZN-14-10-3668</a>	10/24/2014	218 PHOENETIA AVE	PAINT / RESURFACE FL / CLEAN	PRESSURE CLEAN AND PAINT EXTERIOR WALLS SW 6113 INTERACTIVE CREAM - BEIGE (TO MATCH SW 7678 (BEIGE) AND TRIM AND DOORS SW 6350 INTRICATE IVORY (OFFWHITE) \$2000	final	10/24/2014	11/13/2014	0.00
<a href="#">CE-14-09-3167</a>	09/24/2014	218 PHOENETIA AVE	CODE ENF WARNING PROCESS	POSTED TRASH/PROPERTY MAINTENANCE NOTICE	final	09/24/2014	09/24/2014	0.00
<a href="#">CE-12-07-1722</a>	07/27/2012	218 PHOENETIA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	07/30/2012	07/30/2012	0.00
<a href="#">ZV-10-09-4865</a>	09/22/2010	218 PHOENETIA AVE	ZONING LETTER VERIFICATION	zoning verification	final	09/22/2010	09/22/2010	0.00
<a href="#">CE-10-09-4704</a>	09/20/2010	218 PHOENETIA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH (218 PHOENETIA AVE.)	final	09/22/2010	09/22/2010	0.00
<a href="#">CE-10-06-3543</a>	06/02/2010	218 PHOENETIA AVE	CODE ENF WARNING PROCESS	WT5878 SEC 3-209 ZC (CUV) FAILURE TO RENEW CERTIFICATE OF USE (FLORIDA INV STRATEGIES 2 LP)	final	06/02/2010	09/21/2010	0.00
<a href="#">ZV-10-03-3092</a>	03/03/2010	218 PHOENETIA AVE	ZONING LETTER VERIFICATION	ZONING VERIFICATION	final	03/03/2010	03/03/2010	0.00
<a href="#">CE-10-02-3696</a>	02/22/2010	218 PHOENETIA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final			

**CITY'S EXHIBIT #3**

AVE

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

<a href="#">RECT-24-07-0382</a>	Building Recertification	Recertification	Denied	07/30/2024	BUILDING RECERTIFICATION (YEAR BUILT 1964) CRB CASE # 24-7808	218 PHOENETIA AVE
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## The City of Coral Gables

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

July 8, 2015

RSHB LLC  
2000 Ponce De Leon Blvd Ste # 651  
Coral Gables, FL 33134

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

**PROPERTY FOLIO: # 03-4108-009-1720**  
**ADDRESS: 218 Phoenetia Ave**

Dear Property Owner/Manager:

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

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

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

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

Yours truly,

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

Manuel Z. Lopez, P.E.  
Building Official

**CITY'S EXHIBIT #4**



The City of Coral Gables

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

5/3/2022

218 PHOENETIA LLC  
2000 PONCE DE LEON BLVD STE 651  
CORAL GABLES, FL 33134

VIA CERTIFIED MAIL

7021 2720 0001 4958 9100

RE: 218 PHOENETIA AVE  
FOLIO # 341080091720

**\*\*\*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 1964.

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**

218 PHOENETIA LLC  
2000 PONCE DE LEON BLVD STE 651  
CORAL GABLES, FL 33134

7021 1970 0000 4015 9644

**RE:** 218 PHOENETIA AVE  
**FOLIO #** 341080091720  
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 1964. 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

218 PHOENETIA LLC  
2000 PONCE DE LEON BLVD STE 651  
CORAL GABLES, FL 33134

**VIA CERTIFIED MAIL**

7021 2720 0001 4959 1578

**RE:** 218 PHOENETIA AVE  
**FOLIO #** 03-4108-009-1720

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 1964. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a qualified individual must inspect said building and a **completed** Recertification Report ("Report") must be submitted by you to this Department within **ninety (90) calendar days** from the **date of this letter**. A completed Report includes 1) Cover letters stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be **approved** and the Letter of Recertification must be issued by this Department.

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

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

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

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

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

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

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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**

7022 2410 0002 9144 7087

218 PHOENETIA LLC  
2000 PONCE DE LEON BLVD STE 651  
CORAL GABLES, FL. 33134

**RE: 218 PHOENETIA AVE**  
**FOLIO # 03-4108-009-1720**

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

Dear Property Owner:

In a certified letter dated 1/31/2024, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). The letter informed you it was necessary to submit to this Department a completed Report prepared by a qualified individual within ninety (90) calendar days certifying the structure meets the requirements for recertification.

Please be advised the submittal of the Report is overdue and the **structure has been deemed unsafe** due to non-compliance. This may result in the revocation of the Certificate of Occupancy, as well as being subject to other penalties as provided in the Code. A completed Report includes 1) Cover letters stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be **approved** and the Letter of Recertification must be issued by this Department.

See original notice for additional information.

**Failure to submit the completed Report within thirty (30) calendar days from the date of this letter will result in forwarding the matter to the City's Construction Regulation Board for further review and determination. A \$600.00 administrative fee will be imposed at that time. The Board may impose additional fines of \$250.00 for each day the violation continues, may enter an order of demolition, and may assess all costs of the proceedings along with the cost of demolition and any other required action.**

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

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

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

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

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

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

Please govern yourself accordingly.

Sincerely,

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

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



CITY OF CORAL GABLES

7019 1640 0001 2647 4712

DEVELOPMENT SERVICES DEPARTMENT  
427 BILTMORE WAY

6/17/2024

CORAL GABLES, FL 33134  
218 PHOENETIA LLC  
2000 PONCE DE LEON BLVD STE 651  
CORAL GABLES, FL 33134

**RE: 218 PHOENETIA AVE**  
**FOLIO # 03-4117-006-0010**  
Notice of Required Inspection For Recertification of Building – **FINAL NOTICE**

Dear Property Owner:

In a certified letter dated 1/31/2024, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). A Second Notice dated 5/10/2024, informed you it was necessary to submit to this Department a completed Report prepared by a qualified individual within thirty (30) calendar days certifying the structure meets the requirements for recertification.

See previous correspondence for additional information.

As of this date, the completed Report has not been submitted and the **structure remains unsafe** due to non-compliance. Please be advised the matter will be forwarded to the City's Construction Regulation Board ("Board"); a \$600.00 Administrative Fee will be imposed once the Case is scheduled. The Board may impose additional fines of \$250.00 for each day the violation continues, may also enter an order of revocation of the Certificate of Occupancy and/or demolition and assess all costs of the proceedings along with the cost of demolition and any other required action for which the City shall have a lien against the Property Owner and the Property. The completed Report may be submitted Monday through Friday, 7:30am to 2:30pm to this Department. Contact Virginia Goizueta at [vgoizueta@coralgables.com](mailto:vgoizueta@coralgables.com) if any questions regarding building recertification.

Please govern yourself accordingly.

Sincerely,

Manuel Z. Lopez, P.E.  
Building Official

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

CITY OF CORAL GABLES,  
Petitioner,

Case No. 24-7808  
RECT-24-07-0382

vs.

Certified Mail Return Receipt & Via USPS Regular Mail  
7020 2450 0001 8406 1383

218 Phoenetia LLC  
2000 Ponce De Leon Blvd, Ste. 651  
Coral Gables, FL 33134-4485  
Respondent.

**NOTICE OF INTENT TO LIEN AND HEARING**

Date: January 2, 2026

Re: 218 Phoenetia Ave, Coral Gables, FL 33134, Lot 5 Blk 19, Coral Gables Douglas Sec, PB 25-69, and folio no. 03-4108-009-1720. ("Property").

On August 19, 2024, 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 \$109,000.00, 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

**CITY'S EXHIBIT #6**

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.

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.: 218 Phoenetia LLC, C/O Iron Property Management, Registered Agent, 1825 Ponce De Leon Blvd, Ste. 97, Coral Gables, FL 33134-4418      7020 1290 0001 5682 9419



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

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

I, Salvador Sole, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 218 Phoenetia Ave, ON 12-31-25 AT  
2:54 PM.

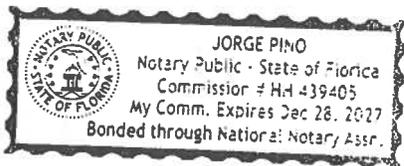
Salvador Sole  
Employee's Printed Name

[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  
BROWN STINA who is personally known to me.

My Commission Expires:



[Signature]  
Notary Public

Dec 31, 2025 at 2:54 PM

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

CITY OF CORAL GABLES,  
Petitioner,

Case No. 24-7808  
RECT-24-07-0382

vs.

Certified Mail Return Receipt & Via USPS Regular Mail  
7020 2450 0001 8406 1383

218 Phoenetia LLC  
2000 Ponce De Leon Blvd, Ste. 651  
Coral Gables, FL 33134-4485  
Respondent.

**NOTICE OF INTENT TO LIEN AND HEARING**

Date: January 2, 2026

Re: **218 Phoenetia Ave**, Coral Gables, FL 33134, Lot 5 Blk 19, Coral Gables Douglas Sec, PB 25-69, and folio no. 03-4108-009-1720. ("Property").

On August 19, 2024, 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 \$109,000.00, 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

**CITY'S EXHIBIT #8**

Dec 31, 2025 at 2:54 PM



THIS INSTRUMENT PREPARED BY  
( & RECORD & RETURN TO ):  
Steven M. Lee, Esquire  
Steven M. Lee, P.A.  
Lee Professional Building  
1200 SW 2nd Avenue  
Miami, FL 33130  
305-856-7855 phone

Folio No.: 03-4108-009-1720

NOTE: This conveyance is exempt from documentary stamp tax pursuant to Section 201.0201, F.S. and pursuant to Crescent Miami Center, LLC v. State of Florida Department of Revenue, 903 So.2d 913 (Fla. 2005), as the transfer of unencumbered property from one entity to a related entity for consideration of \$10.00. Thus, documentary stamp tax and surtax is calculated on \$10.00

**QUITCLAIM DEED**

THIS QUITCLAIM DEED, made the 21 day of December, 2018, by RSHB LLC, a Florida limited liability company (hereinafter called "Grantor") whose address is 2000 Ponce de Leon Blvd., Suite 651, Coral Gables, FL 33134 to 218 Phoenetia LLC, a Florida limited liability Company (hereinafter called "Grantee"), whose address is 2000 Ponce de Leon Blvd., Suite 651, Coral Gables, FL 33134.

W I T N E S S E T H:

That the Grantor, for and in consideration of the sum of \$10.00, and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby release, remise and forever quitclaim unto the Grantee and Grantee's heirs, successors, and assigns forever, all the right, title and interest of the Grantor in and to the following described property ("Property") in Miami-Dade County, Florida, to-wit:

Lot 5, Block 19, Revised Plat of Coral Gables Douglas Section, according to the Plat thereof, recorded in Plat Book 25, Page 69, of the Public Records of Miami-Dade County, Florida.

a/k/a 218 Phoenetia Avenue, Coral Gables, FL 33134

F:\work\18103\QCD.doc

CITY'S EXHIBIT #9

TOGETHER with all the tenements, hereditaments, and appurtenances thereto.

TO HAVE AND TO HOLD the same unto the Grantee and Grantee's heirs, successors, and assigns forever.

Grantor, by this conveyance, make(s) no representation of ownership or warranty as to title.

IN WITNESS WHEREOF, the Grantor has executed this deed the day and year first above-written.

Signed, sealed and delivered in the presence of:

RSBH LLC, a Florida limited liability company

[Signature]  
Signature of 1st Witness

By: [Signature]  
Grant Souviron  
Manager

Steven M. Lee  
Printed Name of 1st Witness

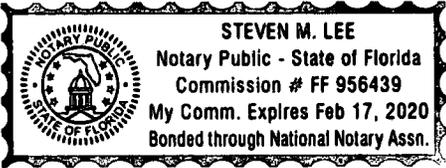
[Signature]  
Signature of 2nd Witness

Noelia Tapavera  
Printed Name of 2nd Witness

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was sworn to and acknowledged before me this 21 day of December, 2018, by Grant Souviron as Manager of RSBH LLC, a Florida limited liability company, on behalf of the company. Grant Souviron is personally known to me or produced \_\_\_\_\_ as identification.

(SEAL)



[Signature]  
Signature of Notary Public

Steven M. Lee  
Printed Name of Notary Public



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

## Detail by Entity Name

Florida Limited Liability Company  
218 PHOENETIA LLC

### Filing Information

<b>Document Number</b>	L18000149802
<b>FEI/EIN Number</b>	83-0929414
<b>Date Filed</b>	06/18/2018
<b>Effective Date</b>	06/18/2018
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	REINSTATEMENT
<b>Event Date Filed</b>	06/15/2020

### Principal Address

1825 PONCE DE LEON BLVD  
SUITE#97  
CORAL GABLES, FL 33134

Changed: 04/13/2022

### Mailing Address

1825 PONCE DE LEON BLVD  
Suite # 97  
CORAL GABLES, FL 33134

Changed: 06/15/2020

### Registered Agent Name & Address

IRON PROPERTY MANAGEMENT  
1825 PONCE DE LEON BLVD  
SUITE#97  
CORAL GABLES, FL 33134

Name Changed: 06/15/2020

Address Changed: 04/13/2022

**Authorized Person(s) Detail**

**Name & Address**

Title MGR

IRON PROPERTY MANAGEMENT  
1825 PONCE DE LEON BLVD  
SUITE#97  
CORAL GABLES, FL 33134

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2022	04/13/2022
2023	04/12/2023
2024	02/12/2024

**Document Images**

<a href="#">02/12/2024 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/12/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/13/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/28/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/15/2020 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/18/2018 -- Florida Limited Liability</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  
218 PHOENETIA LLC

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<b>Document Number</b>	L18000149802
<b>FEI/EIN Number</b>	83-0929414
<b>Date Filed</b>	06/18/2018
<b>Effective Date</b>	06/18/2018
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	REINSTATEMENT
<b>Event Date Filed</b>	06/15/2020

### Principal Address

1825 PONCE DE LEON BLVD  
SUITE#97  
CORAL GABLES, FL 33134

Changed: 04/13/2022

### Mailing Address

1825 PONCE DE LEON BLVD  
Suite # 97  
CORAL GABLES, FL 33134

Changed: 06/15/2020

### Registered Agent Name & Address

IRON PROPERTY MANAGEMENT  
1825 PONCE DE LEON BLVD  
SUITE#97  
CORAL GABLES, FL 33134

Name Changed: 06/15/2020

Address Changed: 04/13/2022

**Authorized Person(s) Detail**

**Name & Address**

Title MGR

IRON PROPERTY MANAGEMENT  
1825 PONCE DE LEON BLVD  
SUITE#97  
CORAL GABLES, FL 33134

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2023	04/12/2023
2024	02/12/2024
2025	04/01/2025

**Document Images**

<a href="#">04/01/2025 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/12/2024 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">06/18/2018 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>



ENGINEERING  
SOLUTIONS

# STRUCTURAL RECERTIFICATION REPORT SUMMARY

For

**218 Phoenetia Ave**

218 Phoenetia Ave, Coral Gables, FL 33134



Prepared by:

**Engineering Solutions**

September 9th, 2024

ES Project No. 24.098.001

**Prepared for:**

**Grant Souviron**

THIS ITEM HAS BEEN DIGITALLY SIGNED & SEALED BY  
ROBERTO LUIS LOPEZ-MOLINA, PE #92482 ON 09/10/2024. THE METHOD &  
SOFTWARE USED COMPLIES WITH INTENT OF FLORIDA STATUTE CHAPTER 471.  
PRINTED COPIES ARE NOT CONSIDERED SIGNED & SEALED.



**Prepared by:**

**Roberto L. Lopez-Molina, P.E.**

**Florida License No. 92482**

**CITY'S EXHIBIT #10**

# TABLE OF CONTENTS

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  - Exterior.....9-10
  - Interior.....11

3. DISCLAIMER.....12

# 1- INTRODUCTION

On 08/13/2024 Jeff Miller authorized Engineering Solutions, LLC (ES) to perform a visual condition assessment of the building at 218 Phoenetia Ave, Coral Gables, FL 33134. The property is managed by Jeff Miller.

## Representatives of ES on site were as follows:

- Roberto L. Lopez-Molina, PE – Senior Associate (ES): 08/14/2024 & 09/05/2024, for On-Site Structural Assessment
- Andre Johnson: FAA Licensed Drone Pilot & Authorized Representative: 09/05/2024 for On-Site Photography Survey of Property utilizing drone and handheld photography equipment.

## A. OBJECTIVES

The objective of the report is to perform a structural visual condition assessment of the elements outlined in the City of Miami Beach and Miami-Dade County structural guidelines checklist to identify potential deficiencies and provide repair recommendations on our findings. This report is limited exclusively to the visual and sounding evaluation of the structure and limited exploration. Foundation systems are excluded from this assessment. No material or physical testing of existing members was performed.

## B. METHODS AND TECHNIQUES

Engineering Solutions utilized the following methods and techniques:

- Visual observation/digital camera
- High-resolution camera Drone flown by FAA Certified Drone Pilot
- Non-Destructive Probing Tools (Screwdriver/Hammer/Golf club)
- Limited subsurface exploration (attic exploration)

## C. STRUCTURAL SYSTEMS

**The structure on the property is two stories over a gabled roof. The sloped tile gabled roof is anchored to plywood roof sheathing over prefabricated wood trusses approximately 24” apart. Trusses are strapped to 8” CMU block wall. The 2nd-floor framing consists of reinforced concrete slabs. With 2 exterior stairways leading to the ground floor. Ground floor framing consists of 4” concrete slab on grade over shallow concrete foundations.**

**D. LEGAL DESCRIPTION**

CORAL GABLES DOUGLAS SEC

PB 25-69

LOT 5 BLK 19

LOT SIZE 50.000 X 110

OR 16472-1217 0694 4

COC 22653-0699 09 2004 1

## 2- FIELD OBSERVATIONS

ES visited the building located at 1211 Euclid Ave, Miami Beach, FL 33139 on the dates mentioned above to observe and document the overall condition of the existing structural system. The purpose of this investigation was to determine instances of damage, corrosion, and structural duress limited to structural members as outlined in the structural recertification guidelines provided by the City of Miami Beach and Miami-Dade County.

### Building Elevations

North, East, West, South, and roof elevations of the building structure.



*Photo EL-S: Representative photo of the South elevation of the building.*



*Photo EL-NW: Representative photo of the Northwest elevation of the building.*



*Photo EL-SW: Representative photo of the Southwest elevation of the building.*



*Photo EL-E: Representative photo of the East elevation of the building.*



*Photo EL-N: Representative photo of the North elevation of the building.*



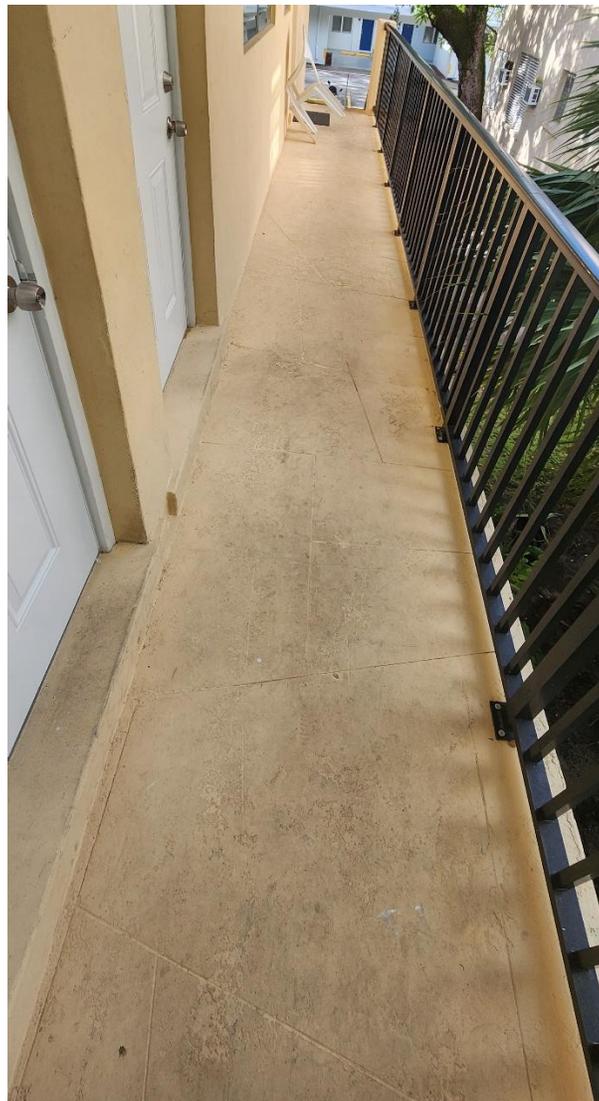
*Photo EL-R: Representative photo of the roof of the building.*

## General Conditions Observations

The building was observed to be in good overall condition with no instances of structural damage observed. The exterior of the building displayed no signs of structural damage. The interior of the building was observed to be in good condition with no evidence of surface deterioration.

## Exterior Evaluation of Building

The exterior of the building was evaluated to be in good condition with no instances of structural damage and degradation. There is no evidence of ponding on the roof, A/C supports are present and in good condition on the walls, and no signs of water intrusion in the building have been seen. Exterior concrete slab Elevated Areas are in good condition. Roof ventilation is present and in good condition.



*Photo EE-EA: Representative photo of the elevated areas of the building.*



*Photo EE-VNT: Representative Photo of Roof Vents around Building.*

## Interior Evaluation of Building

The interior of the building was observed to be in good overall condition with no evidence of structural damage observed. Window & Door Sealants & Mechanical Attachments are in good condition. As a matter of maintenance, regular replacement of any deteriorated silicone sealant is required. Railings along stairways are in good condition.



*Photo IE-WD: Representative photo of window & door fasteners in the building.*



*Photo EE-ATC: Representative photo of Attic Exploration.*

## **DISCLAIMER**

The opinions and comments in this report are based on visual observations only, limited structural analysis, and limited non-destructive testing. There is no claim, either stated or implied. This report does not address any other portions of the structure, other than those areas mentioned. Nor does it provide any warranty, either expressed or implied, for any portion of the existing structure. This report is created solely for the Client's benefit, and no other entity shall have any rights or claim against the assessment of the condition professional because of the performance or non-performance of the observations, opinions, conclusions, or recommendations contained herein.



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

**CASE REFERENCE NUMBER:**

TBD

**LICENSEE NAME:** GERARDO S PEREZ-GALCERAN

**TITLE:** PRINCIPAL

**JURISDICTION NAME:**

City of Coral Gables

**ADDRESS:** 7995 NW 8th Street Unit 105C

MIAMI FL 3326

**SIGNATURE:** Gerardo S Perez-Galceran

Digitally signed by Gerardo S Perez-Galceran  
 DN: cn=Gerardo S Perez-Galceran, o=City of Coral Gables, ou=City of Coral Gables, email=gerardo.perez-galceran@cityofcoralgables.com, c=US  
 Date: 2021.11.22 13:05:29 -0500

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

<b>1. DESCRIPTION OF BUILDING</b>	
a. Name on Title: 218 Phoenetia Ave LLC	
b. Building Street Address: 218 Phoenetia Ave, Coral Gables Florida 33134	Bldg. #:
c. Legal Description: Coral Gables Douglas Sec PB 25-69 LOT 5 BLK 19 LOT Size 50.000	Attached: <input type="checkbox"/>
d. Owner's Name: 218 Phoenetia LLC	
e. Owner's Mailing Address: 2000 PONCE DE LEON BLVD STE 651 Coral Gables, FL 33134	
f. Folio Number of Property on which Building is Located: 03-4108-009-1720	
g. Building Code Occupancy Classification: 3801 Multi-Family med density Residential Building	
h. Present Use: Residential Building	
i. General Description of building (overall description, structural systems, special features):	
Building is a 2-story CMU structure with parking in the rear of the building (6 units)	
j. Number of Stories: TWO	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: <input type="checkbox"/>	
m. Additional Comments:	

**2. INSPECTIONS**

a. Date of Notice of Required Inspection: **September , 2022**

b. Date(s) of actual inspection: **September 02, 2024 and September 16, 2024**

c. Name and qualifications of licensee submitting report:

**GERARDO S PEREZ-GALCERAN - PE LISENCE NUMBER 0056754**

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

1. If required, describe, and indicate acceptance:

**New batteries for some smoke detectors, (2) exit/battery back-up combo replacement.**

**All repairs accepted by this office after 2nd inspection on September 16, 2024**

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

1. Explanation/Conditions:

**Electrical system in good conditions.**

**3. ELECTRICAL SERVICE** PROVIDE PHOTO

a. Size: Voltage ( **240** ) Amperage ( **200** ) Type: Fuses (  ) Breakers (  )

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

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

Comments:

**SERVICE 1 OF 3 (240v/1ph 200 A rated/6 Meters Stacks 100A CB)**

**Service 2 of 3 (240v/1ph 100 A rated**

**Service 3 of 3 (240v/1ph 100 A rated**

**4. METERING EQUIPMENT** PROVIDE PHOTO

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

Comments:

**Refer to pictures for this section attached**

5. ELECTRIC ROOMS				PROVIDE PHOTO
1. Clearances:	Good ( <input checked="" type="radio"/> )	Fair ( <input type="radio"/> )	Needs Correction ( <input type="radio"/> )	
Comments:				
Existing electrical / closet room (rear side of the bldg). Good clearance. Good condition				

6. GUTTERS				PROVIDE PHOTO
1. Location:	Good ( <input checked="" type="radio"/> )	Needs Repair ( <input type="radio"/> )		
2. Taps and Fill:	Good ( <input type="radio"/> )	Needs Repair ( <input type="radio"/> )		
Comments:				
NO Gutters on this electrical service. No applicable (N/A)				

7. ELECTRICAL PANELS				PROVIDE PHOTO
1. Panel # ( A )	Location: One per apto (6) total 240V/1PH 100 AMPS rated	Good ( <input checked="" type="radio"/> )	Needs Repair ( <input type="radio"/> )	
2. Panel # ( HP )	Location: Electrical room. House PNL 240V/1PH 100 AMPS rated	Good ( <input checked="" type="radio"/> )	Needs Repair ( <input type="radio"/> )	
3. Panel # ( )	Location:	Good ( <input checked="" type="radio"/> )	Needs Repair ( <input type="radio"/> )	
4. Panel # ( )	Location:	Good ( <input checked="" type="radio"/> )	Needs Repair ( <input type="radio"/> )	
5. Panel # ( )	Location:	Good ( <input type="radio"/> )	Needs Repair ( <input type="radio"/> )	

Comments:

---



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**8. BRANCH CIRCUITS** PROVIDE PHOTO

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

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

Comments:

Per visual investigation wires/conduits appears to be in good conditions. Cooper wires/EMT conduits

---



---

**9. GROUNDING OF SERVICE** PROVIDE PHOTO

Good    (  )      Needs Repair    (  )

Comments:

Refer to pictures of this section attached

---



---

**10. GROUNDING OF EQUIPMENT** PROVIDE PHOTO

Good    (  )      Needs Repair    (  )

Comments:

No equipment on sight. AC unit in apartments are wall mounted units (6)

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<b>11.SERVICE CONDUIT/RACEWAYS</b>	<b>PROVIDE PHOTO</b>
Good ( <input checked="" type="radio"/> )	Needs Repair ( <input type="radio"/> )
Comments:	
A visual inspection of the overhead service appears to be in good condition	

<b>12.GENERAL CONDUIT/RACEWAYS</b>	<b>PROVIDE PHOTO</b>
Good ( <input checked="" type="radio"/> )	Needs Repair ( <input type="radio"/> )
Comments:	
Per visual investigation wires/conduits appears to be in good conditions	

<b>13.WIRE AND CABLES</b>	<b>PROVIDE PHOTO</b>
Good ( <input checked="" type="radio"/> )	Needs Repair ( <input type="radio"/> )
Comments:	
Cooper used in whole bldg	

<b>14.BUSWAYS</b>	<b>PROVIDE PHOTO</b>
Good ( <input type="radio"/> )	Needs Repair ( <input type="radio"/> )
Comments:	
Not-Applicable. No Busways in this building. No Photo provided.	

<b>15.THERMOGRAPHY INSPECTION RESULTS</b>	<b>PROVIDE PHOTO</b>
(ADD SHEETS AS REQUIRED)	
Comments:	
Service less than 400 AMPS.	
Thermographic analysis report is not required	

<b>16.OTHER CONDUCTORS</b>	<b>PROVIDE PHOTO</b>
Good ( <input checked="" type="radio"/> )      Needs Repair ( <input type="radio"/> )	
Comments:	
See Photo Sheet attached for this Section.	

<b>17.TYPES OF WIRING METHODS</b>	<b>PROVIDE PHOTO</b>
1. Conduit Raceways Rigid:    Good ( <input checked="" type="radio"/> )      Needs Repair ( <input type="radio"/> )      N/A ( <input type="radio"/> )	
2. Conduit PVC:                    Good ( <input type="radio"/> )      Needs Repair ( <input type="radio"/> )      N/A ( <input checked="" type="radio"/> )	
3. NM Cable:                        Good ( <input checked="" type="radio"/> )      Needs Repair ( <input type="radio"/> )      N/A ( <input type="radio"/> )	
4. Other:                              Good ( <input checked="" type="radio"/> )      Needs Repair ( <input type="radio"/> )      N/A ( <input type="radio"/> )	
a. Other Wiring (Specify): <b>MOSTLY COPPER WIRES IN EMT CONDUITS</b>	
Comments:	
See Photo Sheet attached for this Section.	

<b>18.EMERGENCY LIGHTING</b>	<b>PROVIDE PHOTO</b>
Good ( <input checked="" type="radio"/> )      Needs Repair ( <input type="radio"/> )      N/A ( <input type="radio"/> )	
Comments:	
Exit sign w/battery back up combo (2) on 2nd level open corridor only	
See Photo Sheet attached for this Section.	

19. BUILDING EGRESS ILLUMINATION			PROVIDE PHOTO
Good ( <input checked="" type="radio"/> )	Needs Repair ( <input type="radio"/> )	N/A ( <input type="radio"/> )	
Comments:			
See Photo Sheet attached for this Section.			

20. FIRE ALARM SYSTEM			PROVIDE PHOTO
Good ( <input type="radio"/> )	Needs Repair ( <input type="radio"/> )	N/A ( <input checked="" type="radio"/> )	
Comments:			
No FA on this building			

21. SMOKE DETECTORS			PROVIDE PHOTO
Good ( <input checked="" type="radio"/> )	Needs Repair ( <input type="radio"/> )	N/A ( <input type="radio"/> )	
Comments:			
Battery smoke detectors in (type) on each one bedroom unit			

22. EXIT LIGHTS			PROVIDE PHOTO
Good ( <input checked="" type="radio"/> )	Needs Repair ( <input type="radio"/> )	N/A ( <input type="radio"/> )	
Comments:			
Exit sign w/battery back up combo (2) on 2nd level open corridor only			
See Photo Sheet attached for this Section.			

23. EMERGENCY GENERATOR			PROVIDE PHOTO
Good ( <input type="radio"/> )	Needs Repair ( <input type="radio"/> )	N/A ( <input checked="" type="radio"/> )	
Comments:			
Not-Applicable. No Emergency Generator in this building. No Photo provided.			

24. WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS			PROVIDE PHOTO
Good ( <input type="radio"/> )	Requires Additional Illumination ( <input type="radio"/> )	N/A ( <input checked="" type="radio"/> )	
Comments:			
No visible portions of wiring in OPEN PARKING AREAS			

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:			
Refer to the attached "Certification - Parking Illumination".			
There are only a rear OPEN PARKING AREAS in this property.			
No UNDER COVER PARKING GARAGE AREA			

26. SWIMMING POOL WIRING			PROVIDE PHOTO
Good ( <input type="radio"/> )	Needs Repair ( <input type="radio"/> )	N/A ( <input checked="" type="radio"/> )	
Comments:			
Not-Applicable. No Swimming Pool in this building. No Photo provided.			

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

Comments:

Mechanical equipments are basically 6 AC wall MTD units, that appears to be in good conditions.

**28. ADDITIONAL COMMENTS**

THIS REPORT SHOWS TYPICAL CONDITIONS THAT ILLUSTRATE OLD ELECTRICAL EQUIPMENT AND COMPONENT PARTS

THIS REPORT DOES NOT REPRESENT A COMPLETE AND EXHAUSTIVE INSPECTION OF EVERY CONDUCTOR, RACEWAY, EQUIPMENT, AND OTHER ELECTRICAL COMPONENTS SINCE THAT ANALYSIS WOULD BE IMPRACTICAL, AND BEYOND THE SCOPE OF THIS INSPECTION.

**Reset Form**



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

**CASE REFERENCE NUMBER:**

TBD

**LICENSEE NAME:** GERARDO S PEREZ-GALCERAN

**TITLE:** PRINCIPAL

**JURISDICTION NAME:**

City of Coral Gables

**ADDRESS:** 7995 NW 8th Street Unit 105C

MIAMI FL 3326

**SIGNATURE:** Gerardo S Perez-Galceran

Digitally signed by Gerardo S Perez-Galceran  
 DN: cn=Gerardo S Perez-Galceran, o=City of Coral Gables, ou=City of Coral Gables, email=gerardo.perez-galceran@cityofcoralgables.com, c=US  
 Date: 2021.11.22 13:05:29 -0500

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

<b>1. DESCRIPTION OF BUILDING</b>	
a. Name on Title: 218 Phoenetia Ave LLC	
b. Building Street Address: 218 Phoenetia Ave, Coral Gables Florida 33134	Bldg. #:
c. Legal Description: Coral Gables Douglas Sec PB 25-69 LOT 5 BLK 19 LOT Size 50.000	Attached: <input type="checkbox"/>
d. Owner's Name: 218 Phoenetia LLC	
e. Owner's Mailing Address: 2000 PONCE DE LEON BLVD STE 651 Coral Gables, FL 33134	
f. Folio Number of Property on which Building is Located: 03-4108-009-1720	
g. Building Code Occupancy Classification: 3801 Multi-Family med density Residential Building	
h. Present Use: Residential Building	
i. General Description of building (overall description, structural systems, special features):	
Building is a 2-story CMU structure with parking in the rear of the building (6 units)	
j. Number of Stories: TWO	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: <input type="checkbox"/>	
m. Additional Comments:	

**2. INSPECTIONS**

a. Date of Notice of Required Inspection: **September , 2022**

b. Date(s) of actual inspection: **September 02, 2024 and September 16, 2024**

c. Name and qualifications of licensee submitting report:

**GERARDO S PEREZ-GALCERAN - PE LISENCE NUMBER 0056754**

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

1. If required, describe, and indicate acceptance:

**New batteries for some smoke detectors, (2) exit/battery back-up combo replacement.**

**All repairs accepted by this office after 2nd inspection on September 16, 2024**

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

1. Explanation/Conditions:

**Electrical system in good conditions.**

**3. ELECTRICAL SERVICE** PROVIDE PHOTO

a. Size: Voltage ( **240** ) Amperage ( **200** ) Type: Fuses (  ) Breakers (  )

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

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

Comments:

**SERVICE 1 OF 3 (240v/1ph 200 A rated/6 Meters Stacks 100A CB)**

**Service 2 of 3 (240v/1ph 100 A rated**

**Service 3 of 3 (240v/1ph 100 A rated**

**4. METERING EQUIPMENT** PROVIDE PHOTO

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

Comments:

**Refer to pictures for this section attached**

5. ELECTRIC ROOMS			PROVIDE PHOTO
1. Clearances:	Good ( <input checked="" type="radio"/> )	Fair ( <input type="radio"/> )	Needs Correction ( <input type="radio"/> )
Comments:			
Existing electrical / closet room (rear side of the bldg). Good clearance. Good condition			

6. GUTTERS			PROVIDE PHOTO
1. Location:	Good ( <input checked="" type="radio"/> )	Needs Repair ( <input type="radio"/> )	
2. Taps and Fill:	Good ( <input type="radio"/> )	Needs Repair ( <input type="radio"/> )	
Comments:			
NO Gutters on this electrical service. No applicable (N/A)			

7. ELECTRICAL PANELS			PROVIDE PHOTO
1. Panel # ( A )	Location: One per apto (6) total 240V/1PH 100 AMPS rated		
	Good ( <input checked="" type="radio"/> )	Needs Repair ( <input type="radio"/> )	
2. Panel # ( HP )	Location: Electrical room. House PNL 240V/1PH 100 AMPS rated		
	Good ( <input checked="" type="radio"/> )	Needs Repair ( <input type="radio"/> )	
3. Panel # ( )	Location:		
	Good ( <input checked="" type="radio"/> )	Needs Repair ( <input type="radio"/> )	
4. Panel # ( )	Location:		
	Good ( <input checked="" type="radio"/> )	Needs Repair ( <input type="radio"/> )	
5. Panel # ( )	Location:		
	Good ( <input type="radio"/> )	Needs Repair ( <input type="radio"/> )	

Comments:

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**8. BRANCH CIRCUITS** PROVIDE PHOTO

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

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

Comments:

Per visual investigation wires/conduits appears to be in good conditions. Cooper wires/EMT conduits

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**9. GROUNDING OF SERVICE** PROVIDE PHOTO

   Good    (  )      Needs Repair    (  )

Comments:

Refer to pictures of this section attached

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**10. GROUNDING OF EQUIPMENT** PROVIDE PHOTO

   Good    (  )      Needs Repair    (  )

Comments:

No equipment on sight. AC unit in apartments are wall mounted units (6)

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<b>11.SERVICE CONDUIT/RACEWAYS</b>	<b>PROVIDE PHOTO</b>
Good ( <input checked="" type="radio"/> )	Needs Repair ( <input type="radio"/> )
Comments:	
A visual inspection of the overhead service appears to be in good condition	

<b>12.GENERAL CONDUIT/RACEWAYS</b>	<b>PROVIDE PHOTO</b>
Good ( <input checked="" type="radio"/> )	Needs Repair ( <input type="radio"/> )
Comments:	
Per visual investigation wires/conduits appears to be in good conditions	

<b>13.WIRE AND CABLES</b>	<b>PROVIDE PHOTO</b>
Good ( <input checked="" type="radio"/> )	Needs Repair ( <input type="radio"/> )
Comments:	
Cooper used in whole bldg	

<b>14.BUSWAYS</b>	<b>PROVIDE PHOTO</b>
Good ( <input type="radio"/> )	Needs Repair ( <input type="radio"/> )
Comments:	
Not-Applicable. No Busways in this building. No Photo provided.	

<b>15.THERMOGRAPHY INSPECTION RESULTS</b>	<b>PROVIDE PHOTO</b>
(ADD SHEETS AS REQUIRED)	
Comments:	
Service less than 400 AMPS.	
Thermographic analysis report is not required	

<b>16.OTHER CONDUCTORS</b>	<b>PROVIDE PHOTO</b>
Good ( <input checked="" type="radio"/> )      Needs Repair ( <input type="radio"/> )	
Comments:	
See Photo Sheet attached for this Section.	

<b>17.TYPES OF WIRING METHODS</b>	<b>PROVIDE PHOTO</b>
1. Conduit Raceways Rigid:    Good ( <input checked="" type="radio"/> )      Needs Repair ( <input type="radio"/> )      N/A ( <input type="radio"/> )	
2. Conduit PVC:                    Good ( <input type="radio"/> )      Needs Repair ( <input type="radio"/> )      N/A ( <input checked="" type="radio"/> )	
3. NM Cable:                        Good ( <input checked="" type="radio"/> )      Needs Repair ( <input type="radio"/> )      N/A ( <input type="radio"/> )	
4. Other:                                Good ( <input checked="" type="radio"/> )      Needs Repair ( <input type="radio"/> )      N/A ( <input type="radio"/> )	
a. Other Wiring (Specify): <b>MOSTLY COPPER WIRES IN EMT CONDUITS</b>	
Comments:	
See Photo Sheet attached for this Section.	

<b>18.EMERGENCY LIGHTING</b>	<b>PROVIDE PHOTO</b>
Good ( <input checked="" type="radio"/> )      Needs Repair ( <input type="radio"/> )      N/A ( <input type="radio"/> )	
Comments:	
Exit sign w/battery back up combo (2) on 2nd level open corridor only	
See Photo Sheet attached for this Section.	

19. BUILDING EGRESS ILLUMINATION			PROVIDE PHOTO
Good ( <input checked="" type="radio"/> )	Needs Repair ( <input type="radio"/> )	N/A ( <input type="radio"/> )	
Comments:			
See Photo Sheet attached for this Section.			

20. FIRE ALARM SYSTEM			PROVIDE PHOTO
Good ( <input type="radio"/> )	Needs Repair ( <input type="radio"/> )	N/A ( <input checked="" type="radio"/> )	
Comments:			
No FA on this building			

21. SMOKE DETECTORS			PROVIDE PHOTO
Good ( <input checked="" type="radio"/> )	Needs Repair ( <input type="radio"/> )	N/A ( <input type="radio"/> )	
Comments:			
Battery smoke detectors in (type) on each one bedroom unit			

22. EXIT LIGHTS			PROVIDE PHOTO
Good ( <input checked="" type="radio"/> )	Needs Repair ( <input type="radio"/> )	N/A ( <input type="radio"/> )	
Comments:			
Exit sign w/battery back up combo (2) on 2nd level open corridor only			
See Photo Sheet attached for this Section.			

23. EMERGENCY GENERATOR			PROVIDE PHOTO
Good ( <input type="radio"/> )	Needs Repair ( <input type="radio"/> )	N/A ( <input checked="" type="radio"/> )	
Comments:			
Not-Applicable. No Emergency Generator in this building. No Photo provided.			

24. WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS			PROVIDE PHOTO
Good ( <input type="radio"/> )	Requires Additional Illumination ( <input type="radio"/> )	N/A ( <input checked="" type="radio"/> )	
Comments:			
No visible portions of wiring in OPEN PARKING AREAS			

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:			
Refer to the attached "Certification - Parking Illumination".			
There are only a rear OPEN PARKING AREAS in this property.			
No UNDER COVER PARKING GARAGE AREA			

26. SWIMMING POOL WIRING			PROVIDE PHOTO
Good ( <input type="radio"/> )	Needs Repair ( <input type="radio"/> )	N/A ( <input checked="" type="radio"/> )	
Comments:			
Not-Applicable. No Swimming Pool in this building. No Photo provided.			

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

Comments:

Mechanical equipments are basically 6 AC wall MTD units, that appears to be in good conditions.

**28. ADDITIONAL COMMENTS**

THIS REPORT SHOWS TYPICAL CONDITIONS THAT ILLUSTRATE OLD ELECTRICAL EQUIPMENT AND COMPONENT PARTS

THIS REPORT DOES NOT REPRESENT A COMPLETE AND EXHAUSTIVE INSPECTION OF EVERY CONDUCTOR, RACEWAY, EQUIPMENT, AND OTHER ELECTRICAL COMPONENTS SINCE THAT ANALYSIS WOULD BE IMPRACTICAL, AND BEYOND THE SCOPE OF THIS INSPECTION.

**Reset Form**



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

**CASE REFERENCE NUMBER:**

TBD

**LICENSEE NAME:** GERARDO S PEREZ-GALCERAN

**TITLE:** PRINCIPAL

**JURISDICTION NAME:**

City of Coral Gables

**ADDRESS:** 7995 NW 8th Street Unit 105C

MIAMI FL 3326

**SIGNATURE:** Gerardo S Perez-Galceran

Digitally signed by Gerardo S Perez-Galceran  
 DN: cn=Gerardo S Perez-Galceran, o=City of Coral Gables, ou=City of Coral Gables, email=gerardo.perez-galceran@cityofcoralgables.com, c=US  
 Date: 2021.11.22 13:05:29 -0500

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

<b>1. DESCRIPTION OF BUILDING</b>	
a. Name on Title: 218 Phoenetia Ave LLC	
b. Building Street Address: 218 Phoenetia Ave, Coral Gables Florida 33134	Bldg. #:
c. Legal Description: Coral Gables Douglas Sec PB 25-69 LOT 5 BLK 19 LOT Size 50.000	Attached: <input type="checkbox"/>
d. Owner's Name: 218 Phoenetia LLC	
e. Owner's Mailing Address: 2000 PONCE DE LEON BLVD STE 651 Coral Gables, FL 33134	
f. Folio Number of Property on which Building is Located: 03-4108-009-1720	
g. Building Code Occupancy Classification: 3801 Multi-Family med density Residential Building	
h. Present Use: Residential Building	
i. General Description of building (overall description, structural systems, special features):	
Building is a 2-story CMU structure with parking in the rear of the building (6 units)	
j. Number of Stories: TWO	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: <input type="checkbox"/>	
m. Additional Comments:	

**2. INSPECTIONS**

a. Date of Notice of Required Inspection: **September , 2022**

b. Date(s) of actual inspection: **September 02, 2024 and September 16, 2024**

c. Name and qualifications of licensee submitting report:

**GERARDO S PEREZ-GALCERAN - PE LISENCE NUMBER 0056754**

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

1. If required, describe, and indicate acceptance:

**New batteries for some smoke detectors, (2) exit/battery back-up combo replacement.**

**All repairs accepted by this office after 2nd inspection on September 16, 2024**

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

1. Explanation/Conditions:

**Electrical system in good conditions.**

**3. ELECTRICAL SERVICE** **PROVIDE PHOTO**

a. Size: Voltage ( **240** ) Amperage ( **200** ) Type: Fuses (  ) Breakers (  )

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

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

Comments:

**SERVICE 1 OF 3 (240v/1ph 200 A rated/6 Meters Stacks 100A CB)**

**Service 2 of 3 (240v/1ph 100 A rated**

**Service 3 of 3 (240v/1ph 100 A rated**

**4. METERING EQUIPMENT** **PROVIDE PHOTO**

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

Comments:

**Refer to pictures for this section attached**

5. ELECTRIC ROOMS			PROVIDE PHOTO
1. Clearances:	Good ( <input checked="" type="radio"/> )	Fair ( <input type="radio"/> )	Needs Correction ( <input type="radio"/> )
Comments:			
Existing electrical / closet room (rear side of the bldg). Good clearance. Good condition			

6. GUTTERS			PROVIDE PHOTO
1. Location:	Good ( <input checked="" type="radio"/> )	Needs Repair ( <input type="radio"/> )	
2. Taps and Fill:	Good ( <input type="radio"/> )	Needs Repair ( <input type="radio"/> )	
Comments:			
NO Gutters on this electrical service. No applicable (N/A)			

7. ELECTRICAL PANELS			PROVIDE PHOTO
1. Panel # ( A )	Location: One per apto (6) total 240V/1PH 100 AMPS rated		
	Good ( <input checked="" type="radio"/> )	Needs Repair ( <input type="radio"/> )	
2. Panel # ( HP )	Location: Electrical room. House PNL 240V/1PH 100 AMPS rated		
	Good ( <input checked="" type="radio"/> )	Needs Repair ( <input type="radio"/> )	
3. Panel # ( )	Location:		
	Good ( <input checked="" type="radio"/> )	Needs Repair ( <input type="radio"/> )	
4. Panel # ( )	Location:		
	Good ( <input checked="" type="radio"/> )	Needs Repair ( <input type="radio"/> )	
5. Panel # ( )	Location:		
	Good ( <input type="radio"/> )	Needs Repair ( <input type="radio"/> )	

Comments:

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**8. BRANCH CIRCUITS** PROVIDE PHOTO

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

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

Comments:

Per visual investigation wires/conduits appears to be in good conditions. Cooper wires/EMT conduits

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**9. GROUNDING OF SERVICE** PROVIDE PHOTO

   Good    (  )      Needs Repair    (  )

Comments:

Refer to pictures of this section attached

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**10. GROUNDING OF EQUIPMENT** PROVIDE PHOTO

   Good    (  )      Needs Repair    (  )

Comments:

No equipment on sight. AC unit in apartments are wall mounted units (6)

---



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<b>11.SERVICE CONDUIT/RACEWAYS</b>	<b>PROVIDE PHOTO</b>
Good ( <input checked="" type="radio"/> )	Needs Repair ( <input type="radio"/> )
Comments:	
A visual inspection of the overhead service appears to be in good condition	

<b>12.GENERAL CONDUIT/RACEWAYS</b>	<b>PROVIDE PHOTO</b>
Good ( <input checked="" type="radio"/> )	Needs Repair ( <input type="radio"/> )
Comments:	
Per visual investigation wires/conduits appears to be in good conditions	

<b>13.WIRE AND CABLES</b>	<b>PROVIDE PHOTO</b>
Good ( <input checked="" type="radio"/> )	Needs Repair ( <input type="radio"/> )
Comments:	
Cooper used in whole bldg	

<b>14.BUSWAYS</b>	<b>PROVIDE PHOTO</b>
Good ( <input type="radio"/> )	Needs Repair ( <input type="radio"/> )
Comments:	
Not-Applicable. No Busways in this building. No Photo provided.	

<b>15.THERMOGRAPHY INSPECTION RESULTS</b>	<b>PROVIDE PHOTO</b>
(ADD SHEETS AS REQUIRED)	
Comments:	
Service less than 400 AMPS.	
Thermographic analysis report is not required	

<b>16.OTHER CONDUCTORS</b>	<b>PROVIDE PHOTO</b>
Good ( <input checked="" type="radio"/> )      Needs Repair ( <input type="radio"/> )	
Comments:	
See Photo Sheet attached for this Section.	

<b>17.TYPES OF WIRING METHODS</b>	<b>PROVIDE PHOTO</b>
1. Conduit Raceways Rigid:    Good ( <input checked="" type="radio"/> )      Needs Repair ( <input type="radio"/> )      N/A ( <input type="radio"/> )	
2. Conduit PVC:                    Good ( <input type="radio"/> )      Needs Repair ( <input type="radio"/> )      N/A ( <input checked="" type="radio"/> )	
3. NM Cable:                        Good ( <input checked="" type="radio"/> )      Needs Repair ( <input type="radio"/> )      N/A ( <input type="radio"/> )	
4. Other:                              Good ( <input checked="" type="radio"/> )      Needs Repair ( <input type="radio"/> )      N/A ( <input type="radio"/> )	
a. Other Wiring (Specify): <b>MOSTLY COPPER WIRES IN EMT CONDUITS</b>	
Comments:	
See Photo Sheet attached for this Section.	

<b>18.EMERGENCY LIGHTING</b>	<b>PROVIDE PHOTO</b>
Good ( <input checked="" type="radio"/> )      Needs Repair ( <input type="radio"/> )      N/A ( <input type="radio"/> )	
Comments:	
Exit sign w/battery back up combo (2) on 2nd level open corridor only	
See Photo Sheet attached for this Section.	

19. BUILDING EGRESS ILLUMINATION			PROVIDE PHOTO
Good ( <input checked="" type="radio"/> )	Needs Repair ( <input type="radio"/> )	N/A ( <input type="radio"/> )	
Comments:			
See Photo Sheet attached for this Section.			

20. FIRE ALARM SYSTEM			PROVIDE PHOTO
Good ( <input type="radio"/> )	Needs Repair ( <input type="radio"/> )	N/A ( <input checked="" type="radio"/> )	
Comments:			
No FA on this building			

21. SMOKE DETECTORS			PROVIDE PHOTO
Good ( <input checked="" type="radio"/> )	Needs Repair ( <input type="radio"/> )	N/A ( <input type="radio"/> )	
Comments:			
Battery smoke detectors in (type) on each one bedroom unit			

22. EXIT LIGHTS			PROVIDE PHOTO
Good ( <input checked="" type="radio"/> )	Needs Repair ( <input type="radio"/> )	N/A ( <input type="radio"/> )	
Comments:			
Exit sign w/battery back up combo (2) on 2nd level open corridor only			
See Photo Sheet attached for this Section.			

23. EMERGENCY GENERATOR			PROVIDE PHOTO
Good ( <input type="radio"/> )	Needs Repair ( <input type="radio"/> )	N/A ( <input checked="" type="radio"/> )	
Comments:			
Not-Applicable. No Emergency Generator in this building. No Photo provided.			

24. WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS			PROVIDE PHOTO
Good ( <input type="radio"/> )	Requires Additional Illumination ( <input type="radio"/> )	N/A ( <input checked="" type="radio"/> )	
Comments:			
No visible portions of wiring in OPEN PARKING AREAS			

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:			
Refer to the attached "Certification - Parking Illumination".			
There are only a rear OPEN PARKING AREAS in this property.			
No UNDER COVER PARKING GARAGE AREA			

26. SWIMMING POOL WIRING			PROVIDE PHOTO
Good ( <input type="radio"/> )	Needs Repair ( <input type="radio"/> )	N/A ( <input checked="" type="radio"/> )	
Comments:			
Not-Applicable. No Swimming Pool in this building. No Photo provided.			

**27.WIRING TO MECHANICAL EQUIPMENT**

**PROVIDE PHOTO**

Good (  )

Needs Repair (  )

N/A (  )

Comments:

Mechanical equipments are basically 6 AC wall MTD units, that appears to be in good conditions.

**28.ADDITIONAL COMMENTS**

THIS REPORT SHOWS TYPICAL CONDITIONS THAT ILLUSTRATE OLD ELECTRICAL EQUIPMENT AND COMPONENT PARTS

THIS REPORT DOES NOT REPRESENT A COMPLETE AND EXHAUSTIVE INSPECTION OF EVERY CONDUCTOR, RACEWAY, EQUIPMENT, AND OTHER ELECTRICAL COMPONENTS SINCE THAT ANALYSIS WOULD BE IMPRACTICAL, AND BEYOND THE SCOPE OF THIS INSPECTION.

**Reset Form**

uff 8/19/24



Engineering Solutions, LLC  
(561) 866-5552  
Info@ES-Engineers.com

August 15, 2024

Coral Gables – Development Services Department – Building Recertification  
Attn: Building Official  
427 Biltmore Way  
Coral Gables, FL 33134  
[305-460-5229](tel:305-460-5229)

RE: **Building Safety at 218 Phoenetia Ave. Coral Gables, FL 33134**  
**Folio: 03-4108-009-1720**

Attn: Building Official

Engineering Solutions (ES) was contracted by Grant Sounion, as an authorized representative of 218 Phoenetia LLC, on 08/13/2024 to perform the building recertification inspection for the building located at the address referenced above, according to the Coral Gables and Maimi-Dade County guidelines. The property’s structural components are in the process of being completely assessed. The Folio number is stated above. The structure’s exterior was assessed with an on-site visit on 08/15/2024. No signs of deterioration & duress were observed. Subsequent aerial & interior inspections are to follow.

**This letter is to state that the Structures in question are structurally safe to be occupied while subsequent aerial & interior investigations are conducted in the next 60 days.** This is based on our professional opinion of the initial structure assessment. Structural Recertification Reports will be submitted to the Building Department once the inspections are concluded per the Coral Gables and Maimi-Dade County guidelines.

Should you have any questions or require further clarification, please do not hesitate to contact me.

Sincerely,



Digitally signed by Roberto L. Lopez-Molina  
DN: cn=Roberto L. Lopez-Molina,  
o=C:\Users\rlm\OneDrive\Documents\19720448670006BED3  
01\Unattached\_C\PLUS  
Reason: I am the author of this document  
Date: 2024.08.15 11:30:25-0400'

THIS ITEM HAS BEEN DIGITALLY SIGNED & SEALED BY  
ROBERTO LUIS LOPEZ-MOLINA, PE #92482 ON 08/15/2024. THE METHOD &  
SOFTWARE USED COMPLIES WITH INTENT OF FLORIDA STATUTE CHAPTER 471.  
PRINTED COPIES ARE NOT CONSIDERED SIGNED & SEALED.

**Roberto L. Lopez-Molina, P.E.**  
**Florida License No. 92482**  
Senior Associate – Engineering Solutions, LLC  
170 NE 2nd St, P.O. Box #1737  
Boca Raton, FL 33429  
Direct: [\(305\)-335-5340](tel:305-335-5340)  
Office/Admin/Accounting: [561-210-0190](tel:561-210-0190)  
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**CERTIFICATION OF COMPLIANCE WITH PARKING LOT GUARDRAILS**

Re: Case No. \_\_\_\_\_ FYear \_\_\_\_\_  
Property Address: \_\_\_\_\_, Bldg. No.: \_\_\_\_\_, Sq. Ft.: \_\_\_\_\_  
Building Description: \_\_\_\_\_

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

On \_\_\_\_\_ 20\_\_\_\_, I inspected the parking lots servicing the above referenced building for compliance with Section 8C-6 and determined the following (check only one):

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

\_\_\_\_\_  
Signature and Seal of Architect or Engineer

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Date



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

Date: \_\_\_\_\_

Case No. \_\_\_\_\_ FYear \_\_\_\_\_

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

Folio Number: \_\_\_\_\_

Building Description: \_\_\_\_\_

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

\_\_\_\_\_  
Signature and Seal of Professional

\_\_\_\_\_  
Print Name Engineer or Architect