



# PROPERTY APPRAISER OF MIAMI-DADE COUNTY

## Summary Report

Generated On: 01/19/2026

PROPERTY INFORMATION	
<b>Folio</b>	03-4108-009-4030
<b>Property Address</b>	131 ZAMORA AVE CORAL GABLES, FL 33134-0000
<b>Owner</b>	3 MARTINEZ PARTNERS LLC
<b>Mailing Address</b>	4746 SW 72 AVE MIAMI, FL 33155
<b>Primary Zone</b>	3801 MULTI-FAMILY MED DENSITY
<b>Primary Land Use</b>	0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS
<b>Beds / Baths /Half</b>	6 / 6 / 0
<b>Floors</b>	2
<b>Living Units</b>	6
<b>Actual Area</b>	5,500 Sq.Ft
<b>Living Area</b>	5,500 Sq.Ft
<b>Adjusted Area</b>	4,527 Sq.Ft
<b>Lot Size</b>	5,900 Sq.Ft
<b>Year Built</b>	1925

ASSESSMENT INFORMATION			
Year	2025	2024	2023
<b>Land Value</b>	\$1,062,000	\$885,000	\$885,000
<b>Building Value</b>	\$329,590	\$280,152	\$165,000
<b>Extra Feature Value</b>	\$0	\$0	\$0
<b>Market Value</b>	\$1,391,590	\$1,165,152	\$1,050,000
<b>Assessed Value</b>	\$1,227,900	\$1,116,273	\$1,014,794

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
<b>Non-Homestead Cap</b>	Assessment Reduction	\$163,690	\$48,879	\$35,206

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

SHORT LEGAL DESCRIPTION
8 54 41 PB 25-69
CORAL GABLES DOUGLAS SEC
LOT 19 BLK 39
LOT SIZE SITE VALUE
OR 20685-3172 09/2002 4



TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
<b>COUNTY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$1,227,900	\$1,116,273	\$1,014,794
<b>SCHOOL BOARD</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$1,391,590	\$1,165,152	\$1,050,000
<b>CITY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$1,227,900	\$1,116,273	\$1,014,794
<b>REGIONAL</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$1,227,900	\$1,116,273	\$1,014,794

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
06/30/2016	\$100	30151-3637	Corrective, tax or QCD; min consideration
12/01/2005	\$854,000	24193-1589	Sales which are qualified
03/01/1992	\$174,000	15470-2221	Sales which are qualified
07/01/1987	\$195,000	13366-0756	Sales which are qualified

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

List of service addresses for 131 Zamora Ave

<b><u>OWNER (SUNBIZ PRINCIPAL AND RA ADDRESSES)</u></b> 3 MARTINEZ PARTNERS LLC C/O AVELINO MARTINEZ REGISTERED AGENT 131 ZAMORA AVE CORAL GABLES, FL 33134-4046	<b><u>OWNER (PA AND SUNBIZ MAILING ADDRESS)</u></b> 3 MARTINEZ PARTNERS LLC 4746 SW 72 AVE MIAMI, FL 33155-4518
<b><u>LIENHOLDER</u></b> J. AND C. ROOFING CORPORATION C/O SERGIO MUNOZ REGISTERED AGENT 211 SW 51 PL MIAMI, FL 33134-1214	



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**Permits and Inspections: Search Results**

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**Permit Search Results**

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
<a href="#">EX-22-05-8618</a>	05/27/2022	131 ZAMORA AVE	PERMIT EXTENSION & RENEWAL	CANCELLED	canceled		05/27/2022	0.00
<a href="#">BL-22-05-8617</a>	05/27/2022	131 ZAMORA AVE	ROOF / LIGHT WEIGHT CONC	CANCELLED	canceled		05/27/2022	0.00
<a href="#">EX-22-01-6778</a>	01/31/2022	131 ZAMORA AVE	PERMIT EXTENSION & RENEWAL	CANCELED - CREATED IN ERROR	canceled		01/31/2022	0.00
<a href="#">EX-22-01-6777</a>	01/31/2022	131 ZAMORA AVE	PERMIT EXTENSION & RENEWAL	RENEWAL FOR BL-20-04-6635 ** HISTORIC ** ROOF REPAIR \$3,000	final	02/09/2022	02/09/2022	0.00
<a href="#">BL-21-10-7735</a>	10/28/2021	131 ZAMORA AVE	BLDG PERMIT CHANGE OF CONTRACTOR	***ABANDONED STATUS - OVER 6 MONTHS OF NO ACTION *** OK TO CANCEL PER DEV. SERVICES DIRECTOR SURAMY CABRERA CHANGE OF CONTRACTOR FROM WINTEGRATE PERMIT #93010292 INTERIOR ALTERATION - KITCHEN - \$5,000	canceled		04/25/2023	0.00
<a href="#">BL-21-05-8139</a>	05/27/2021	131 ZAMORA AVE	DOOR/GARAGE DOOR/SHUTTER/WINDOW	***ABANDONED STATUS - OVER 6 MONTHS OF NO ACTION *** OK TO CANCEL PER DEV. SERVICES DIRECTOR SURAMY CABRERA HISTORIC *DF&F -AFTER THE FACT *REPLACEMENT 4 WINDOWS	canceled		04/28/2023	0.00

**City's Exhibit #3**

Permit ID	Issue Date	Address	Description	Notes	Status	Start Date	End Date	Amount
CE-21-05-7812	05/20/2021	131 ZAMORA AVE	CODE ENF BOARD/MITIGATION	AND 4 DOORS \$2400 Admin Fee - CB Case288393	final	05/20/2021	05/20/2021	0.00
BL-20-04-6635	04/27/2020	131 ZAMORA AVE	ROOF / LIGHT WEIGHT CONC	*OK TO CLOSE/CANCEL SEE BLDB-24-10-2944* ** HISTORIC ** ROOF REPAIR \$3,000	final	05/11/2020	07/24/2025	0.00
AB-20-04-5892	04/01/2020	131 ZAMORA AVE	BOA COMPLETE (LESS THAN \$75,000)	RESIDENTIAL *HISTORIC *RE-ROOF BORAL/ SAXONY 900/ CONCRETE TILE/ SLATE/ COLOR: WEATHERED ASHE \$7,600	canceled	04/03/2020	03/28/2023	0.00
CE-16-03-6114	03/11/2016	131 ZAMORA AVE	CODE ENF BOARD/MITIGATION	GOVQA TICKET - CE259320 Admin fee	final	03/14/2016	03/14/2016	0.00
RC-15-12-4939	12/04/2015	131 ZAMORA AVE	BLDG RECERT / CRB	CONSTRUCTION REGULATION BOARD CASE #15-4534 AND UNSAFE STRUCTURE BOARD FEE	final	04/25/2016	04/25/2016	0.00
CE-13-03-1132	03/18/2013	131 ZAMORA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	03/19/2013	03/19/2013	0.00
CE-12-05-8881	05/23/2012	131 ZAMORA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	05/24/2012	05/24/2012	0.00
CE-09-09-1993	09/09/2009	131 ZAMORA AVE	CODE ENF WARNING PROCESS	WT3785 SEC34-21 CC (LOT) LOT IS OVERGROWN AND IN NEED OF MAINTENANCE MOW, TRIM, EDGE AND REMOVE ALL DEBRIS.	final	09/09/2009	05/23/2012	0.00

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

## ENERGOV REPORT

2024 - 2025

<a href="#">CHON-25-08-0790</a>	Change of Contractor	Building	Finald	08/01/2025		08/27/2025	***TEJAS VERA/BA RREL/CLAY/RED*** R E-ROOF 2ND FLOOR TILE ROOF	131 ZAMORA AVE
<a href="#">PEXT-25-07-2111</a>	Permit Extension/ Re newal	Building	Cancelled	07/31/2025		08/27/2025	PAID UNDER CHON-2 5-08-0790 ***08/01/ 2025***TEJAS VERE A/BARREL/CLAY/RE D*** RE-ROOF 2ND F LOOR TILE ROOF	131 ZAMORA AVE
<a href="#">BLDB-25-07-3562</a>	FBC Building (Comm ercial)	Windows/Doors/Gar age Doors/Shutters/ Awnings/Canopy	Denied	07/25/2025			7 windows replacem ent for same size imp act	131 ZAMORA AVE
<a href="#">RECT-25-05-0535</a>	Building Recertificati on	Recertification	Denied	05/30/2025			BUILDING RECERTIFI CATION (YEAR BUILT 1925) EXTENSION G RANTED- EXPIRES 1 0/31/2025	131 ZAMORA AVE
<a href="#">BLDB-24-10-2944</a>	FBC Building (Comm ercial)	Roofing	Issued	10/17/2024	05/04/2026		***TEJAS VERA/BA RREL/CLAY/RED*** R E-ROOF 2ND FLOOR TILE ROOF	131 ZAMORA AVE
<a href="#">BLDR-24-08-6083</a>	FBC Residential	Windows/Doors/Gar age Doors/Shutters/ Awnings/Canopy	Cancelled	08/31/2024		07/25/2025	AS PER MR. LOPEZ, PERMIT CREATED IN ERROR APPLICANT WAS ADVISED TO AP PLY UNDER COMME RCIAL . 4 windows re placement for same size impact	131 ZAMORA AVE



## The City of Coral Gables

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

April 25, 2016

Avelino Martinez  
Leslie Martinez  
4746 S.W. 72<sup>nd</sup> Avenue  
Miami, Florida 33155

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

**ADDRESS: 131 Zamora Avenue**  
**PROPERTY FOLIO #: 03-4108-009-4030**

Dear Property Owner/Manager:

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

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

The expiration date of this approval, as stated in said Code, is 10 years from **2015**. This recertification letter does not exclude the building from subsequent inspections as deemed necessary by the Building Official, as specified in the Florida Building Code.

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

Yours truly,

A handwritten signature in black ink, appearing to read "Peter J. Iglesias".

Peter J. Iglesias, P.E.  
Building Official

City's Exhibit #4



CITY OF CORAL GABLES  
Development Services Department

CITY HALL 405 BILTMORE WAY  
CORAL GABLES, FL 33134

2/1/2023

3 MARTINEZ PARTNERS LLC  
4746 SW 72 AVE  
MIAMI, FL 33155

**VIA CERTIFIED MAIL**  
7021 1970 0000 4015 9521

**RE:** 131 ZAMORA AVE  
**FOLIO #** 341080094030  
Process Number **TBD**

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

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

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is thirty (30) years old, or older, having been built in 1925. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a qualified individual must inspect said building and a **completed** Recertification Report ("Report") must be submitted by you to this Department **in 2025**. A completed Report includes 1) Cover letters stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be **approved** and the Letter of Recertification must be issued by this Department.

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

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

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

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

will only be recertified once a *revised* report and all required information is submitted and approved, and all required permits are closed.

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

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

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

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

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

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

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

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

Please contact Douglas Ramirez at [dramirez@coralgables.com](mailto:dramirez@coralgables.com) regarding any questions concerning building recertification.

Thank you for your prompt attention to this matter.



Manuel Z. Lopez, P.E.  
Building Official



CITY OF CORAL GABLES  
Development Services Department

CITY HALL 405 BILTMORE WAY  
CORAL GABLES, FL 33134

1/31/2024

3 MARTINEZ PARTNERS LLC  
4746 SW 72 AVE  
MIAMI, FL 33155

VIA CERTIFIED MAIL

7022 2410 0002 9144 5281

**RE:** 131 ZAMORA AVE  
**FOLIO #** 03-4108-009-4030  
Process Number TBD

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

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

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is thirty (30) years old, or older, having been built in 1925. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a qualified individual must inspect said building and a **completed** Recertification Report ("Report") must be submitted by you to this Department **in 2025**. A completed Report includes 1) Cover letters stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be **approved** and the Letter of Recertification must be issued by this Department.

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

Please contact Douglas Ramirez at [dramirez@coralgables.com](mailto:dramirez@coralgables.com) regarding any questions concerning building recertification.

Thank you for your prompt attention to this matter.



Manuel Z. Lopez, P.E.  
Building Official



## CITY OF CORAL GABLES

DEVELOPMENT SERVICES DEPARTMENT  
427 BILTMORE WAY  
CORAL GABLES, FL 33134

1/31/2025

3 MARTINEZ PARTNERS LLC  
4746 SW 72 AVE  
MIAMI, FL 33155

**VIA CERTIFIED MAIL**

9589 0710 5270 1801 7249 25

**RE:** 131 ZAMORA AVE  
**FOLIO #** 341080094030

Notice of Required Inspection For Recertification of Building  
Process Number: **TBD**

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is thirty (30) years old, or older, having been built in 1925. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a qualified individual must inspect said building and a **completed** Recertification Report ("Report") must be submitted by you to this Department within **ninety (90) calendar days** from the **date of this letter**. A completed Report includes 1) Cover letters stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be **approved** and the Letter of Recertification must be issued by this Department.

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

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

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

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

Please contact Douglas Ramirez at [dramirez@coralgables.com](mailto:dramirez@coralgables.com) regarding any questions concerning building recertification.

Thank you for your prompt attention to this matter.



Manuel Z. Lopez, P.E.  
Building Official



CITY OF CORAL GABLES

DEVELOPMENT SERVICES DEPARTMENT  
427 BILTMORE WAY  
CORAL GABLES, FL 33134

5/1/2025

**VIA CERTIFIED MAIL**

3 MARTINEZ PARTNERS LLC  
4746 SW 72 AVE  
MIAMI, FL. 33155

7020 1290 0001 5682 8085

**RE:** 131 ZAMORA AVE  
**FOLIO #** 341080094030

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

Dear Property Owner:

In a certified letter dated 1/31/2025, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). The letter informed you it was necessary to submit to this Department a completed Report prepared by a qualified individual within ninety (90) calendar days certifying the structure meets the requirements for recertification.

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

See original notice for additional information.

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

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Please govern yourself accordingly.

Sincerely,

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

Manuel Z. Lopez, P.E.  
Building Official

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

CITY OF CORAL GABLES,  
Petitioner,

Case No. 26-1062  
RECT-25-05-0535

vs.

Certified Mail Return Receipt & Via USPS Regular Mail  
9589 0710 5270 1749 3994 21

3 Martinez Partners LLC  
C/O Avelino Martinez, Registered Agent  
131 Zamora Ave  
Coral Gables, FL 33134-4046  
Respondent.

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

Date: January 22, 2026

Re: 131 Zamora Ave, Coral Gables, FL 33134, Lot 19 Blk 39, 8 54 41 PB 25-69, Coral Gables Douglas Sec and 03-4108-009-4030 (Property").

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 8-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. **The Structure is hereby declared unsafe** by the Building Official and is presumed unsafe pursuant to Section 105-89 10 (m) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

**Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Fairchild Tropical Board Room, 427 Biltmore Way, 1<sup>st</sup> Floor, Coral Gables, Florida 33134, on February 09, 2026, at 2:00 p.m.**

You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to, Analyn Hernandez, at City of Coral Gables, Development Services Department, 427 Biltmore Way, Coral Gables, FL 33134, ahernandez2@coralgables.com, tel: (305) 460-5250. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 p.m.

If the Required Action is not completed before the above hearing date, the Building Official may order that the structure be vacated, boarded, secured, and posted (including but not limited to, requesting the electric 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.

City's Exhibit #6

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

Please govern yourself accordingly.

*Analyn Hernandez*

Analyn Hernandez  
Secretary to the Board

#### ADA NOTICES

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

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

Any person who needs assistance in another language in order to speak during the public hearing or public comment portion of the meeting should contact the City's ADA Coordinator, Jose Rodriguez, Interim Director of Human Resources (E-mail: [jrodriguez4@coralgables.com](mailto:jrodriguez4@coralgables.com) , Telephone: 305-722-8675, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

Any person with a disability requiring communication assistance (such as a sign language interpreter or other auxiliary aide or service) in order to attend or participate in the meeting should contact the City's ADA Coordinator, Jose Rodriguez, Interim Director of Labor Relations and Risk Management (E-mail: [jrodriguez4@coralgables.com](mailto:jrodriguez4@coralgables.com), Telephone: 305-722-8675, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

cc: 3 Martinez Partners LLC, 4746 SW 72 Ave, Miami, FL 33155-4518  
9589 0710 5270 1749 3994 38

J. And C. Roofing Corporation, C/O Sergio Munoz, Registered Agent, 211 SW 51 Pl, Miami, FL 33134-1214  
7020 1290 0001 5682 9662



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

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

I, Sebastian Ramos, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 131 ZAMORA AVE, ON 1/23/26 AT  
11:57 a.m.

Sebastian Ramos  
Employee's Printed Name

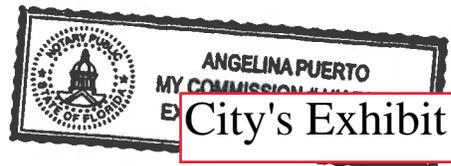
[Signature]  
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online  
notarization, this 2 day of February, in the year 2026 by  
Sebastian Ramos who is personally known to me.

My Commission Expires: 12/14/2029

Angelina Puerto  
Notary Public



City's Exhibit #7

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

CITY OF CORAL GABLES,  
Petitioner,

Case No. 26-1062  
RECT-25-05-0535

vs.

Certified Mail Return Receipt & Via USPS Regular Mail  
9589 0710 5270 1749 3994 21

3 Martinez Partners LLC  
C/O Avelino Martinez, Registered Agent  
131 Zamora Ave  
Coral Gables, FL 33134-4046  
Respondent.

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

Date: January 22, 2026

Re: **131 Zamora Ave**, Coral Gables, FL 33134, Lot 19 Blk 39, 8 54 41 PB 25-69, Coral Gables Douglas  
Sec and 03-4108-009-4030 (Property").

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 8-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. **The Structure is hereby declared unsafe** by the Building Official and is presumed unsafe pursuant to Section 105-89 10 (m) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

**Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Fairchild Tropical Board Room, 427 Biltmore Way, 1<sup>st</sup> Floor, Coral Gables, Florida 33134, on February 09, 2026, at 2:00 p.m.**

You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to, Analyn Hernandez, at City of Coral Gables, Development Services Department, 427 Biltmore Way, Coral Gables, FL 33134, ahernandez2@coralgables.com, tel: (305) 460-5250. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 p.m.

If the Required Action is not completed before the above hearing date, the Building Official may order that the structure be vacated, boarded, secured, and posted (including but not limited to, requesting the electric 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.

City's Exhibit #8

Jan 23, 2026

131  
ZAMORA

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

CITY OF CORAL GABLES,  
Petitioner,  
vs.  
3 Martinez Partners LLC  
C/O Avelino Martinez, Registered Agent  
131 Zamora Ave  
Coral Gables, FL 33134-4046  
Respondent.

Case No: 26-1003  
RECT-25-05-0535  
Certified Mail Return Receipt & Via USPS Regular Mail  
9589 0710 5270 1749 3994 21

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

Date: January 22, 2026  
Re: **131 Zamora Ave**, Coral Gables, FL 33134, Lot 19 Bk 39, 8 54 41 Pk 25-69, Coral Gables Digs  
Site and 03-4108-009-4030 (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 165-49.10 of the City Code for failure to timely comply with the maintenance and recertification requirements of (m) of the City Code or Section 8-11 of the Miami-Dade County Code.

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Fairchild Tropical Board Room, 427 Billmore Way, 1<sup>st</sup> Floor, Coral Gables, Florida 33134, on February 09, 2026, 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, the right to be represented by an attorney shall not apply. Failure to appear at the hearing will result in the matter being heard on formal rules of evidence. 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: [Analysa Hernandez](mailto:Analysa.Hernandez@coralgables.com), at City of Coral Gables, Development Services Department, 427 Billmore Way, Coral Gables, FL 33134, [ahernandez@coralgables.com](mailto:ahernandez@coralgables.com), tel: (305) 460-5250. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 p.m.

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

Jan 23, 2026



Jan 23, 2026



CFN 2016R0409532  
 OR BK 30151 Pgs 3637-3638 (2Pgs)  
 RECORDED 07/14/2016 10:40:41  
 DEED DOC TAX \$0.60  
 SURTAX \$0.45  
 HARVEY RUVIN, CLERK OF COURT  
 MIAMI-DADE COUNTY, FLORIDA

This Instrument Prepared by and Return to:  
 Evan D. Seif, Esq.  
 Breier, Seif, Silverman & Schermer, P.A.  
 2800 Ponce De Leon Blvd., Suite 1125  
 Coral Gables, Florida 33134-6912

Property Appraisers Parcel  
 Identification (Folio) Number: 03-4108-009-4030

**WARRANTY DEED**

**THIS INDENTURE**, Made this 30<sup>th</sup> day of June A.D. 2016, **BETWEEN** AVELINO MARTINEZ and LESLIE MARTINEZ, his wife, of the County of Miami-Dade, in the State of Florida, parties of the first part, and 3 MARTINEZ PARTNERS, LLC, a Florida Limited Liability Company, of the County of Miami-Dade, in the State of Florida, whose post office address 4746 SW 72<sup>nd</sup> Avenue, Miami, Florida 33155 party of the second part.

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of TEN and 00/100 (\$10.00) DOLLARS, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, have granted, bargained, and sold to the said party of the second part, its successors and assigns forever, the following described land, situate, and being in the County of Miami-Dade, State of Florida, to-wit:

Lot 19, in Block 39, CORAL GABLES, DOUGLAS SECTION, according to the Plat thereof, as recorded in Plat Book 25, at Page 69, of the Public Records of Miami-Dade County, Florida.

Subject to conditions, restrictions, limitations, reservations, and easements of record, if any, but any such interests that have been terminated are not hereby reimposed and subject to applicable zoning ordinances, taxes and assessments for the year 2016 and subsequent years.

**NOTE TO RECORDER'S OFFICE:** THIS CONVEYANCE IS A TRANSFER OF TITLE FROM THE MEMBER OF A LIMITED LIABILITY COMPANY TO THAT LIMITED LIABILITY COMPANY WHERE THE MEMBERSHIP INTEREST OF THAT LIMITED LIABILITY COMPANY IS OWNED BY THE SAME MEMBER MAKING THE CONVEYANCE HEREIN. THE PROPERTY BEING CONVEYED HEREIN IS NOT ENCUMBERED NOW NOR WAS IT ENCUMBERED AT THE TIME OF THE CONVEYANCE OR AT ANYTIME IN BETWEEN. THERE IS NO CONSIDERATION (OTHER THAN THE NOMINAL CONSIDERATION STATED IN THIS DEED). MINIMUM DOCUMENTARY STAMP TAX IS PAYABLE PURSUANT TO FLORIDA STATUTE SECTION 201.02.

And the said parties of the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

City's Exhibit #9

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Rodrigo Velasco  
Printed Name

Nicholas Shaheen  
Printed Name

AVELINO MARTINEZ L.S.  
4130 Park Avenue  
Miami, FL 33133  
LESLIE MARTINEZ L.S.  
4130 Park Avenue  
Miami, FL 33133

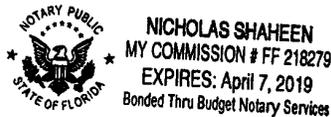
STATE OF FLORIDA )  
COUNTY OF MIAMI-DADE )

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared AVELINO MARTINEZ and LESLIE MARTINEZ, his wife, described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, that I relied upon the following form of identification of the above-named persons: Drivers License and that an oath (~~was~~) (was not) taken.

Witness my hand and official seal in the County and State last aforesaid this 30<sup>th</sup> day of June, 2016.

NOTARY RUBBER STAMP SEAL:

Nicholas Shaheen  
Notary Signature  
Nicholas Shaheen  
Printed Notary Name





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## Detail by Entity Name

Florida Limited Liability Company  
3 MARTINEZ PARTNERS LLC

### Filing Information

<b>Document Number</b>	L21000435212
<b>FEI/EIN Number</b>	87-3786695
<b>Date Filed</b>	10/05/2021
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

131 ZAMORA AVENUE  
CORAL GABLES, FL 33134

### Mailing Address

4746 SW 72 AVENUE  
MIAMI, FL 33155

### Registered Agent Name & Address

MARTINEZ, AVELINO  
131 ZAMORA AVENUE  
CORAL GABLES, FL 33134

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

MARTINEZ, AVELINO  
131 ZAMORA AVENUE  
CORAL GABLES, FL 33134

Title MGR

MARTINEZ, LESLIE  
131 ZAMORA AVENUE  
CORAL GABLES, FL 33134

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2023	04/30/2023
2024	04/29/2024
2025	03/01/2025

**Document Images**

<a href="#">03/01/2025 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">04/30/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/01/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">10/05/2021 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>



# DOCUMENT COVER PAGE

For those documents not providing the **required** 3 x 3 inch space on the first page, this cover page must be attached.

An additional recording fee for this page must be remitted.

**CFN 2025R0257616**  
OR BK 34693 Pgs 4177-4179 (3Pgs)  
RECORDED 04/04/2025 12:05:17  
JUAN FERNANDEZ-BARQUIN  
CLERK OF THE COURT & COMPTROLLER  
MIAMI-DADE COUNTY, FL

(Space above this line reserved for recording office use)

**Document Title:** CLAIM OF LIEN  
(Mortgage, Deed, Etc.)

**Return Document To / Prepared By:**

Nicolas Garcia, Esq.  
150 SE 2nd Ave #311  
Miami, FL 33131

**Rule 2.520 (d)** On all ... documents prepared ...which are to be recorded in the public records of any county ... a 3 - inch by 3 - inch space at the top right-hand corner on the first page and a 1 - inch by 3 - inch space at the top right-hand corner on each subsequent page shall be left blank and reserved for use by the clerk of court.

space above reserved for recording information

**WARNING!**

**THIS LEGAL DOCUMENT REFLECTS THAT A CONSTRUCTION LIEN HAS BEEN PLACED ON THE REAL PROPERTY LISTED HEREIN. UNLESS THE OWNER OF SUCH PROPERTY TAKES ACTION TO SHORTEN THE TIME PERIOD, THIS LIEN MAY REMAIN VALID FOR ONE YEAR FROM THE DATE OF RECORDING, AND SHALL EXPIRE AND BECOME NULL AND VOID THEREAFTER UNLESS LEGAL PROCEEDINGS HAVE BEEN COMMENCED TO FORECLOSE OR TO DISCHARGE THIS LIEN.**

**CLAIM OF LIEN**

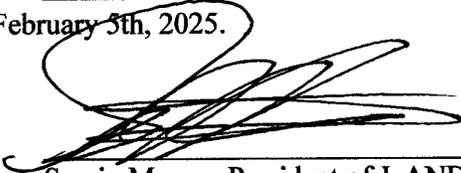
STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

Before me, the undersigned notary public, personally appeared, Sergio F. MUNOZ, who was duly sworn and says that she or he is the agent/representative of the lienor J. AND C. ROOFING CORPORATION, whose address is 211 SW 51ST PL, Miami, FL 33155 ; and that in accordance with a contract with 3 MARTINEZ PARTNERS LLC, lienor furnished labor, services, or materials consisting of REROOF FRONT 2ND FLOOR TILE ROOF on the following described real property in Miami-Dade County, Florida:

Lot 19, in Block 39, CORAL GABLES, DOUGLAS SECTION, according to the Plat thereof, as recorded in Plat Book 25, at Page 69, of the Public Records of Miami-Dade County Florida.

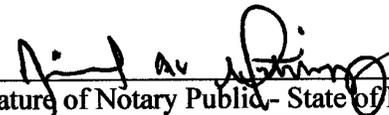
owned by 3 MARTINEZ PARTNERS LLC of a total value of \$11,700, of which there remains unpaid \$5,850, and furnished the first of the items on February 3rd, 2025, and the last of the items on February 5th, 2025.

By:



Sergio Munoz, President of J. AND C. ROOFING CORPORATION

Sworn to (or affirmed) and subscribed before me this 3 day of April, 2025, by Sergio F. MUNOZ.

  
Signature of Notary Public - State of Florida

Richard A. Gutierrez  
Print, Type, or Stamp Commissioned Name of Notary Public



**RICHARD A. GUTIERREZ**  
Notary Public  
State of Florida  
Comm# HH633739  
Expires 1/30/2029

Personally Known OR Produced Identification

Type of Identification Produced: FL DL M520.786.63.361.0



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## Detail by Entity Name

Florida Profit Corporation

J. AND C. ROOFING CORPORATION

### Filing Information

**Document Number** 595432  
**FEI/EIN Number** 59-1910711  
**Date Filed** 11/28/1978  
**State** FL  
**Status** ACTIVE

### Principal Address

211 sw 51 pl  
MIAMI, FL 33134

Changed: 02/16/2016

### Mailing Address

211 sw 51 pl  
MIAMI, FL 33134

Changed: 02/16/2016

### Registered Agent Name & Address

MUNOZ, SERGIO  
211 sw 51 pl  
MIAMI, FL 33134

Name Changed: 01/14/1997

Address Changed: 02/16/2016

### Officer/Director Detail

#### **Name & Address**

Title PD

MUNOZ, SERGIO

211 sw 51 pl  
 MIAMI, FL 33134

**Annual Reports**

Report Year	Filed Date
2023	04/14/2023
2024	04/01/2024
2025	04/09/2025

**Document Images**

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<a href="#">02/22/2002 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">02/19/1999 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/15/1998 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/14/1997 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/18/1996 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>



**BUILDING RECERTIFICATION INSPECTION REPORT FORM - STRUCTURAL**

Initial Inspection Report       Amended Inspection Report after completion of repairs

**Licensed Engineer(s) or Architect(s) Responsible for Recertification Inspection**

Inspection Firm Name (if applicable):    Jose Subero

Address:                    PO Box 41-412, Miami Beach, FL 33141

Telephone Number:    (941) 223-6457                    Email: [sueng40y@gmail.com](mailto:sueng40y@gmail.com)

Assuming Responsibility for:     All       Portion    If portion, please list:                    N/A

Inspection Commencement Date:    6/5/25    Inspection Completion Date:                    2/15/25

NOTE: Add pages as required to list all additional design professionals assuming responsibility for the Recertification Inspections or portions thereof. Each Design Professional must sign and seal their portion of the work in accordance with Florida Statutes.

Please check the condition that applies:

- Substantial Structural Deterioration Observed
- Dangerous Condition Observed. Notify Building Official within 10 days
- Immediate Dangerous Condition Observed. Notify Building and Fire Officials within 24 hours
- Maintenance needed but does not rise to the level of Substantial Deterioration or Dangerous
- Passed the Inspection

Check box if unpermitted work has been identified as per Sec. 1804.1 FBC, EB

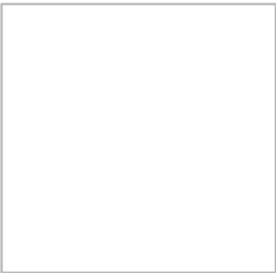
Licensed Design Professional:     Engineer       Architect

Name:                    Jose Subero    Jose Subero, State of Florida, Professional Engineer, License No. 72361

License Number:                    72361    This item has been digitally signed and sealed by Jose Subero on the date indicated here.

I am qualified to practice in the discipline in which I am hereby signing:

Signature:    Date:    Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



Seal

This report has been based upon the minimum inspection requirements of Miami-Dade County Code Sec. 8-11(f). and satisfies the requirements listed in Chapter 18 of the Florida Building Code, Existing Building, inclusive of the Phase 1 and Phase 2 inspections. To the best of my knowledge and ability, this report represents an accurate appraisal of the present conditions of the structure, based on careful evaluation of conditions, to the extent reasonably possible.

**City's Exhibit #10**

# MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING STRUCTURAL RECERTIFICATION

CASE REFERENCE NUMBER:

JURISDICTION NAME:

Coral Gables

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

1. DESCRIPTION OF BUILDING			
a. Name on Title:	3 MARTINEZ PARTNERS LLC		
b. Building Street Address:	131 Zamora Ave		Bldg. #: 1
c. Legal Description:	8 54 41 PB 25-69 CORAL GABLES DOUGLAS SEC LOT 19 BLK 39 LOT SI:	Attached:	<input type="checkbox"/>
VALUE OR 20685-3172 09/2002 4 COC 24193-1589 12 2005 1			
d. Owner's Name:	3 MARTINEZ PARTNERS LLC		
e. Owner's Mailing Address:	4746 SW 72 AVE DORAL, FL 33172		
f. Owner's email:	info@fpdesignpermits.com		
g. Owner's Contact Phone Number:	786 458 7799		
h. Corresponding Property Folio Number:	03-4108-009-4030		
i. Name of Condominium or Cooperative Association (if applicable):	3 MARTINEZ PARTNERS LLC		
j. Building Code Occupancy Classification:	3801 MULTI-FAMILY MED DENSITY		
k. Present Use:	0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS		
l. General description, type of construction, size, number of stories, and special features:	Two-story building, Concrete block exterior. Flat Roof.		
	Lot Size: 5,900 Sq.Ft    Adjusted Area: 3,789 Sq.f Units: 14		
	Year Built: 1925		
m. Number of Stories:	2	n. Is this a Threshold Building1 as per 553.71(12) F.S. (Yes/No):	No
o. Additions to original structure:	Added canopy roof		
p. Provide an aerial of the property identifying the building being certified on a separate sheet.	Attached:	<input type="checkbox"/>	
q. Approximate distance to coast and method used to determine distance:	Google Maps	4.3	
r. Total Actual Building Area of all floors:	4,364	S.F.	s. Building Footprint Area: 2,182

## 2. INSPECTIONS

a. Date of Notice of Required Inspection: 4/25/25

b. Date(s) of actual inspection: 6/5/25

c. Name, license number, and qualifications of licensee submitting report:

Jose R Subero, PE # 72361. Construction -Building Inspection & Land Development. Civil Engineer

1. Discipline of practice: Civil Engineer

d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures: N/A:

None

e. Are Any Structural Repairs Required? (YES/NO): Yes

1. If required, describe, and indicate acceptance:

Roof and open violation

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

1. Explanation/Conditions: The building is safe

g. Is it recommended that the building be vacated? (YES/NO): No

h. Has the property record been researched for violations or unsafe cases? (YES/NO): No

1. Explanation/Comments: Roof and Window

**3. SUPPORTING DATA (Reference all photos indicated in report with corresponding section number)**

a.	<u>                  -                  </u>	Number of Additional sheets of written data
b.	<u>                  11                  </u>	Number of Photographs provided (plus each building elevation)
c.	<u>                  1                  </u>	Number Drawings or sketches provided (aerial, site, footprint, etc.)
d.	<u>                  -                  </u>	Number of Test reports attached

**4. FOUNDATION**

a. Describe the building foundation based on visual observation, type of construction or existing plans:	
Shallow Foundation - Reinforced concrete (spread footings & floor slabs)	
b. Is wood in contact or near soil? (Yes/No):	No
c. Signs of differential settlement? (Yes/No):	No
d. Describe any cracks or separation in the walls, columns, or beams that signal differential settlement:	<b>PROVIDE PHOTO 4d</b>
None	
e. Is water drained away from the foundation? (Yes/No/Needs Repair):	Yes
f. Is there additional sub-soil investigation required? (Yes/No):	No
1. Describe:	N/A

**5. PRESENT CONDITION OF OVERALL STRUCTURE**

A. General alignment: (Note: good, fair, poor, significant, explain if significant)	<b>PROVIDE PHOTO 5a</b>
1. Bulging:	Good
2. Settlement:	Good
3. Deflections:	Good
4. Expansion:	Good
5. Contraction:	Good

b. Portion showing distress: (Note, beams, columns, structural walls, floor, roofs, other)	PROVIDE PHOTO 5b
Roof	
c. Surface conditions: Describe general conditions of finishes, cracking, spalling, peeling, of moisture penetration and stains.	signs PROVIDE PHOTO 5c
None observed cracking, spalling, moisture penetration & stains.	
d. Cracks: Note location in significant members. Identify crack size as <b>HAIRLINE</b> if barely discernible; <b>FINE</b> if less than 1 mm in width; <b>MEDIUM</b> if between 1- and 2-mm width; <b>WIDE</b> if over 2 mm.	PROVIDE PHOTO 5d
None Observed cracking.	
e. General extent of deterioration: Cracking or spalling of concrete or masonry; oxidation of metals; rot or borer attack in wood.	PROVIDE PHOTO 5e
No structural deficiencies were observed.	
f. Previous patching or repairs (Provide description and identify location):	PROVIDE PHOTO 5f
Windows	
g. Nature of present loading: (Indicate residential, commercial, storage, other.)	
Residential (17,000/200 = 85 )	
h. Are there any other significant observations? (Yes/No):	No
1. Describe:	N/A

**6. MASONRY BEARING WALL:** (Indicate good, fair, poor, significant on appropriate lines)

This Section  is N/A:

**PROVIDE PHOTO 6**

a. Concrete masonry units: Good

b. Clay tile or terra cota units: N/A

c. Reinforced concrete tie columns: Fair

d. Reinforced concrete tie beams: No Visible

e. Lintel: No Visible

f. Other type bond beams: No Visible **PROVIDE PHOTO 6f**

g. Exterior masonry finishes (choose those that apply):

1. Stucco: Good

2. Veneer: N/A

3. Paint only: Good

4. Other (describe): N/A

h. Interior masonry finishes (choose those that apply): **PROVIDE PHOTO 6h**

1. Vapor barrier: N/A

2. Furring and plaster: N/A

3. Paneling: Fair

4. Paint only: Fair

5. Other (describe): N/A

i. Cracks:

1. Location (note beams, columns, other): No cracks observed in columns and beams **PROVIDE PHOTO 6i**

2. Description:

N/A **PROVIDE PHOTO 6j**

j. Spalling: No spalling observed in columns and beams

1. Location (note beams, columns, other): N/A

2. Description: N/A

k. Rebar corrosion (indicate worst case by selecting one from lines 1-4):		PROVIDE PHOTO 6k
1. None visible:	<input checked="" type="radio"/>	
2. Minor (patching will suffice):	<input type="radio"/>	
3. Significant (but patching will suffice):	<input type="radio"/>	
4. Significant (structural repairs required):	<input type="radio"/>	
l. Samples chipped out for examination in spalled areas (Yes/No):	No	
1. Yes - describe color, texture, aggregate, general quality:	N/A	

7. FLOOR AND ROOF SYSTEM		
a. Roof (Must access and provide)		
1. Describe (roof shape, type roof covering, type roof deck, roof structural framing, condition):		PROVIDE PHOTO 7a1
Roof Pitch:	1/12	Roof Cladding Type: Asphalt
Roof Deck Material:	Wood Trusses w/ plywood	
Roof Structural Framing Type:	Wood Trusses	
Roof Structural Framing Condition:	Good	
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of supports:		PROVIDE PHOTO 7a2
None		
3. Describe roof drainage system, main and overflow, and indicate condition:		PROVIDE PHOTO 7a3
Gutter and Down-Spouts Fair		
4. Describe parapet construction and current conditions:		PROVIDE PHOTO 7a4
Under construction		
5. Describe mansard construction and current conditions:		PROVIDE PHOTO 7a5
N/A		

6. Describe roofing membrane/covering and current conditions:		PROVIDE PHOTO 7a6
Flat roof w/ Asphalt. Fair		
7. Describe any roof framing member with obvious overloading, overstress, deterioration or excessive deflection:		PROVIDE PHOTO 7a7
None observed		
8. Note any expansion joints and condition:		PROVIDE PHOTO 7a8
None Observed		
b. Floor system(s):		
1. Describe the floor system at each level, framing, material, typical spans and indicate condition:		PROVIDE PHOTO 7b1
First Floor - Wood joist w/ Tiles Good		
Second floor -Wood joist w/ Tiles. Good		
2. Balconies: Indicate location, framing system, materials and condition:		PROVIDE PHOTO 7b2
Construction:	N/A	
Condition:	N/A	
Location:	N/A	
3. Stairs and escalators: indicate location, framing system, material, and condition: N/A:		<input type="checkbox"/> PROVIDE PHOTO 7b3
The stairs have concrete steps, located inside of the building. Good		
4. Ramps: indicate location, framing system, material, and condition:		N/A: <input type="checkbox"/> PROVIDE PHOTO 7b4
N/A		
5. Guardrails and handrails: describe type, material, and condition:		N/A: <input type="checkbox"/> PROVIDE PHOTO 7b5
Located on stairs - Concrete wall. Good		
c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.		
Attic space with limited access and visibility		

<b>8. STEEL FRAMING SYSTEM</b>	This Section is Not Applicable: <input checked="" type="checkbox"/>
a. Description of system at each level:	<b>PROVIDE PHOTO 8a</b>
N/A	
b. Exposed steel members: describe condition of paint and degree of corrosion:	<b>PROVIDE PHOTO 8b</b>
N/A	
c. Steel connections: describe type and condition:	<b>PROVIDE PHOTO 8c</b>
N/A	
d. Concrete or other fireproofing: note any cracking or spalling of encased member and note where any covering was removed for inspection:	<b>PROVIDE PHOTO 8d</b>
N/A	
e. Identify any steel framing member with obvious overloading, overstress, deterioration, or excessive deflection (provide location):	<b>PROVIDE PHOTO 8e</b>
N/A	
f. Elevator sheave beams and connections, and machine floor beams: note condition	N/A <input checked="" type="checkbox"/> <b>PROVIDE PHOTO 8f</b>
N/A	

<b>9. CONCRETE FRAMING SYSTEM</b>	This Section is Not Applicable: <input type="checkbox"/>
a. Full description of concrete structural framing system:	<b>PROVIDE PHOTO 9a</b>
CBS construction w/ reinforced concrete columns and beams	
b. Cracking	<b>PROVIDE PHOTO 9b</b>
1. Not Significant <input checked="" type="radio"/> 2. Significant but patching will suffice: <input type="radio"/>	
3. Significant: Structural repairs required: <input type="radio"/>	
4. Location and description of members affected and type cracking:	
No structural deficiencies were observed. Fair	

c. General condition		
Good		
d. Rebar corrosion - check appropriate line		
1. None visible: <input type="checkbox"/>		
2. Location and description of members affected and type cracking:		N/A: <input type="checkbox"/> <b>PROVIDE PHOTO 9d2</b>
N/A		
3. Significant but patching will suffice:		N/A: <input type="checkbox"/> <b>PROVIDE PHOTO 9d3</b>
N/A		
4. Significant: structural repairs required (describe):		N/A: <input type="checkbox"/> <b>PROVIDE PHOTO 9d4</b>
N/A		
e. Samples chipped out in spall areas:		
1. No: <input type="checkbox"/>		
2. Yes, describe color, texture, aggregate, general quality:		<b>PROVIDE PHOTO 9e</b>
N/A		
f. Identify any concrete framing member (e.g. slabs and transfer elements) with obvious overloading, overstress, deterioration (e.g. efflorescence at underside of slab or at base of column or wall), or excessive deflection:		<b>PROVIDE PHOTO 9f</b>
None		

<b>10. WINDOWS, STOREFRONTS, CURTAIN WALLS AND EXTERIOR DOORS</b>	
a. Windows/Storefronts/Curtainwalls/Skylights	<b>PROVIDE PHOTO 10</b>
1. Type (Wood, steel, aluminum, vinyl, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other):	
Aluminum - Single Hung & Fixed . Good	
2. Anchorage: type and condition of fasteners and latches:	
Screws. Good.	

3. Sealant: type and condition of perimeter sealant and at mullions:	
Caulking. Good	
4. Interior seals: type and condition at operable vents:	
Caulking. Good	
5. General condition:	
Good	
6. Describe any repairs needed:	
N/A	
b. Structure Glazing on the exterior envelope of Threshold Buidings (Yes/No):	
No	
1. Previous Inspection Date:	
2. Description of Curtain wall Structural Glazing and adhesive sealant:	
N/A	
3. Describe Condition of System:	
N/A	
c. Exterior Doors (All types included)	PROVIDE PHOTO 10c
1. Type (Swing Wood, Swing Steel, Storefront, Sliding Door, Overhead other, please describe):	
Swing Steel - Fair & Glass - Fair	
2. Anchorage: type and condition of fasteners and latches:	
Door knob and hinges. Fair	
3. Sealant: type and condition of sealant:	
Caulking and rubber seal. Fair	

4. General condition:
Fair
5. Describe any repairs needed:
N/A

<b>11. WOOD FRAMING</b>	This Section is Not Applicable : <input type="checkbox"/>
a. Type: fully describe if mill construction, light construction, major spans, trusses:	PROVIDE PHOTO 11a
Wood Trusses w/ plywood	
b. Indicate the condition of the following:	PROVIDE PHOTO 11b
1. Walls:	
N/A	
2. Floors:	
N/A	
3. Roof member, roof trusses:	
Wood Trusses w/ plywood      Fair	
c. Note metal connectors (i.e., angles, plates, bolts, split pintles, other, and note condition):	PROVIDE PHOTO 11c
Metal Plates. Fair	
d. Joints: note if well fitted and still closed:	PROVIDE PHOTO 11d
Joint observed to be well fitted & still closed	

e. Drainage: note accumulations of moisture	PROVIDE PHOTO 11e
No moisture was observed	
f. Ventilation: note any concealed spaces not ventilated:	PROVIDE PHOTO 11f
Ventilation opening along soffits	
g. Note any concealed spaces opened for inspection:	PROVIDE PHOTO 11g
None observed	
h. Identify any wood framing member with obvious overloading, overstress, deterioration, or excessing deflection. (Is Structural Repairs Required?):	PROVIDE PHOTO 11h
None observed	

<b>12. BUILDING FAÇADE INSPECTION (Threshold Buildings<sup>1</sup>)</b>	This Section is N/A <input type="checkbox"/>	PROVIDE PHOTO 12
a. Identify and describe the exterior walls and appurtenances on all sides of the building. (Cladding type, corbels, precast appliques, etc.)		
N/A		
b. Identify the attachment type of each appurtenance type (mechanically attached or adhered):		
N/A		
c. Indicate the condition of each appurtenance (distress, settlement, splitting, bulging, cracking, loosening of metal anchors and supports, water entry, movement of lintel or shelf angles, or defects):		
N/A		

<b>13. SPECIAL OR UNUSUAL FEATURES IN THE BUILDING</b>	This Section N/A	<input type="checkbox"/>	<b>PROVIDE PHOTO 13</b>
a. Identify and describe any special or unusual feature (i.e. cable suspended structures, tensible fabric roof, large sculputures, chimneys, porte-cochere, retaining walls, seawalls, signs, canopy, awnings, attached terraces, etc.)			
N/A			
b. Indicate condition of the special feature, its supports , connections, and if repairs are required:			
N/A			

<b>14. UNDERGROUND OR LOWER-LEVEL PARKING GARAGES</b>	This Section is N/A	<input type="checkbox"/>	<b>PROVIDE PHOTO 14</b>
<b>CHECKLIST ITEMS TO CONFIRM OR CONSIDER FOR UNDERGROUND PARKING GARAGE: 14A.</b>			
CURRENT Base Flood Elevation: _____ ft. (Select Datum)			
<b>Note: All elevation datums provided must be in the same datum as the Flood Insurance Rate Map (FIRM).</b>			
1. What is the wet season? ground water elevation (water table): _____ ft. (Select Datum)			
2. What is the elevation of lowest parking garage finished floor: _____ ft. (Select Datum)			
3. What is the elevation of lthe parking garage entrance : _____ ft. (Select Datum)			
4. Is the wet season ground water elevation (water table) higher than the lowest floor elevation? Select (Yes or No)			
Explanation:                    N/A			
5. Is the garage entrance elevation lower than the base flood elevation?                    Select: (Yes or No)			
Explanation:                    N/A			
6. List use of structure above the underground portion of the parking garage. (e.g. parking, terrace, occupiable space):			
Describe:                    N/A			
7. Does underground parking structure show any evidence of bulging, settlement, cracking or deflection? Describe:			
Describe:                    N/A			

8. Describe general surface conditions (cracking, spalling, peeling, or staining)
Explanation: N/A
<b>14B.</b>
1. Do the parking garage slabs (overhead and floor slabs) and / or walls show evidence of leakage (efflorescence at the undersidew of slab or at base of column)? (Yes or No):
Explanation: N/A
2. Is there any evidence of previous patching or repairs? (Yes or No):
Explanation: N/A

<sup>1</sup> **THRESHOLD BUILDING:** In accordance with Florida Statute, any building which is greater than 3 stories or 50 feet in height, or which has an assembly occupancy classification that exceeds 5,000 square feet in area and an occupant content of greater than 500 persons.

<sup>2</sup> **WET SEASON:** Compare the current Base Flood Elevation (BFE) on the latest FEMA Flood Insurance Rate Map (FIRM) with the October water table elevation shown in the Miami-Dade County Average Ground Water October maps available with the Miami- Dade Department of Environmental Resource Management (DERM)

<b>15. DETERIORATION</b>	N/A: <input type="checkbox"/>	<b>PROVIDE PHOTO 15</b>
a. Based on the scope of inspection, describe any structural deterioration and describe the extent of such deterioration.		

If <b>Substantial Structural Deterioration</b> has been observed:	N/A: <input type="checkbox"/>	<b>PROVIDE PHOTO</b>
16. Identify the damage and describe the extent of the substantial structural deterioration along with the need for maintenance, repair and/or replacement recommendations.		
17. Identify and describe areas requiring added inspection as well as results of any testing.		
18. Describe manner and type of inspections performed.		
19. Provide graded urgency of each recommended repair.		
20. State whether unsafe or dangerous conditions exist, as these terms are defined in the Florida Building Code, where observed.		

**Reset Form**

**1. DESCRIPTION OF BUILDING**



**131 Zamora Ave**

Jose Subero, State of Florida,  
Professional Engineer, License No.  
72361 This item has been digitally  
signed and sealed by Jose Subero on  
the date indicated here. Printed  
copies of this document are not  
considered signed and sealed and the  
signature must be verified on any  
electronic copies.

**Sugil Engineering Inc  
PO Box 41-4121  
Miami Beach, FL 33141**

**Item # 1: DESCRIPTION OF BUILDING**



**Front View - South Side**



**Right View - East Side**

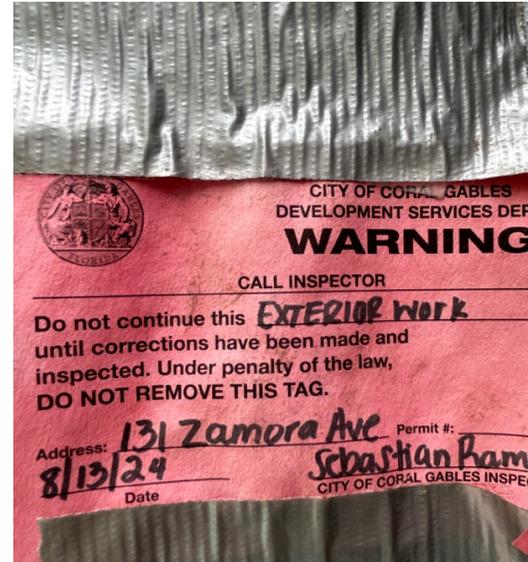


**Rear View - North Side**



**Left View - West Side**

**Item # 5: PRESENT CONDITION OF OVERALL STRUCTURE**



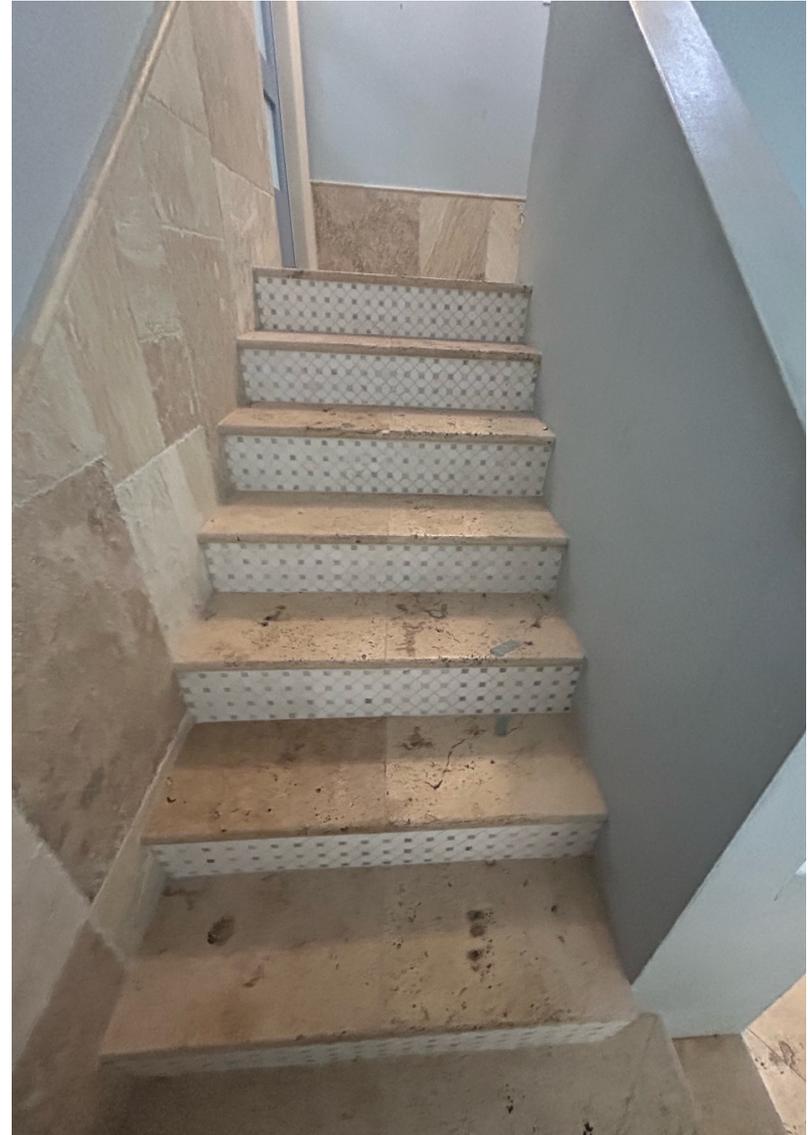
**Item # 6: MASONRY BEARING WALL**



**Item # 7: FLOOR AND ROOF SYSTEM**

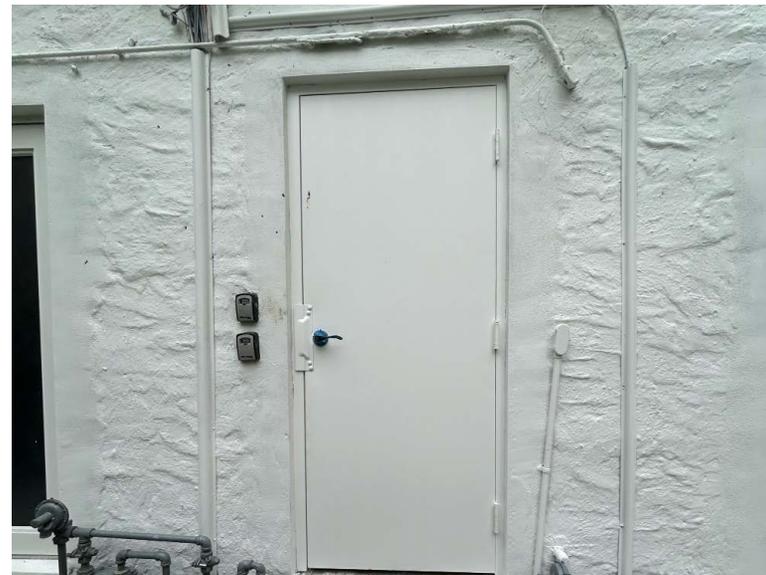


**Wood Rafter (Floor)**



**Stair**

**Item # 10: WINDOWS, STOREFRONTS, CURTAIN WALLS AND EXTERIOR DOORS**





**BUILDING RECERTIFICATION INSPECTION REPORT FORM - ELECTRICAL**

Initial Inspection Report  Amended Inspection Report after completion of repairs

**Licensed Engineer(s) or Architect(s) Responsible for Recertification Inspection**

Inspection Firm Name (if applicable): Jose Subero

Address: PO Box 41-412, Miami Beach, FL 33141

Telephone Number: (941) 223-6457 Email: [sueng40y@gmail.com](mailto:sueng40y@gmail.com)

Assuming Responsibility for:  All  Portion If portion, please list: N/A

Inspection Commencement Date: 6/5/25 Inspection Completion Date: 2/15/25

NOTE: Add pages as required to list all additional design professionals assuming responsibility for the Recertification Inspections or portions thereof. Each Design Professional must sign and seal their portion of the work in accordance with Florida Statutes.

Please check the condition that applies:

- Dangerous Condition Observed. Notify Building Official within 10 days
- Immediate Dangerous Condition Observed. Notify Building and Fire Officials within 24 hours
- Maintenance needed but does not rise to the level of Dangerous
- Passed the Inspection Jose Subero, State of Florida, Professional Engineer, License No. 72361

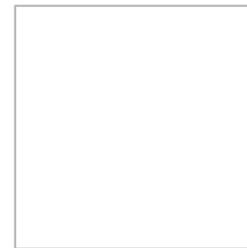
This item has been digitally signed and sealed by Jose Subero on the date indicated here.

Licensed Design Professional:  Engineer  Architect

Name: Jose Subero

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

License Number: 72361



I am qualified to practice in the discipline in which I am hereby signing:

Signature:

Date:

Seal

This report has been based upon the minimum inspection requirements of Miami-Dade County Code Sec. 8-11(f). To the best of my knowledge and ability, this report represents an accurate appraisal of the present conditions of the electrical system, based on careful evaluation of conditions, to the extent reasonably possible.

## MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING ELECTRICAL RECERTIFICATION

CASE REFERENCE NUMBER:

JURISDICTION NAME:

Coral Gables

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

### 1. DESCRIPTION OF BUILDING

a. Name on Title: 3 MARTINEZ PARTNERS LLC

b. Building Street Address: 131 Zamora Ave Bldg. #: 1

c. Legal Description: 8 54 41 PB 25-69 CORAL GABLES DOUGLAS SEC LOT 19 BLK 39 LOT SIZE SITE Attached:

VALUE OR 20685-3172 09/2002 4 COC 24193-1589 12 2005 1

d. Owner's Name: 3 MARTINEZ PARTNERS LLC

e. Owner's Mailing Address: 4746 SW 72 AVE DORAL, FL 33172

f. Owner's email: info@fpdesignpermits.com

g. Owner's Contact Phone Number: 786 458 7799

h. Corresponding Property Folio Number: 03-4108-009-4030

i. Name of Condominium or Cooperative Association (if applicable): N/A

j. Building Code Occupancy Classification: 3801 MULTI-FAMILY MED DENSITY

k. Present Use: 0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS

l. General description, type of construction, size, number of stories, and special features:

Two-story building, Concrete block exterior. Flat Roof.

Lot Size: 5,900 Sq.Ft Adjusted Area: 3,789 Sq.Ft Units: 14

Year Built: 1925

m. Number of Stories: 2 n. Is this a Threshold Building<sup>1</sup> as per 553.71(12) F.S. (Yes/No): No

o. Additional Comments: None

2. INSPECTIONS	
a. Date of Notice of Required Inspection:	4/25/25
b. Date(s) of actual inspection:	6/5/25
c. Name and qualification of licensee submitting report:	Jose R Subero, PE # 72361. Construction -Building Inspection & Land Development.
d. Are Any Electrical Repair Required? (YES/NO):	No
1. If required, describe, and indicate acceptance:	N/A
e. Can the building continue to be occupied while recertification and repairs are ongoing? (YES/NO):	Yes
1. Explanation/Conditions:	N/A

3. ELECTRICAL SERVICE		PROVIDE PHOTO 3
1. Size:	Voltage ( 120/240 ):      Amperage ( See comments )      Type:      Fuses ( <input type="radio"/> )      Breakers ( <input checked="" type="radio"/> )	
b. Phase:	Three-Phase ( <input type="radio"/> )      Single-Phase ( <input checked="" type="radio"/> )	
3. Condition:	Good ( <input type="radio"/> )      Fair ( <input checked="" type="radio"/> )      Needs Repair ( <input type="radio"/> )	
Comments:	No comments.	

4. METERING EQUIPMENT		PROVIDE PHOTO 4
1. Clearances:	Good ( <input type="radio"/> )      Fair ( <input checked="" type="radio"/> )      Needs Correction ( <input type="radio"/> )	
Comments:	No comments.	

<b>5. ELECTRIC ROOMS</b>		Not Applicable: <input type="checkbox"/>	PROVIDE PHOTO 5
1. Clearances:	Good ( <input checked="" type="radio"/> )	Fair ( <input checked="" type="radio"/> )	Needs Correction ( <input type="radio"/> )
Comments:	N/A		

<b>6. GUTTERS</b>		Not Applicable: <input type="checkbox"/>	PROVIDE PHOTO 6
1. Location:	Good ( <input checked="" type="radio"/> )	Needs Repair ( <input type="radio"/> )	
2. Taps and Fill:	Good ( <input checked="" type="radio"/> )	Needs Repair ( <input type="radio"/> )	
Comments:	No comments.		

<b>7. ELECTRICAL PANELS</b>		PROVIDE PHOTO 7
1. Panel # ( 1 ):	Location: Meter Room	
	Good ( <input checked="" type="radio"/> )	Needs Repair ( <input type="radio"/> )
2. Panel # ( 2 ):	Location: Meter Room	
	Good ( <input checked="" type="radio"/> )	Needs Repair ( <input type="radio"/> )
3. Panel # ( 3 ):	Location: Meter Room	
	Good ( <input checked="" type="radio"/> )	Needs Repair ( <input type="radio"/> )
4. Panel # ( 4 ):	Location: Meter Room	
	Good ( <input checked="" type="radio"/> )	Needs Repair ( <input type="radio"/> )
5. Panel # ( N/A ):	Location:	
	Good ( <input type="radio"/> )	Needs Repair ( <input type="radio"/> )
Use separate sheets for additional panels.		

Comments:	No comments.

<b>8. BRANCH CIRCUITS (Exiting panel enclosure)</b>	<b>PROVIDE PHOTO 8</b>
---	------------------------

1. Identified:	Yes ( <input checked="" type="radio"/> )	Must be Identified ( <input type="radio"/> )	
2. Conductors:	Good ( <input checked="" type="radio"/> )	Deteriorated ( <input type="radio"/> )	Must be Replaced ( <input type="radio"/> )
Comments:	No comments.		

<b>9. GROUNDING OF SERVICE</b>	<b>PROVIDE PHOTO 9</b>
--------------------------------	------------------------

	Good ( <input checked="" type="radio"/> )	Needs Repair ( <input type="radio"/> )
Comments:	No comments.	

<b>10. BRANCH CIRCUIT EQUIPMENT GROUNDING SYSTEM</b>	<b>PROVIDE PHOTO 10</b>
--	-------------------------

	Good ( <input checked="" type="radio"/> )	Needs Repair ( <input type="radio"/> )
Comments:	No comments.	

**11. SERVICE CONDUIT/ RACEWAYS**

**PROVIDE PHOTO 11**

Good (  )

Needs Repair (  )

Comments: No comments.


**12. GENERAL CONDUIT / RACEWAYS**

**PROVIDE PHOTO**

Good (  )

Needs Repair (  )

Comments: No comments.


**13. WIRE AND CABLES**

**PROVIDE PHOTO 13**

Good (  )

Needs Repair (  )

Comments: No comments.


**14. BUSWAYS**

Not Applicable:

**PROVIDE PHOTO 14**

Good (  )

Needs Repair (  )

Comments: N/A. This is not busways.


**15.THERMOGRAPHY INSPECTION RESULTS**Not Applicable: **PROVIDE PHOTO**

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

Are there any anomalies reported in the thermography report? ( Yes/ No) No

Comments: The thermography should be attached in finish report

**16.OTHERS CONDUCTORS****PROVIDE PHOTO 16**Good (  ) Needs Repair (  )

Comments: N/A. This is not others conductors

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

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

a. Other Conductors/Cables (Specify): N/A

Comments: No comments.

**18. EXISTING EMERGENCY LIGHTING (BUILDING INTERIOR)****PROVIDE PHOTO 18**Good (  ) Needs Repair (  ) N/A ( ) (  )

Comments: No comments.

**19. EXISTING BUILDING EGRESS ILLUMINATION (BUILDING EXTERIOR)**

**PROVIDE PHOTO 19**

Good (  ) Needs Repair (  ) N/A (  )

Comments: No comments.

**20. EXISTING FIRE ALARM SYSTEM**

**PROVIDE PHOTO 20**

Good (  ) Needs Repair (  ) N/A (  )

Comments: N/A. Fire Alarm System is not required

**21. EXISTING SMOKE DETECTORS (Part of a fire alarm system only)**

Not Applicable:

**PROVIDE PHOTO 21**

Good (  ) Needs Repair (  ) N/A (  )

Comments: Fire Alarm System is not required

**22. EXISTING EXIT SIGNS (ILLUMINATED)**

**PROVIDE PHOTO 22**

Good (  ) Needs Repair (  ) N/A (  )

Comments: No comments.

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

Comments:

N/A. Emergency generator is not required

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

Comments:

N/A This is not Parking Lot on Property

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

Comments:

N/A This is not Parking Lot on Property

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

Comments:

N/A. No swimming pool in this property

<b>27. WIRING TO MECHANICAL EQUIPMENT</b>	<b>PROVIDE PHOTO 27</b>
Good ( <input checked="" type="radio"/> )                                          Needs Repair ( <input type="radio"/> )                                          N/A ( <input type="radio"/> )	
Comments:	No comments.

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

<b>29. GENERAL ADDITIONAL COMMENTS</b>
No additional comments.

**Reset Form**

**1. DESCRIPTION OF BUILDING**



**131 Zamora Ave**

Jose Subero, State of Florida,  
Professional Engineer, License No.  
72361 This item has been digitally  
signed and sealed by Jose Subero on  
the date indicated here. Printed  
copies of this document are not  
considered signed and sealed and the  
signature must be verified on any  
electronic copies.

**Sugil Engineering Inc  
PO Box 41-4121  
Miami Beach, FL 33141**

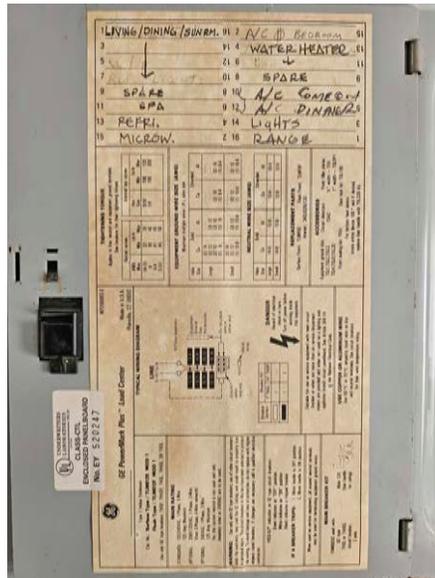
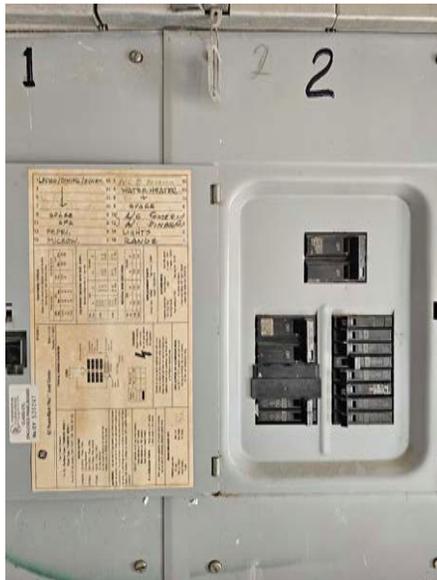
Item # 3: ELECTRIC SERVICE



Item # 4: METERING EQUIPMENT



Item # 7: ELECTRICAL PANELS



**Item # 9: GROUNDING OF SERVICE**



**Item 22. EXISTING EXIT SIGNS (ILLUMINATED)**



**Item # 19: BUILDING EGRESS ILLUMINATION**



**Item 18: EXISTING EMERGENCY LIGHTING (BUILDING INTERIOR)**



## Sugil Engineering Inc

PO Box 41-4121

Miami Beach, FL 33141

(941) 223-6457

July 30, 2025

The City of Coral Gables  
Development Services Department  
City Hall  
405 Biltmore Way  
Coral Gables, FL 33134

Re: Building Re-Certification

Address: 131 Zamora Ave

Folio # : 03-4108-009-4030

Attn: Building Official.

We have inspected (structural and electrical) the building located at 131 Zamora Ave . In accordance with Miami Dade County Code Section 8-11(f)

As a routine procedure, in order to avoid possible misinterpretation, nothing in this report should be construed conclusively or inconclusively as a guarantee for any portion of the structure. To the best of my knowledge and ability, this report represents an accurate assessment of the present condition of the building based upon careful evaluation of observed conditions, to the extent realistically possible.

The report does not exclude conclusions concerning the adequacy of the components nor can we be responsible for any underlying defects that may arise in future. In accepting the report, clients agree to be bound by the condition of the inspection. Our extent of accountability is limited to the amount of the inspection fee. The inspection consisted of a visual examination of the structure. No destructive or environmental testing was performed.

We conclude from this inspection that the above building is structurally and electrically safe and the building may remain occupied while the repairs are finished and the 40 year inspection process finish

As part of their regular compliance efforts, of the Miami-Dade County (Building Department) our inspection may be repeated at their request.

Sincerely  
Sugil Engineering, Inc

Jose Subero, PE 72361  
President  
[Sueng40Y@gmail.com](mailto:Sueng40Y@gmail.com)  
941 223 6457

**Jose Subero, State of Florida, Professional Engineer, License No. 72361**  
**This item has been digitally signed and sealed by Jose Subero on the date indicated here. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.**



Department of Regulatory and Economic Resources

11805 SW 26th Street  
Miami Florida 33175-2474  
786-315-2000

miamidade.gov/building

**CERTIFICATION OF COMPLIANCE WITH PARKING LOT GUARDRAILS**  
**STANDARDS IN CHAPTER 8C-6 OF THE CODE OF MIAMI-DADE COUNTY**

Case No. \_\_\_\_\_  
Folio No. 03-4108-009-4030  
Property Address: 131 Zamora Ave  
Bldg. No. 1 Sq. Footage: 3,789 Sq.Ft  
Building Description: 0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS

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

On June 5, 2025, I inspected the parking lots servicing the above referenced building for compliance with Section 8C-6 and determined the following (check only one):

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

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

**Jose Subero**

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

7/30/25

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

Jose Subero, State of Florida, Professional Engineer,  
License No. 72361

This item has been digitally signed and sealed by  
Jose Subero on the date indicated here.

Printed copies of this document are not considered  
signed and sealed and the signature must be verified  
on any electronic copies.

## Sugil Engineering Inc

PO Box 41-4121  
Miami Beach, FL 33141  
(941) 223-6457

May 30, 2025

3 MARTINEZ PARTNERS LLC  
Attn: Patricia Febles  
4746 SW 72 Ave  
Miami, FL 33155

Re: Occupancy Safety Certification Letter  
Address: 131 Zamora Ave  
Parcel # : 03-4108-009-4030  
Case :

To whom it May concern:

We have inspected (structural & electrical) the building located at 131 Zamora Ave was conducted by Jose Subero (Engineer).

We performed a visual inspection for the above referenced property on May 30, 2025 The inspection was limited to: Visible Inspection Sign Distress The inspection is based on our visual findings and to the best of our knowledge.

We conclude from this inspection that the above building is structurally and electrically safe. The building can continue to be occupied while Building Recertification are ongoing. We hereby request a 180-day time extension. In order to finish the Building Certification

The report does not exclude conclusions concerning the adequacy of the components nor can we be responsible for any underlying defects that may arise in future. In accepting the report, clients agree to be bound by the condition of the inspection. Our extent of accountability is limited to the amount of the inspection fee. The inspection consisted of a visual examination of the structure. No destructive or environmental testing was performed.

Please do not hesitate to contact us with any questions, comments or concerns.

### **Sugil Engineering Inc**

**Jose Subero, PE**  
941 223 6457  
[Sueng40Y@gmail.com](mailto:Sueng40Y@gmail.com)

Jose Subero, State of Florida, Professional Engineer, License No. 72361

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Regulatory and Economic Resources  
 11805 SW 26th Street  
 Miami Florida 33175-2474  
 786-315-2000

[miamidade.gov/building](http://miamidade.gov/building)

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

Case No. \_\_\_\_\_  
 Folio No. 03-4108-009-4030  
 Property Address: 131 Zamora Ave  
 Bldg. No: 1 Sq. Footage: 3,789 Sq.Ft  
 Building Description: 0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS

**NO PARKING LOT ON PROPERTY**

- 1 I am a Florida registered professional  engineer /  architect with an active license.
- 2 On, \_\_\_\_\_ 2025. at \_\_\_\_\_ AM /  PM,  
 I measured the level of illumination in the parking lot(s) serving the above referenced building.
- 3 Maximum \_\_\_\_\_ foot candle  
 Minimum \_\_\_\_\_ foot candle  
 Maximum to Minimum Ratio \_\_\_\_\_ : \_\_\_\_\_ 1 \_\_\_\_\_, foot candle
- 4 The level of illumination provided in the parking lot  meets  does not meet the minimum standards for the occupancy classification of the building as established in Section 8C-3 of the Miami-Dade County Code.

Jose Subero, State of Florida, Professional Engineer, License No. 72361

\_\_\_\_\_  
 Signature and Seal of Architect or Engineer This item has been digitally signed and sealed by Jose Subero on the date indicated here.

Jose Subero  
 Print Name  
7/30/25  
 Date

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.