



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Generated On: 01/19/2026

	Folio	Sub-Division	Owner
1	03-4130-025-0010	ROYAL CARIBBEAN CLUB CONDO	SLAKR LLC
2	03-4130-025-0020	ROYAL CARIBBEAN CLUB CONDO	ALAN A GOMEZ - PATRICIA M GOMEZ
3	03-4130-025-0030	ROYAL CARIBBEAN CLUB CONDO	REISHMA A SEUPERSAD
4	03-4130-025-0040	ROYAL CARIBBEAN CLUB CONDO	1150 MADRUGA A104 PROPERTY LLC
5	03-4130-025-0050	ROYAL CARIBBEAN CLUB CONDO	MASSIMO D AMICO
6	03-4130-025-0060	ROYAL CARIBBEAN CLUB CONDO	CLAUDIA MARCELA AVENDANO
7	03-4130-025-0070	ROYAL CARIBBEAN CLUB CONDO	JUAN M GARCIA &W ELSA V MEDIN
8	03-4130-025-0080	ROYAL CARIBBEAN CLUB CONDO	MARK M NAMAN
9	03-4130-025-0090	ROYAL CARIBBEAN CLUB CONDO	SABINA PETROVA
10	03-4130-025-0100	ROYAL CARIBBEAN CLUB CONDO	LIANA TERESA PEREZ TRS - LIANA TERESA PEREZ TRS - REVOCABLE TR
11	03-4130-025-0110	ROYAL CARIBBEAN CLUB CONDO	GABRIELA MARIA BOLADO
12	03-4130-025-0120	ROYAL CARIBBEAN CLUB CONDO	ROGER F BRADLEY - MARSHA BRADLEY
13	03-4130-025-0130	ROYAL CARIBBEAN CLUB CONDO	PHILLIP C SCROGGIN - CATHERINE C SCROGGIN
14	03-4130-025-0140	ROYAL CARIBBEAN CLUB CONDO	DANA DE MARIA
15	03-4130-025-0150	ROYAL CARIBBEAN CLUB CONDO	VALERIE HOWELL
16	03-4130-025-0160	ROYAL CARIBBEAN CLUB CONDO	EDWARD A LUCKHOO - ELEANOR D LUCKHOO
17	03-4130-025-0170	ROYAL CARIBBEAN CLUB CONDO	IMTIAZ ALI &W JENNIFER

City's Exhibit #1

18	03-4130-025-0180	ROYAL CARIBBEAN CLUB CONDO	MARIA LUZ ASIN LE - REM JULIAN M SEVILLA
19	03-4130-025-0190	ROYAL CARIBBEAN CLUB CONDO	CARL EUGENE LOYE - IBIA LOYE
20	03-4130-025-0200	ROYAL CARIBBEAN CLUB CONDO	SART HOLDING LLC
21	03-4130-025-0210	ROYAL CARIBBEAN CLUB CONDO	ANNA COLMAN DUYS
22	03-4130-025-0220	ROYAL CARIBBEAN CLUB CONDO	LEIDY ZAMORA
23	03-4130-025-0230	ROYAL CARIBBEAN CLUB CONDO	DAVID ALFONSO
24	03-4130-025-0240	ROYAL CARIBBEAN CLUB CONDO	SHARON LEBRANG
25	03-4130-025-0250	ROYAL CARIBBEAN CLUB CONDO	RICHARD M DUNN (TR)
26	03-4130-025-0260	ROYAL CARIBBEAN CLUB CONDO	RAFAEL ANTONIO BARRIAL - MARTHA BARRIAL
27	03-4130-025-0270	ROYAL CARIBBEAN CLUB CONDO	LAURA LAMORTA
28	03-4130-025-0280	ROYAL CARIBBEAN CLUB CONDO	ANDREW F RESERVITZ
29	03-4130-025-0290	ROYAL CARIBBEAN CLUB CONDO	ELSIE CASTELBLANCO
30	03-4130-025-0300	ROYAL CARIBBEAN CLUB CONDO	MARIA A LINES

1150 Madruga Ave - This is a 30-unit condominium, so the address for service of the initial notice of unsafe structure is the condominium association. However, if the association does not respond, the City will have to serve each individual unit owner and any related interested parties for each unit.

Association (Sunbiz principal and mailing address)

ROYAL CARIBBEAN CLUB CONDOMINIUM,
INC.
C/O ANTONIO FERNANDO RAMOS
REGISTERED AGENT
1150 MADRUGA AVENUE
MANAGEMENT OFFICE
CORAL GABLES, FL 33146-2928



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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
UP-21-09-6501	09/27/2021	1150 MADRUGA AVE	UPFRONT FEE - THIS IS NOT A PERMIT	***UPFRONT FEE FOR PL21096500 ***	final	09/30/2021	09/30/2021	0.00
PL-21-09-6500	09/27/2021	1150 MADRUGA AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMMERCIAL BUILDING SEWER REPIPE@ EXTERIOR PERIMETER ONLY CONNECTION TO EXISTING LATERAL \$15,000 ***REQUIRED PUBLIC WORKS DEPT. APPROVAL & COMPLIANCE FOR SANITARY SEWER SYSTEM { ORD. 2009-40 SEC. 78-99 } & RESTORATION OF LANDSCAPE, HARDSCAPE, BUILDING , PUBLIC RIGHT OF WAYS / SWALES IS REQUIRED FOR PERMIT CLOSURE AND FINAL APPROVAL ***	final	10/19/2021	12/29/2023	0.00
PL-21-08-8011	08/17/2021	1150 MADRUGA AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	*COMMERCIAL* INTERIOR ALTERATIONS (BATHROOMS) COMMON AREAS \$150,000	pending			0.00
EL-21-08-7889	08/16/2021	1150 MADRUGA AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	*COMMERCIAL* INTERIOR ALTERATIONS (BATHROOMS) COMMON AREAS \$150,000	pending			0.00
UP-21-08-7630	08/09/2021	1150 MADRUGA AVE	UPFRONT FEE - THIS IS NOT A PERMIT	UPFRONT FEE FOR *COMMERCIAL* INTERIOR ALTERATIONS (BATHROOMS) COMMON AREAS \$150,000	final	08/12/2021	08/12/2021	0.00
BL-21-08-7629	08/09/2021	1150 MADRUGA AVE	INTERIOR ALTERATION ONLY	***ABANDONED STATUS - OVER 6 MONTHS OF NO ACTION *** OK TO CANCEL PER DEV. SERVICES DIRECTOR SURAMY CABRERA *COMMERCIAL* INTERIOR ALTERATIONS (BATHROOMS) COMMON AREAS \$150,000	canceled		04/25/2023	0.00
PL-20-09-5781	09/24/2020	1150 MADRUGA AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	*** D.F.& F. *** PLUMBING WORK FOR COMMERCIAL *ABANDON EXISTING WATER LINE, RE-PIPING STRAP TO EXTERIOR WALL & INSULATED \$10,000 *** RESTORATION OF LANDSCAPE, HARDSCAPE & BUILDING IS REQUIRED FOR PERMIT CLOSURE AND FINAL APPROVAL *** SEE ATTACHED PLANS ***	final	09/29/2020	11/10/2020	0.00
EL-19-05-5813	05/28/2019	1200 MARIPOSA AVE	ELEC LOW VOLTAGE SYSTEM	FIRE ALARM / SMOKE DETECTOR SYSTEM TO CONNECT TO ELEVATOR \$2,500	final	06/06/2019	07/23/2019	0.00

City's Exhibit #3

FD-19-05-5453	05/20/2019	1200 MARIPOSA AVE	FIRE ALARM SYSTEM	FIRE ALARM / SMOKE DETECTOR SYSTEM TO CONNECT TO ELEVATOR \$2,500	final	06/06/2019	07/25/2019	0.00
BL-19-04-4943	04/12/2019	1200 MARIPOSA AVE	ROOF / LIGHT WEIGHT CONC	RE-ROOF FLAT- GAF ROOFING SYSTEM W/ GAFGLAS MINERAL SURFACE CAPSHEET \$46,750	final	04/17/2019	06/07/2021	0.00
UP-17-05-2081	05/19/2017	1150 MADRUGA AVE	UPFRONT FEE - THIS IS NOT A PERMIT	UPFRONT FEE FOR BL-17- 05-2080/ INSTALL 10-YEAR ROOF COATING SYSTEM \$38,335	final	05/22/2017	05/22/2017	0.00
BL-17-05-2080	05/19/2017	1150 MADRUGA AVE	ROOF / LIGHT WEIGHT CONC	INSTALL ACELLA POLYURETHANE10-YEAR ROOF COATING SYSTEM W/ POLY SIL 2500 TOP COAT \$38,335	final	06/08/2017	05/10/2018	0.00
RC-15-11-5345	11/09/2015	1150 MADRUGA AVE	BLDG RECERT / CRB	CONSTRUCTION REGULATION BOARD CASE #15-4459 UNSAFE STRUCTURES FEE (INCLUDES 1200 MARIPOSA AVE)	final	11/09/2015	03/10/2016	0.00
RC-15-11-5312	11/09/2015	1150 MADRUGA AVE	BLDG RECERT / CRB	CONSTRUCTION REGULATION BOARD CASE #15-4459 UNSAFE STRUCTURES FEE	final	11/18/2015	12/07/2015	0.00
PU-15-05-5040	05/13/2015	1150 MADRUGA AVE	PUBLIC RECORDS SEARCH	REQ COPY OF DRAWINGS	final	05/13/2015	05/13/2015	0.00
ZN-14-12-3807	12/11/2014	1150 MADRUGA AVE	PAINT / RESURFACE FL / CLEAN	PAINT BUILDING MAIN WALLS BM 2131-60 (GRAY) TRIM PURE WHITE \$63000	final	12/11/2014	05/14/2015	0.00
AB-14-12-3806	12/11/2014	1150 MADRUGA AVE	BOA COMPLETE (LESS THAN \$75,000)	PAINT BUILDING MAIN WALLS BM 2131-60 (GRAY) TRIM PURE WHITE \$63000	final	12/11/2014	05/14/2015	0.00
CE-14-08-2818	08/13/2014	1200 MARIPOSA AVE	CODE ENF WARNING PROCESS	WT20479 62-133 CITY CODE (ORW) (B) MAINTAINING OBSTRUCTIONS ON THE RIGHT OF WAY PROHIBITED. I;E ROCKS REMOVE BY 8/14/14 BY 9:00AM.	final	08/13/2014	08/13/2014	0.00
BL-11-05-5337	05/03/2011	1200 MARIPOSA AVE	DOOR/GARAGE DOOR/SHUTTER/WINDOW	REPLACE FRONT DOOR @ 1200 MARIPOSA \$7,077	final	05/12/2011	07/26/2011	0.00
AB-11-05-5292	05/02/2011	1200 MARIPOSA AVE	BOA COMPLETE (LESS THAN \$75,000)	REPLACE FRONT DOOR \$7,077	final	05/02/2011	02/03/2023	0.00
PL-11-03-5881	03/14/2011	1150 MADRUGA AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	INSTALL BACKFLOW PREVENTORS. NEW WATER SERVICE \$4,500	final	03/15/2011	03/17/2011	0.00
CE-09-09-2672	09/22/2009	1150 MADRUGA AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T39428 SEC 32-8.1 MDCC - USE OF WATER SPRINKLER SYSTEM ON UNAUTHORIZED DAY (TUES) DURING WATER RESTRICTION.	canceled	09/22/2009		0.00
CE-09-08-3097	08/31/2009	1150 MADRUGA AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T38685 MIAMI DADE COUNTY CODE 32-8.1 USE OF SPRINKLER SYSTEM ON UNAUTHORIZED DAY (MONDAY)	canceled	08/31/2009		0.00
CE-09-07-2570	07/15/2009	1150 MADRUGA AVE	CODE ENF WARNING PROCESS	WT2046 SEC 32-8.1 MDCC - USE OF WATER SPRINKLER SYSTEM ON UNAUTHORIZED DAY (WEDS) DURING WATER RESTRICTION.	final	07/15/2009	07/16/2009	0.00
BL-08-08-0697	08/14/2008	1150 MADRUGA AVE	SHUTTERS / LOUVERS / SECURITY BARS	INSTALLATION OF 204 WHITE BAHAMAS SHUTTER & 1 REM PANEL \$143,494 (UNITS 1200,1129,1131,1135 & 1150 MARIPOSA)	final	08/22/2008	12/12/2008	0.00
AB-08-08-0604	08/12/2008	1150 MADRUGA	BOA PRELIMINARY/MED BONUS/FINAL	INSTALLATION OF 204 WHITE BAHAMAS SHUTTER	final	08/12/2008	12/12/2008	0.00

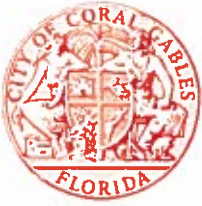
Permit ID	Issue Date	Address	Description	Notes	Status	Start Date	End Date	Amount
		AVE		& 1 REM PANEL \$143494 (POSTED 08/21/08) (1200 MARIPOSA,1129,1131,1135 & 1150 MARIPOSA)				
RV-08-04-0962	04/17/2008	1150 MADRUGA AVE	REVISION TO PERMIT	REVISION - COVER WITH TOP COAT	final	04/18/2008	04/18/2008	0.00
BL-08-03-1065	03/25/2008	1150 MADRUGA AVE	ROOF / LIGHT WEIGHT CONC	REPAIR CUT PRIME TORCH SBS MODIFIED \$2,000	final	03/26/2008	05/16/2008	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

2022-2025

RECT-25-06-0550	Building Recertification	Recertification	Denied	06/30/2025			BUILDING RECERTIFICATION (YEAR BUILT 1965) EXTENSION GRANTED - EXPIRES 09/06/2025	1200 MARIPOSA AVE	
RECT-25-04-0510	Building Recertification	Recertification	Denied	04/30/2025			BUILDING RECERTIFICATION (YEAR BUILT 1965)	1150 MADRUGA AVE	
PRNW-23-07-0510	Permit Renewal	Plumbing	Finalized	07/17/2023		08/01/2023	**7/19/2023** REFER TO EDEN PERMIT NO. PL-21-09-6500 ** *PLUMBING WORK FOR COMMERCIAL BUILDING SEWER REPIPE @ EXTERIOR PERIMETER ONLY CONNECTION TO EXISTING LATERAL \$15,000 ***REQUIRED PUBLIC WORKS DEPT. APPROVAL & COMPLIANCE FOR SANITARY SEWER SYSTEM ***		
PLUR-23-06-1584	Plumbing Residential	Other	Denied	06/29/2023			Plumbing work for commercial building sewer repipe @ exterior perimeter only	1150 MADRUGA AVE	A101
PWKS-23-04-1634	Public Works Permit	Utilities	Expired	04/20/2023		07/20/2023	AT&T PROPOSED TR ENCH 40' 1-2" PVC CONDUIT - A02KS8V & CUT & RESTORE 120 SQ FT OF ASPHALT	R/W 1200 MARIPOSA AVE	D-101
PWKS-22-03-0416	Public Works Permit	Resurfacing Asphalt Approach - Right-of-Way	Finalized	03/01/2022		04/14/2022	03/31/2022	Asphalt Pot Hole Repair and 1" Overlay approaches @ 1150 MADRUGA AVE	1150 MADRUGA AVE



The City of Coral Gables

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

March 10, 2016

Royal Caribbean Club Condo
1150 Madruga Avenue
Coral Gables, Florida 33146

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

PROPERTY FOLIO: # 03-4130-025-0001
ADDRESS: 1150 Madruga Avenue, 1200 Mariposa Avenue

Dear Property Owner/Manager:

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

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

The expiration date of this approval, as stated in said Code, is 10 years from **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 the Code, continued occupancy of the building will be permitted in accordance with the minimum procedural guidelines for the recertification structural/electrical report on file with this office.

Yours truly,

A handwritten signature in blue ink, appearing to read "Manuel Z. Lopez", is written over a blue line.

Manuel Z. Lopez, 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

VIA CERTIFIED MAIL

7021 1970 0000 4015 8333

ROYAL CARIBBEAN CLUB CONDO
C/O ANTONIO F RAMOS
1150 MADRUGA AVE- MANAGEMENT OFFICE
CORAL GABLES, FL 0

RE: MULTIPLE BUILDINGS
FOLIO # 341300250001
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 1965. 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:

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

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

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

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

Please contact Douglas Ramirez at dramirez@coralgables.com regarding any questions concerning building recertification.

Thank you for your prompt attention to this matter.



Manuel Z. Lopez, P.E.
Building Official



CITY OF CORAL GABLES
Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FL 33134

1/31/2024

VIA CERTIFIED MAIL

7022 2410 0002 9144 5106

ROYAL CARIBBEAN CLUB CONDOMINIUM, INC.
C/O ANTONIO FERNANDO RAMOS
1150 MADRUGA AVENUE, MANAGEMENT OFFICE CORAL GABLES
, FL 33146-2928

RE: 1129 -1135 MARIPOSA AVE
ROYAL CARIBBEAN CLUB CONDO
FOLIO # 03-4130-025-0001
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 1965. 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:

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Please contact Douglas Ramirez at 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

VIA CERTIFIED MAIL

9589 0710 5270 1749 3977 86

ROYAL CARIBBEAN CLUB CONDOMINIUM, INC.
C/O MANAGEMENT OFFICE
1150 MADRUGA AVE
CORAL GABLES, FL 33146-2928

RE: ROYAL CARIBBEAN CLUB CONDOMINIUM
FOLIO # 341300250001

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 1965. 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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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.

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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 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

ROYAL CARIBBEAN CLUB CONDOMINIUM, INC.
C/O MANAGEMENT OFFICE
1150 MADRUGA AVE
CORAL GABLES, FL. 33146-2928

7020 1290 0001 5682 8801

RE: VARIOUS ADDRESSES
FOLIO # 341300250001

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.

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

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

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

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

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

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

Please govern yourself accordingly.

Sincerely,

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

Manuel Z. Lopez, P.E.
Building Official



CITY OF CORAL GABLES

DEVELOPMENT SERVICES DEPARTMENT
427 BILTMORE WAY
CORAL GABLES, FL 33134

June 18, 2025

Via Certified Mail

ROYAL CARIBBEAN CLUB CONDOMINIUM, INC.
C/O MANAGEMENT OFFICE
1150 MADRUGA AVE
CORAL GABLES, FL 0

7020 2450 0001 8406 0553

RE: VARIOUS ADDRESSES

FOLIO # 03-4130-025-0001

Notice of Required Inspection For Recertification of Building – **FINAL NOTICE**

Dear Property Owner:

In a certified letter dated January 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). A Second Notice dated May 1, 2025 informed you it was necessary to submit to this Department a completed Report prepared by a qualified individual within thirty (30) calendar days certifying the structure meets the requirements for recertification.

See previous correspondence for additional information.

As of this date, the completed Report has not been submitted and the **structure remains unsafe** due to non-compliance. Please be advised the matter will be forwarded to the City's Construction Regulation Board ("Board"); a \$600.00 Administrative Fee will be imposed once the Case is scheduled. The Board may impose additional fines of \$250.00 for each day the violation continues, may also enter an order of revocation of the Certificate of Occupancy and/or demolition and assess all costs of the proceedings along with the cost of demolition and any other required action for which the City shall have a lien against the Property Owner and the Property. The completed Report may be submitted Monday through Friday, 7:30am to 2:30pm to this Department. Contact Analyn Hernandez at ahernandez2@coralgables.com if any questions regarding building recertification.

Please govern yourself accordingly.

Sincerely,

Manuel Z. Lopez, P.E.
Building Official

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 26-1058
RECT-25-04-0510

vs.

Certified Mail Return Receipt & Via USPS Regular Mail
9589 0710 5270 1749 3954 78

Royal Caribbean Club Condominium Inc
C/O Antonio Fernando Ramos, Registered Agent
1150 Madruga Ave, Management Office
Coral Gables, FL 33146-2928
Respondent.

NOTICE OF INTENT TO LIEN AND HEARING

Date: April 28, 2026

Re: 1150 Madruga Ave, Coral Gables, FL 33134, Lots 1 thru 5 Blk 1 & Lot 7 Blk 2, Royal Caribbean Club Condo, COGA Subdivision PB 78-62, and 03-4130-025-0001 ("Property").

On February 26, 2026, the City's Construction Regulation Board entered an order in this matter imposing a deadline for compliance and providing for the accrual of fines for each day that the non-compliance continues and for payment of administrative and investigative costs, as applicable ("Order"). According to our records, the property has not been recertified & you did not comply with the deadline in the Order or pay the costs. Moreover, fines have accrued that also have not been paid. Therefore, the City intends to record a certified copy of the Order in the Public Records of Miami-Dade County, Florida, which will constitute a lien.

The amount currently due is \$11,750 which may be accruing additional fines on a daily basis and may include administrative and investigative costs.

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Fairchild Tropical Boardroom, 427 Biltmore Way, Coral Gables, Florida 33134, on May 11, 2026, at 2:00 p.m. The hearing shall be strictly limited to determining whether and when you corrected the code violations and paid the civil penalties and costs, if any, as required by the Order of the Board previously entered in this case. The Board may also issue an order, having the force of law, commanding whatever steps are necessary to bring a violation into compliance, to enforce Article III of Chapter 105, of the City Code, or as otherwise authorized by Section 101-57 of the City Code. Any applicable fines shall continue to accrue while the hearing is pending and, if you are not successful at the hearing, fines will have accrued retroactive to the deadline in the Order. You shall also be liable for the reasonable costs of the administrative hearing, if you are unsuccessful at the hearing.

Please note that, as provided in the Board's Order and notwithstanding the pending hearing, **the Building Official may take further enforcement action, to immediately, and without further order from the Board, order that the structure BE VACATED, boarded, secured, and posted (including, but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy and the City may DEMOLISH the Structure.** The City may sell as salvage or require the demolition contractor to dispose of the contents of the Structure. The Board may also enter an order of demolition and assess all costs of the proceedings and demolition and other required action for which the City shall have a lien against the Owner and the Property. Until the Structure is recertified in compliance the terms of the Board's Order, the City shall not issue any further development approvals for the Property,

City's Exhibit #6

including, but not limited to, building permits, unless the development approval is required to comply with the terms of the Board's Order.

You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to Analyn Hernandez, Secretary to the Board, at City of Coral Gables, Development Services Department, 427 Biltmore Way, Coral Gables, FL 33134, ahernandez2@coralgables.com, tel: (305) 460-5250. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 p.m. and the main number is (305) 460-5245, ext. 0. Your immediate attention to this matter would be appreciated. Please call me to discuss your options regarding fines associated with this case.

Sincerely,

Analyn Hernandez

Analyn Hernandez
Secretary to the Board

ADA NOTICES

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

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

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

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



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

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

I, Jonathan Vasallo, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 1150 MADRUGA AVE, ON April 30th AT
9:33am.

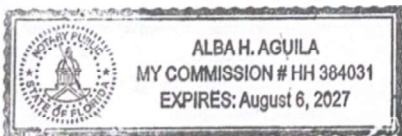
Jonathan Vasallo
Employee's Printed Name

[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 30th day of April, in the year 2026, by
Self who is personally known to me.

My Commission Expires:



[Signature]
Notary Public

ROYAL CARIBBEAN CLUB

Apr 30, 2026 at 9:33:15 AM
1150 Madruga Ave
Coral Gables FL 33146
United States

1150





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

Detail by Entity Name

Florida Not For Profit Corporation
ROYAL CARIBBEAN CLUB CONDOMINIUM, INC.

Filing Information

Document Number	746296
FEI/EIN Number	59-1929597
Date Filed	03/19/1979
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	10/25/2011
Event Effective Date	NONE

Principal Address

1150 MADRUGA AVENUE
MANAGEMENT OFFICE
CORAL GABLES, FL 33146-2928

Changed: 01/05/2023

Mailing Address

1150 MADRUGA AVENUE
MANAGEMENT OFFICE
CORAL GABLES, FL 33146-2928

Changed: 01/05/2023

Registered Agent Name & Address

RAMOS, ANTONIO FERNANDO
1150 MADRUGA AVENUE
MANAGEMENT OFFICE
CORAL GABLES, FL 33146-2928

Name Changed: 01/05/2023

Address Changed: 01/05/2023

City's Exhibit #9

Officer/Director Detail

Name & Address

Title DIRECTOR

D'AMICO, MASSIMO
 3720 S.W. 27 STREET
 MIAMI, FL 33134-7237

Title PRESIDENT

FERNANDEZ, RAMIRO JAVIER
 1205 ANDORA AVENUE
 CORAL GABLES, FL 33146-3216

Title TREASURER

DE WITT, SUZANNE
 1200 MARIPOSA AVENUE
 UNIT D-104
 CORAL GABLES, FL 33146-3256

Title SECRETARY

ALI, IMTIAZ
 8738 69TH AVENUE
 FOREST HILLS, NY 11375-6608

Title VICE PRESIDENT

SANTAELLA, ISABEL CRISTINA
 1200 MARIPOSA AVENUE
 UNIT D-204
 CORAL GABLES, FL 33146-3204

Annual Reports

Report Year	Filed Date
2023	01/05/2023
2024	01/15/2024
2025	01/07/2025

Document Images

01/07/2025 -- ANNUAL REPORT	View image in PDF format
01/15/2024 -- ANNUAL REPORT	View image in PDF format
01/05/2023 -- ANNUAL REPORT	View image in PDF format

01/05/2022 -- ANNUAL REPORT	View image in PDF format
01/04/2021 -- ANNUAL REPORT	View image in PDF format
01/16/2020 -- ANNUAL REPORT	View image in PDF format
01/03/2019 -- ANNUAL REPORT	View image in PDF format
01/08/2018 -- ANNUAL REPORT	View image in PDF format
01/23/2017 -- ANNUAL REPORT	View image in PDF format
01/05/2016 -- ANNUAL REPORT	View image in PDF format
01/08/2015 -- ANNUAL REPORT	View image in PDF format
01/07/2014 -- ANNUAL REPORT	View image in PDF format
01/10/2013 -- ANNUAL REPORT	View image in PDF format
01/11/2012 -- ANNUAL REPORT	View image in PDF format
10/25/2011 -- Amendment	View image in PDF format
01/10/2011 -- ANNUAL REPORT	View image in PDF format
01/18/2010 -- ANNUAL REPORT	View image in PDF format
04/27/2009 -- ANNUAL REPORT	View image in PDF format
01/28/2008 -- ANNUAL REPORT	View image in PDF format
01/18/2007 -- REINSTATEMENT	View image in PDF format
02/14/2005 -- ANNUAL REPORT	View image in PDF format
02/18/2004 -- ANNUAL REPORT	View image in PDF format
01/31/2003 -- ANNUAL REPORT	View image in PDF format
02/10/2002 -- ANNUAL REPORT	View image in PDF format
07/31/2001 -- ANNUAL REPORT	View image in PDF format
02/05/2000 -- ANNUAL REPORT	View image in PDF format
05/04/1999 -- ANNUAL REPORT	View image in PDF format
02/10/1998 -- ANNUAL REPORT	View image in PDF format
02/06/1997 -- ANNUAL REPORT	View image in PDF format
02/12/1996 -- ANNUAL REPORT	View image in PDF format
04/13/1995 -- ANNUAL REPORT	View image in PDF format



Letter of Compliance of Structural Recertification

Date: January 28, 2025

The City of Coral Gables (Coral Gables City Hall)

Attn: Development Services

405 Biltmore Way

Coral Gables, FL 33134

Subject: Cover Sheet for the Structural Recertification

Association Name: Royal Caribbean Club Condominium

Address: 1150 Madriga Avenue, Coral Gables, Florida 33146

Stone Project Name: RoyalCaribClub.2024.273

Dear The City of Coral Gables Development Services:

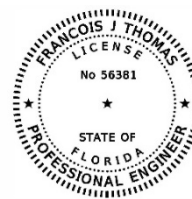
In accordance with Section §8-11(f) of the Code of Miami-Dade County, I have performed an inspection at Royal Caribbean Club Condominium located at 1150 Madriga Avenue, Coral Gables, Florida 33146 and determined that the building is structurally sound for continued use under present occupancy. The findings of my inspection are summarized in this written report that follows the Minimum Inspection Procedural Guidelines for Building Recertification.

This report does not preclude the building from subsequent inspections as deemed necessary by the Building Official. 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. Should you have any questions concerning this report please, contact Stone Building Solutions at (407) 972 - 3302.

Respectfully submitted:

(Digitally Sign here)

Francois Thomas, P.E.
Principal Engineer/President
Florida Reg. No. 56381
SI No. 7021399



THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY

ON THE DATE ADJACENT TO THE SEAL
PRINTED COPIES OF THIS DOCUMENT ARE
NOT CONSIDERED SIGNED AND SEALED
AND THE SIGNATURE MUST BE VERIFIED
ON ANY ELECTRONIC COPIES.

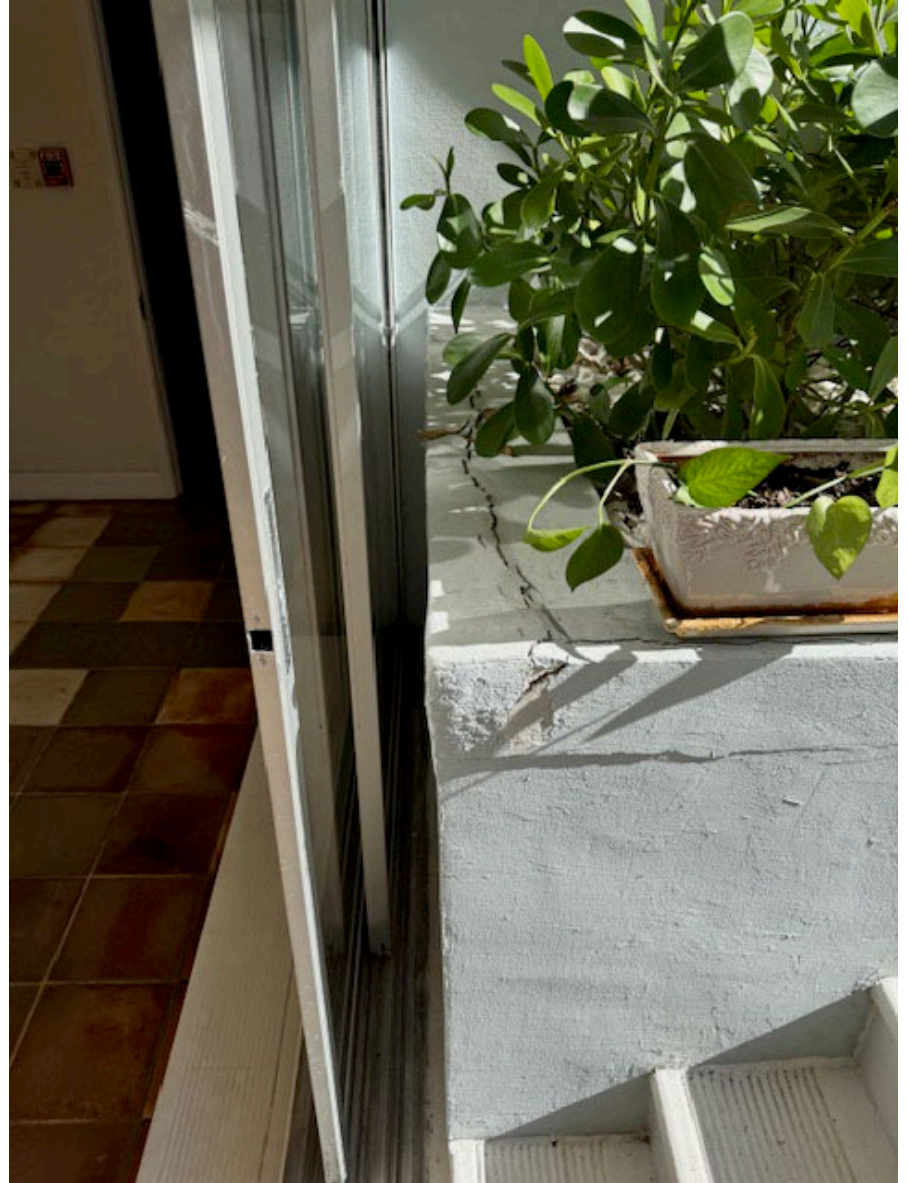
THOMAS GEOTECHNICAL SERVICES, LLC
6594 WOODLAKE ROAD
JUPITER, FL 33458
CERTIFICATE OF AUTHORIZATION 34141

Attachments: Photographs

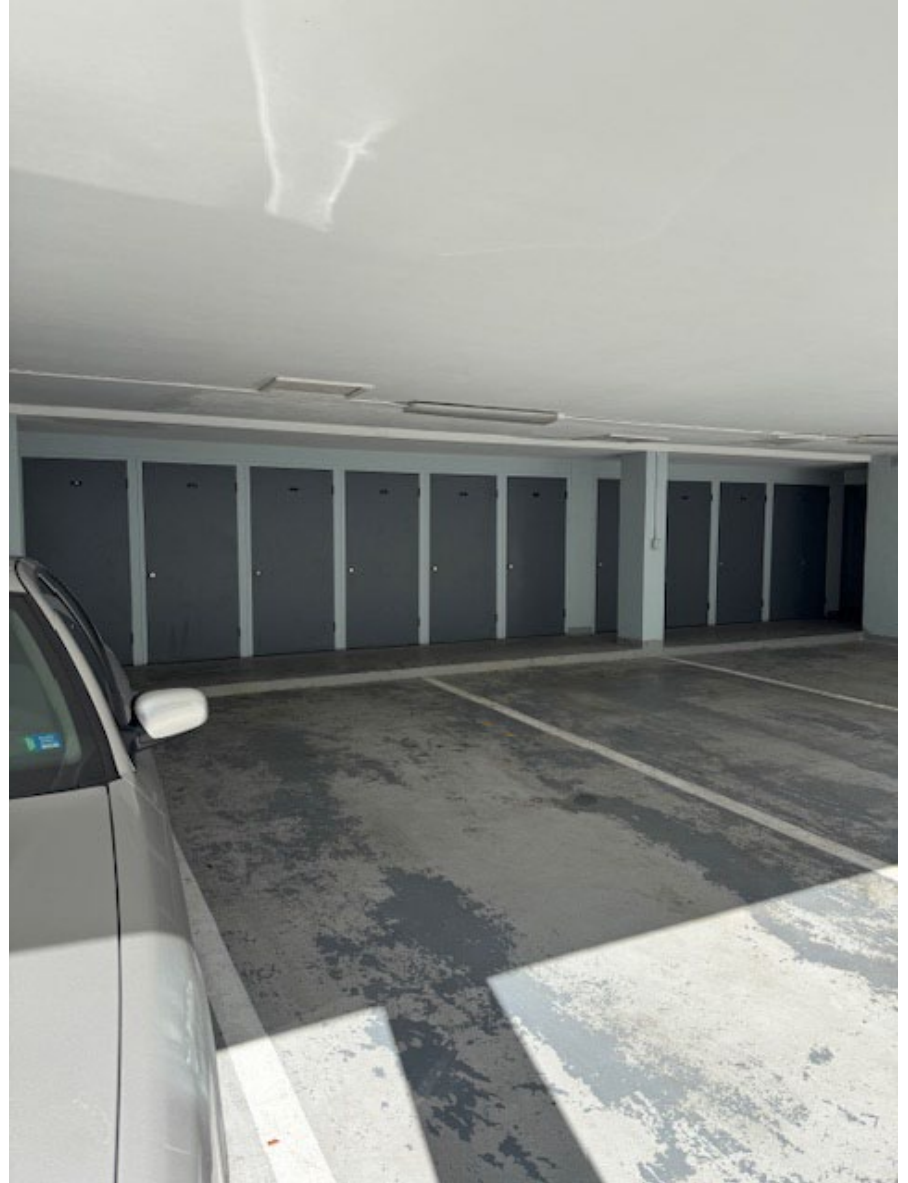
City's Exhibit #10

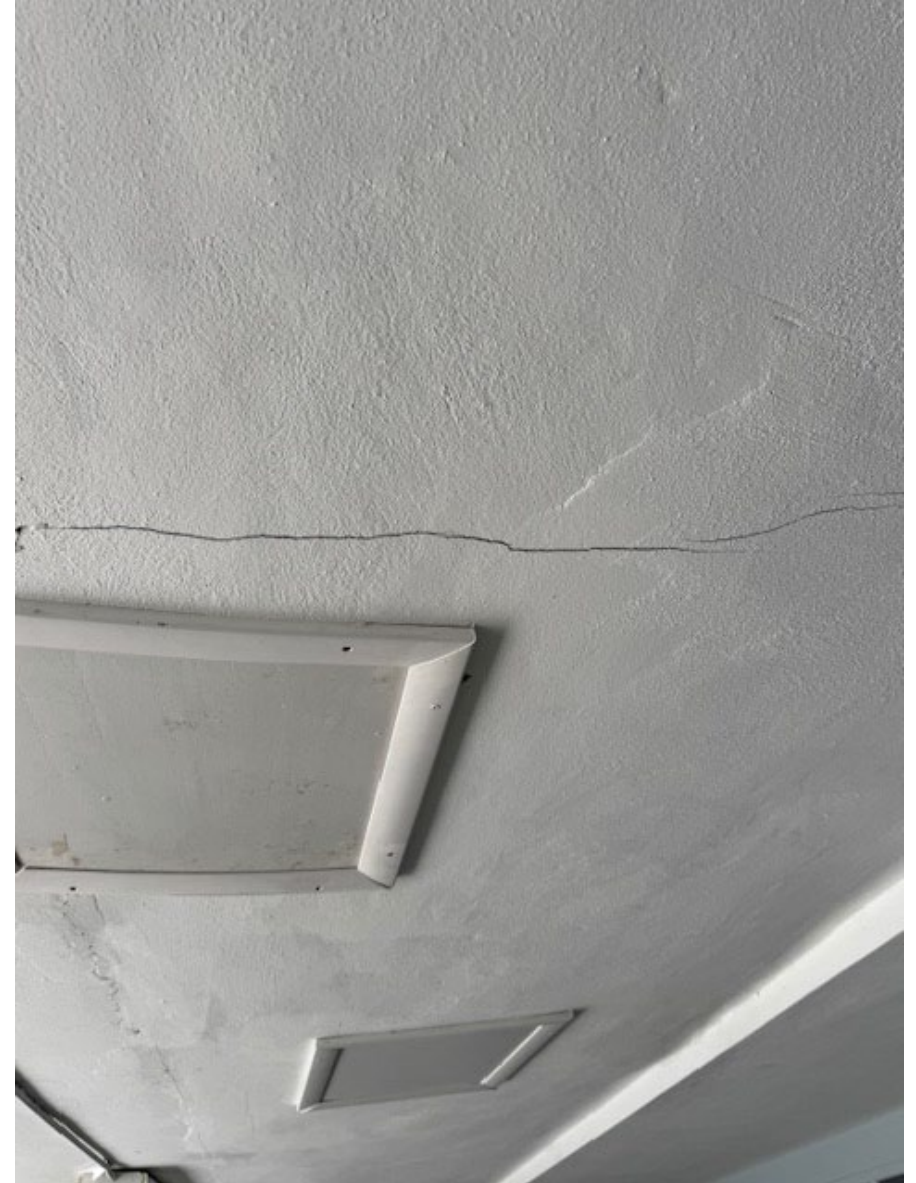
Subject: Structural Recertification – Photographs
Association Name: Royal Caribbean Club Condominium
Address: 1150 Madruga Avenue, Coral Gables, Florida
Stone Project Name:









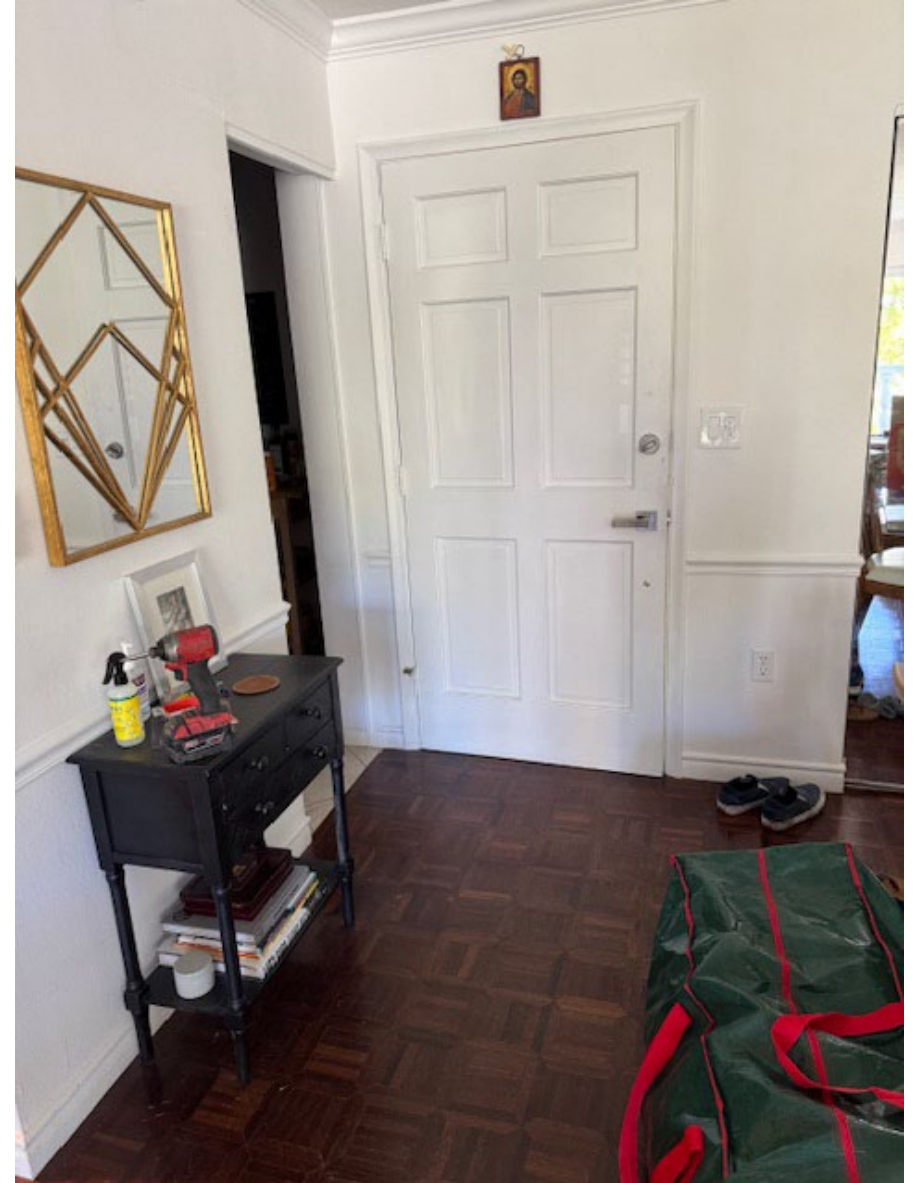


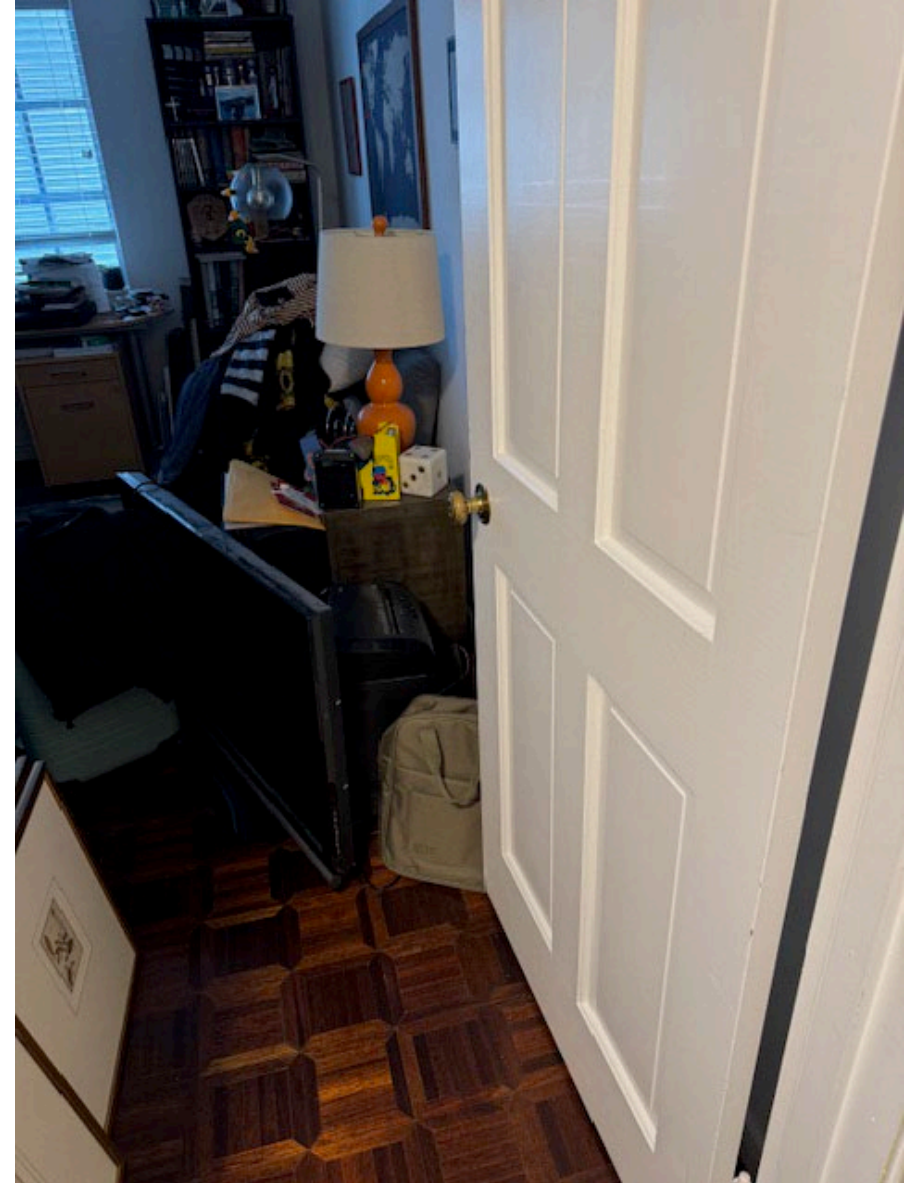


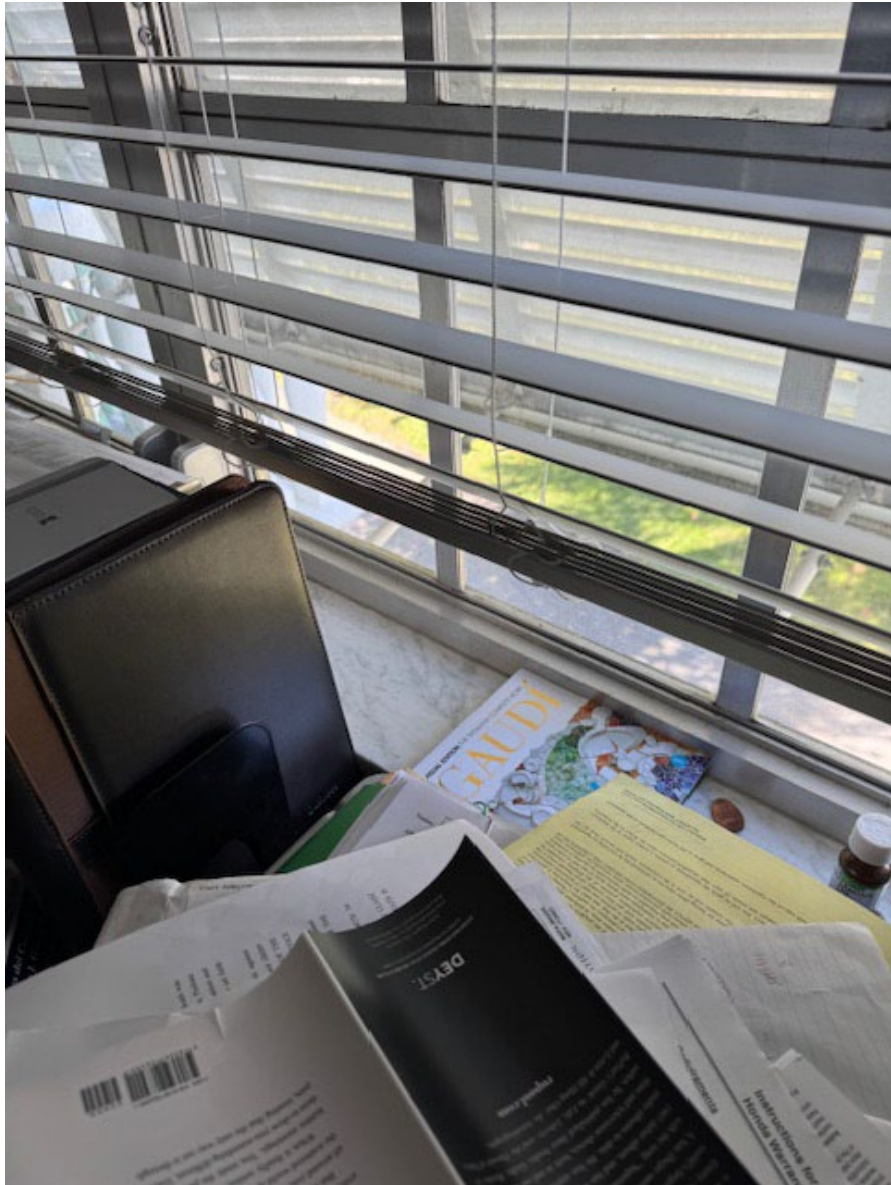


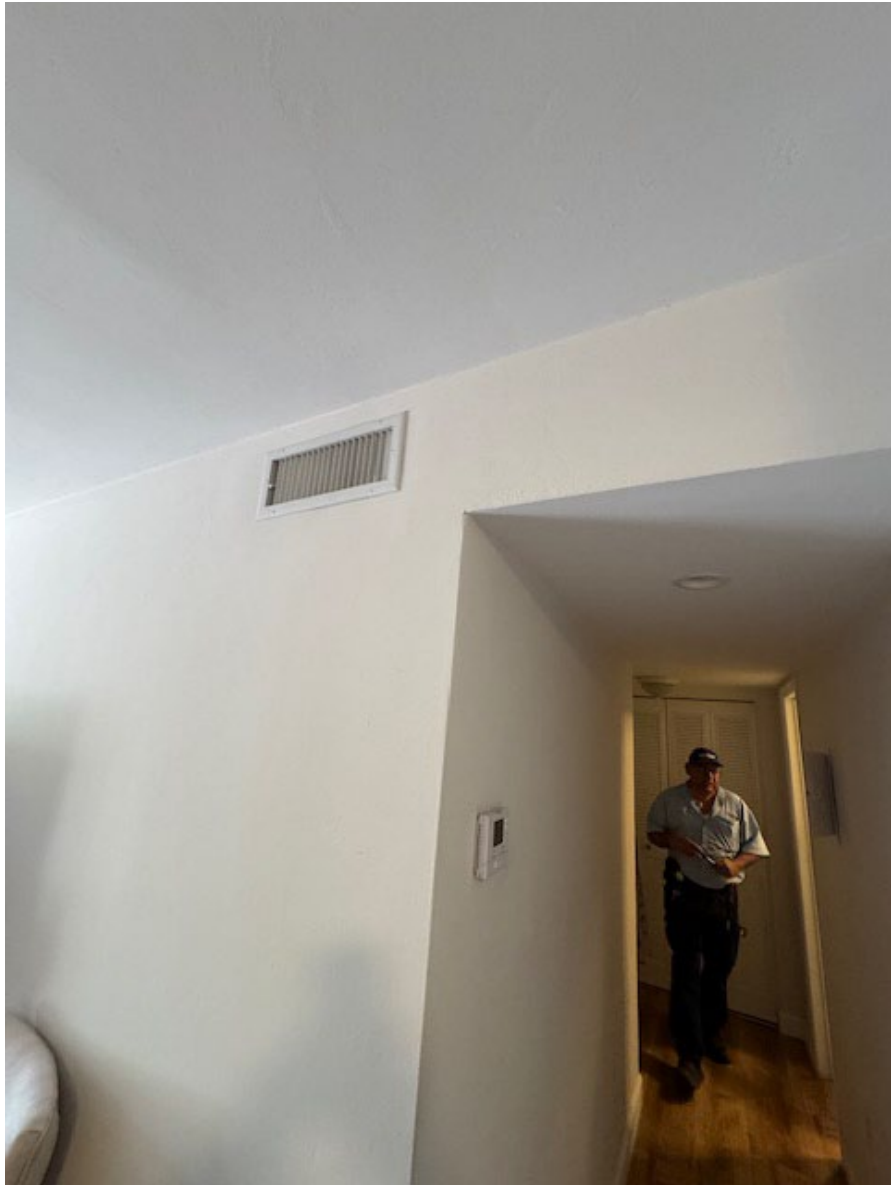




















BUILDING RECERTIFICATION INSPECTION REPORT FORM - STRUCTURAL

- 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): Thomas Geotechnical Services

Address: 4457 Purdy Lane, West Palm Beach, Florida

Telephone Number: 561-429-3246 Email: francois@thomasgeo.com

Assuming Responsibility for: All Portion If portion, please list: Slabs, Walls, Roof

Inspection Commencement Date: 1/28/25 Inspection Completion Date: 1/28/25

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: Francois Thomas, PE

License Number: 56381, 7021399

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

Signature: _____ Date: 1/28/25



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.

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

CASE REFERENCE NUMBER:

JURISDICTION NAME:

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

1. DESCRIPTION OF BUILDING	
a. Name on Title: Royal Caribbean Club Condominium	
b. Building Street Address: 1150 Madruga Avenue, Coral Gables, Florida	Bldg. #: _____
c. Legal Description:	Attached: <input type="checkbox"/>
d. Owner's Name: SALZEDO INVESTMENTS 15 LLC	
e. Owner's Mailing Address: 150 SE 2ND AVE #1007 MIAMI FL 33131	
f. Owner's email: _____	
g. Owner's Contact Phone Number: _____	
h. Corresponding Property Folio Number: 03-4130-025-0001	
i. Name of Condominium or Cooperative Association (if applicable): Royal Caribbean Club Condominium	
j. Building Code Occupancy Classification: 0407 Residential - Total Value: Condominium - Residential	
k. Present Use: 3700 MULTI-FAMILY - 10-21 U/A	
l. General description, type of construction, size, number of stories, and special features: This community comprises 30 apartments within a three-story building featuring a trussed roof and overground parking. The primary structural system includes reinforced concrete columns and beams that support precast concrete slabs, wood roof trusses.	
m. Number of Stories: 3	n. Is this a Threshold Building ¹ as per 553.71(12) F.S. (Yes/No): Yes
o. Additions to original structure: None observed.	
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: 40 N/A	
r. Total Actual Building Area of all floors: 15300	S.F. s. Building Footprint Area: 18,300

2. INSPECTIONS	
a. Date of Notice of Required Inspection:	01/28/2025
b. Date(s) of actual inspection:	01/28/2025
c. Name, license number, and qualifications of licensee submitting report:	
	Francois Thomas, FL PE 56381, 721399
1. Discipline of practice:	Civil, Special Inspector
d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures:	N/A: <input checked="" type="checkbox"/>
	None.
e. Are Any Structural Repairs Required? (YES/NO):	No
1. If required, describe, and indicate acceptance:	
	N/A
f. Can the building continue to be occupied while recertification and repairs are ongoing? (YES/NO):	Yes
1. Explanation/Conditions:	
	N/A
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:	
	No violations were found during the property inspections.

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

- a. None Number of Additional sheets of written data
- b. See Attached. Number of Photographs provided (plus each building elevation)
- c. None. Number Drawings or sketches provided (aerial, site, footprint, etc.)
- d. None. Number of Test reports attached

4. FOUNDATION

a. Describe the building foundation based on visual observation, type of construction or existing plans:

The building features an on-grade slab with shallow foundations.

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

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

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

PROVIDE PHOTO 4d

No cracks relating to differential settlement observed.

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)

PROVIDE PHOTO 5a

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
1) Soffit at Parking Area (SE of Building)	
2) Concrete Cap of 2 Planters (Northside of Pool)	
c. Surface conditions: Describe general conditions of finishes, cracking, spalling, peeling, signs of moisture penetration and stains.	PROVIDE PHOTO 5c
The soffit is exhibiting cracking, as well as the concrete cap in the area of the two gardeners.	
d. Cracks: Note location in significant members. Identify crack size as HAIRLINE if barely discernible; FINE if less than 1 mm in width; MEDIUM if between 1- and 2-mm width; WIDE if over 2 mm.	PROVIDE PHOTO 5d
Medium (1 - 2 mm) The crack is of moderate size, observed at both the soffit and the gardeners' area.	
e. General extent of deterioration: Cracking or spalling of concrete or masonry, oxidation of metals; rot or borer attack in wood.	PROVIDE PHOTO 5e
1) Soffit with 60 feet line of crack	
2) Concrete cap along the entire length of both planters.	
f. Previous patching or repairs (Provide description and identify location):	PROVIDE PHOTO 5f
1) Soffit was open to repair sanitary pipes above	
2) The concrete cap of planters is from construction	
g. Nature of present loading: (Indicate residential, commercial, storage, other.)	
Residential	
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: <input type="checkbox"/>	PROVIDE PHOTO 6
a. Concrete masonry units:	Good		
b. Clay tile or terra cotta units:	N/A		
c. Reinforced concrete tie columns:	N/A		
d. Reinforced concrete tie beams:	N/A		
e. Lintel:	Good		
f. Other type bond beams:	N/A		PROVIDE PHOTO 6f
g. Exterior masonry finishes (choose those that apply):			
1. Stucco:	Fair		
2. Veneer:	Fair		
3. Paint only:	Fair		
4. Other (describe):	N/A		
h. Interior masonry finishes (choose those that apply):			
1. Vapor barrier:	Good		PROVIDE PHOTO 6h
2. Furring and plaster:	Good		
3. Paneling:	Good		
4. Paint only:	N/A		
5. Other (describe):	N/A		
i. Cracks:			
1. Location (note beams, columns, other):	None.		PROVIDE PHOTO 6i
2. Description:			
N/A			
j. Spalling As Noted Below			
1. Location (note beams, columns, other):	None		PROVIDE PHOTO 6j
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: Pitched (>=2:12) Roof Cladding Type: Other Modified Bitumen	
Roof Deck Material: Wood Wood Trusses	
Roof Structural Framing Type: Wood 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
The air conditioning equipment and stands are in good condition; however, the frame shows some signs of oxidation.	
3. Describe roof drainage system, main and overflow, and indicate condition:	PROVIDE PHOTO 7a3
The internal drainage system is in good condition.	
4. Describe parapet construction and current conditions:	PROVIDE PHOTO 7a4
Wood (trusses) are in good condition.	
5. Describe mansard construction and current conditions:	PROVIDE PHOTO 7a5
N/A	

6. Describe roofing membrane/covering and current conditions: Good	PROVIDE PHOTO 7a6
Modified Bitumen in good condition.	
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
Tile over precast slabs.	
2. Balconies: Indicate location, framing system, materials and condition:	PROVIDE PHOTO 7b2
Construction: Concrete	
Condition: Good	
Location: Good	
3. Stairs and escalators: indicate location, framing system, material, and condition: N/A: <input type="checkbox"/>	PROVIDE PHOTO 7b3
The two concrete stairs, located on the east and west sides of the building, are in good condition.	
4. Ramps: indicate location, framing type, material, and condition: N/A: <input checked="" type="checkbox"/>	PROVIDE PHOTO 7b4
None.	
5. Guardrails and handrails: describe type, material, and condition: N/A: <input type="checkbox"/>	PROVIDE PHOTO 7b5
The aluminum guardrails and handrails are in good condition.	
c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.	
It was necessary to open the soffit in the lobby area at ground level.	

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

9. CONCRETE FRAMING SYSTEM		This Section is Not Applicable: <input type="checkbox"/>
a. Full description of concrete structural framing system:		PROVIDE PHOTO 9a
The floors are made of precast slabs and are in good condition.		
b. Cracking		PROVIDE PHOTO 9b
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:		
None.		

c. General condition		
Good condition.		
d. Rebar corrosion – check appropriate line		
1. None visible:	<input checked="" type="checkbox"/>	
2. Location and description of members affected and type cracking:	N/A <input checked="" type="checkbox"/>	PROVIDE PHOTO 9d2
N/A		
3. Significant but patching will suffice:	N/A <input checked="" type="checkbox"/>	PROVIDE PHOTO 9d3
N/A		
4. Significant: structural repairs required (describe):	N/A <input checked="" type="checkbox"/>	PROVIDE PHOTO 9d4
N/A		
e. Samples chipped out in spall areas:		
1. No:	<input checked="" type="checkbox"/>	
2. Yes, describe color, texture, aggregate, general quality:		PROVIDE PHOTO 9e
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:		
None.		PROVIDE PHOTO 9f

10. WINDOWS, STOREFRONTS, CURTAINWALLS AND EXTERIOR DOORS

a. Windows/Storefronts/Curtainwalls/Skylights

PROVIDE PHOTO 10

1. Type (Wood, steel, aluminum, vinyl, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other):

Aluminum casement windows, aluminum sliding doors on the balconies, and wooden swinging doors.

2. Anchorage: type and condition of fasteners and latches:

The anchors were encased within the frames and could not be inspected.

3. Sealant: type and condition of perimeter sealant and at mullions: Fair	
Expandable, elastomeric sealants	
4. Interiors seals: type and condition at operable vents: Fair	
Expandable elastomeric sealants	
5. General condition: Fair	
6. Describe any repairs needed:	
None.	
b. Structural Glazing on the exterior envelope of Threshold Buildings (Yes/No): No	
1. Previous Inspection Date: N/A	
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):	
Wooden swinging doors are present on the units, as well as inside and outside closets.	
2. Anchorage: type and condition of fasteners and latches:	
Anchorage were encased and could not be inspected.	
3. Sealant: type and condition of sealant: Fair	

4. General condition: Good
5. Describe any repairs needed: Repairs Not Required
Repairs Not Required at this time.

11. WOOD FRAMING	This Section is Not Applicable: <input checked="" type="checkbox"/>
a. Type: fully describe if mill construction, light construction, major spans, trusses:	PROVIDE PHOTO 11a
The roof is made up of wood trusses and sheathing.	
b. Indicate the condition of the following:	PROVIDE PHOTO 11b
1. Walls:	
N/A	
2. Floors:	
N/A	
3. Roof member, roof trusses:	
Roof trusses in good conditions.	
c. Note metal connectors (i.e., angles, plates, bolts, split pintles, other, and note condition):	PROVIDE PHOTO 11c
Fair	
d. Joints: note if well fitted and still closed:	PROVIDE PHOTO 11d
Good	

e. Drainage: note accumulations of moisture	PROVIDE PHOTO 11e
None	
f. Ventilation: note any concealed spaces not ventilated:	PROVIDE PHOTO 11f
None	
g. Note any concealed spaces opened for inspection:	PROVIDE PHOTO 11g
None	
h. Identify any wood framing member with obvious overloading, overstress, deterioration, or excessing deflection. (Is Structural Repairs Required?):	PROVIDE PHOTO 11h
None	

12. BUILDING FAÇADE INSPECTION (Threshold Buildings¹)	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.)		
CMU Walls covered with stucco.		
b. Identify the attachment type of each appurtenance type (mechanically attached or adhered):		
None observed.		
c. Indicate the condition of each appurtenance (distress, settlement, splitting, bulging, cracking, loosening of metal anchors and supports, water entry, movement of lintel or shelf angles, or other defects):		
N/A		

13. SPECIAL OR UNUSUAL FEATURES IN THE BUILDING

This Section is N/A

PROVIDE PHOTO 13

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

None.

b. Indicate condition of the special feature, its supports, connections, and if repairs are required:

N/A

14. UNDERGROUND OR LOWER-LEVEL PARKING GARAGES

This Section is N/A:

PROVIDE PHOTO 14

CHECKLIST ITEMS TO CONFIRM OR CONSIDER FOR UNDERGROUND PARKING GARAGE: 14A.

CURRENT Base Flood Elevation: N/A ft. (Select Datum)

Note: All elevation datums provided must be in the same datum as the Flood Insurance Rate Map (FIRM).

1. What is the wet season² ground water elevation (water table): N/A ft. (Select Datum)

2. What is the elevation of lowest parking garage finished floor: N/A ft. (Select Datum)

3. What is the elevation of the parking garage entrance: N/A ft. (Select Datum)

4. Is the wet season ground water elevation (water table) higher than the lowest floor elevation? Select (Yes or No) **No**

Explanation: N/A

5. Is the garage entrance elevation lower than the base flood elevation? Select: (Yes or No) **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
14B.
1. Do the parking garage slabs (overhead and floor slabs) and/or walls show evidence of leakage (efflorescence at the underside of slab or at base of column)? (Yes or No): No
Explanation: N/A
2. Is there any evidence of previous patching or repairs? (Yes or No): No
Explanation: N/A

¹ **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.

² **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)

15. DETERIORATION

N/A:

PROVIDE PHOTO 15

a. Based on the scope of inspection, describe any structural deterioration and describe the extent of such deterioration.

N/A

If **Substantial Structural Deterioration** has been observed:

N/A:

PROVIDE PHOTO

16. Identify the damage and describe the extent of the substantial structural deterioration along with the need for maintenance, repair and/or replacement recommendations.

The repair of the soffit in the west parking area needs to be performed on the hanging system of the soffit.

17. Identify and describe areas requiring added inspection as well as results of any testing.

N/A

18. Describe manner and type of inspections performed.

Visual inspection in the opening of the soffit.

19. Provide graded urgency of each recommended repair.

The repair of the soffit and the concrete cap in the gardeners' area is not urgent but should be addressed.

20. State whether unsafe or dangerous conditions exist, as these terms are defined in the Florida Building Code, where observed.

N/A

Reset Form

Hernandez, Analyn

From: miamimarlin@aol.com
Sent: Monday, June 30, 2025 11:24 AM
To: Hernandez, Analyn
Subject: Structural Recertification for Royal Caribbean Club Condominium Association, Inc.
Attachments: RoyalCaribbeanClub - 02.27.25 SBS Structural Recert DS.pdf; RoyalCaribbeanClub - 02.27.25 SBS Cover Letter DS.pdf

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Subject: Structural Recertification for Royal Caribbean Club Condominium Association, Inc.

Antonio,

Please see the attached Structural Recertification for the Royal Caribbean Club Condominium Association, Inc.

You must submit this report along with the cover letter within 6 months to the city to be in compliance. If you have any questions please do not hesitate to contact me.

Thank you for entrusting Stone Building Solutions with your business and please remember, we also offer Constructions Monitoring, Request for Proposal, Sealed Bid Process, Structural Integrity Reserve Study, Roof Condition Reports, Wind Mitigation Reports, and discounted pre-loss claims adjusting agreements.

Best Regards,



Sam Long

Operations Admin

✉ sam@stonebldg.com | 407-972-3302

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