



**City of Coral Gables
Development Services Department**

**UNSAFE STRUCTURES BOARD HEARING
CASE RESUME**

#: 5

HEARING DATE: April 11, 2016

CASE NO.: 15-4526

BUILDING ADDRESS: 1100 Salzedo St.

FOLIO NUMBER: 03-4108-052-0001

OWNER: Salzedo Plaza, A Condominium Association, Inc.

USE: Condominium

OF LIVING UNITS: 11

PENDING RECERTIFICATION: 2014

DESCRIPTION AND DEFECTS OF BUILDING: The 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 for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code.

DATES AND ACTIVITIES:

4/01/14 Letter from the City advising of 40/10 Year Recertification required
7/22/14 Second letter
6/02/15 Final notice letter
10/20/15 Extension to provide report expired
11/24/15 Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing
12/16/15 Construction Regulation Board Order issued **
12/17/15 Structural Inspection letter provided
1/13/16 Recertification Report rejected, repairs required
2/22/16 Notice of Non-Compliance with Unsafe Structures Order
3/23/16 Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing
1/15/16 Order deadline expired (Apply for repair permits)

TO DATE THE OWNER HAS NOT: Applied for all required permits to meet the minimum requirements as noted in the Recertification Report.

BUILDING OFFICIAL'S RECOMMENDATION: City recommends fines are imposed as the property is not compliant with the Board's Order.

PERMIT ACTIVITY: No permits

Presented by: Virginia Goizueta, Building Services Coordinator, City of Coral Gables



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 11/10/2015

Property Information	
Folio:	03-4108-052-0001
Property Address:	1100 Salzedo st
Owner	REFERENCE ONLY
Mailing Address	
Primary Zone	5000 HOTELS & MOTELS - GENERAL
Primary Land Use	0000 REFERENCE FOLIO
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	11
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	1974



Assessment Information			
Year	2015	2014	2013
Land Value	\$0	\$0	\$0
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$0	\$0	\$0
Assessed Value	\$0	\$0	\$0

Benefits Information				
Benefit	Type	2015	2014	2013
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
SALZEDO PLAZA CONDO CORAL GABLES DOUGLAS SEC PB 25-6 LOT A & S10FT LOT 1 BLK 10 & LOT 10 BLK 18

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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

Version:

CITY'S

EXHIBIT 1

Click on the Folio number to view property details

FOLIO: 03-4108-052-0010
SUB-DIVISION: SALZEDO PLAZA CONDO
OWNER: DIEGO GONZALEZ
ADDRESS: 1100 SALZEDO ST 1A
CORAL GABLES

1

FOLIO: 03-4108-052-0020
SUB-DIVISION: SALZEDO PLAZA CONDO
OWNER: LA AGRAMONTIJA LLC
ADDRESS: 1100 SALZEDO ST 1C
CORAL GABLES

2

FOLIO: 03-4108-052-0030
SUB-DIVISION: SALZEDO PLAZA CONDO
OWNER: LUCAMPA LLC
ADDRESS: 1100 SALZEDO ST 1D
CORAL GABLES

3

FOLIO: 03-4108-052-0040
SUB-DIVISION: SALZEDO PLAZA CONDO
OWNER: ORLANDO COLLAZO
MARYCAREN REYES COLLAZO
ADDRESS: 1100 SALZEDO ST 2A
CORAL GABLES

4

FOLIO: 03-4108-052-0050
SUB-DIVISION: SALZEDO PLAZA CONDO
OWNER: LAZARO R. SANCHEZ
ADDRESS: 1100 SALZEDO ST 2B
CORAL GABLES

5

FOLIO: 03-4108-052-0060
SUB-DIVISION: SALZEDO PLAZA CONDO
OWNER: ALFRED BEIS & W VICTORIA I
ADDRESS: 1100 SALZEDO ST 2C
CORAL GABLES

6

FOLIO: 03-4108-052-0070
SUB-DIVISION: SALZEDO PLAZA CONDO
OWNER: MARGOTH C DIAZ &
ISMAEL CORTES
ADDRESS: 1100 SALZEDO ST 2D
CORAL GABLES

7

FOLIO: 03-4108-052-0080
SUB-DIVISION: SALZEDO PLAZA CONDO
OWNER: DORIS PORTU OÑA JTRS
KATERIJA LORIS OÑA JTRS
ADDRESS: 1100 SALZEDO ST 3A
CORAL GABLES

8

FOLIO: 03-4108-052-0090
SUB-DIVISION: SALZEDO PLAZA CONDO
OWNER: CESAR F ABUD
ADDRESS: 1100 SALZEDO ST 3B
CORAL GABLES

9

FOLIO: 03-4108-052-0100
SUB-DIVISION: SALZEDO PLAZA CONDO
OWNER: MARIA ALEXANDRA CANAHUATI
ADDRESS: 1100 SALZEDO ST 3C
CORAL GABLES

10

FOLIO: 03-4108-052-0110
SUB-DIVISION: SALZEDO PLAZA CONDO
OWNER: RICARDO RIVAS
ADDRESS: 1100 SALZEDO ST 3D
CORAL GABLES

11

1100 Salzedo St



2014

5-26 Not Complied



The City of Coral Gables

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

4/1/2014

VIA CERTIFIED MAIL

SALZEDO PLAZA CONDO ASSOCIATION
PO BOX 4216
CORAL GABLES, FL 33134

91 7108 2133 3932 6024 3021

RE: 1100 SALZEDO ST, CORAL GABLES, FL
Folio # 03-4108-052-0001
Recertification of Building 40 Years or older

Gentlemen:

This Department has been advised that the subject building is forty (40) years old, or older, having been built in year 1974.

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 report must be furnished to this Department with ninety (90) days from the date of this letter, indicating that the building meets the requirements of building recertification under the Code. In the event that repairs or modifications are found to be necessary resulting from the recertification inspection, the owner shall have a total of 150 days from the date of this Notice in which to complete indicted repairs or modifications.

The architect or engineer that you choose to do the inspection may obtain the required forms: "*Minimum Inspection Procedural Guidelines for Building Recertification*," from this link: <http://www.miamidade.gov/building/form-checklist.asp> to access the interactive structural and electrical forms. In addition to the forms, a cover letter must state that that the property meets the requirement for building recertification; no additional documents or photographs are necessary.

The certification report, along with the filing fee in the amount of \$380.63; plus, \$2.45 per page document preservation fee must be paid with a check, or credit card payment to the "City of Coral Gables," and sent/delivered to:

BUILDING RECERTIFICATION SECTION
Coral Gables Building & Zoning Department
405 Biltmore Way
Coral Gables, FL 33134

Any questions may be directed to (305) 460-5228. Thank you for your prompt consideration.

Sincerely,

Manuel Z. Lopez

Manuel Z. Lopez, P.E.
Building Official

CITY'S

EXHIBIT

2



The City of Coral Gables

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

7/22/2014

SALZEDO PLAZA CONDO ASSOCIATION
PO BOX 4216
CORAL GABLES, FL 33134

VIA CERTIFIED MAIL

91 7108 2133 3932 6021 9835

Re: Building Recertification
1100 SALZEDO ST
Folio # 03-4108-052-0001

Dear Property Owner:

In a certified letter dated 4/1/2014, this Department notified you the property referenced above requires a 40-year building recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). The letter informed you it was necessary to furnish this Department a report prepared by a licensed architect or engineer within 90-days specifying the building meets the requirements for building recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

Please be advised that as of 7/1/2014 the report will be overdue and this building will be deemed to be in 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.

Failure to contact us before 10/22/2014, will result in our forwarding this building information to the Miami-Dade County Unsafe Structures Board for further determination.

Please govern yourself accordingly.

Sincerely,

Manuel Z. Lopez

Manuel Z. Lopez, P.E.
Building Official



The City of Coral Gables

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

6/2/2015

SALZEDO PLAZA CONDO ASSOCIATION
PO BOX 4216
CORAL GABLES, FL 33134

****FINAL NOTICE****

VIA CERTIFIED MAIL

91 7108 2133 3932 7095 973

Re: Building Recertification
1100 SALZEDO ST
Folio # 03-4108-052-0001

Dear Property Owner:

In a certified letter dated 4/1/2014, this Department notified you the property referenced above requires a 40-year building recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). The letter informed you it was necessary to furnish this Department a report prepared by a licensed architect or engineer within 90-days specifying the building meets the requirements for building recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

Please be advised that as of 6/1/2015 the report will be overdue and this building will be deemed to be in 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.

Failure to contact us before 7/6/2015, will result in our forwarding this building information to the Miami-Dade County Unsafe Structures Board for further determination.

Please govern yourself accordingly.

Sincerely,

Manuel Z. Lopez

Manuel Z. Lopez, P.E.
Building Official



The City of Coral Gables

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

August 21, 2015

VIA CERTIFIED MAIL

91 7108 2133 3932 5928 3205

Clear Sky Property Management
2929 S.W. 3rd Avenue, Suite 330
Miami, Florida 33129

Re: 1100 Salzedo Street
Folio # 03-4108-073-0020

Dear Property Owner/Manager:

This Department has received your request dated August 14, 2015 for an extension to provide us with the Recertification Report for the above referenced property.

By these means, I am granting you sixty (60) days from the date of this letter to provide the Recertification Report. If you have further questions please contact me at (305) 460-5242.

Sincerely,

Manuel Z. Lopez

Manuel Z. Lopez, P.E.
Building Official

CITY OF CORAL GABLES.

Case # 15-4526

Petitioner,

vs.

SALZEDO PLAZA, A CONDOMINIUM
ASSOCIATION. INC.,
a Florida not for profit company,

Respondent.

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

Date: November 24, 2015

To:

**Condominium Association (Registered
Agent)**

Salzedo Plaza, a Condominium
Association, Inc.
c/o Clear Sky Property Management LLC
Registered Agent
2929 SW 3 Avenue, Suite 330
Miami, FL 33129-2710

Return receipt number:

91 7108 2133 3932 6217 1797

and via e-mail to Ketty M. Urbay, LCAM
Property Manager, the Condominium
Association's representative, at
kurbay@clearskymanagement.com

Re: The three-story multifamily condominium building consisting of 11 units ("Structure") built in 1974 (40-year recertification required) and located at 1100 Salzedo Street, Coral Gables, FL 33134-2844, legally described as: Lot A and South 10 feet of Lot 1, in Block 10, and Lot 10 in Block 18 of REVISED PLAT CORAL GABLES DOUGLAS SECTION, according to the Plat thereof, as recorded in Plat Book 25, at Page 6, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-052-0001 ("Property").

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 8-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. The Structure is hereby declared unsafe by the Building Official and is presumed unsafe pursuant to Section 105-186(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 as follows:

On April 1, 2014, the City sent the Property Owner a 90-day Notice of Required Inspection for the Property's requesting an inspection report conforming to the minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, pursuant to Section 8-11(f) of the Miami-Dade County Code ("Report").

On July 22, 2014 and June 2, 2015, the City sent the Property Owner the City sent the Property Owner notices that the Report was past due.

To date, the Owner has not a) submitted the Report; b) completed the required repairs and c) submitted a letter from the architect or engineer who prepared the Report stating that the Structure now meets the minimum requirements ("Compliance Report")(collectively referred to as "Required Action").

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on December 14, 2015, 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 Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134. bgarcia@coralgables.com, tel: (305) 460-5229.


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 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 appeal the decision of the Building Official, the Construction Regulation Board may 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 Property and the Property Owner.

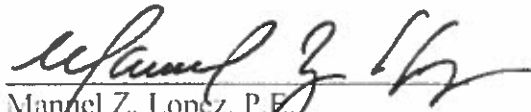
Please contact Virginia Goizueta, Building Services Coordinator, tel.: (305) 460-5250, email: vgoizueta@coralgables.com, or Manuel Z. Lopez, P.E., Building Official, tel.: (305) 460-5242, email: mlopez@coralgables.com. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m.

Please govern yourself accordingly.


Manuel Z. Lopez, P.E.
Building Official

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that, on November 24, 2015, a true and correct copy of the foregoing notice was served via certified mail, return receipt requested, by first class mail, via e-mail at any e-mail address indicated above, and by hand-delivery or posting at the Property.


Manuel Z. Lopez, P.E.
Building Official

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.

ADA Assistance: The City complies with the provisions of the American with Disabilities Act. Individuals with disabilities requiring special accommodations or assistance should contact Ernesto Pino, Assistant Public Works Director, at (305) 460-5004, with requests for auxiliary aids or services at least one business day before the hearing in order to request such assistance.



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint/Case #: 15-4526

Title of Document Posted: Construction Regulation Board Case

I, Claudio Ramos, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 1100 Salzedo St., ON 11-24-15.
AT 11:40 am.

Claudio Ramos
Employee's Printed Name

[Signature]
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 24th day of November, in
the year 20 15, by Claudio Ramos who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public



1100 Salzedo Street



After recording return to:
Belkys Garcia
Secretary to the Construction
Regulation Board
Development Services Department
City of Coral Gables
405 Biltmore Way, 3rd Floor
Coral Gables, FL 33134-5717

CFN: 20150795683 BOOK 29892 PAGE 4047
DATE: 12/17/2015 09:26:33 AM
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

**CITY OF CORAL GABLES
CONSTRUCTION REGULATION BOARD**

CITY OF CORAL GABLES,

CASE NO. 15-4526

Petitioner,

vs.

SALZEDO PLAZA, A CONDOMINIUM
ASSOCIATION, INC.,
a Florida not for profit company,

Respondent.

ORDER DECLARING STRUCTURE UNSAFE

This cause was brought before the Construction Regulation Board ("Board") of the City of Coral Gables ("City"), on December 14, 2015, on the Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing ("Notice"). The Board, having heard the arguments of the parties and having considered the evidence presented, hereby enters this Order Declaring Structure Unsafe ("Order") and finds, concludes, and orders as follows:

Findings of Fact

1. The City properly served the Notice on the owner, Salzedo Plaza, a Condominium Association, Inc. ("Owner"), and any lienholders of record of the three-story multifamily condominium building consisting of 11 units ("Structure") built in 1974 (40-year recertification required) and located at 1100 Salzedo Street, Coral Gables, FL 33134-2844, legally described as Lot A and South 10 feet of Lot 1, Block 10, and Lot 10, Block 18 of REVISED PLAT CORAL GABLES DOUGLAS SECTION, according to the Plat thereof, as recorded in Plat Book 25, Page 6, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-052-0001 ("Property").
2. The Notice alleges that the Structure is unsafe because on April 1, 2014, the City sent the Property Owner a 90-day Notice of Required Inspection requesting an inspection report conforming to the minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, pursuant to Section 8-11(f) of the Miami-Dade County Code ("Report").
3. On July 22, 2014 and June 2, 2015, the City sent the Property Owner the City sent the Property Owner notices that the Report was past due.

4. To date, the Owner has not a) submitted the Report; b) completed the required repairs and c) submitted a letter from the architect or engineer who prepared the Report stating that the Structure now meets the minimum requirements ("Compliance Report")(collectively referred to as "Required Action").

Conclusions of Law

5. The Structure is presumed and is hereby declared 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.

Order

It is, therefore, ORDERED:

6. *Required Action.* The Owner shall submit, by 4 p.m. on Thursday, December 17, 2015, to the City's Development Services Department a signed and sealed preliminary letter from a licensed architect or engineer stating whether the Structure may safely be occupied ("Letter"). The Owner shall also submit a contract signed by the Owner and a licensed architect or engineer in which the architect or engineer agrees to provide the Owner with a report that the Owner can file prior to the January 11, 2016 hearing of the Construction Regulation Board. If the Owner does not timely take the foregoing action, the City shall serve a 10-day notice on the Owner stating that the Building Official will request that the electric utility terminate service to the Structure. The Building Official, in his sole and absolute discretion, may suspend the termination process, if he determines that the Owner has taken sufficient action to establish that the Structure may safely be occupied. The Owner shall also take the Required Action as follows: a) the Owner shall submit the Report prior to the January 11, 2016 hearing of the Construction Regulation Board; b) the Owner shall apply for all required permits to meet the minimum requirements as noted in the Report ("Permits") within 30 days of the date the Report is submitted, and, in any event, no later than 60 days of the date of this Order; c) the Owner shall obtain all Permits within 30 days from the date that the application is complete and, in any event, no later than 90 days from the date of this Order; and d) the Owner shall pass final inspection on all Permits and shall submit a Compliance Report within 30 days from the date that the Permits are issued and, in any event, no later than 120 days from the date of this Order.

7. *Demolition by Owner.* If the Owner elects instead to demolish the Structure: a) the Owner shall apply for all required permits to totally demolish the Structure within 15 days of the date of this Order ("Demolition Permit"); b) the Owner shall obtain the Demolition Permit within 15 days from the date that the application is complete and, in any event, no later than 30 days from the date of this Order; and c) the Owner shall pass final inspection on the Demolition Permit, including by laying sod on the Property and removing the construction fence, within 15 days from the date that the Demolition Permit is issued and, in any event, no later than 45 days from the date of this Order.

8. *Request for compliance inspection.* It is the responsibility of the Owner to contact the Building Official to request an inspection of City records and of the Property, as applicable, to determine compliance with this Order and to notify the City of any compliance action taken.

9. *Payment of costs and demolition by City.* The Owner shall pay, within 7 days of the date of this Order, the City's administrative costs to date of \$600, in addition to the costs of recording this Order. If the Owner does not comply with any of the applicable deadlines above, the Building Official may immediately and without further order from this 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. **Until the Structure is recertified in compliance the terms of this 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 Order.**

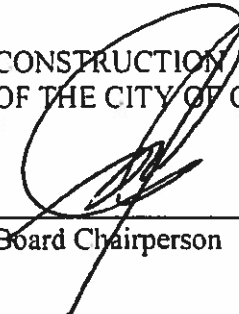
10. *Lien for costs and notice to subsequent purchasers.* The City shall have a special assessment lien for its administrative costs and the costs of corrective action, including but not limited to, securing the Structure and demolition ("Costs"), against the real and personal property of the Owner, including the Property. The lien for Costs shall have equal dignity with a lien for taxes. In order to have this lien, the City shall record this Order and an affidavit for any additional Costs, as applicable. Once recorded in the Public Records of Miami-Dade County, Florida, a copy of this Order shall constitute notice to any subsequent purchasers, successors in interest, or assigns, and the findings herein shall be binding upon the Owner and any subsequent purchasers, successors in interest or assigns.

11. *City's remedies are cumulative.* This Order notwithstanding, the City may enforce its code by any other lawful means.

12. **NOTICE:** If the Respondent does not comply with the terms of this Order, the City may issue a Notice of Non-Compliance ("Notice"). The Respondent may request an administrative hearing that shall be strictly limited to determining whether the Respondent complied with the terms of this Order. Requests for a hearing must be made in writing to Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134-5717, bgarcia@coralgables.com, tel: (305) 460-5229. Failure to request an administrative hearing within seven (7) days after service of the Notice shall constitute a waiver of the Respondent's right to the hearing. The Respondent shall be liable for the reasonable costs of the administrative hearing, if the Respondent does not prevail at the hearing.

DONE AND ORDERED at the City of Coral Gables, Miami-Dade County, Florida, on this 16 day of December, 2015.

CONSTRUCTION REGULATION BOARD
OF THE CITY OF CORAL GABLES



Board Chairperson

Notice of Deadline to Appeal

PURSUANT TO SECTION 105-192(b) OF THE CITY CODE, AN APPEAL OF THIS ORDER MAY BE FILED IN THE CIRCUIT COURT IN MIAMI-DADE COUNTY, FLORIDA, WITHIN THIRTY DAYS OF THE FILING OF THIS ORDER.

Certificate of Filing and Service

I HEREBY CERTIFY that the original of this Order was filed with the Secretary of the Board, on this 16 day of December, 2015 and that, on the same date, a true and correct copy of the foregoing was served by certified mail, return receipt requested, and by first class mail (and via e-mail at any e-mail address indicated below) on:


Condominium Association (Registered Agent)

Salzedo Plaza, a Condominium Association, Inc.
c/o Clear Sky Property Management LLC
Registered Agent
2929 SW 3 Avenue, Suite 330
Miami, FL 33129-2710

Return receipt number:

91 7108 2133 3932 7181 7020

and via e-mail to Ketty M. Urbay, LCAM
Property Manager, the Condominium Association's representative, at kurbay@clearskymanagement.com



Belkys Garcia
Secretary to the Board

CITY OF CORAL GABLES.

CASE NO. 15-4526

Petitioner,

vs.

SALZEDO PLAZA, A CONDOMINIUM
ASSOCIATION, INC.,
a Florida not for profit company,

Respondent.

**NOTICE OF NON-COMPLIANCE WITH
UNSAFE STRUCTURES ORDER AND
RIGHT TO REQUEST HEARING**

Date: February 22, 2016

To:

**Condominium Association (Registered
Agent)**

Salzedo Plaza, a Condominium
Association, Inc.
c/o Clear Sky Property Management LLC
Registered Agent
2929 SW 3 Avenue, Suite 330
Miami, FL 33129-2710

Return receipt number:

91 7108 2133 3932 7179 1511

and via e-mail to Ketty M. Urbay, LCAM
Property Manager, the Condominium
Association's representative, at
kurbay@clearskymanagement.com


Re: The three-story multifamily condominium building consisting of 11 units ("Structure") built in 1974 (40-year recertification required) and located at **1100 Salzedo Street**, Coral Gables, FL 33134-2844, legally described as Lot A and South 10 feet of Lot 1, Block 10, and Lot 10, Block 18 of REVISED PLAT CORAL GABLES DOUGLAS SECTION, according to the Plat thereof, as recorded in Plat Book 25, Page 6, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-052-0001 ("Property").

BEFORE ME, the undersigned authority, personally appeared Manuel Z. Lopez, P.E., Building Official for the City of Coral Gables ("City"), Florida who, after being duly sworn, deposes and says:

1. I am the City Building Official.
2. On December 14, 2015, the City Construction Regulation Board ("Board") held a public hearing and issued an Order Declaring Structure Unsafe, in the above-styled matter ("Order").
3. The Order found the Structure to be unsafe and ordered the above-listed owner of the Property ("Owner") to take action to recertify the Structure ("Required Action") or to demolish the Structure and pay the administrative costs by a certain deadline.
4. The deadline to take the Required Action or to demolish the Structure expired at 2:00 p.m., on February 14, 2016.
5. On February 22, 2016, I completed a review of the relevant City records and determined that the Owner has not taken the Required Action or demolished the Structure and that the Owner has not paid the administrative costs.
6. **NOTICE: The Owner may request an administrative hearing which shall be strictly limited to determining whether and when the Owner took the Required Action or demolished the Structure and paid the administrative costs as required by the Order. The Owner may file a written request for hearing within seven (7) days of the date of this notice. Failure to timely request an administrative hearing shall constitute a waiver of the Owner's right to the administrative hearing. The Owner shall be liable for the reasonable costs of the administrative hearing if the Owner is unsuccessful at the hearing.**
7. Requests for a hearing must be made in writing and addressed to Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134. bgarcia@coralgables.com, tel: (305) 460-5229.

FURTHER AFFIANT SAYETH NOT:

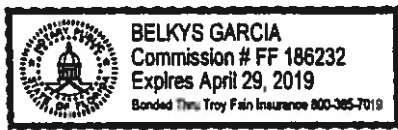
DATED: February 22, 2016.



Manuel Z. Lopez, P.E.
Building Official

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

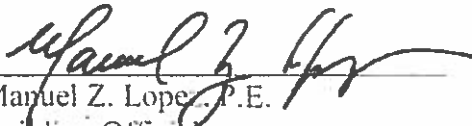
The foregoing was sworn to (or affirmed) and subscribed before me, on February 22, 2016, by Manuel Z. Lopez, P.E., as the Building Official for the City of Coral Gables, who is personally known to me.




(Signature of Notary Public - State of Florida)
BELKYS GARCIA
(Print, Type, or stamp Commissioned Name of Notary Public)

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that, on February 22, 2016, a true and correct copy of the foregoing notice was served via certified mail, return receipt requested, by first class mail, via e-mail at any e-mail address indicated above, and by hand-delivery or posting at the Property.


Manuel Z. Lopez, P.E.
Building Official

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.

ADA Assistance: The City complies with the provisions of the American with Disabilities Act. Individuals with disabilities requiring special accommodations or assistance should contact Dona M. Spain, ADA Coordinator, at (305) 460-5095, TTY/TDD (305) 460-5010, with requests for auxiliary aids or services at least three business days before the hearing in order to request such assistance.



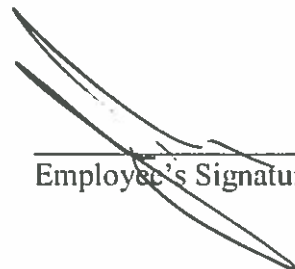
CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint/Case #: 15-4526

Title of Document Posted: Construction Regulation Board Case

I, JORGE PINO, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 1100 Salzedo St, ON 2-22-16
AT 10:16 AM

JORGE PINO
Employee's Printed Name


Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 22 day of February, in
the year 20 16, by Jorge Pino who is personally known to
me.

My Commission Expires:




Notary Public

CITY OF CORAL GABLES

CASE NO. 15-4526

Permitter:

1100 SALZEDO St

VS.

SALZEDO PLAZA A CONDOMINIUM ASSOCIATION, INC.
a Florida not for profit company;

Respondent:

**NOTICE OF NON-COMPLIANCE WITH
UNSAFE STRUCTURES ORDER AND
RIGHT TO REQUEST HEARING**

Date: February 22, 2016

To: Condominium Association (Registered)

Agent:
Salzedo Plaza A Condominium
Association, Inc.
c/o Clear Sky Property Management LLC
Registered Agent
2929 SW 3 Avenue, Suite 130
Miami, FL 331 36-2710

Return receipt number: **MI 7156 2133 3932 7177 1511**

MI 7156 2133 3932 7177 1511
and via email to Kerry M. Lyons, LCAM
Property Manager, the Condominium
Association's registered agent, at
Kerry.M.Lyons@clearskypm.com

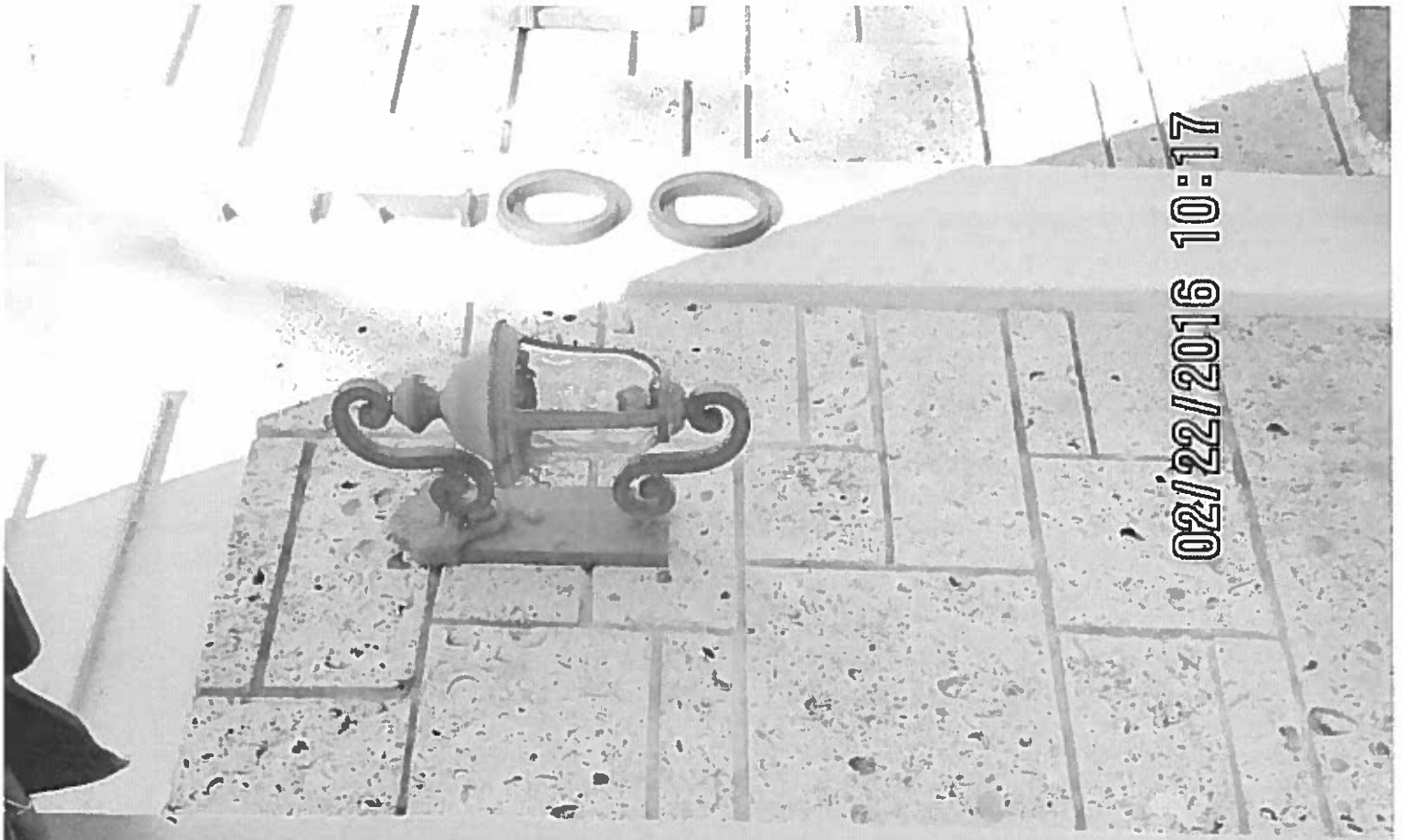
Page 1 of 1

1100
SALZEDO

15-4526

02/22/2016 10:17

OFFICE DEPOT



02/22/2016 10:17



BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,

Case No. 15-4526

Petitioner,

vs.

SALZEDO PLAZA
A CONDOMINIUM ASSOCIATION, INC.
c/o CLEAR SKY PROPERTY MANAGEMENT LLC
2929 S.W. 3rd Avenue, Suite 330
Coral Gables, FL 33129-2710

Return receipt number:

91 7108 2133 3932 7179 1894

Respondents.

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

Date: March 23, 2016

Re: 1100 Salzedo Street, Coral Gables, FL 33134-2844, legally described as Lot A and South 10 Feet of Lot 1, in Block 10, and Lot 10 in Block 18, of REVISED PLAT CORAL GABLES DOUGLAS SECTION, according to the Plat thereof, as recorded in Plat Book 25, Page 6, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-052-0001 ("Property").

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 8-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. The Structure is hereby declared unsafe by the Building Official and is presumed unsafe pursuant to Section 105-1 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, Coral Gables, Florida 33134, on April 11, 2016, at 2:00 p.m.

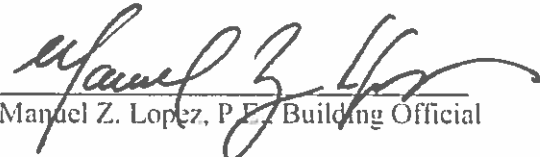
You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the 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 Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, bgarcia@coralgables.com, tel: (305) 460-5229.

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 contact Virginia Goizueta, Building Services Coordinator, tel.: (305) 460-5250, email: vgoizueta@coralgables.com. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m.

Please govern yourself accordingly.



Mandel Z. Lopez, P.E., Building Official

ADA NOTICES

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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.

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CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint/Case #: 15-4526

Title of Document Posted: Construction Regulation Board Case

I, Jose Iglesias, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 1100 Salzedo St, ON 3-23-16
AT 9:50 AM.

Jose Iglesias
Employee's Printed Name

[Signature]
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 23rd day of March, in
the year 2016, by Jose Iglesias who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public



1100 Salzedo Street



Detail by Entity Name

Florida Not For Profit Corporation

SALZEDO PLAZA, A CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	731512
FEI/EIN Number	59-1660324
Date Filed	12/17/1974
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	10/01/2007
Event Effective Date	NONE

Principal Address

1100 SALZEDO STREET
CORAL GABLES, FL 33134

Changed: 03/14/2013

Mailing Address

PO BOX 14-4216
CORAL GABLES, FL 33114-4216

Changed: 04/30/2015

Registered Agent Name & Address

CLEAR SKY PROPERTY MANAGEMENT
2929 SW 3 AVENUE
SUITE 330
MIAMI, FL 33129

Name Changed: 03/14/2013

Address Changed: 04/30/2014

Officer/Director Detail

Name & Address

Title S

CITY'S

EXHIBIT

4

PORTU-OÁA, DORIS
405 SANSOVINE AVE
CORAL GABLES, FL 33146

Title TD

SANCHEZ, LAZARO
3429 FORREST DR.
HOLLYWOOD, FL 33021

Title P

DIEGO, GONZALEZ
2351 SW 37 AVE APT# 812
MIAMI, FL 33145

Annual Reports

Report Year	Filed Date
2013	03/14/2013
2014	04/30/2014
2015	04/30/2015

Document Images

04/30/2015 -- ANNUAL REPORT	View image in PDF format
04/30/2014 -- ANNUAL REPORT	View image in PDF format
03/14/2013 -- ANNUAL REPORT	View image in PDF format
04/28/2012 -- ANNUAL REPORT	View image in PDF format
04/07/2011 -- ANNUAL REPORT	View image in PDF format
04/28/2010 -- ANNUAL REPORT	View image in PDF format
04/12/2009 -- ANNUAL REPORT	View image in PDF format
04/30/2008 -- ANNUAL REPORT	View image in PDF format
10/01/2007 -- Amendment	View image in PDF format
08/06/2007 -- Off/Dir Resignation	View image in PDF format
08/06/2007 -- Off/Dir Resignation	View image in PDF format
04/16/2007 -- ANNUAL REPORT	View image in PDF format
04/29/2006 -- ANNUAL REPORT	View image in PDF format
07/28/2005 -- Amendment	View image in PDF format
01/12/2005 -- ANNUAL REPORT	View image in PDF format
05/03/2004 -- ANNUAL REPORT	View image in PDF format
07/18/2003 -- ANNUAL REPORT	View image in PDF format
05/16/2001 -- ANNUAL REPORT	View image in PDF format
08/08/2000 -- ANNUAL REPORT	View image in PDF format

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[04/24/1995 -- ANNUAL REPORT](#)

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State of Florida, Department of State

Garcia, Belkys

From: alp@alp-law.com
Sent: Tuesday, December 01, 2015 12:05 PM
To: Garcia, Belkys; Goizueta, Virginia
Subject: FW: 1100 Salzedo St. - unsafe structures case for failure to recertify

FYI

Very truly yours,

Alexander L. Palenzuela
Law Offices of Alexander L. Palenzuela, P.A.
1200 Brickell Avenue, Suite 1440
Miami, FL 33131-3205
main (305) 375-9510, ext. 303
direct +1 (305) 417-9007
fax (305) 375-9511
alp@alp-law.com
www.alp-law.com

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Tax Advice Disclosure: To ensure compliance with requirements imposed by the IRS under Circular 230, we inform you that any U.S. federal tax advice contained in this communication (including any attachments), unless otherwise specifically stated, was not intended or written to be used, and cannot be used, for the purpose of (1) avoiding penalties under the Internal Revenue Code or (2) promoting, marketing or recommending to another party any matters addressed herein.

From: Alexander Palenzuela <alp@alp-law.com>
Date: Thursday, November 19, 2015 at 6:55 PM
To: "Ketty M. Urbay" <kurbay@clearskymanagement.com>
Subject: 1100 Salzedo St. - unsafe structures case for failure to recertify

Dear Ms. Urbay:

I saw your name on a letter in the recertification file for the above property. I would like to let you know that the City is preparing this case for the December 14, 2015, Construction Regulation Board hearing at 2p.m. If you have the recertification report, please submit it. Please feel free to contact me, if you have any questions or concerns.

Thank you.

Very truly yours,

Alexander L. Palenzuela
Law Offices of Alexander L. Palenzuela, P.A.
1200 Brickell Avenue, Suite 1440
Miami, FL 33131-3205
main (305) 375-9510, ext. 303
direct +1 (305) 417-9007
fax (305) 375-9511
alp@alp-law.com
www.alp-law.com

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Garcia, Belkys

From: alp@alp-law.com
Sent: Friday, January 08, 2016 4:45 PM
To: jalfonso@clearskymanagement.com
Cc: Goizueta, Virginia; Garcia, Belkys
Subject: Re: City of Coral Gables Building Department Hearing

Dear Mr. Alfonso:

The next board meeting is scheduled for this Monday, January 11, 2016, at 2 PM. I will notify Ms. Goizueta and Ms. Garcia, who were copied on this email, of your request to address the board.

Thank you and have a good weekend.

Very truly yours,

Alexander L. Palenzuela
Law Offices of Alexander L. Palenzuela, P.A.
1200 Brickell Avenue, Suite 1440
Miami, FL 33131-3205
main (305) 375-9510, ext. 303
direct +1 (305) 417-9007
fax (305) 375-9511
alp@alp-law.com
www.alp-law.com

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From: "jalfonso@clearskymanagement.com" <jalfonso@clearskymanagement.com>
Date: Friday, January 8, 2016 at 4:42 PM
To: Alexander Palenzuela <alp@alp-law.com>
Subject: City of Coral Gables Building Department Hearing

Good afternoon,

I am writing to find out the date and time of the next Board meeting of the City. I want to be able to be there to provide updates on 1100 Salzedo Street and 1515 San Remo Avenue.

Thank you,

"What you do today can improve all your tomorrows." ~Ralph Marston

Jose M. Alfonso, LCAM Property Manager
Clear Sky Property Management

Leading Community Associations through the Storms

direct (305) 356-7414, ext. 3

fax (800) 786-3170

2929 SW 3 Avenue #330

Miami, Florida 33129

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Garcia, Belkys

From: alp@alp-law.com
Sent: Tuesday, January 12, 2016 2:49 PM
To: Garcia, Belkys
Cc: Goizueta, Virginia; Figueroa, Yaneris
Subject: Re: 1100 Salzedo St

Right. Now they have a new deadline to apply for the required permits.

Very truly yours,

Alexander L. Palenzuela
Law Offices of Alexander L. Palenzuela, P.A.
1200 Brickell Avenue, Suite 1440
Miami, FL 33131-3205
main (305) 375-9510, ext. 303
direct +1 (305) 417-9007
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alp@alp-law.com
www.alp-law.com

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From: Belkys Garcia <bgarcia@coralgables.com>
Date: Tuesday, January 12, 2016 at 2:47 PM
To: Alexander Palenzuela <alp@alp-law.com>
Cc: Virginia Goizueta <vgoizueta@coralgables.com>, Yaneris Figueroa <yfigueroa@coralgables.com>
Subject: RE: 1100 Salzedo St

Ms. Urbay's father just dropped off the Report and paid the fees. The Report is rejected by both of their engineers; therefore, our Officials will reject. I explained to the gentleman they will now need permits to make the necessary repairs. Regardless of a rejected Report I still disregard the Notice, correct? I just want to make sure to not make a mistake.

Thank you,

Belkys Garcia

City of Coral Gables
Development Services Department
405 Biltmore Way, 3rd Floor
Coral Gables, Florida 33134
Office: (305) 460-5229

From: alp@alp-law.com [<mailto:alp@alp-law.com>]
Sent: Tuesday, January 12, 2016 2:25 PM
To: Garcia, Belkys
Cc: Goizueta, Virginia; Figueroa, Yaneris
Subject: Re: 1100 Salzedo St

No, since they will have complied, albeit a little late.

Very truly yours,

Alexander L. Palenzuela
Law Offices of Alexander L. Palenzuela, P.A.
1200 Brickell Avenue, Suite 1440
Miami, FL 33131-3205
main (305) 375-9510, ext. 303
direct +1 (305) 417-9007
fax (305) 375-9511
alp@alp-law.com
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From: Belkys Garcia <bgarcia@coralgables.com>
Date: Tuesday, January 12, 2016 at 2:06 PM
To: Alexander Palenzuela <alp@alp-law.com>
Cc: Virginia Goizueta <vgoizueta@coralgables.com>, Yaneris Figueroa <yfigueroa@coralgables.com>
Subject: RE: 1100 Salzedo St

Alexander,

If they submit the Report this afternoon do I still send the Notice of Non-compliance?

Thank you,

Belkys Garcia

City of Coral Gables
Development Services Department
405 Biltmore Way, 3rd Floor
Coral Gables, Florida 33134
Office: (305) 460-5229

From: alp@alp-law.com [mailto:alp@alp-law.com]
Sent: Tuesday, January 12, 2016 12:56 PM
To: abjork@clearskymanagement.com
Cc: Jose Alfonso; Ketty Urbay; Goizueta, Virginia; Garcia, Belkys
Subject: Re: [FWD: RE: [FWD: RE: Projects]] - 1100 Salzedo St

Dear Mr. Bjork:

Thank you for your correspondence. Assuming that the reports are filed with the City today, the deadline to apply for the necessary permits will be February 11, 2016.

Thank you.

Very truly yours,

Alexander L. Palenzuela
Law Offices of Alexander L. Palenzuela, P.A.
1200 Brickell Avenue, Suite 1440
Miami, FL 33131-3205
main (305) 375-9510, ext. 303
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or written to be used, and cannot be used, for the purpose of (1) avoiding penalties under the Internal Revenue Code or (2) promoting, marketing or recommending to another party any matters addressed herein.

From: "abjork@clearskymanagement.com" <abjork@clearskymanagement.com>
Date: Tuesday, January 12, 2016 at 12:38 PM
To: Alexander Palenzuela <alp@alp-law.com>
Cc: Jose Alfonso <jalfonso@clearskymanagement.com>, Ketty Urbay <kurbay@clearskymanagement.com>
Subject: [FWD: RE: [FWD: RE: Projects]]

Good Afternoon Mr. Palenzuela,

Attached is the copy of report for the completed Structural and Electrical repairs and installations. I just wanted you to have an email version so that you are able to see that it is done to completion. Both hard copies are now en route to being dropped off at the City of Coral Gables. Please allow us the time frame to do so as they are already on the way. If there is anything I can further assist with, please do not hesitate to ask.

Best Regards,

"Do or do not, there is no try" Master Yoda

Ashley Bjork
Executive Assistant
Clear Sky Property Management
Leading Community Associations through the Storms
direct (305) 356-7414, ext 3
fax (800) 786-3170
2929 SW 3 Avenue #330
Miami, Florida 33129

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----- Original Message -----

Subject: RE: [FWD: RE: Projects]
From: "Patricia Barreiro" <pbarreiro@usstructuresinc.com>
Date: Tue, January 12, 2016 12:13 pm
To: <abjork@clearskymanagement.com>
Cc: "Jose Alfonso" <jalfonso@clearskymanagement.com>

See attached.

Patricia Barreiro, E.I.

U.S. STRUCTURES, INC.
4444 SW 71st AVE., SUITE 103

MIAMI • FLORIDA • 33155
TEL: 305.665.4555
FAX: 305.665.5522
pbarreiro@usstructuresinc.com
www.usstructuresinc.com

From: abjork@clearskymanagement.com
[<mailto:abjork@clearskymanagement.com>]
Sent: Tuesday, January 12, 2016 11:59 AM
To: pbarreiro@usstructuresinc.com
Cc: Jose Alfonso
Subject: [FWD: RE: Projects]

Here is my email. Thank you so much!

Please Note: Florida has a very broad Public Records Law. Most written communications to or from State and Local Officials regarding State or Local business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

Please Note: Florida has a very broad Public Records Law. Most written communications to or from State and Local Officials regarding State or Local business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

Goizueta, Virginia

From: guygonsan@gmail.com
Sent: Thursday, March 24, 2016 11:21 AM
To: Goizueta, Virginia
Subject: Fwd: Salzedo Update

Sent from my iPhone

Begin forwarded message:

From: Jorge Fernandez <jorge@jorgeafernandez.com>
Date: March 24, 2016 at 10:10:03 AM EDT
To: Gonzalo Sanchez <guygonsan@gmail.com>
Cc: Yasser Ponce <Yasser@yasserponce.com>
Subject: Re: Salzedo Update

Hello Gonzalo,

Subsequent to our telephone call this morning I went thru my files and found the email (below) that the building management sent back in December regarding repairs which says "while there are no major issues with the structure of the building, several smaller things needs to be addressed".

The email also mentions that further updates will be coming at a budget meeting that was supposed to be scheduled. Have you had any news from clear sky management regarding this budget date?

Please keep us posted on this.

On Wednesday, December 23, 2015, Gonzalo Sanchez <guygonsan@gmail.com> wrote:
Thanks for the information.I guess that whatever repairs needed to be done will be covered either by existing funds from the HOA or by an assessment to the owners.The question is I will not be an owner until February,so what is my responsibility?

Gonzalo

On Dec 23, 2015, at 9:58 AM, Jorge Fernandez <jorge@jorgeafernandez.com> wrote:

Hello Gonzalo,

We received the email below from the realtor from salzedo with an update that was emailed by the condo management company to all the salzedo unit owners. They are in the process of completing the 40 year certification on the building and giving an update on latest status below.

Thank you
Jorge

----- Forwarded message -----

From: Aaron Nolte <aaron.nolte@goldenbearrealty.com>

Date: Tue, Dec 22, 2015 at 12:29 PM

Subject: Fwd: Salzedo Plaza update

To: Jorge Fernandez <jorge@jorgefernandez.com>, Yasser@yasserponce.com

On Tuesday, December 22, 2015, info <info@clearskymanagement.com> wrote:

Dear Salzedo Plaza Unit Owners:

We would like to thank all of you for your wonderful cooperation for the unit inspections that took place yesterday. We were able to access every single unit without any issues. Please thank your tenants for their cooperation on our behalf.

The Engineer will now be preparing a report to submit to the Board and the City. Your Property Manager, Jose Alfonso, was also there and both he and the inspector made notes on their assessments of the building. While there are no major issues with the structure of the building, several smaller things will be addressed.

Additionally, a thoughtful unit owner took the time and effort to clean and paint the heavily stained wall in the entrance of the foyer. By doing this he saved the association quite a bit of money, as the quotes we have been obtaining are coming in pretty high. It is obvious that this owner of Salzedo Plaza and all owners care a great deal about the integrity of your community. As our weekly inspections of Salzedo Plaza continue, we will be discussing with the Board how we can coordinate our inspections to meet with a unit owner who lives in the building and can work closely with us in being mutually informed and updated on everyday issues.

The next update that we will provide will be a detailed outline of the date of the next budget meeting, so be on the lookout for that as it will be sent out very soon.

Thank you for your cooperation once again and wishing each and everyone of you a healthy, happy, and safe holiday season!

The Clear Sky Property Management Team

Physical Address: 2929 SW 3rd Ave. #330 Miami, FL 33129
Mailing Address: P.O. Box 14-4216, Coral Gables, FL 33114-4216
Office: 305-356-7414 Ext: 3
Fax: 800-786-3170

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--

Jorge A. Fernandez

Founding Agent & Realtor

Named to ELITE by Unique Homes Magazine

Certified Luxury Home Marketing Specialist®

Million Dollar Guild

State Director, Florida Association of Realtors

605 Lincoln Road, 7th Floor

Miami Beach, FL 33139

tel 305.216.0237 | efax 305.675.6463

web www.distinctivehomesofcoralgables.com

connect www.about.me/miamijorge

COMPASS

--

Jorge A. Fernandez

Founding Agent & Realtor

Member, Who's Who In Luxury Real Estate

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State Director, Florida Association of Realtors

2550 South Bayshore Drive, Suite 106

Coconut Grove, Florida 33133

tel 305.216.0237 | efax 305.675.6463

web www.distinctivehomesofcoralgables.com

connect www.about.me/miamijorge

COMPASS

Garcia, Belkys

From: Goizueta, Virginia
Sent: Friday, March 25, 2016 8:27 AM
To: 'guygonsan@gmail.com'
Cc: Garcia, Belkys
Subject: RE: 1100 Salzedo ST Unit #1-C

Good morning Gonzalo,

A recertification report was received for 1100 Salzedo however; it required repairs to be performed to comply with the minimum criteria outlined by Miami-Dade County.

A new report must be provided after the repairs are done. To date, we have not received this revised report therefore; the property has been scheduled for the Construction Regulation Board.

Virginia Goizueta
Building Service Coordinator
City of Coral Gables
Development Services Department
405 Biltmore Way, 3rd Floor
Coral Gables, Florida 33134
Office: 305-460-5250



CORAL GABLES
THE CITY BEACHES

Celebrating 90 years of a dream realized.

From: guygonsan@gmail.com [mailto:guygonsan@gmail.com]
Sent: Thursday, March 24, 2016 9:47 PM
To: Goizueta, Virginia
Subject: Fwd: 1100 Salzedo ST Unit #1-C

Sent from my iPhone

Begin forwarded message:

From: "Angel Calle" <angel.calle@pillartopost.com>
Date: March 24, 2016 at 2:21:51 PM EDT
To: <guygonsan@gmail.com>
Subject: FW: 1100 Salzedo ST Unit #1-C

From: Angel Calle [<mailto:angel.calle@pillartopost.com>]
Sent: Thursday, March 24, 2016 2:12 PM
To: 'guygonsan@gmail.com'
Subject: 1100 Salzedo ST Unit #1-C

Hi,

Attached please find your Insurance Report/s in order to view please open on a PC with the latest version of Adobe Acrobat . Please feel free to email us any questions or concerns to angel.calle@pillartopost.com .

Thank you,

Manuel Damas
Assistant to Angel Calle
Pillar To Post
305.528.9521



August 14, 2015

Development Services Department
City Hall 405 Biltmore Way
Coral Gables, Florida 33134

Via Certified mail #7014 2870 0000 5039 4842 and via email to mlopez@coralgables.com

Re: Building Recertification
1100 Salzedo Street
Folio # 03-4108-073-0020

Dear Inspector Lopez,

The final notice for the above referenced caught me off guard as I was not aware of this issue with the Salzedo Plaza Condominium's 40 Year re-certification. I am now overseeing this building in tandem with my field manager Ana Pou and we located previous notices that were being sent to 1514 Salzedo Street #2 and had somehow made their way to one of the Board members that brought it to our attention.

I do apologize for this issue and we have contacted an engineer to provide his proposal for the cost to evaluate the building and provide a report for submission to your department.

We ask that you please provide us with an extension of 120 days and not transfer this building to Unsafe structures.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ketty M. Urbay".

Ketty M. Urbay, LCAM Property Manager

kurbay@clearskymanagement.com

Direct: 786-236-8527

CITY'S

EXHIBIT

6

2929 SW 3rd Avenue, Suite 330, Miami, Florida 33129 Phone: 305.356.7414 Fax: 800.786.3170

www.clearskypropertymanagement.com



Mr. Jose Alfonso
Clear Sky Property Management
2929 SW 3rd Ave. #330
Miami, Florida 33129

November 16, 2015
Via Email

**Reference: Salzedo Plaza Condominium - 1100 Salzedo Street
40 Year Recertification**

Dear Jose:

We thank you for this opportunity to assist you, and we respectfully submit this proposal for structural and electrical engineering services for the proposed 40-year recertification services at the property located at 1100 Salzedo Street, in Coral Gables.

SCOPE OF BASIC SERVICES

U.S. Structures, Inc. will provide the following engineering services:

1. Review of available drawings for the existing construction (for the purpose of coordinating it with the proposed observations and report),
2. Visual observation of the existing structure,
3. Consultation and coordination with you and other consultants,
4. Preparation of the structural and electrical portions of the 40-year recertification report (including photographs) for submission to the Coral Gables Building Department,
5. Preparation of parking lighting observation and certificate, and
6. Up to one (1) follow-up meeting at the site to review deficient items with Owner observed during our initial visit(s) (if required). Additional observations or site visits after the completion of the report in excess of one (1) will be billed at our standard hourly rates with a minimum \$250.00 per visit.

All intended services are limited to the items discussed above. Any additional items requiring structural or electrical engineering will be considered an *Additional Service*.

ADDITIONAL SERVICES

Services not specifically indicated in the "*Scope of Basic Services*," any significant additions to the project, preparation of repair details or specification, quantification of repairs, structural engineering analysis or design, electrical design, preparation of permit drawings, repair cost analysis, and any changes to work already accomplished will be considered additional services. *Additional Services* will only be performed with your written authorization.

U.S. STRUCTURES, INC.
4444 SW 71 AVE., SUITE 103
MIAMI • FLORIDA • 33155
TEL: 305.665.4555
FAX: 305.665.5522
www.usstructuresinc.com

CA 8439
Affirmative Action/Equal Opportunity Employer

LIMITATIONS

It must be understood that our review of the existing drawings will be only for the purpose of aiding us with our site observations. We will not be verifying its adequacy and will not assume any responsibility for the original design.

It is also understood that all areas of the building will be made accessible to our office as necessary to complete our services. This may include unlocking doors, providing access openings, ladder to access the roof, access to units, etc. If during the course of our observations it is determined that debris or obstructions impede our access within areas of the structure, it may be necessary to employ the services of a laborer to expose certain areas, or rent equipment to access the roof, etc. These items will be considered an additional service.

It is further understood that if deficient items are noted during our initial observation(s), the Owner will have up to 6-months from the date of the report to repair such items. If certification is not accomplished within this 6-month period, the report prepared by this office and sub-consultant will become void, and a new observation of the property will be required to verify the current condition of the structure at that time.

Finally, please note that submission of reports and fees to Miami-Dade County or the City of Coral Gables is not included in the base fee.

DESIGN FEES

Our fee for the performance of the "Scope of Basic Services" for both the structural and electrical portions of the 40-year recertification will be a lump sum fee of \$1,200.00.

A deposit in the amount of \$600.00 will be required to begin our services. The balance of the fee will be due upon receipt of signed and sealed documents.

STANDARD TERMS & CONDITIONS

All services proposed under the provision of this Agreement are subject to the "Standard Terms and Conditions" as outlined on the attached sheet.

CONCLUSION

It will be a pleasure to work with you on this project. U.S. Structures is committed to providing courteous service, sound engineering design and practical solutions, all in efforts to making this a successful project for you and the Association.

Please acknowledge your acceptance of this proposal by completing and signing the enclosed "Proposal Acceptance Agreement" and returning a copy to us. We will begin work upon receipt of the deposit and completed agreement.

Respectfully submitted,
U.S. STRUCTURES, INC.



José A. Toledo, P.E.
President

STANDARD TERMS AND CONDITIONS

1.0 DEFINITIONS

- 1.1 The term "Engineer" is hereby defined as U.S. Structures, Inc.
- 1.2 The term "Client" or "Owner" is hereby defined as Salzedo Plaza Condominium Association.

2.0 DESIGN CRITERIA

All designs will be based on the current edition of the 2014 Florida Building Code, Residential Code or Existing Building, as required.

~~3.0 GEOTECHNICAL ENGINEERING~~

~~It will be necessary for the Owner to obtain the services of a geotechnical engineer to perform soils exploration, testing and analysis and to prepare a written report of findings and foundation recommendations. Engineer will coordinate with this consultant to provide suggested boring locations and provide projected structural requirements. Services related to soil borings, soil testing, soil compaction, pile certifications, etc. are not provided by Engineer.~~

4.0 LIMITATIONS

For projects consisting of additions or renovations to existing construction, Engineer's review of the existing construction will be solely for the purpose of coordinating it with the proposed construction. Engineer is not verifying the original design and/or conditions, and is not assuming any responsibility for their adequacy under current code requirements. Engineer's observation of existing construction at the time of design will be for the purpose of coordinating it with the proposed work. Engineer will not destroy any existing finishes to gain access to existing members unless authorized to do so. Assumptions will be made at the time of design based on the information provided to Engineer. Therefore, at the time of construction, conditions may be exposed that were not anticipated. Changes to the original design based on actual field conditions will be considered Additional Services.

5.0 ADDITIONAL SERVICES

The following items are considered additional services unless specifically indicated in the "Scope of Basic Services."

- 5.1 Any significant additions to the project such as increase in square footage.
- 5.2 Structural systems different from those specifically described in "Description of Project."
- 5.3 Construction phase observations, including special inspections.
- 5.4 Construction management.
- 5.5 Value engineering.
- 5.6 Building permit processing or expediting.
- 5.7 Services by other consultants such as architectural, electrical, mechanical, plumbing, civil, landscape, etc.
- 5.8 Changes to work already accomplished.
- 5.9 Preparation of shoring and re-shoring drawings.
- 5.10 Preparation of pool drawings.
- 5.11 Preparation of specialty engineering drawings such as prefabricated trusses, precast concrete, prefabricated stairs, railing, windows, doors, life safety, etc.
- 5.12 Testing services such as concrete cylinders, soil compactions, lead, asbestos, etc.

5.13 Expert testimony, subpoenas, etc.

If desired, Engineer can negotiate a lump sum fee for any significant additional services. Additional services will only be performed with Client's expressed authorization.

6.0 ADDITIONAL SERVICE RATES

Standard hourly rates used to compute hourly or Additional Services if necessary are as follows:

Senior Professional Engineer	\$200.00
Professional Engineer	\$150.00
Project Engineer	\$110.00
Threshold / Special Inspector	\$110.00
Draftsperson	\$ 85.00
Clerical	\$ 50.00

7.0 REIMBURSABLE EXPENSES

Engineer will bill Client at cost plus 0% for out-of-pocket project expenses. These expenses may include printing, copies or other reproductions, photographs, mileage or travel expenses, courier's services, over-night deliveries, etc.

8.0 PAYMENT

Unless otherwise noted on page 2 herein, Engineer will invoice approximately monthly. The amount of each invoice will be based Engineer's estimated percent complete of the "Basic Services" plus any appropriate charges for additional services and out-of-pocket project expenses. Payment of invoices will be due upon receipt. Engineer reserves the right to withhold services and documents, and/or file a lien on the real property pending receipt of appropriate payment. Any invoices, which remain unpaid after sixty days from the date of the invoice, will accrue interest at the rate of 1.50% per month.

9.0 LIABILITY

To the fullest extent permitted by law, the Engineer's liability under the terms of this contract is limited to the "Design Fees" noted herein. The Client and Owner further agree to indemnify, defend and hold harmless Jose A. Toledo (personally) from and against all claims, damages, costs, liabilities, and expenses ("Claims") resulting from the work described under this Agreement, including any such Claims arising from his own negligence.

PURSUANT TO FLORIDA STATUTES, SECTION 558.0035, AN INDIVIDUAL AGENT OR EMPLOYEE OF ENGINEER MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE. THE FOREGOING SHALL BE CONSTRUED AS BROADLY AS PERMITTED BY LAW TO EXTEND TO ANY INDIVIDUAL AFFILIATED WITH ENGINEER

PERFORMING SERVICES IN CONNECTION WITH THIS AGREEMENT AND TO EXTEND TO NEGLIGENCE OR ANY BREACH OF THIS AGREEMENT.

10.0 CONTRACT TIME

If Client has not executed this proposal within three (3) months of the proposal date, Engineer reserves the right to equitably adjust its fees or to cancel or declare this proposal void. The hourly rates noted herein are effective for up to two (2) years from the date of contract. The hourly rates will increase by 5% for each calendar year thereafter.

11.0 TERMINATION

This Agreement may be terminated by either party upon not less than seven (7) days' written notice should the other party fail substantially to perform in accordance with the terms of this Agreement. In the event of termination, Engineer shall be compensated for services performed and reimbursable expenses incurred prior to termination, together with collection fees and/or attorney's fees associated with collections or disputes.

12.0 OWNERSHIP OF DRAWINGS

Record drawings and cad files are instruments of Engineer's service. They shall remain the property of Engineer whether the project is executed or not. Original cad files will not be released to Client unless otherwise agreed to. Client may retain copies of the drawings and plot files for information and records.

PROPOSAL ACCEPTANCE AGREEMENT


Description of Services: **Structural and Electrical Engineering Services – 40 Year Recertification Reports**
Project Name: **1100 Salzedo Street - 40 YEAR REPORTS**
Project Location: **1100 Salzedo Street, Coral Gables, Florida**
Design Fee: **\$1,200.00**
Date of Proposal: **11/19/2015**

APPROVAL & PAYMENT OF CHARGES

Invoices will be charged and mailed to the account of:

Firm: Salzedo Plaza Condominium Association
Attention: Clear Sky Property Management
Address: 2929 SW 3 Avenue, #330, Miami, FL
City: Miami State: FL Zip: 33129
Telephone: (305) 356-7414 Fax: _____

PROPOSAL ACCEPTED BY

Signature: 
Print Name and Title: Jose Alfonso, LCAM Property Manager
Date Accepted: 12-15-15

PAYMENT TERMS:

Payable in accordance with the attached Terms & Conditions. Invoices for completed work will be issued every month for continuous or extended projects, unless otherwise agreed.

PROPERTY OWNER INFORMATION (If different from above):

Name of Owner: Salzedo Plaza Condominium Association
Address: c/o Clear Sky Property Management - 2929 SW 3 Avenue #330
City: Miami State: FL Zip: 33129
Telephone: (305) 356-7414 Fax: _____

SPECIAL PROVISIONS:

Please note that U.S. STRUCTURES, INC. reserves the right to withhold services and documents until such time as we have received a signed Proposal Acceptance Agreement or other written authorization referencing this AGREEMENT in its entirety.

Garcia, Belkys

From: jalfonso@clearskymanagement.com
Sent: Thursday, December 17, 2015 4:30 PM
To: alp@alp-law.com
Cc: Ketty Urbay; Lopez, Manuel; Figueroa, Yaneris; Goizueta, Virginia; Garcia, Belkys; Jose Toledo; pbarreiro@usstructuresinc.com; Laz Sanchez
Subject: [FWD: 1100 Salzedo Street]
Attachments: SKM_C224e15121717080.pdf; 1100 Salzedo_extention letter_121715_v2.pdf

Good afternoon,

In addition to Ms. Urbay's e-mail below, in which she attached a cover letter, the signed contract with the engineer, and his first letter, please find attached a revised letter from Mr. Toledo, stating that "We will continue our observations during the forthcoming days and will submit our final reports upon completion (on or before January 11, 2016, to the extent reasonably possible)". He was able to expedite this letter to us for the Board to review. Please note that we are in compliance with the Board's requests in submitting this information on Thursday, December 17, and are making the efforts necessary to continue to comply. Mr. Toledo has offered to begin the work on Monday, as Ms. Urbay wrote, in which access will be necessary to each of the units of the Condominium.

Thank you all for your attention,

"Either you run the day, or the day runs you." ~Jim Rohn

Jose M. Alfonso, LCAM Property Manager
Clear Sky Property Management
Leading Community Associations through the Storms
direct (305) 356-7414, ext. 3
fax (800) 786-3170
2929 SW 3 Avenue #330
Miami, Florida 33129

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----- Original Message -----

Subject: [FWD: 1100 Salzedo Street]
From: "Ketty M. Urbay" <kurbay@clearskymanagement.com>
Date: Thu, December 17, 2015 4:18 pm
To: "Jose Alfonso" <jalfonso@clearskymanagement.com>

Jose I forgot to copy you. Please send the letter attached to this to all copied below with the revised letter that the engineer was able to expedite for you. Thank you,

""The question isn't who's going to let me; it's who is going to stop me." ~ Ayn Rand

Ketty M. Urbay, President
Clear Sky Property Management
Leading Community Associations through the Storms
direct (305) 356-7414, ext. 4
fax (800) 786-3170
2929 SW 3 Avenue #330
Miami, Florida 33129

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----- Original Message -----

Subject: 1100 Salzedo Street
From: "Ketty M. Urbay" <kurbay@clearskymanagement.com>
Date: Thu, December 17, 2015 4:16 pm
To: alp@alp-law.com
Cc: mlopez@coralgables.com, yfigueroa@coralgables.com,
vgoizueta@coralgables.com, "Belkys Garcia" <bgarcia@coralgables.com>,
"Jose Toledo" <jtoledo@usstructuresinc.com>, "patricia barreiro"
<pbarreiro@usstructuresinc.com>, "Lazaro Sanchez"
<lazsanchez@comcast.net>

Dear Attorney Palenzuela, et al

Please see attached cover letter accompanied by the signed agreement with the building's engineer and his letter confirming that he has done a preliminary inspection of the building and confirms that the building is structurally sound.

Mr. Toledo at this time is not at his office to add in the wording about the January 11, 2016 deadline for submission of the report but will add the wording for us in the letter to state that every effort will be made to have the completed report made by that time considering that timely access is provided by all of the unit owners. Please note that this coming Monday we are already scheduling the unit inspections and are notifying all of the owners.

I do not believe that it would be a fair step for the Board to take to send a notice to shut off power and cause hysteria in a building where we as representatives of the building have been in communication with the City, have attended the hearing and have contracted an engineer and began the steps needed to begin the inspections for said report to be compiled by the engineer.

Please note that the engineer is copied as well as a Boards member for their awareness of my communication on their behalf.

I thank you for your time and attention.

My Best Regards,

""The question isn't who's going to let me; it's who is going to stop me." ~ Ayn Rand

Ketty M. Urbay, President
Clear Sky Property Management
Leading Community Associations through the Storms
direct (305) 356-7414, ext. 4
fax (800) 786-3170
2929 SW 3 Avenue #330
Miami, Florida 33129

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----- Original Message -----

Subject: Message from KM_C224e
From: info@clearskymanagement.com
Date: Thu, December 17, 2015 5:08 pm
To: kurbay@clearskymanagement.com



City of Coral Gables Building and Zoning Department
Building Recertification Section
City Hall 405 Biltmore Way
Coral Gables, Florida 33134

December 17, 2015

RE: 40 YR Recertification
Salzedo Plaza Condominium
1100 Salzedo Avenue
Coral Gables, FL
Folio No. 03-4108-073-0020

To Whom It May Concern:

The following is to inform you that we, U.S. Structures, Inc. have been retained by the Salzedo Plaza Condominium Association to provide the structural and electrical reports of the 40-year recertification at the above noted property.

As requested by the City of Coral Gables, we have provided a preliminary cursory review of the existing conditions. Based on our visual observations to date, we have not observed any structural deficiencies that require immediate actions. We will continue our observations during the forthcoming days and will submit our final reports upon completion (on or before January 11, 2016, to the extent reasonably possible).

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

Please do not hesitate to contact us if you have any questions.

Sincerely,
U.S. STRUCTURES, INC.

A handwritten signature in black ink, appearing to read "Jose A. Toledo".

Jose A. Toledo, P.E.
President
License No. 54891
Special Inspector No. 1180

SIP 133

U.S. STRUCTURES, INC.
4444 SW 71 AVE., SUITE 103
MIAMI • FLORIDA • 33155
TEL: 305.665.4555
FAX: 305.665.5522
www.usstructuresinc.com

CA 8439

Affirmative Action/Equal Opportunity Employer



City of Coral Gables Building and Zoning Department
Building Recertification Section
City Hall 405 Biltmore Way
Coral Gables, Florida 33134

December 17, 2015

RE: 40 YR Recertification
Salzedo Plaza Condominium
1100 Salzedo Avenue
Coral Gables, FL
Folio No. 03-4108-073-0020

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The following is to inform you that we, U.S. Structures, Inc. have been retained by the Salzedo Plaza Condominium Association to provide the structural and electrical reports of the 40-year recertification at the above noted property.

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Please do not hesitate to contact us if you have any questions.

Sincerely,
U.S. STRUCTURES, INC.

A handwritten signature in black ink, appearing to read "Jose A. Toledo".

Jose A. Toledo, P.E.
President
License No. 54891
Special Inspector No. 1180

SIP.133

U.S. STRUCTURES, INC.
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TEL: 305.665.4555
FAX: 305.665.5522
www.usstructuresinc.com

CA 8439

Affirmative Action/Equal Opportunity Employer



December 17, 2015

City of Coral Gables

Building Department

Sent via email to Attorney Palenzuela

Re: Salzedo Plaza Condominium/1100 Salzedo Street Coral Gables, Florida 33134/Folio #03-4108-073-0020

To whom it concern,

Attached to this cover letter is the signed contract for the 40-year re-certification report for 1100 Salzedo Street. Additionally, please find a signed letter from the engineer stating that, during his preliminary walkthrough of the building, he noted the building to be in safe conditions. The engineer will begin the work on Monday, December 21, 2014, during which he will be accessing all 11 units to complete his report. Due to the holiday season, and the need to coordinate access into all units, it is a process that cannot be guaranteed to finish at a specific date. However, we will work closely with him to expedite the work and make all possible efforts to comply with the deadline from the City of January 11, 2016 for submission of the engineer's report to the Building Department and the Board for the next hearing.

Best Regards,

A handwritten signature in black ink, appearing to read "Ketty M. Urbay", written over a horizontal line.

Ketty M. Urbay, LCAM and President of Clear Sky Property
On behalf of the Board of Directors

2929 SW 3rd Ave, Suite 330, Miami, FL 33129

Phone: 305.356.7414 Fax: 800.786.3170

www.clearskypropertymanagement.com



Home Citizen Services Business Services Back to Coral Gables.com

Permits and Inspections: Search Results

Logon Help Contact

New Permit Search

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
BL-08-07-1396	07/25/2008	1100 SALZEDO ST	ROOF / LIGHT WEIGHT CONC	REROOF FLAT ONLY \$26,000 GAF MATERIAL CORP, GAF RUBEROID MODIFIED BITUMENROOF SYSTEM FOR CONCRETEDECKS	final	07/29/2008	09/19/2008	0.00
CE-11-05-5372	05/03/2011	1100 SALZEDO ST	CODE ENF WARNING PROCESS	WT16275 SEC 54-153 CITY CODE (DAY) TRASH ON R/W 3 DAYS BEFORE SCHEDULED P/U. CABINET DOORS IN STREET PARKING AREA. MUST REMOVE.	final	05/03/2011	05/03/2011	0.00
CE-13-06-1785	06/26/2013	1100 SALZEDO ST	CODE ENF WARNING PROCESS	WT16809 5-1901 ZONING CODE (SNP) REFERED BY M.KATTOU MAINTAING A SIGN WHICH HAS BEEN PAINTED OR INSTALLED WITHOUT NECESSARY APPROVAL AND PERMIT. "NO PETS PLEASE"	final	06/26/2013	06/27/2013	0.00
CE-14-04-2309	04/05/2014	1100 SALZEDO ST	CODE ENF LIEN SEARCH	LIEN SEARCH	final	04/15/2014	04/15/2014	0.00
CE-14-06-3594	06/21/2014	1100 SALZEDO ST	CODE ENF LIEN SEARCH	LIEN SEARCH	final	07/03/2014	07/03/2014	0.00
CE-14-06-4254	06/27/2014	1100 SALZEDO ST	CODE ENF LIEN SEARCH	LIEN SEARCH	final	07/03/2014	07/03/2014	0.00
CE-15-07-6055	07/30/2015	1100 SALZEDO ST	CODE ENF LIEN SEARCH	LIEN SEARCH	final	08/13/2015	08/13/2015	0.00
CE-15-11-5021	11/03/2015	1100 SALZEDO ST	CODE ENF LIEN SEARCH	LIEN SEARCH	final	11/06/2015	11/06/2015	0.00
ME-12-01-6165	01/06/2012	1100 SALZEDO ST	MECH COMMERCIAL / RESIDENTIAL WORK	DF&F WORK INSTALLED AND PERMIT WAS NEVER PAID FOR//A/C CHANGE OUT OF 2.5 TON SPLIT SYSTEM ON ROOF \$2080	final	04/13/2012	06/20/2013	0.00

CITY'S EXHIBIT 7

PU-12-03-8010	03/13/2012	1100	PUBLIC	REQ COPY OF	final	03/14/2012	03/14/2012	0.00
		SALZEDO ST	RECORDS	PERMIT 22635B				
			SEARCH					

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



**City of Coral Gables
Fire Department**

Fire Prevention Division
2815 Salzedo Street, Coral Gables, FL 33134
Fax (305) 460-5598

The items noted below are in violation of the Florida Fire Prevention Code and/or the Florida Administrative Code. Nothing in this report supersedes any previously written, still existing violations for this occupancy/building. You are directed to comply with corrective measures as indicated.

Occupant Name:	1100 Salzedo St Condominium - 12 units	Inspection Date:	5/29/2015
Address:	1100 Salzedo Street	InspectionType:	Reinspection
City:	Coral Gables	Inspected By:	Leonard Veight 305-460-5577 lveight@coralgables.com
Suite:		Occ. Sq. Ft.:	0

FL NFPA 01 13
Floor 1

Firefighter elevator key

11.3.1.2 Excerpt: All existing elevators having a travel distance of 25...

OK Violation cleared on 5/29/2015

FL NFPA 101 13
Floor 1

Chapter 7 Means of Egress

7.8.1.2 Excerpt: Illumination of means of egress shall be continuous during...

OK Violation cleared on 5/29/2015

Failure to correct violations within 15 days of re-inspection is subject to penalties up to and including the issuance of Civil Citations in the amount of \$200 per violation / per day.

Failure to provide immediate corrective measures when required, may result in administrative action including but not limited to: mandatory fire watch, building evacuation, or stoppage of all work.

Per City Ordinance 30-4, a Fire Inspection Fee will be billed for this inspection. All fees are subject to change without prior notice.

Thank you for your assistance. If you have any additional questions or to schedule an inspection, please contact the inspector listed at the top of this report.

Signature on file

CITY'S

EXHIBIT 8

**Company
Representative:**

Ana Pou
5/29/2015

Signature on file

Inspector:

Leonard Veight
5/29/2015



City of Coral Gables
Building and Zoning Department

January 6, 2016

**RE: 40 Year Re-certification at 1100 Salzedo
FOLIO #: 03-4108-052-0001**

Dear Building Official:

Based on our observations, there are structural items that require immediate action. Therefore, this building cannot be certified until the issues noted are addressed. Please refer to attached report (pages 1-7) and supporting photographs (8-12).

As a routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the structural systems for this building based upon careful evaluation of observed conditions, to the extent reasonably possible.

Respectfully submitted,
U.S. STRUCTURES, INC.

Jose A. Toledo 1-6-2016

Jose A. Toledo, P.E. 54891
President

SIP.133

CITY'S
EXHIBIT 9

444 SW 71 Avenue
Suite 103
Miami, Florida 33155
CA 8439

Phone: 305-665-4555
Fax: 305-665-5522
Email: info@usstructuresinc.com
Website: www.usstructuresinc.com

Affirmative Action / Equal Opportunity Employer



REGULATORY AND ECONOMIC RESOURCES DEPARTMENT

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING STRUCTURAL RECERTIFICATION

INSPECTION COMMENCED Date: 12/21/2015

INSPECTION COMPLETED Date: 12/21/2015

INSPECTION MADE BY: Jose A. Toledo, P.E. 54891

SIGNATURE: [Handwritten Signature] 1-6-2016

PRINT NAME: Jose A. Toledo

TITLE: Professional Engineer

ADDRESS: U.S. Structures, Inc. 4444 SW 71st Ave. #103 Miami, Florida 33155

1. DESCRIPTION OF STRUCTURE

a. Name on Title: Salzedo Plaza Condo

b. Street Address: 1100 Salzedo

c. Legal Description: Salzedo Plaza Condo. Coral Gables Douglas SEC PB 25-6 LOT A & S10FT LOT1 BLK10 & LOT 10 BLK 18

d. Owner's Name:

e. Owner's Mailing Address:

f. Folio Number of Property on which Building is Located: 03-4108-052-0001

g. Building Code Occupancy Classification: MULTI-FAMILY -MF2

h. Present Use: APARTMENT BUILDING

i. General Description: 3-STORY BUILDING, CONCRETE FOOTING FOUNDATION, CBS WALLS, MANSARD ROOF

Addition Comments: NONE

j. Additions to original structure: NONE

2. PRESENT CONDITION OF STRUCTURE

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

- 1. Bulging : **FAIR**
- 2. Settlement : **FAIR**
- 3. Deflections : **FAIR**
- 4. Expansion : **FAIR**
- 5. Contraction : **FAIR**

b. Portion showing distress (Note, beams, columns, structural walls, floor, roofs, other)


- 1. CONCRETE LINTEL AT MAIN ENTRANCE DOOR (SEE PHOTOGRAPH #5)
- 2. COLUMN SPALL IN BALCONY OF UNIT 3C (SEE PHOTOGRAPH #6)
- 3. LOOSE RAILING AT EXTERIOR STAIRCASE (BOTH LEVELS) (#7)
- 4. OVERHEAD SPALL INSIDE UNIT 2B (SEE PHOTOGRAPH #8)

c. Surface conditions – describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration and stains.

SOME MINOR SPALLS NOTED - SEE 2.b
NO MOISTURE PENETRATION OBSERVED

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.

HAIRLINE AND FINE CRACKS NOTED IN CBS WALLS.


1-6-2016


e. General extent of deterioration – cracking or spalling of concrete or masonry, oxidation of metals; rot or borer attack in wood.	
SOME MINOR SPALLS NOTED - SEE 2.b	
f. Previous patching or repairs	MINOR STUCCO PATCHES NOTED
g. Nature of present loading indicate residential, commercial, other estimate magnitude.	
RESIDENTIAL	

3. INSPECTIONS	
a. Date of notice of required inspection	UNKNOWN
b. Date(s) of actual inspection	12/21/2015
c. Name and qualifications of individual submitting report:	Jose A. Toledo, P.E.54891 SPECIAL INSPECTOR No. 1180
d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures	
NONE PERFORMED	
e. Structural repair-note appropriate line:	
1. None required	
2. Required (describe and indicate acceptance)	
SEE 2.b FOR REQUIRED REPAIRS	

4. SUPPORTING DATA	
a.	<u>0</u> sheet written data
b.	<u>SEE ATTACHED</u> photographs
c.	<u>0</u> drawings or sketches


 1-6-2016

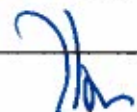
5. MASONRY BEARING WALL = Indicate good, fair, poor on appropriate lines:	
a. Concrete masonry units :	FAIR
b. Clay tile or terra cotta units :	N/A
c. Reinforced concrete tie columns :	FAIR
d. Reinforced concrete tie beams	FAIR
e. Lintel :	FAIR
f. Other type bond beams :	N/A
g. Masonry finishes -exterior	
1. Stucco :	FAIR
2. Veneer :	N/A
3. Paint only :	FAIR
4. Other (describe)	N/A
h. Masonry finishes - interior	
1. Vapor barrier :	N/A
2. Furring and plaster :	FAIR
3. Paneling :	N/A
4. Paint only :	FAIR
5. Other (describe)	N/A
i. Cracks	
1. Location – note beams, columns, other	CBS WALLS
2. Description	HAIRLINE AND FINE CRACKS, NOT SIGNIFICANT
j. Spalling	
1. Location – note beams, columns, other :	COLUMN IN BALCONY OF UNIT 3C (SEE PHOTOGRAPH #6)
2. Description	SEE 2.b
k. Rebar corrosion-check appropriate line	
1. None visible :	NONE NOTED


 1-6-2016

4. Significant-structural repairs required : SEE 2.b	
I. Samples chipped out for examination in spall areas:	
1. No	N/A
2. Yes – describe color, texture, aggregate, general quality	N/A


6. FLOOR AND ROOF SYSTEM	
a. Roof	
1. Describe (flat, slope, type roofing, type roof deck, condition)	
MANSARD ROOF, ASPHALT COVERED - POOR: WATER PONDING ON SEVERAL AREAS OF ROOF	
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support:	
HVAC EQUIPMENT NOTED	
3. Note types of drains and scuppers and condition:	
METAL SCUPPERS	
b. Floor system(s)	
1. Describe (type of system framing, material, spans, condition)	
CONCRETE CAST-IN-PLACE SLABS - FAIR	
c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.	
LIMITED ACCESS TO SOME BALCONIES DUE TO FURNITURE INSIDE	

7. STEEL FRAMING SYSTEM	
a. Description	N/A


 1-6-2016

b. Exposed Steel- describe condition of paint and degree of corrosion
N/A
c. Concrete or other fireproofing – note any cracking or spalling and note where any covering was removed for inspection
N/A
d. Elevator sheave beams and connections, and machine floor beams – note condition:
N/A

8. CONCRETE FRAMING SYSTEM	
a. Full description of structural system	COLUMNS, BEAMS, SLABS, TIE COLUMNS, TIE BEAMS. LINTELS AND SILLS
b. Cracking	1. Not significant N/A 2. Location and description of members affected and type cracking HAIRLINE AND FINE CRACKS ON CBS WALLS
c. General condition	FAIR CONDITION
d. Rebar corrosion – check appropriate line	1. None visible : NONE VISIBLE 2. Location and description of members affected and type cracking : N/A 3. Significant but patching will suffice N/A 4. Significant – structural repairs required (describe) SEE 2.b
e. Samples chipped out in spall areas:	1. No N/A 2. Yes, describe color, texture, aggregate, general quality: N/A

N/A

 1-6-2016

9. WINDOWS	
a. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other)	
	ALUMINUM, AWNING.
b. Anchorage- type and condition of fasteners and latches:	SCREWS
c. Sealant – type of condition of perimeter sealant and at mullions:	CAULKING
d. Interiors seals – type and condition at operable vents	FAIR TO POOR
e. General condition:	FAIR TO POOR CAULKING

10. WOOD FRAMING	
a. Type – fully describe if mill construction, light construction, major spans, trusses:	
	TRUSS FRAMED MANSARD ROOD ALONG PERIMETER
b. Note metal fitting i.e., angles, plates, bolts, split pintles, other, and note condition:	
	CONCEALED AND NOT VISIBLE
c. Joints – note if well fitted and still closed:	CONCEALED AND NOT VISIBLE
d. Drainage – note accumulations of moisture :	WATER PONDING AT ROOF
e. Ventilation – note any concealed spaces not ventilated:	N/A
f. Note any concealed spaces opened for inspection:	N/A

js:lm:jg:rtc:10/13/2015:40yearrecertificationsystem

BORA Approved – Revised September 17, 2015/RER-10/13/2015


1-6-2016



PHOTOGRAPH #1



PHOTOGRAPH #2

U.S. Structures, Inc. (CA8439)
January 6, 2016

John
1-6-2016

40-Year Recertification
Property: 1100 Salzedo



PHOTOGRAPH #3



PHOTOGRAPH #4
U.S. Structures, Inc. (CA8439)
January 6, 2016

Handwritten signature and date:
1-6-2016



PHOTOGRAPH #5



PHOTOGRAPH #6

U.S. Structures, Inc. (CA8439)
January 6, 2016

Handwritten signature and date:
1-6-2016

40-Year Recertification
Property: 1100 Salzedo



PHOTOGRAPH #7



PHOTOGRAPH #8

U.S. Structures, Inc. (CA8439)
January 6, 2016

Jose Angel Tolso
1-6-2016



PHOTOGRAPH #9

U.S. Structures, Inc. (CA8439)
January 6, 2016

Handwritten signature and date:
1-6-2016

40-Year Recertification
Property: 1100 Salzedo



Engineering Services

01/06/2016

CITY OF CORAL GABLES
Building Department

RE: BUILDING INSPECTION

Property Address: 1100 SALZEDO ST CORAL GABLES, FL 33134
Folio No. : 03-4108-052-0001 (REFERENCE)
Owner Name: SALZEDO PLAZA CONDO

Dear Building Official:

I, Roberto Barreiro, P.E. with registration in the State of Florida, having performed the required inspection (structural and electrical) on the above referenced building on **January 06, 2016**, hereby attest to the best of my knowledge, belief and professional judgment, that based on the conditions observed on the date of the inspection:

 Electrical repairs and installations are needed in the building.

Destructive tests were not performed.

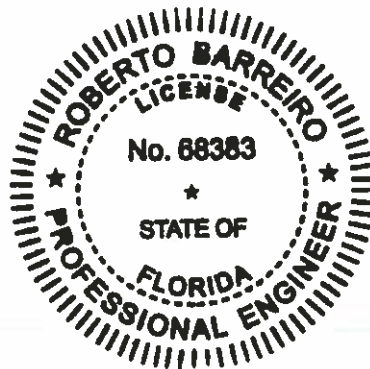
The inspection report contains **SIX (6)** sheets written data including this one and **SEVENTEEN (17)** photographs, all of them signed and sealed.

Should you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,



01/06/2016



Roberto Barreiro, P.E.
License No. 68383

B&A Engineering Services
15053 SW 57th Street
Miami, Florida 33193
TEL: 786.473.5813
EMAIL: rbarreiro.pe@gmail.com

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING'S ELECTRICAL RECERTIFICATION

CITY OF CORAL GABLES, FLORIDA	BUILDING DEPARTMENT
INSPECTION COMMENCED	INSPECTION MADE BY
DATE: 01/06/2016	SIGNATURE: _____
INSPECTION COMPLETED	PRINT NAME: ROBERTO BARREIRO PH:786-473-5813
DATE: 01/06/2016	TITLE: PROFESSIONAL ENGINEER
	ADDRESS: 15053 SW 57 ST MIAMI, FL 33193
a.	Name of Title: SALZEDO PLAZA CONDO
b.	Street Address: 1100 SALZEDO ST CORAL GABLES, FL 33134
c.	Legal Description: SALZEDO PLAZA CONDO CORAL GABLES DOUGLAS SEC PB 25-6 LOT A & S10FT LOT 1 BLK 10 & LOT 10 BLK 18
d.	Owners Name: SALZEDO PLAZA CONDO
e.	Owner's Mailing Address: 1100 SALZEDO ST CORAL GABLES, FL 33134
f.	Folio Number of Building: 03-4108-052-0001 (REFERENCE)
g.	Building Code Occupancy Classification: RESIDENTIAL GROUP R-2
h.	Present Use: ELEVEN-UNIT APARTMENT BUILDING
i.	General Description, Type of Construction, Size, Number of Stories, and Special Features: THREE STORY BUILDING, SLAB ON GRADE FOUNDATION, CBS WALLS, FLAT ROOF
	Additional Comment: NONE.

1. ELECTRICAL SERVICE

1. Size	Amperage	(800)	Fuses	(X)	Breakers	()
2. Phase		()	Three Phase	(X)	Single Phase	()
3. Condition:	Good	()	Fair	(X)	Needs Repair	()

4. Comments: **ELECTRICAL SERVICE IS MADE UP OF: TWO MAIN DISCONNECTIVE PANELS OF 400A/1PH EACH ONE FEEDING PANELS FOR UNITS AND HOUSE PANEL, ONE 100A/3 PH FOR ELEVATOR, ONE 100A/1PH AND ONE 60A/1PH.**

2. METER AND ELECTRIC ROOM

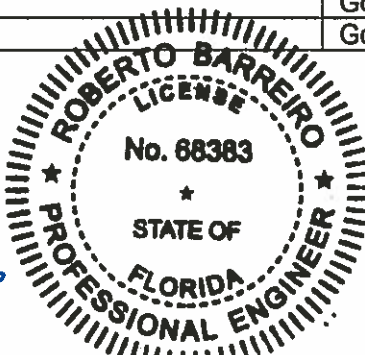
1. Clearance	Good	()	Fair	(X)	Requires Correction	()
2. Comments: NONE.						

3. GUTTERS

1. Location:	Good	(X)	Requires Repair	()
2. Taps and Fill:	Good	(X)	Requires Repair	()

3. Comments: **N/A.**

01/06/2016



4. ELECTRICAL PANELS				
1. Panel # 1-11	Location: UNIT 1-11 RESPECTIVELY			
		Good	(X)	Needs Repair ()
2. Panel # 12	Location: HOUSE PANEL-ELECTRICAL ROOM			
		Good	(X)	Needs Repair ()

3. Comments: **FAIR CONDITION.**

5. BRANCH CIRCUITS				
1. Identified:		Yes	(X)	Must be identified
2. Conductors:	Good (X)	Deteriorated	()	Must be replaced ()

3. Comments: **NONE.**

6. GROUNDING OF SERVICE				
Condition:		Good	(X)	Repairs Required ()

Comments: **NONE.**

7. GROUNDING OF EQUIPMENT				
Condition:		Good	(X)	Repairs Required ()

Comments: **NONE.**

8. SERVICE CONDUITS/RACEWAYS				
Condition:		Good	(X)	Repairs Required

Comments: **NONE.**

9. SERVICE CONDUCTORS AND CABLES				
Condition:		Good	(X)	Repairs Required ()

Comments: **NONE.**

10. TYPES OF WIRING METHODS				
Condition:				
Conduit Raceways: RMC, EMT		Good	(X)	Repairs Required ()
Conduit PVC:		Good	()	Repairs Required
NM Cable		Good	()	Repairs Required ()
BX Cable		Good	()	Repairs Required

Comments: **NONE.**

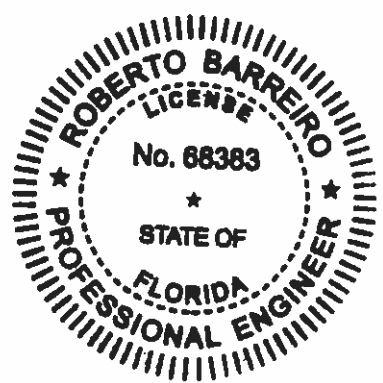
11. FEEDER CONDUCTORS				
Condition:		Good	(X)	Repairs Required ()

Comments: **NONE.**

12. EMERGENCY LIGHTING				
Condition:		Good	()	Repairs Required (X)

Comments: **ONE EMERGENCY LIGHT MUST BE INSTALLED AT LOBBY OF EACH FLOOR.
EMERGENCY LIGHTS MUST BE INSTALLED IN STAIRS TO ILLUMINATE ALL WAY ALONG OF THE EGRESS PATH.**


01/06/2016



13. BUILDING EGRESS ILLUMINATION				
Condition:	Good	(X)	Repairs Required	()
Comments: <i>NONE.</i>				

14. FIRE ALARM SYSTEM				
Condition:	Good	(X)	Repairs Required	()
Comments: <i>FIRE ALARM SYSTEM LOG SHOWS ANNUAL INSPECTION WAS PERFORMED IN SEPTEMBER OF 2015.</i>				

15. SMOKE DETECTORS				
Condition:	Good	(X)	Repairs Required	()
Comments: <i>SMOKE DETECTORS FUNCTIONING AT THE TIME OF THE INSPECTION.</i>				

16. EXIT LIGHTS				
Condition:	Good	(X)	Repairs Required	()
Comments: <i>EXIT LIGHTS FUNCTIONING AT THE TIME OF THE INSPECTION.</i>				

17. EMERGENCY GENERATOR		N/A		
Condition:	Good	()	Repairs Required	()
Comments: <i>N/A.</i>				

18. WIRING IN OPEN OR UNDERCOVER PARKING GARAGE AREAS				
Condition:	Good	(X)	Repairs Required	()
Comments: <i>NONE.</i>				

19. OPEN OR UNDERCOVER PARKING SURFACE AND SECURITY LIGHTING				
Condition:	Good	(X)	Illumination required	()
Comments: <i>NONE.</i>				

20. SWIMMING POOL WIRING		N/A		
Condition:	Good	()	Repairs Required	()
Comments: <i>N/A</i>				

21. WIRING OF MECHANICAL EQUIPMENT				
Condition:	Good	()	Repairs Required	(X)
Comments: <i>DISCONNECTIVE PANELS FOR CONDENSING UNITS LOCATED AT ROOF NEED TO BE PROPERLY FIXED TO ANY BASE OR METAL STRUCTURE. SOME OF THEM SHOW SIGNS OF CORROSION.</i>				

22. GENERAL ADDITIONAL COMMENTS

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


01/06/2016



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

DATE: 01/06/2016

RE: Case No.: _____ Folio: 03-4108-052-0001(REF)

Property Address: 1100 SALZEDO ST CORAL GABLES, FL 33134

Owner Name: SALZEDO PLAZA CONDO

Building Description: Three story, slab on grade foundation, CBS walls, flat roof.

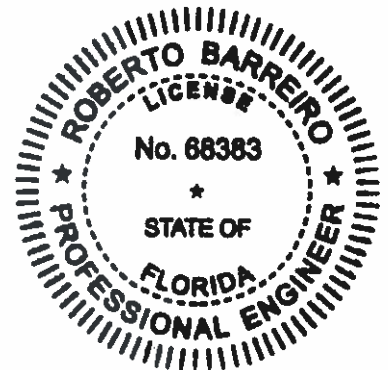
The undersigned states the following:

1. I am a Florida registered professional engineer or architect with active license.
2. On 01/06/2016 at 9:00 pm, I measured the level of illumination in the parking lot(s) serving the above referenced building.
3. Maximum foot candle per SF: 7.80
Minimum foot candle per SF: 1.15
Minimum to Maximum ratio: 1.15 : 7.80
Average foot candle per SF: 1.90
4. The level of illumination provided in the parking lot(s) _____ meet _____ the minimum standards for the occupancy classification of the building as established in Section 8C-3 of the Code of Miami Dade County.


01/06/2016

Engineer: ROBERTO BARREIRO

License No. 68383



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

DATE: 01/06/2016

RE: Case No.: _____ Folio: 03-4108-052-0001(REF)

Property Address: 1100 SALZEDO ST CORAL GABLES, FL 33134

Owner Name: SALZEDO PLAZA CONDO

Building Description: Three story, slab on grade foundation, CBS walls, flat roof.

The undersigned states the following:

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

On the above referenced date, I inspected the parking lot(s) servicing the above referenced building for compliance with Section 8C-6 and determined the following (check one)

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

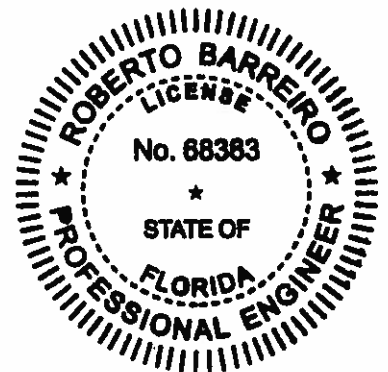
_____ The parking lot(s) is adjacent to or abutting a canal, lake or other body of water and parked vehicles are protected by a guardrail that complies with section 8C-6 of the Miami Dade County.

_____ 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 the Miami Dade County. I have advised the property owner that he/she must obtain a permit for the installation of a guardrail and obtain all required inspection approvals to avoid enforcement action not later than _____.

Engineer: ROBERTO BARREIRO

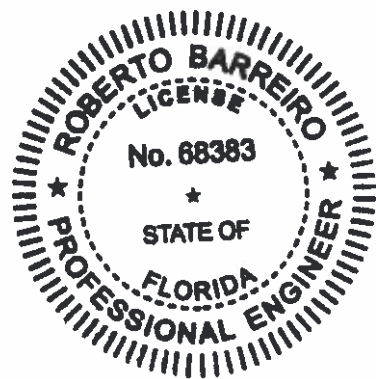

01/06/2016

License No.: 68383



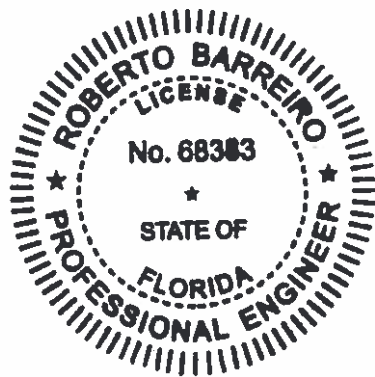


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01/06/2016



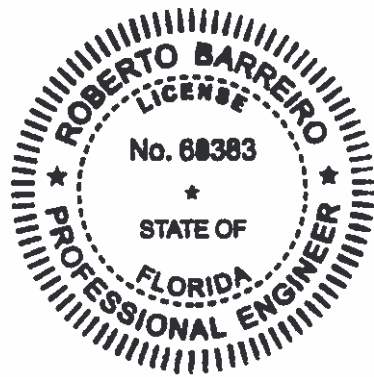


01/06/2016



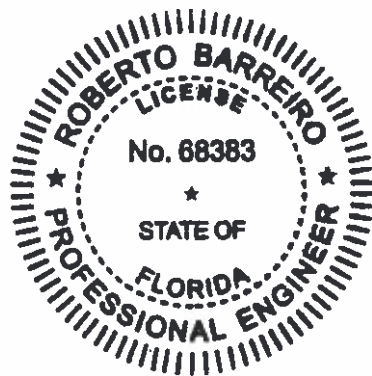



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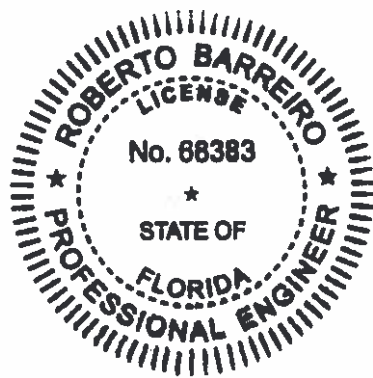


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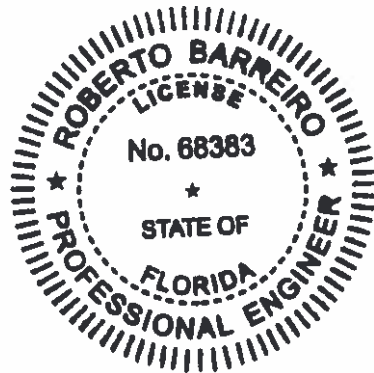


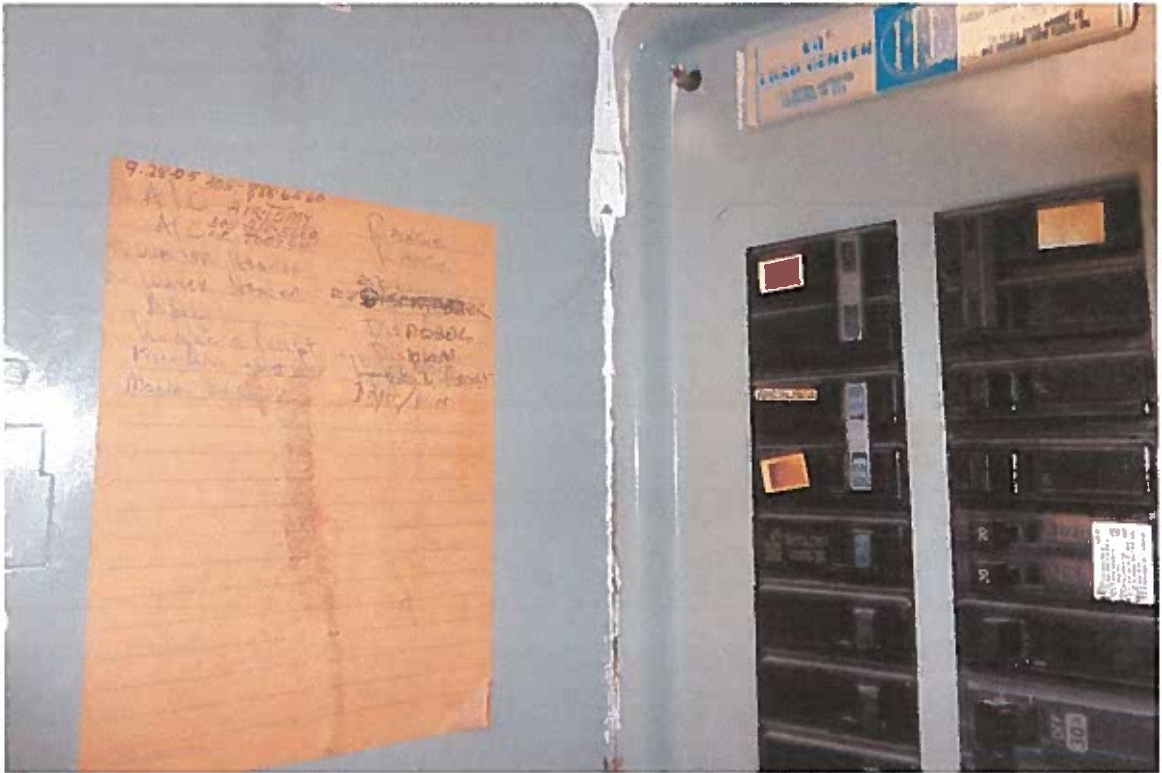
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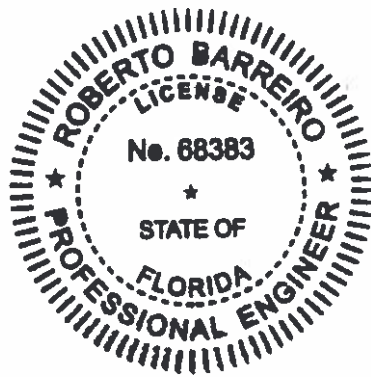

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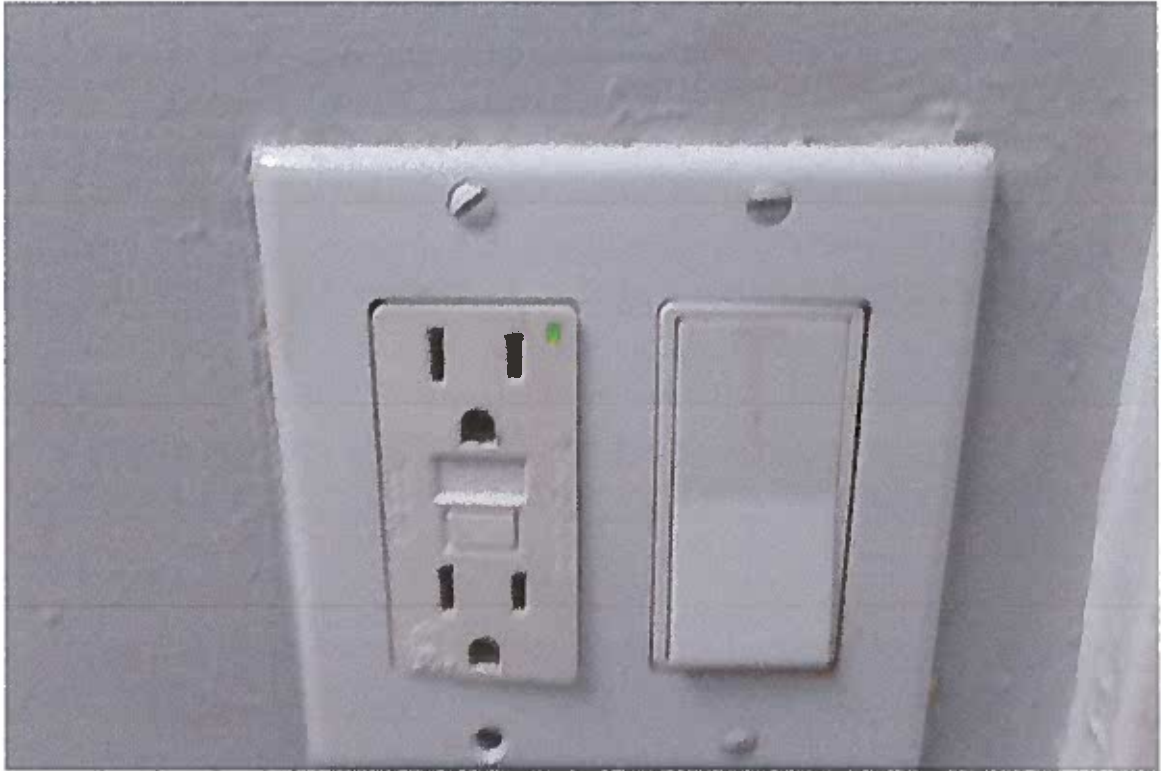




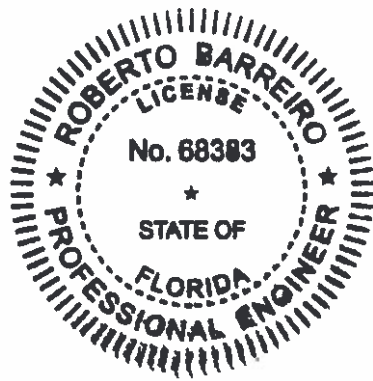
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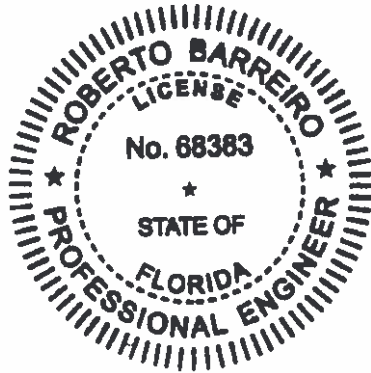



01/06/2016



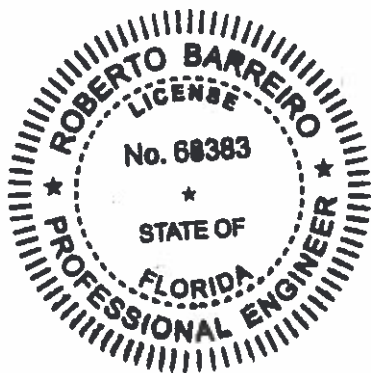



01/06/2016






01/06/2016



FIRE ALARM RECORD TAG

DO NOT REMOVE BY ORDER OF STATE FIRE MARSHAL

SERVED BY: **Micho**

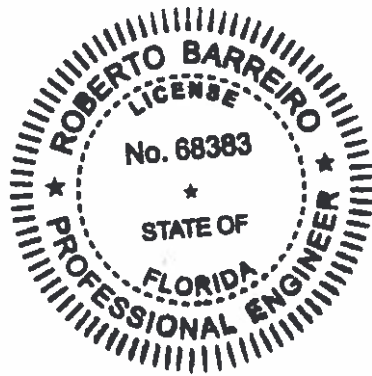
All Florida Fire Prevention, Inc.
13230 SW 127 Ave. Ste #5
Miami, FL 33186

9/11/15

1-855-888-2660
FL LICENSE # ECT3005544

NEW	SERVICE	TEST	REPAIR	INSPECT	APPROVE	HOUSE	2010	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
						AUX	2011	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
						PROP.	2012	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
						CENTRAL	2013	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
						REMOTE	2014	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
						LOCAL	2015	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec

[Signature]
01/06/2016



Management



Office of Elevator Safety

State Serial #: 66583 DC #: 2589
Elevator Type: HYDRAULIC Capacity: 2000
This is to certify that the elevator at the following address
SALZEDO PLAZA A CONDOMINIUM ASSN, INC

1100 SALZEDO ST

has complied with Chapter 399 of the Florida Statutes
and is authorized to operate the elevator bearing the above serial number

CERTIFICATE OF OPERATION

This certificate shall be framed in metal with a clear plastic cover and shall be posted inside the elevator or plainly visible from the dumbwaiter or escalator

Mailing Address:

SALZEDO PLAZA A CONDOMINIUM ASSN
1100 SALZEDO ST
ORLANDO, FL 32814

ADD
STAMP
HERE

IMPORTANT NOTICES:

EXPIRATION DATE: 7/31/2015

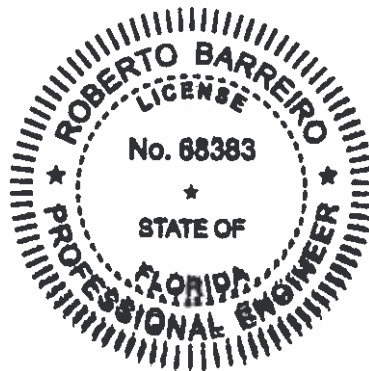
The certificate of Elevator Operation is valid for a period of one year unless suspended or revoked. Chapter 399 of the Florida Statutes requires that a current Elevator Operation certificate be posted inside each elevator. Failure to renew the elevator certificate within 30 days of the date of expiration may result in the automatic issuance of a ticket and possible discontinuation of the elevator service. The fine will accumulate on a daily basis and may ultimately result in a lien being placed against the property in the amount of the unpaid fine and any accruing penalties.



Approved by

Michael A. Chou
Manager, Office Of Elevator Safety

[Signature]
01/06/2016



STORY ELEVATOR SOLUTIONS

(954) 579-3146

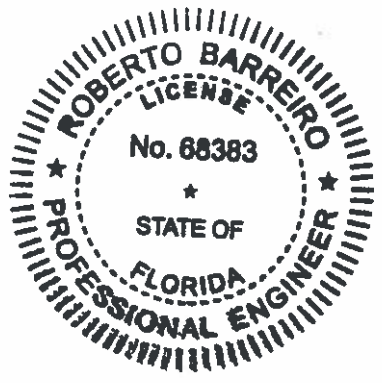
Inspector Name Thomas Story CEI # 650
Date 2-5-15 Serial Number 66593
Annual Five Year Full Load

tom@storyelevatorsolutions.com

Serial: 66593 Date: 3/17/15
Annual test 5 Year test
No load: 200 Full load: 330 Pressure Relief: 440

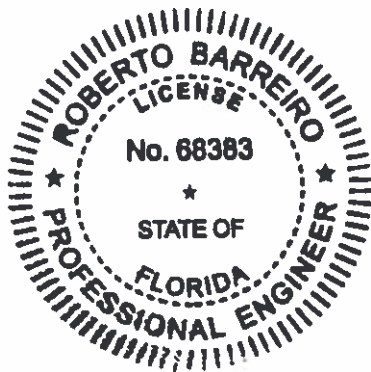
66593


01/06/2016



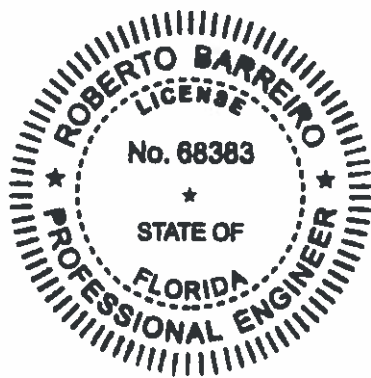



01/06/2016






01/06/2016



City of Coral Gables
Development Services

OFFICE SET



RC-15-12-5335

1100 SALZEDO ST # COMMON AREAS

Folio #: 03-4108-052-0001
Permit Description: CONSTRUCTION
REGULATION BOARD CASE #15-4526
AND UNSAFE STRUCTURES FEE

EL _____
ME _____
PL _____

Section	Approved	
	By	Date
<input checked="" type="checkbox"/> BUILDING		
<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"/> MECHANICAL		
<input type="checkbox"/> PLUMBING		
<input type="checkbox"/> PUBLIC WORKS		
<input type="checkbox"/> STRUCTURAL		
<input type="checkbox"/> ZONING		
<input type="checkbox"/>		
<input type="checkbox"/>		
<input type="checkbox"/>		
<input type="checkbox"/> OWNER BUILDER		

R
2 1/13/16

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

RC-15-12-5335



Marcg 24,2016

Clear Sky Property Management LLC

2929 SW 3rd Ave Suite 330
Coral Gables,Fl.,33129-2710

Ref: Salsedo Plaza Condominium
Apt 1C

1100 Salzedo Ave

Today I received a letter from the City of Coral Gables notifying me that the building is declared unsafe and a possible eviction or demolition is coming. In talking to the City of Coral Gables they tell me the reason for this is that Clear Sky has not complied with the requirement of supplying a report (structural and electrical) for buildings 40 years and older.

I have been trying to contact your office by phone but your office is not answering phone calls.

I am demanding that you tell me what actions are you taking to resolve this situation.

Att.



Gonzalo J. Sanchez
Apt. 1C

Cc: Lazaro Sanchez 2351 SW 37th Ave. Miami ,Fl.33145
Doris Portuo 405 Sansovino Ave, Coral Gables, Fl.,33146

City of Coral Gables, Attn Virginia Goizuta.

VIRGINIA:

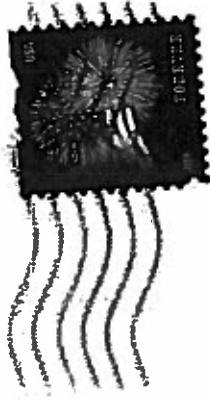
THE COMPANY THAT DID THE INSPECTION TO THE BLDG. IN DECEMBER, PILLAR-TO-POST IS MAILING ME A COPY OF THEIR REPORT WHICH I WILL GIVE YOU A COPY.

CITY'S

EXHIBIT

10

G. Sanchez
1100 SALZEDO ST APT 1C
C. Gables, FL, 33184



MIAMI FL FL 331

24 MAR 2015 PM 11 L

CITY OF CORAL GABLES
405 BILTMORE WAY
CORAL GABLES FL, 33134

ATTN: MS. VIRGINIA GOIZUETA
BLDG. SERVICE COORDINATOR

934577099

