



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 07/28/2025

PROPERTY INFORMATION	
Folio	03-4117-020-0001 (Reference)
Property Address	66 VALENCIA AVE CORAL GABLES, FL 33134-0000
Owner	REFERENCE ONLY
Mailing Address	
Primary Zone	6600 COMMERCIAL - LIBERAL
Primary Land Use	0000 REFERENCE FOLIO
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	0

ASSESSMENT INFORMATION			
Year	2025	2024	2023
Land Value	\$0	\$0	\$0
Building Value	\$0	\$0	\$0
Extra Feature Value	\$0	\$0	\$0
Market Value	\$0	\$0	\$0
Assessed Value	\$0	\$0	\$0

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION	
CORAL GABLES TOWER CONDO	
C GABLES CRAFTS SEC PB 10-40	
LOTS 1 THRU 12 BLK 12	



TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description

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

- 1) 66 Valencia Ave - This is a 36-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.

Condominium Assoc. (all addresses)

THE CORAL GABLES TOWER
CONDOMINIUM ASSOCIATION, INC.
c/o ASSOCIATION LAW GROUP
REGISTERED AGENT
1540 SW 12TH AVE
MIAMI, FL 33129-2516


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Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
EX-22-02-7394	02/07/2022	66 VALENCIA AVE	PERMIT EXTENSION & RENEWAL	PERMIT RENEWAL FOR BL-21-06-7316	final	05/10/2022	05/10/2022	0.00
BL-21-06-7316	06/02/2021	66 VALENCIA AVE	DOOR/GARAGE DOOR/SHUTTER/WINDOW	COMMERCIAL - NEW IMPACT WINDOWS AND DOOR (FRAME BRONZE W/ CLEAR GLASS) \$11,985.00	final	07/22/2021	06/09/2022	0.00
PL-20-12-5940	12/28/2020	66 VALENCIA AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	COMMERCIAL *PLUMBING WORK- SUB-METER INSTALLATION	final	02/03/2021	09/29/2021	0.00
CE-20-11-5826	11/19/2020	66 VALENCIA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	11/19/2020	11/19/2020	0.00
BL-20-11-5517	11/13/2020	66 VALENCIA AVE	DOOR/GARAGE DOOR/SHUTTER/WINDOW	REPLACEMENT OF WINDOWS(6) & SLIDING GLASS DOORS(2) BRONZE FRAME CLEAR GLASS \$13,116.34	final	05/17/2021	06/25/2021	0.00
ME-20-07-6635	07/21/2020	66 VALENCIA AVE	MECH COMMERCIAL / RESIDENTIAL WORK	REPLACE COOLING TOWER \$99,500	final	10/05/2020	12/23/2020	0.00
EL-20-07-6657	07/21/2020	66 VALENCIA AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	REPLACE COOLING TOWER	final	11/02/2020	11/19/2020	0.00
PW-20-06-6606	06/15/2020	66 VALENCIA AVE	OBSTRUCTION OF THE ROW PERMIT	REPLACEMENT OF COOLING TOWER WITH CRANE. WAITING FOR CORRECT PERMIT APPLICATION (UPDATE: TENTATIVE TUESDAY 8/18 APPROVED, USE APPROVED MOT)	final	08/03/2020	08/19/2020	0.00
CE-20-02-4550	02/03/2020	66 VALENCIA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	02/24/2020	02/24/2020	0.00
CE-20-01-5358	01/31/2020	66 VALENCIA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	02/24/2020	02/24/2020	0.00
CE-20-01-5097	01/27/2020	66 VALENCIA	CODE ENF LIEN SEARCH	LIEN SEARCH	final	01/28/2020	01/28/2020	0.00

City's Exhibit #3

		AVE						
PL-19-12-4791	12/30/2019	66 VALENCIA AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	COMM INTERIOR RENOVATIONS-KITCHEN \$8750	final	01/22/2020	04/28/2020	0.00
UP-19-12-4730	12/26/2019	66 VALENCIA AVE	UPFRONT FEE - THIS IS NOT A PERMIT	UPFRONT FEE FOR BL19124729 COMM INTERIOR RENOVATIONS-KITCHEN \$8750	final	12/26/2019	12/26/2019	0.00
EL-19-12-4733	12/26/2019	66 VALENCIA AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	COMM INTERIOR RENOVATIONS-KITCHEN WORK AS PER FBC 2017 AND NEC 2014	final	01/23/2020	05/05/2020	0.00
BL-19-12-4729	12/26/2019	66 VALENCIA AVE	INTERIOR ALTERATION ONLY	COMM INTERIOR RENOVATIONS-KITCHEN \$8750	final	01/15/2020	05/13/2020	0.00
CE-19-11-4089	11/06/2019	66 VALENCIA AVE	CODE ENF LIEN SEARCH	lien search	final	11/14/2019	11/14/2019	0.00
CE-18-10-3780	10/24/2018	66 VALENCIA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	11/06/2018	11/06/2018	0.00
EX-18-03-4430	03/27/2018	66 VALENCIA AVE	PERMIT EXTENSION & RENEWAL	*PERMIT EXT* ELECTRICAL REPAIR ELEVATOR ELECTRICAL ROOM \$4,700	final	03/27/2018	03/27/2018	0.00
EX-17-12-2016	12/21/2017	66 VALENCIA AVE	PERMIT EXTENSION & RENEWAL	PROVIDE GROUNDING FOR EXISTING POOL TO STRUCTURAL STEEL TO PANEL, REPLACE POOL PANEL, PROVIDIE POOL PUMP GFI, POOL LIGHT FIXTURE \$500	final	12/21/2017	12/21/2017	0.00
PU-17-06-1035	06/01/2017	66 VALENCIA AVE	PUBLIC RECORDS SEARCH	*OK TO CLOSE/CANCEL PER SURAMY CABRERA* REQUEST FOR PLANS OF BUILDING ON CD FOR REFERENCE	canceled		12/20/2022	0.00
CE-17-03-1391	03/07/2017	66 VALENCIA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	03/10/2017	03/10/2017	0.00
UP-17-01-1313	01/30/2017	66 VALENCIA AVE	UPFRONT FEE - THIS IS NOT A PERMIT	UPFRONT FEE EL-17-01-1312/ ELECTRICAL REPAIR ELEVATOR ELECTRICAL ROOM \$4,700	final	01/30/2017	01/30/2017	0.00
EL-17-01-1312	01/30/2017	66 VALENCIA AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	ELECTRICAL REPAIR ELEVATOR ELECTRICAL ROOM \$4,700	final	02/27/2017	03/28/2018	0.00
ZN-16-08-6591	08/18/2016	66 VALENCIA AVE	PAINT / RESURFACE FL / CLEAN	PRESSURE CLEAN / PAINT EXT WALLS BM 2112-60 (LT GRAY) AND TRIM (OFF WHITE) \$48,000	canceled	08/18/2016	09/27/2021	0.00
CE-16-06-7919	06/27/2016	66 VALENCIA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	07/01/2016	07/01/2016	0.00
CE-16-04-6409	04/14/2016	66 VALENCIA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	04/25/2016	04/25/2016	0.00
RV-16-03-5953	03/10/2016	66 VALENCIA AVE	REVISION TO PERMIT	**REVISION** REPLACE EXISTING ROOF	final	03/11/2016	03/11/2016	0.00

				Search Results					
				TOP A/C UNIT 10 TON W/ HEATERS \$20,000					
EX-16-02-2919	02/26/2016	66 VALENCIA AVE	PERMIT EXTENSION & RENEWAL	PERMIT RENEWAL TO EL-14-07- 3731	final	03/08/2016	03/08/2016	0.00	
CE-16-02-1948	02/09/2016	66 VALENCIA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	02/10/2016	02/10/2016	0.00	
EL-15-09-4682	09/23/2015	66 VALENCIA AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	ELECTRICAL FOR 10 TON HVAC ROOF TOP UNIT WITH HEATERS	final	09/24/2015	09/30/2015	0.00	
RV-15-09-4503	09/18/2015	66 VALENCIA AVE	REVISION TO PERMIT	MECHANICAL & ELECTRICAL REVISION	final	09/21/2015	09/21/2015	0.00	
PW-15-07-6107	07/31/2015	66 VALENCIA AVE	OBSTRUCTION OF ROW W/CRANE PERMIT	CRANE ON ROW	final	09/15/2015	10/12/2023	0.00	
PU-15-07-5431	07/20/2015	66 VALENCIA AVE	PUBLIC RECORDS SEARCH	REQ COPY OF DRAWINGS	final	07/20/2015	07/20/2015	0.00	
EX-15-07-4351	07/01/2015	66 VALENCIA AVE	PERMIT EXTENSION & RENEWAL	RENEW PERMIT ME-14-06-2354	final	07/01/2015	07/01/2015	0.00	
PU-15-06-5700	06/23/2015	66 VALENCIA AVE	PUBLIC RECORDS SEARCH	REQ CERT COPY OF ME14062354	final	06/23/2015	06/23/2015	0.00	
EL-15-01-0709	01/20/2015	66 VALENCIA AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	TANKLESS WATER HEATER -PLANS AND LOAD CAL SUBMITTED \$600	final	01/21/2015	02/06/2015	0.00	
CE-14-12-4286	12/22/2014	66 VALENCIA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	12/26/2014	12/26/2014	0.00	
PL-14-10-3887	10/28/2014	66 VALENCIA AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	WATER HEATER REPLACEMENT \$450	final	10/31/2014	01/22/2015	0.00	
PL-14-10-3055	10/16/2014	66 VALENCIA AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	COMMERCIAL INTERIOR REMODEL (BATHROOMS) RETILE AND REPLACE FIXTURES UNIT #1003	final	03/02/2015	03/30/2015	0.00	
BL-14-10-2905	10/15/2014	66 VALENCIA AVE	INTERIOR ALTERATION ONLY	COMMERCIAL INTERIOR REMODEL (BATHROOMS) \$6,000	final	02/17/2015	08/11/2015	0.00	
CE-14-10-2700	10/13/2014	66 VALENCIA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	10/28/2014	10/28/2014	0.00	
PL-14-10-2395	10/08/2014	66 VALENCIA AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	CANCELLED INSTALLATION OF TANKLESS WATER HEATER \$200 UNIT 603	canceled	10/10/2014	06/30/2017	0.00	
EL-14-10-2406	10/08/2014	66 VALENCIA AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	INSTALLATION OF TANKLESS WATER HEATER \$200	canceled	10/10/2014	06/30/2017	0.00	
RC-14-09-2673	09/17/2014	66 VALENCIA AVE	BLDG RECERT / CRB	40 YEAR OR OLDER BUILDING RECERTIFICATION	final	09/17/2014	09/18/2014	0.00	
EL-14-09-2158	09/10/2014	66 VALENCIA AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	TITANIC WATER HEATER ELECTRICAL REPAIR \$400	final	09/10/2014	02/05/2015	0.00	
ZN-14-07-3733	07/24/2014	66 VALENCIA AVE	PAINT / RESURFACE FL / CLEAN	REPAIR STUCCO IN SEVERAL OVERHANGS & UNDER	final	07/25/2014	12/02/2014	0.00	

				BALCONIES, PRESSURE CLEAN/PAINT EXT WALLS (OFF WHITE) \$5,000					
EL-14-07-3731	07/24/2014	66 VALENCIA AVE	ELEC POOL / SPA / FOUNTAIN	CHANGE OF CONTRACTOR TO ENERGOV PERMIT NO. EDEN-23-09- 0139 PROVIDE GROUNDING FOR EXISTING POOL TO STRUCTURAL STEEL TO PANEL, REPLACE POOL PANEL, PROVIDE POOL PUMP GFI, POOL LIGHT FIXTURE \$500	canceled	07/25/2014	09/05/2023	0.00	
CE-14-07-2949	07/14/2014	66 VALENCIA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	07/15/2014	07/15/2014	0.00	
ME-14-06-2354	06/05/2014	66 VALENCIA AVE	MECH COMMERCIAL / RESIDENTIAL WORK	REPLACE EXISTING ROOF TOP A/C UNIT 10 TON W/ HEATERS \$20,000	final	06/05/2014	04/28/2016	0.00	
PU-14-05-3331	05/19/2014	66 VALENCIA AVE	PUBLIC RECORDS SEARCH	REQ COPIES OF PERMIT 22360	final	05/19/2014	05/19/2014	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 PERMITS
2021- 2025

Permit Number [ATEL-22-07-0037](#)

Applied Date 07/06/2022

Type Antennas/Telecommunications - Right of Way

Issued Date

Project Name

Expiration Date

Status Cancelled

Finalized Date 08/26/2022

Main Parcel 0341170200100

Address 66 VALENCIA AVE Coral Gables, FL 33134-000

Description AT&T TO REMOVE WOODEN POLE. TRANSFER CABLES TO REACH EXISTING CONCRETE POLE WITHIN ALLEY. CANCELLED: wrong permit type, apply for utility permit. TRENCH FROM POLE to pole it's 23'

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Permit Number [BLDB-21-08-0001](#)

Applied Date 08/30/2021

Type FBC Building (Commercial) - Interior Build-Out/ Interior Alteration

Issued Date 10/01/2021

Project Name

Expiration Date 03/30/2022

Status Finaled

Finalized Date 10/01/2021

Main Parcel **0341170200001**

Address 66 VALENCIA AVE Coral Gables, FL 33134-000

Description 10 SQ FEET STUCCO REPAIR

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Permit Number [CHON-23-07-0236](#)

Applied Date 07/21/2023

Type Change of Contractor - Electrical (Optional)

Issued Date

Project Name

Expiration Date

Status Finaled

Finalized Date 09/07/2023

Main Parcel **0341170200001**

Address 66 VALENCIA AVE Coral Gables, FL 33134

Description REFER TO EDEN PERMIT NO. EL-14-07-3731 ***PROVIDE GROUNDING FOR EXISTING POOL TO STRUCTURAL STEEL TO PANEL, REPLACE POOL PANEL, PROVIDE POOL PUMP GFI, POOL LIGHT FIXTURE \$500***

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Permit Number [EDEN-23-09-0139](#)

Applied Date 09/05/2023

Type EDEN Legacy Permit - Eden Legacy Electrical

Issued Date 09/07/2023

Project Name

Expiration Date 04/15/2025

Status Finaled

Finalized Date 10/17/2024

Main Parcel **0341170200001**

Address 66 VALENCIA AVE Coral Gables, FL 33134--000

Description CHANGE OF CONTRACTOR FROM EDEN PERMIT NO. EL-14-07-3731

***PROVIDE GROUNDING FOR EXISTING POOL TO STRUCTURAL STEEL TO PANEL,
REPLACE POOL PANEL, PROVIDE POOL PUMP GFI, POOL LIGHT FIXTURE \$500

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Permit Number [MECB-23-12-0782](#)

Applied Date 12/12/2023

Type Mechanical Commercial - HVAC Changeout

Issued Date 12/16/2023

Project Name

Expiration Date 09/16/2024

Status Finaled

Finalized Date 03/20/2024

Main Parcel 0341170200030

Address 66 VALENCIA AVE Unit: 203B Coral Gables, FL 33134--610

Description AC CHANGE OUT 2.5 TON WATER SOURCE HEAT PUMP

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Permit Number [MECR-24-09-1231](#)

Applied Date 09/24/2024

Type Mechanical Residential - HVAC Changeout

Issued Date 10/05/2024

Project Name

Expiration Date 04/09/2025

Status Finaled

Finalized Date 10/11/2024

Main Parcel 0341170200040

Address 66 VALENCIA AVE Unit: 301C Coral Gables, FL 33134--610

Description replace 3.5 ton. AC

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Permit Number [PEXT-24-03-0592](#)

Applied Date 03/06/2024

Type Permit Extension/ Renewal - Electrical (Not Required to close permit)

Issued Date

Project Name

Expiration Date

Status Finaled

Finalized Date 03/14/2024

Main Parcel **0341170200001**

Address 66 VALENCIA AVE Coral Gables, FL 33134--000

Description ***03/07/2024***PERMIT RENEWAL REQUEST- EDEN-23-09-0139 ,
CHANGE OF CONTRACTOR FROM EDEN PERMIT NO. EL-14-07-3731 ***PROVIDE
GROUNDING FOR EXISTING POOL TO STRUCTURAL STEEL TO PANEL, REPLACE
POOL PANEL, PROVIDE POOL PUMP GFI, POOL LIGHT FIXTURE \$500

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Permit Number [PEXT-24-09-1244](#)

Applied Date 09/23/2024

Type Permit Extension/ Renewal - Electrical (Not Required to close permit)

Issued Date 10/03/2024

Project Name

Expiration Date

Status Finaled

Finalized Date 10/03/2024

Main Parcel **0341170200001**

Address 66 VALENCIA AVE Coral Gables, FL 33134--000

Description ***10/02/2024***PERMIT RENEWAL DUE TO EXTENSIVE WORK
REQUIRED DUE TO INSPECTOR'S COMMENTS.

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Permit Number [PRNW-23-07-0503](#)

Applied Date 07/14/2023

Type Permit Renewal - Electrical

Issued Date

Project Name

Expiration Date

Status Cancelled

Finalized Date 08/02/2023

Main Parcel **0341170200001**

Address 66 VALENCIA AVE Coral Gables, FL 33134

Description **CANCELLED, CREATED IN ERROR, REFER TO CHON-23-07-0236**
REFER TO PERMIT NO. EL-14-07-3731 -COMMON AREAS ***PROVIDE GROUNDING
FOR EXISTING POOL TO STRUCTURAL STEEL TO PANEL, REPLACE POOL PANEL,
PROVIDE POOL PUMP GFI, POOL LIGHT FIXTURE \$500***

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Permit Number [RECT-24-05-0315](#)

Applied Date 05/14/2024

Type Building Recertification - Recertification

Issued Date

Project Name

Expiration Date

Status Denied

Finalized Date

Main Parcel 0341170200001

Address 66 VALENCIA AVE Coral Gables, FL 33134-000

Description BUILDING RECERTIFICATION (YEAR BUILT 1974)

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Permit Number [ZONC-25-03-0534](#)

Applied Date 03/11/2025

Type Zoning Commercial - Painting

Issued Date 03/29/2025

Project Name

Expiration Date 09/25/2025

Status Issued

Finalized Date

Main Parcel 0341170200001

Address 66 VALENCIA AVE Coral Gables, FL 33134-000

Description Pressure washing and paint roof eave- off white AS PER ZN14073733



The City of Coral Gables

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

September 17, 2014

CORAL GABLES TOWER CONDO ASSC.
66 VALENCIA
CORAL GABLES, FL 33134

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

PROPERTY FOLIO: # 03-4117-020-0001
ADDRESS 66 VALENCIA AVE. CORAL GABLES, FL 33134

Dear Property Owner/Manager:

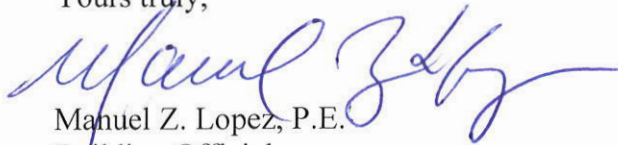
This Office is in receipt of your structural and electrical report stating that the above referenced building has been examined and found to be structurally and electrically safe for its continued occupancy.

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

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

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

Yours truly,


Manuel Z. Lopez, P.E.
Building Official

City's Exhibit #4



The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

5/3/2022

THE CORAL GABLES TOWER CONDO ASSOC. INC.
C/O LAZARO LEON PA
9100 S. DADELAND BLVD., SUITE 1500
MIAMI, FL 33156

RE: 66 VALENCIA AVE
FOLIO # 341170200001

VIA CERTIFIED MAIL

7021 2720 0001 4958 9483

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

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

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address will be forty (40) years old, or older, in **2024** having been built in 1974.

In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a Recertification Report ("Report") must be submitted for this property to the City of Coral Gables in **2024**.

The Architect or Engineer may obtain the required Form, "*Minimum Inspection Procedural Guidelines for Building Recertification*," from the following link: <https://www.miamidade.gov/global/economy/building/40-year-recertification.page>

The Recertification Report fee of \$500.00 *and* additional document and filing fees shall be submitted to the Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, Florida, 33134.

Please note the Building Recertification Report must be dated **2024**.

Thank you for your prompt attention to this matter.

Manuel Z. Lopez, P.E.
Building Official

City's Exhibit #5



CITY OF CORAL GABLES
Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FL 33134

2/2/2023

VIA CERTIFIED MAIL

7021 1970 0000 4015 6766

THE CORAL GABLES TOWER CONDO ASSOC. INC.
C/O LAZARO LEON PA
9100 S. DADELAND BLVD., SUITE 1500
MIAMI, FL 33156

RE: 66 VALENCIA AVE
FOLIO # 341170200001
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 1974. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a qualified individual must inspect said building and a **completed** Recertification Report ("Report") must be submitted by you to this Department **in 2024**. A completed Report includes 1) Cover letters stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be **approved** and the Letter of Recertification must be issued by this Department.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Please contact Douglas Ramirez at dramirez@coralgables.com 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 7353

THE CORAL GABLES TOWER CONDOMINIUM ASSOCIATION, INC.
C/O ASSOCIATION LAW GROUP
7440 SW 50TH TER # 106
MIAMI, FL 33155

RE: 66 VALENCIA AVE
CORAL GABLES TOWER CONDO DESC
FOLIO # 03-4117-020-0001

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 1974. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a qualified individual must inspect said building and a **completed** Recertification Report ("Report") must be submitted by you to this Department within **ninety (90) calendar days** from the **date of this letter**. A completed Report includes 1) Cover letters stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be **approved** and the Letter of Recertification must be issued by this Department.

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

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

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

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

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

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

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.

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

5/10/2024

VIA CERTIFIED MAIL

7019 1640 0001 2647 4415

THE CORAL GABLES TOWER CONDOMINIUM ASSOCIATION, INC.
C/O ASSOCIATION LAW GROUP
7440 SW 50TH TER # 106
MIAMI, FL. 33155

RE: 66 VALENCIA AVE
FOLIO # 03-4117-020-0001

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

Dear Property Owner:

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

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

See original notice for additional information.

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

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

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

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

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

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

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

Please govern yourself accordingly.

Sincerely,

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

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



CITY OF CORAL GABLES

7019 1640 0001 2642 6681

DEVELOPMENT SERVICES DEPARTMENT

6/17/2024

427 BILTMORE WAY

CORAL GABLES, FL 33134

THE CORAL GABLES TOWER CONDOMINIUM ASSOCIATION, INC.

C/O ASSOCIATION LAW GROUP

7440 SW 50TH TER # 106

MIAMI, FL 33155

RE: 66 VALENCIA AVE

FOLIO # 03-4117-023-0001

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

Dear Property Owner:

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

See previous correspondence for additional information.

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

Please govern yourself accordingly.

Sincerely,

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

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. 25-9468
RECT-24-05-0315

vs.

NAME
The Coral Gables Tower
Condominium Association, Inc.
66 Valencia Ave,
Coral Gables, FL 33134
Respondent.

Certified Mail Return Receipt & Via Regular Mail
7020 2450 0001 8406 1598

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

Date: August 25, 2025

Re: 66 Valencia Ave, Coral Gables Tower Condo C Gables Crafts, Sec PB 10-40 Lots 1 thru 12 Blk 12
and 03-4117-020-0001 ("Property").

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 8-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. **The Structure is hereby declared unsafe** by the Building Official and is presumed unsafe pursuant to Section 105-89 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, 1st Floor, Coral Gables, Florida 33134 on September 08, 2025 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) 460-5383. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 p.m.

City's Exhibit #6

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

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

Please govern yourself accordingly.

Analyñ Hernandez

Analyñ 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.

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

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

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.

c: THE CORAL GABLES TOWER CONDOMINIUM ASSOCIATION, INC., ASSOCIATION LAW GROUP REGISTERED
AGENT, 1540 SW 12TH AVE, MIAMI, FL 33129
(7020 2450 0001 8406 1604)



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 25-9468

Title of Document Posted: Construction Regulation Board, 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 66 Valencia Ave, ON 8/21/25 AT 11:29 am.

Sebastian Ramos

Employee's Printed Name

Employee's Signature

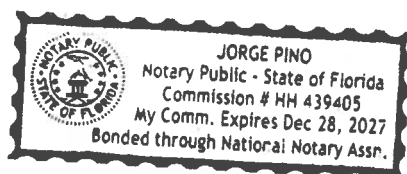
STATE OF FLORIDA)

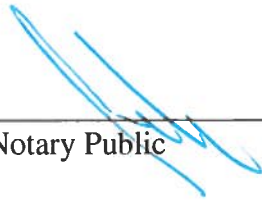
ss.

COUNTY OF MIAMI-DADE)

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online
notarization, this 27 day of AUGUST, in the year 2025, by
SEBASTIAN RAMOS who is personally known to me.

My Commission Expires:




Notary Public

City's Exhibit #7

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. **25-9468**
RECT-24-05-0315

vs.

NAME
The Coral Gables Tower
Condominium Association, Inc.
66 Valencia Ave,
Coral Gables, FL 33134
Respondent.

Certified Mail Return Receipt & Via Regular Mail
7020 2450 0001 8406 1598

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

Date: August 25, 2025

Re: **66 Valencia Ave**, Coral Gables Tower Condo C Gables Crafts, Sec PB 10-40 Lots 1 thru 12 Blk 12
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Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the FairChild Tropical Board Room, 427 Biltmore Way, 1st Floor, Coral Gables, Florida 33134 on September 08, 2025 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) 460-5383. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 p.m.





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Detail by Entity Name

Florida Not For Profit Corporation

THE CORAL GABLES TOWER CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	730290
FEI/EIN Number	59-1688130
Date Filed	07/26/1974
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/02/2008

Principal Address

1540 SW 12th Avenue
Miami, FL 33129

Changed: 01/09/2024

Mailing Address

1540 SW 12th Avenue
Miami, FL 33129

Changed: 01/09/2024

Registered Agent Name & Address

ASSOCIATION LAW GROUP
1540 Southwest 12th Avenue
Miami, FL 33129

Name Changed: 02/09/2012

Address Changed: 01/09/2024

Officer/Director Detail

Name & Address

Title President

City's Exhibit #9

Valdivia, Carmen
1540 SW 12th Avenue
Miami, FL 33129

Title Treasurer, Secretary

Arbucias, Graciela
1540 SW 12th Avenue
Miami, FL 33129

Title VP

Cobiella, Lorenzo
1540 SW 12th Avenue
Miami, FL 33129

Annual Reports

Report Year	Filed Date
2024	01/09/2024
2024	04/03/2024
2025	01/12/2025

Document Images

01/12/2025 -- ANNUAL REPORT	View image in PDF format
04/03/2024 -- AMENDED ANNUAL REPORT	View image in PDF format
01/09/2024 -- ANNUAL REPORT	View image in PDF format
07/20/2023 -- AMENDED ANNUAL REPORT	View image in PDF format
01/25/2023 -- ANNUAL REPORT	View image in PDF format
08/24/2022 -- AMENDED ANNUAL REPORT	View image in PDF format
07/26/2022 -- AMENDED ANNUAL REPORT	View image in PDF format
01/25/2022 -- ANNUAL REPORT	View image in PDF format
06/21/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
01/31/2021 -- ANNUAL REPORT	View image in PDF format
07/20/2020 -- ANNUAL REPORT	View image in PDF format
03/14/2019 -- ANNUAL REPORT	View image in PDF format
01/30/2018 -- ANNUAL REPORT	View image in PDF format
03/06/2017 -- ANNUAL REPORT	View image in PDF format
03/15/2016 -- ANNUAL REPORT	View image in PDF format
04/22/2015 -- ANNUAL REPORT	View image in PDF format
03/05/2014 -- ANNUAL REPORT	View image in PDF format
03/19/2013 -- ANNUAL REPORT	View image in PDF format
02/09/2012 -- ANNUAL REPORT	View image in PDF format
04/19/2011 -- ANNUAL REPORT	View image in PDF format

04/21/2010 -- ANNUAL REPORT	View image in PDF format
04/19/2010 -- ANNUAL REPORT	View image in PDF format
04/27/2009 -- ANNUAL REPORT	View image in PDF format
10/02/2008 -- REINSTATEMENT	View image in PDF format
09/04/2007 -- ANNUAL REPORT	View image in PDF format
05/07/2006 -- ANNUAL REPORT	View image in PDF format
06/06/2005 -- ANNUAL REPORT	View image in PDF format
04/11/2005 -- Off/Dir Resignation	View image in PDF format
01/07/2005 -- ANNUAL REPORT	View image in PDF format
02/04/2004 -- ANNUAL REPORT	View image in PDF format
01/14/2003 -- ANNUAL REPORT	View image in PDF format
02/05/2002 -- ANNUAL REPORT	View image in PDF format
02/01/2001 -- ANNUAL REPORT	View image in PDF format
01/14/2000 -- ANNUAL REPORT	View image in PDF format
03/09/1999 -- ANNUAL REPORT	View image in PDF format
01/15/1998 -- ANNUAL REPORT	View image in PDF format
03/19/1997 -- ANNUAL REPORT	View image in PDF format
07/08/1996 -- ANNUAL REPORT	View image in PDF format
02/02/1995 -- ANNUAL REPORT	View image in PDF format

Florida Department of State, Division of Corporations



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Generated On: 07/28/2025

	Folio	Sub-Division	Owner
1	03-4117-020-0001	REFERENCE ONLY	66 VALENCIA AVE - CORAL GABLES
2	03-4117-020-0010	HGA GROUP LLC	66 VALENCIA AVE UNIT: 201-C - CORAL GABLES
3	03-4117-020-0020	SANTIAGO REGA	66 VALENCIA AVE UNIT: 202A - CORAL GABLES
4	03-4117-020-0030	CATALINA ALEXANDER - NICOLE ALEXANDER	66 VALENCIA AVE UNIT: 203B - CORAL GABLES
5	03-4117-020-0040	A & B REAL ESTATE HOLDINGS LLC	66 VALENCIA AVE UNIT: 301C - CORAL GABLES
6	03-4117-020-0050	YARINE GONZALEZ	66 VALENCIA AVE UNIT: 302A - CORAL GABLES
7	03-4117-020-0060	LOS YIYOS LLC	66 VALENCIA AVE UNIT: 303-B - CORAL GABLES
8	03-4117-020-0070	GILIANE VITAL HERNE &H - GIOVANNI CANNAVO	66 VALENCIA AVE UNIT: 401C - CORAL GABLES
9	03-4117-020-0080	RAQUEL CRESPI TRS - THE RAQUEL CRESPI REV LIV TRUST	66 VALENCIA AVE UNIT: 402A - CORAL GABLES
10	03-4117-020-0090	TERESA INES NASJLETI CRIADO	66 VALENCIA AVE UNIT: 403B - CORAL GABLES
11	03-4117-020-0100	SPERIDON STAMATES &W JOHANNA L	66 VALENCIA AVE UNIT: 501C - CORAL GABLES

12	03-4117-020-0110	JULIETA PEREZ MURIEDAS - PATRICIA MARIA XIRAU PROBERT	66 VALENCIA AVE UNIT: 502A - CORAL GABLES
13	03-4117-020-0120	LISETTE MARIE LUACES - NORMA LUACES	66 VALENCIA AVE UNIT: 503-B - CORAL GABLES
14	03-4117-020-0130	LOUIS A GONZALEZ - AMERICA C GONZALEZ	66 VALENCIA AVE UNIT: 601C - CORAL GABLES
15	03-4117-020-0140	FATIMA RAMON	66 VALENCIA AVE UNIT: 602A - CORAL GABLES
16	03-4117-020-0150	LOURDES G ARIAS	66 VALENCIA AVE UNIT: 603-B - CORAL GABLES
17	03-4117-020-0160	RAFAEL M BONAFONTE LE - LYDIA BLANCO BONAFONTE LE	66 VALENCIA AVE UNIT: 701C - CORAL GABLES
18	03-4117-020-0170	ELSA BARBAN & LILIA B ARCELAY	66 VALENCIA AVE UNIT: 702A - CORAL GABLES
19	03-4117-020-0180	CARMEN VALDIVIA	66 VALENCIA AVE UNIT: 703B - CORAL GABLES
20	03-4117-020-0190	ANA D CEPERO - SERAPIO CEPERO	66 VALENCIA AVE UNIT: 801C - CORAL GABLES
21	03-4117-020-0200	YULEISY A MONTALVO TRS - THE YULEISY MONTALVO LIVING TRUST	66 VALENCIA AVE UNIT: 802A - CORAL GABLES
22	03-4117-020-0210	LOURDES MAYORGA &H - LORENZO COBIELLA	66 VALENCIA AVE UNIT: 803B - CORAL GABLES
23	03-4117-020-0220	IMPERIA INVESTMENTS CORP	66 VALENCIA AVE UNIT: 901C - CORAL GABLES
24	03-4117-020-0230	LISETTE MARIE LUACES - NORMA LUACES	66 VALENCIA AVE UNIT: 902A - CORAL GABLES
25	03-4117-020-0240	MERCY SUAREZ	66 VALENCIA AVE UNIT: 903B - CORAL GABLES

26	03-4117-020-0250	VICTOR A GUTIERREZ - VICTOR M GUTIERREZ	66 VALENCIA AVE UNIT: 1001C - CORAL GABLES
27	03-4117-020-0260	MARCEL URBINA - MARIA FERNANDA CORTEZ	66 VALENCIA AVE UNIT: 1002A - CORAL GABLES
28	03-4117-020-0270	ANNETTE MARIE CASANOVA	66 VALENCIA AVE UNIT: 1003 - CORAL GABLES
29	03-4117-020-0280	ALICIA MARGARITA GUEDES CEPERO	66 VALENCIA AVE UNIT: 1101C - CORAL GABLES
30	03-4117-020-0290	GONZALEZ JORGE ANTONIO - BARBRA ANN GONZALEZ	66 VALENCIA AVE UNIT: 1102A - CORAL GABLES
31	03-4117-020-0300	TEBA ORUETA BLANCO	66 VALENCIA AVE UNIT: 1103B - CORAL GABLES
32	03-4117-020-0310	MARIA MERCY QUESADA TRS - THE QUESADA FAMILY TRUST	66 VALENCIA AVE UNIT: 1201C - CORAL GABLES
33	03-4117-020-0320	RICARDO RIVAS	66 VALENCIA AVE UNIT: 1202A - CORAL GABLES
34	03-4117-020-0330	LUIS LA MADRID JTRS - RICARDO RIVAS JTRS	66 VALENCIA AVE UNIT: 1203B - CORAL GABLES
35	03-4117-020-0340	PABLO OSCAR FERNANDEZ	66 VALENCIA AVE UNIT: PH1C - CORAL GABLES
36	03-4117-020-0350	ANTONIO MORALES TRS - LORENZO BENITEZ IRREVOC TRUST	66 VALENCIA AVE UNIT: PH2A - CORAL GABLES
37	03-4117-020-0360	GLOBALCORP HOLDINGS LLC	66 VALENCIA AVE UNIT: PH3B - CORAL GABLES



MILTON CUBAS 1 PE, LLC.
1302 N.E. 125 Street – North Miami – Florida 33161
Phone (305) 891-4174 Fax (305) 891-4175
E-mail: miltoncubas1pe@gmail.com
Website: www.miltoncubas1pe.com

January 29, 2024.

Re: Building Re-certification.

66 Valencia Ave, Coral Gables, FL 33134.

Folio No: 03-4117-020-0001

To: City of Coral Gables ,Building Department, Building Official:

Milton Cubas, P.E. has performed a Structural Inspection of the building located at 66 Valencia Ave, Coral Gables, FL 33134, in accordance to Miami Dade Code County Section 8-11 (f) and 92-1 amending the South Florida Building Code and Notice.

I conclude from my inspection that the above structure is structurally safe for continued use and occupancy.

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

The report does not exclude conclusions concerning the adequacy of the components nor can we be responsible for any latent defects that may arise in future. In accepting the report, clients agree to be bound by the condition of the inspection. The inspection consisted of a visual examination of the structure. No destructive or environmental testing was performed, nor were any walls or ceiling opened for inspection where access was not already in place.

This building is approximately 81,000 SQ FT

The building is structurally safe for its use and PRESENT occupancy. BUT need some minor structural repairs, see ITEM 5.d & ITEM 9.b.

Should you have any additional questions please call me.

Very truly yours,

Milton Cubas
Certification Authorization # 27267
F.L Reg. P.E # 51902
S.I. # 6999901

City's Exhibit #10



MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING STRUCTURAL RECERTIFICATION

CASE REFERENCE NUMBER:

LICENSEE NAME: Milton Cubas

TITLE: P.E. 51902

JURISDICTION NAME:

ADDRESS: 1302 NE 125 ST

North Miami, FL 33161

SIGNATURE:

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

1. DESCRIPTION OF BUILDING

a. Name on Title: CORAL GABLES TOWER CONDO DESC

b. Building Street Address: 66 Valencia Ave, Coral Gables, FL 33134

Bldg. #: 1

c. Legal Description: SEE ADITONAL COMMENTS (n)

Attached: ☒

d. Owner's Name: CORAL GABLES TOWER CONDO DESC

e. Owner's Mailing Address: 66 VALENCIA AVE, CORAL GABLES, FL 33134

f. Folio Number of Property on which Building is Located: 03-4117-020-0001

g. Building Code Occupancy Classification: Residential Group R-1

h. Present Use: 6600 COMMERCIAL - LIBERAL

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

1 BUILDING, 13 STORIES, CB EXTERIOR WALL, CONCRETE SLAB ON GRADE AT GROUND FLOOR, TYPICAL FLOOR FRAMING AND ROOF FRAMING WITH REINFORCED CONCRETE SLAB OVER REINFORCED COLUMNS AND TIE BEAMS.

j. Number of Stories: 13

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

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

m. Additional Comments:

(n) CORAL GABLES TOWER CONDOC GABLES CRAFTS SEC PB 10-40 LOTS 1 THRU 12 BLK 12

n. Additions to original structure:
NO ADDITIONAL STRUCTURES OBSERVED.
o. Total Actual Building Area of all floors: 81,000 APROX S.F.

2. INSPECTIONS
a. Date of Notice of Required Inspection: NOT APPLICABLE.
b. Date(s) of actual inspection: 10/18/2023
c. Name, license number, discipline of practice, and qualifications of licensee submitting report:
Milton Cubas P.E.# 51902
d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures:
NOT ACTION.
e. Are Any Structural Repairs Required? (YES/NO): Yes
1. If required, describe, and indicate acceptance:
SOME MEDIUM CRACKS OBSERVED AT THE OVERHANGS , CRACKS ARE LOCATED AT THE EAST AND SOUTH SIDE OF THE BUILDING.
f. Can the building continue to be occupied while recertification and repairs are ongoing? (YES/NO): Yes
1. Explanation/Conditions:
THE BUILDING IS STRUCTURALLY STABLE FOR USE AND OCCUPANCY.
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:
NOT APPLICABLE.

3. SUPPORTING DATA

- a. X Additional sheets of written data
- b. X Photographs provided (where required plus each building elevation)
- c. NONE Drawings or sketches (aerial, site, footprint, etc.)
- d. NOT ACTION Test reports

4. FOUNDATION

a. Describe the building foundation:

FOUNDATION IS COMPOSED OF CONTINUOUS WALL FOUNDATION AND SPREAD FOOTINGS.

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

NONE WAS OBSERVED.

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

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

1. Describe:

NO ADDITIONAL SUB-SOIL INVESTIGATION IS REQUIRED.

5. PRESENT CONDITION OF OVERALL STRUCTURE

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

PROVIDE PHOTO

1. Bulging: GOOD CONDITION.

2. Settlement: GOOD CONDITION.

3. Deflections: GOOD CONDITION.

4. Expansion: GOOD CONDITION.

5. Contraction: GOOD CONDITION.

b. Portion showing distress: (Note, beams, columns, structural walls, floor, roofs, other)	PROVIDE PHOTO
GOOD CONDITION	
DURING OUR INSPECTION WE INSPECTED ALL VISIBLE STRUCTURAL ELEMENTS & MEMBERS. NO STRUCTURAL ELEMENTS WERE IN DISTRESS.	
c. Surface conditions: Describe general conditions of finishes, cracking, spalling, peeling, signs of moisture penetration and stains.	PROVIDE PHOTO
THE BUILDING IS COMPOSED OF TYPICAL CMU BLOCK COVERED WITH STUCCO. PROPERTY SURFACE CONDITIONS WERE WELL MAINTAINED. GOOD CONDITIONS.	
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
MEDIUM CRACKS FOUND AT THE OVERHANG AREA. NEED REPAIR	
e. General extent of deterioration: Cracking or spalling of concrete or masonry, oxidation of metals; rot or borer attack in wood.	PROVIDE PHOTO
GENERAL EXTENT OF DETERIORATION WAS TYPICAL FOR BUILDING AGE. PROPERTY OWNERS SHOULD CONTINUE TO IMPLEMENT PREVENTIVE MAINTENANCE. GOOD CONDITIONS	
f. Previous patching or repairs (Provide description and identify location):	PROVIDE PHOTO
NONE WAS OBSERVED.	
g. Nature of present loading: (Indicate residential, commercial, storage, other - estimate magnitude for each level)	
RESIDENTIAL USE. PUBLIC AREAS 100 PSF, APARTMENTS 40 PSF, ROOFING LOAD 30 PSF. ACCORDING TO ASCE 7-22.	
h. Signs of overloading? (Yes/No): No	
1. Describe:	
NONE OVERLOADING OBSERVED.	

6. MASONRY BEARING WALL: (Indicate good, fair, poor on appropriate lines)		PROVIDE PHOTO
a. Concrete masonry units: GOOD CONDITION.		
b. Clay tile or terra cotta units: NOT APPLICABLE.		
c. Reinforced concrete tie columns: GOOD CONDITION.		
d. Reinforced concrete tie beams: GOOD CONDITION.		
e. Lintel: NO VISIBLE.		
f. Other type bond beams: NOT APPLICABLE		PROVIDE PHOTO
g. Exterior masonry finishes (choose those that apply):		
1. Stucco: GOOD CONDITION.		
2. Veneer: NOT APPLICABLE.		
3. Paint only: NOT APPLICABLE.		
4. Other (describe):		
NOT APPLICABLE.		
h. Interior masonry finishes (choose those that apply):		PROVIDE PHOTO
1. Vapor barrier: NOT APPLICABLE.		
2. Furring and plaster: GOOD CONDITION.		
3. Paneling: NOT APPLICABLE.		
4. Paint only: NOT APPLICABLE.		
5. Other (describe):		
NOT APPLICABLE.		
i. Cracks:		PROVIDE PHOTO
1. Location (note beams, columns, other): NONE WAS OBSERVED		
2. Description:		
NOT APPLICABLE		
j. Spalling		PROVIDE PHOTO
1. Location (note beams, columns, other): NONE WAS OBSERVED.		
2. Description:		
NOT APPLICABLE		

k. Rebar corrosion (indicate on lines 1-4):	PROVIDE PHOTO
1. None visible: ☒	
2. Minor (patching will suffice): NOT APPLICABLE.	
3. Significant (but patching will suffice): NOT APPLICABLE.	
4. Significant (structural repairs required) NOT APPLICABLE.	
l. Samples chipped out for examination in spalled areas (Yes/No): No	
1. Yes – describe color, texture, aggregate, general quality:	
NOT APPLICABLE.	

7. FLOOR AND ROOF SYSTEM	
a. Roof (Must provide)	
1. Describe (roof shape, type roof covering, type roof deck, framing system, condition):	PROVIDE PHOTO
CONCRETE FLAT BUILT-UP ROOF OVER CONCRETE BEAMS AND CONCRETE COLUMNS, ROOFING MEMBRANE FOUND TO BE GAF TRI-PLY, ROOF MEMBRANE FOUND IN GOOD CONDITION.	
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of supports:	PROVIDE PHOTO
THE ROOF IS SUPPORTING AIR CONDITIONER EQUIPMENT, EQUIPMENT BASES AND SUPPORTS FOUND IN GOOD CONDITION.	
3. Describe roof drainage system, main and overflow, and indicate condition:	PROVIDE PHOTO
SCUPPERS AND EMERGENCY SCUPPERS, GOOD CONDITION.	
4. Describe parapet build and current conditions:	PROVIDE PHOTO
CMU PARAPET, GOOD CONDITION	
5. Describe mansard build and current conditions:	PROVIDE PHOTO
NO MANSARD	

6. Describe roofing membrane/covering and current conditions:	PROVIDE PHOTO
ROOFING BUILT UP WITH BITUMINOUS MATERIAL, GOOD CONDITION.	
7. Describe any roof framing member with obvious overloading, overstress, deterioration or excessive deflection:	PROVIDE PHOTO
NOT ANY ROOF FRAMING MEMBER WITH OBVIOUS OVERLOADING, OVERSTRESS, DETERIORATION, OR EXCESSIVE DEFLECTION WAS OBSERVED.	
8. Note any expansion joints and condition:	PROVIDE PHOTO
NOT EXPANSION JOINTS WERE OBSERVED.	
b. Floor system(s):	
1. Describe the floor system at each level, framing, material, typical spans and indicate condition:	PROVIDE PHOTO
GROUND FLOOR IN REINFORCED 4" CONCRETE SLAB ON GRADE, TYPICAL FLOOR FRAMING WITH REINFORCED 2" CONCRETE SLAB OVER 6" HOLLOW CORE PRECAST CONCRETE.	
2. Balconies: Indicate location, framing system, material, and condition:	PROVIDE PHOTO
CONCRETE BALCONIES, GOOD CONDITION.	
3. Stairs and escalators: indicate location, framing system, material, and condition:	PROVIDE PHOTO
CONCRETE STAIRS ON SOUTH ELEVATION, GOOD CONDITION INTERIOR CONCRETE STAIRS, GOOD CONDITION.	
4. Ramps: indicate location, framing type, material, and condition:	PROVIDE PHOTO
NONE WAS OBSERVED.	
5. Guardrails: describe type, material, and condition:	PROVIDE PHOTO
ALUMINIUM RAILING FOR CONCRETE STAIRS & BALCONIES. GOOD CONDITION. ALUMINUM PICKET RAILING FOUND GOOD AND WELL ATTACHED.	
c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.	
NONE AREA AVAILABLE FOR INSPECTION. NOT NECESARY.	

8. STEEL FRAMING SYSTEM	
a. Description of system at each level:	PROVIDE PHOTO
TYPICAL STEEL SYSTEM FOR ELEVATOR, GOOD CONDITION	
b. Steel members: describe condition of paint and degree of corrosion:	PROVIDE PHOTO
NO CORROSION, PAINT IN GOOD CONDITION	
c. Steel connections: describe type and condition:	PROVIDE PHOTO
WELDED & BOLTED CONNECTIONS FOR STEEL ELEVATOR SYSTEM, GOOD CONDITION.	
d. Concrete or other fireproofing: note any cracking or spalling of encased member and note where any covering was removed for inspection:	PROVIDE PHOTO
NONE WAS OBSERVED	
e. Identify any steel framing member with obvious overloading, overstress, deterioration, or excessive deflection (provide location):	PROVIDE PHOTO
NOT ANY STEEL FRAMING MEMBER WITH OBVIOUS OVERLOADING, OVERSTRESS, DETERIORATION OR EXCESSIVE DEFLECTION WAS OBSERVED.	
f. Elevator sheave beams and connections, and machine floor beams: note condition:	PROVIDE PHOTO
ELEVATOR SHEAVE BEAM ON GOOD CONDITIONS, TYPICAL STEEL SYSTEM FOR ELEVATOR.	

9. CONCRETE FRAMING SYSTEM	
a. Full description of concrete structural framing system:	PROVIDE PHOTO
BUILDING IS COMPOSED OF CONCRETE SPREAD FOOTING, CMU BLOCKWALLS, CONCRETE COLUMNS AND CONCRETE TIE BEAMS. GOOD CONDITION.	
b. Cracking	
1. Significant or Not significant: SIGNIFICANT.	
2. Location and description of members affected and type cracking:	
SOME MEDIUM CRACKS OBSERVED AT THE OVERHANGS , CRACKS ARE LOCATED AT THE EAST AND SOUTH SIDE OF THE BUILDING.	

c. General condition	
GOOD CONDITION.	
d. Rebar corrosion – check appropriate line	
1. None visible: ☒	
2. Location and description of members affected and type cracking:	PROVIDE PHOTO
NOT APPLICABLE.	
3. Significant but patching will suffice:	PROVIDE PHOTO
NOT APPLICABLE.	
4. Significant: structural repairs required (describe):	PROVIDE PHOTO
NOT APPLICABLE.	
e. Samples chipped out in spall areas:	
1. No: ☒	PROVIDE PHOTO
2. Yes, describe color, texture, aggregate, general quality:	
NOT APPLICABLE.	
f. Identify any concrete framing member with obvious overloading, overstress, deterioration, or excessive deflection:	
PROVIDE PHOTO	
NOT ANY CONCRETE FRAMING MEMBER WITH OBVIOUS OVERLOADING, OVERSTRESS, DETERIORATION OR EXCESSIVE DEFLECTION WAS OBSERVED.	

10. WINDOWS, STOREFRONTS, CURTAINWALLS AND EXTERIOR DOORS	
a. Windows/Storefronts/Curtainwalls	PROVIDE PHOTO
1. Type (Wood, steel, aluminum, vinyl, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other):	
SINGLE HUNG AND TWIN DOUBLE HUNG WINDOWS (ALUMINUM AND GLASS) FOUND GOOD.	
2. Anchorage: type and condition of fasteners and latches:	
ANCHORS 1/4" TAPCON SCREWS TO CONCRETE. GOOD CONDITION	

3. Sealant: type and condition of perimeter sealant and at mullions:	
CAULKING. GOOD CONDITION	
4. Interiors seals: type and condition at operable vents:	
CAULKING. GOOD CONDITION	
5. General condition:	
GOOD CONDITION.	
6. Describe any repairs needed:	
NO REPAIRS NEEDED.	
b. Structural Glazing on the exterior envelope of Threshold Buildings (Yes/No): No	
1. Previous Inspection Date: NOT APPLICABLE.	
2. Description of Curtain Wall Structural Glazing and adhesive sealant:	
NOT APPLICABLE.	
3. Describe Condition of System:	
NOT APPLICABLE.	
c. Exterior Doors	PROVIDE PHOTO
1. Type (Wood, Steel, Aluminum, Sliding Glass Door, other):	
GLASS DOORS. GOOD CONDITION.	
2. Anchorage: type and condition of fasteners and latches:	
ANCHORS FOUND GOOD 1/4" TAPCON SCREWS TO CONCRETE.	
3. Sealant: type and condition of sealant:	
SILICONE. GOOD CONDITION.	

4. General condition:
GOOD CONDITION.
5. Describe any repairs needed:
NO REPAIRS NEEDED.

11. WOOD FRAMING	
a. Fully describe wood framing system:	PROVIDE PHOTO
NONE WAS OBSERVED.	
b. Indicate the condition of the following:	PROVIDE PHOTO
1. Walls:	
NOT APPLICABLE	
2. Floors:	
NOT APPLICABLE	
3. Roof member, roof trusses:	
NOT APPLICABLE	
c. Note metal connectors (i.e., angles, plates, bolts, split pintles, other, and note condition):	PROVIDE PHOTO
NOT APPLICABLE	
d. Joints: note if well fitted and still closed:	PROVIDE PHOTO
NOT APPLICABLE	

e. Drainage: note accumulations of moisture	PROVIDE PHOTO
NOT APPLICABLE	
f. Ventilation: note any concealed spaces not ventilated:	PROVIDE PHOTO
NOT APPLICABLE	
g. Note any concealed spaces opened for inspection:	PROVIDE PHOTO
NOT APPLICABLE	
h. Identify any wood framing member with obvious overloading, overstress, deterioration, or excessive deflection):	PROVIDE PHOTO
NOT ANY WOOD FRAMING MEMBER WITH OBVIOUS OVERLOADING, OVERSTRESS, DETERIORATION OR EXCESSIVE DEFLECTION WAS OBSERVED.	

12. BUILDING FAÇADE INSPECTION (Threshold Buildings)	PROVIDE PHOTO
a. Identify and describe the exterior walls and appurtenances on all sides of the building. (Cladding type, corbels, precast appliques, etc.)	
EXTERIOR WALLS ON MANSORY CONCRETE BLOCKS, GOOD CONDITION	
b. Identify the attachment type of each appurtenance type (mechanically attached or adhered):	
NONE APPURTENANCE WAS 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):	
NOT APPLICABLE.	

13. SPECIAL OR UNUSUAL FEATURES IN THE BUILDING	PROVIDE PHOTO
a. Identify and describe any special or unusual feature (i.e. cable suspended structures, tensile fabric roof, large sculptures, chimneys, porte-cochere, retaining walls, seawalls, etc.)	
NOT APPLICABLE.	
b. Indicate condition of the special feature, its supports, and connections:	
NOT APPLICABLE.	

Reset Form



CERTIFICATION OF COMPLIANCE WITH PARKING LOT GUARDRAILS

Re: Case No. : Not Found, Folio(03-4117-020-0001) FYear : 1983____

Property Address: 66 Valencia Ave____, Bldg. No.:1____, Sq. Ft.:81000____

1 BUILDING, 13 STORIES, CB EXTERIOR WALL, CONCRETE SLAB ON GRADE AT
GROUND FLOOR, TYPICAL FLOOR FRAMING AND ROOF FRAMING WITH REINFORCED
CONCRETE SLAB OVER REINFORCED COLUMNS AND TIE BEAMS.

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

On January 20, 2024, I inspected the parking lots servicing the above referenced building for compliance with Section 8C-6 and determined the following (check only one):

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

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

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

Signature and Seal of Architect or Engineer

Milton Cubas

Print Name

01/20/2024

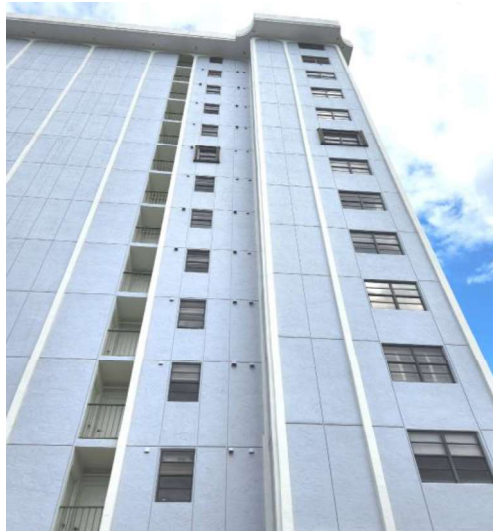
Date



MILTON CUBAS 1 PE, LLC.
1302 N.E. 125 Street – North Miami – Florida 33161
Phone (305) 891-4174 Fax (305) 891-4175
E-mail: miltoncubas1pe@gmail.com
Website: www.miltoncubas1pe.com

STRUCTURAL RECERTIFICATION PHOTO REPORT.
66 Valencia Ave, Coral Gables, FL 33134

- **ITEM 4-D - DESCRIBE ANY CRACKS OR SEPARATION IN THE WALLS, COLUMNS, OR BEAMS THAT SIGNAL DIFFERENTIAL SETTLEMENT**



NONE WAS OBSERVED ANY CRACK OR SEPARATION THAT SIGNAL DIFFERENTIAL SETTLEMENT. SOUTH ELEVATION.

- **ITEM 5-A – GENERAL ALIGNMENT**

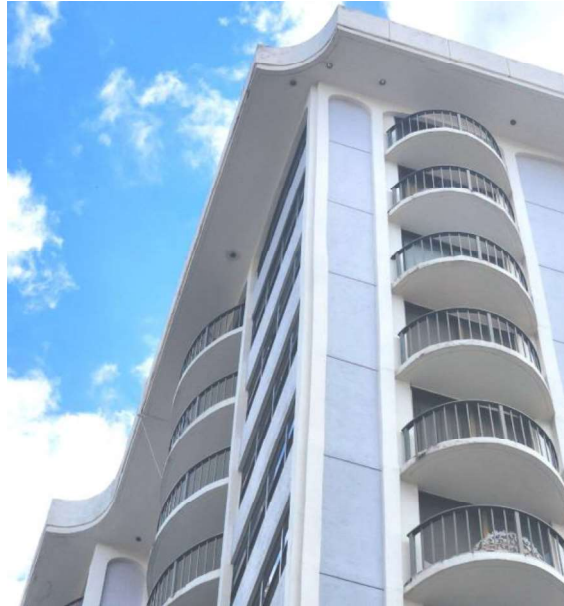


GOOD CONDITION OF OVERALL STRUCTURAL. WEST & EAST ELEVATION.



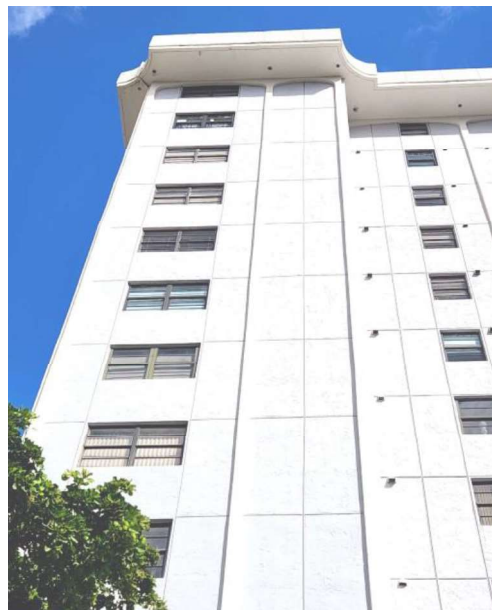
MILTON CUBAS 1 PE, LLC.
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- **ITEM 5-B – PORTION SHOWING DISTRESS**



NO BEAM OR COLUMN SHOWING DISTRESS. NORTHWEST ELEVATION

- **ITEM 5-C - SURFACE CONDITIONS**



TYPICAL CMU BLOCK COVERED WITH STUCCO. GOOD CONDITION. SOUTH ELEVATION



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- **ITEM 5-D – CRACKS: NOTE LOCATION IN SIGNIFICANT MEMBERS**



MEDIUM CRACKS FOUND AT THE OVERHANG AREA. NEED REPAIR ON
SOUTHEAST & NORTHEAST CORNER

- **ITEM 5-E - GENERAL EXTENT OF DETERIORATION**

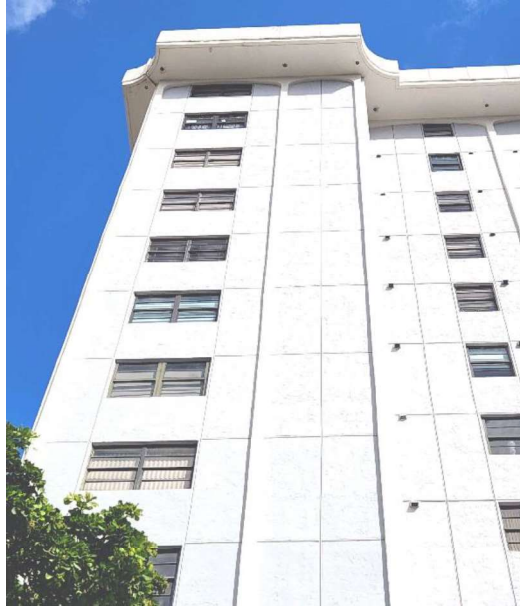


GENERAL EXTENT OF DETERIORATION WAS TYPICAL FOR BUILDING AGE.
PROPERTY OWNERS SHOULD CONTINUE TO IMPLEMENT PREVENTIVE
MAINTENANCE. NORTH ELEVATION



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ITEM 5-F - PREVIOUS PATCHING OR REPAIRS



NONE WAS OBSERVED, SOUTH ELEVATION.

- **ITEM 6-A – CONCRETE MASONRY UNITS**



CONCRETE MASONRY UNITS, GOOD CONDITION. NORTH ELEVATION



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- **ITEM 6-B – CLAY TILE OR TERRA COTA UNITS**
NOT APPLICABLE
- **ITEM 6-C-D – REINFORCED CONCRETE TIE COLUMNS & TIE BEAMS**



COLUMNS AND BEAMS WERE OBSERVED IN GOOD
CONDITION. EXTERIOR OF THE BUILDING. EAST ELEVATION

- **ITEM 6-E – LINTEL**



LINTEL NO VISIBLE. GOOD CONDITION. NORTH ELEVATION

- **ITEM 6-F – OTHER TYPE BOND BEAMS**
NOT APPLICABLE



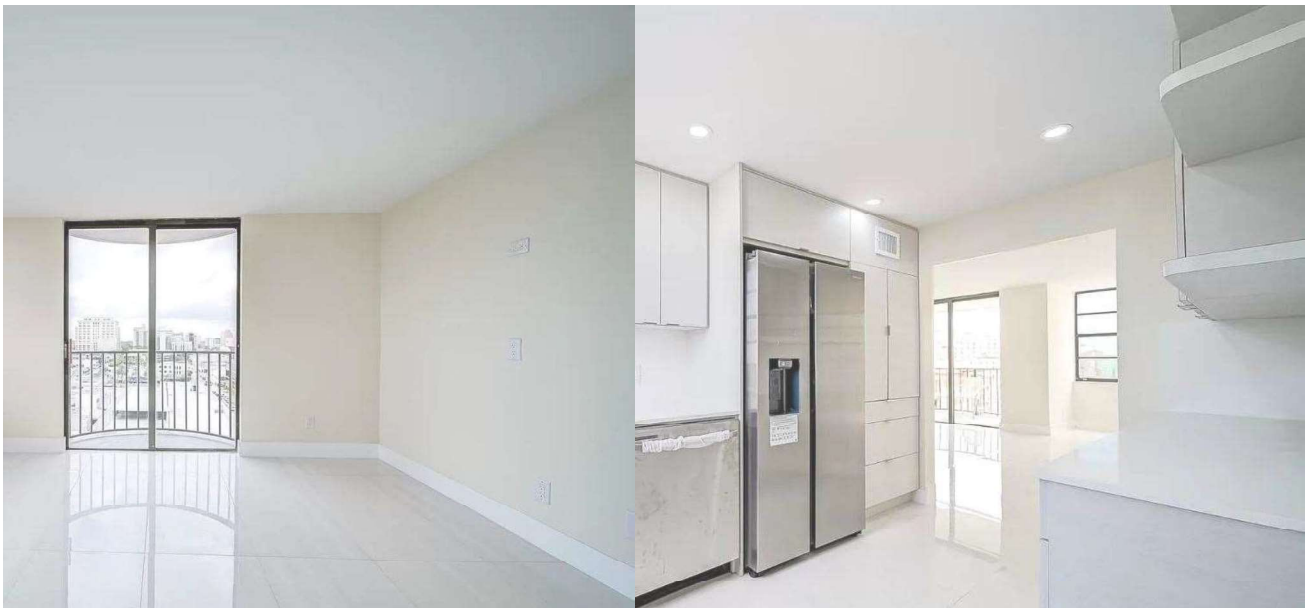
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- **ITEM 6-G – EXTERIOR MASONRY FINISHES**



THE BUILDING IS COMPOSED OF TYPICAL CMU BLOCK WITH STUCCO & PAINT.
GOOD CONDITION. NORTH ELEVATION

- **ITEM 6-H – INTERIOR MASONRY FINISHES**



INTERIOR MASONRY FINISHES: FURRING & PLASTER
GOOD CONDITION. INTERIOR OF THE BUILDING



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- **ITEM 6-I – CRACKS.**



NONE WAS OBSERVED ANY SIGNIFICANT CRACK ON MASONRY WALLS. NORTH ELEVATION

- **ITEM 6-J – SPALLING**

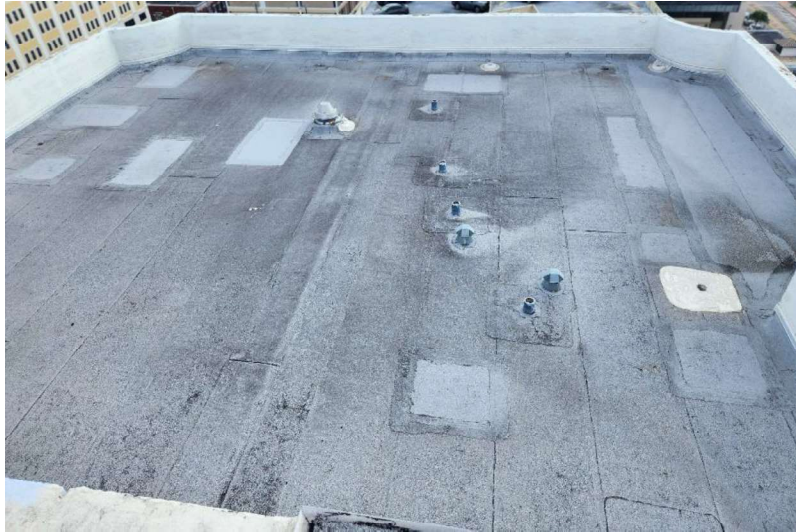


NONE SPALLING WAS OBSERVED ON CONCRETE MASONRY UNITS. EAST ELEVATION.



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- **ITEM 6-K – REBAR CORROSION**
NOT APPLICABLE
- **ITEM 7-A1 – ROOF**



ROOF FRAMING WITH REINFORCED 2" CONCRETE SLAB OVER 6" HOLLOW CORE PRECAST CONCRETE, FLAT, ROOFING BUILT-UP WITH BITUMINOUS LAYER.

- **ITEM 7-A2 – NOTE WATER TANKS, COOLING TOWERS, AIR CONDITIONING EQUIPMENT, SIGNS, OTHER HEAVY EQUIPMENT AND CONDITION OF SUPPORTS**



AIR CONDITIONING EQUIPMENT, SUPPORTS IN GOOD CONDITION



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- **ITEM 7-A3 – DESCRIBE ROOF DRAINAGE SYSTEM, MAIN AND OVERFLOW, AND INDICATE CONDITION.**



SCUPPERS. GOOD CONDITION. NORTH AND SOUTH VIEW FROM ROOF

- **ITEM 7-A4 - DESCRIBE PARAPET BUILD AND CURRENT CONDITIONS**



CMU PARAPET. NORTH WEST VIEW FROM ROOF



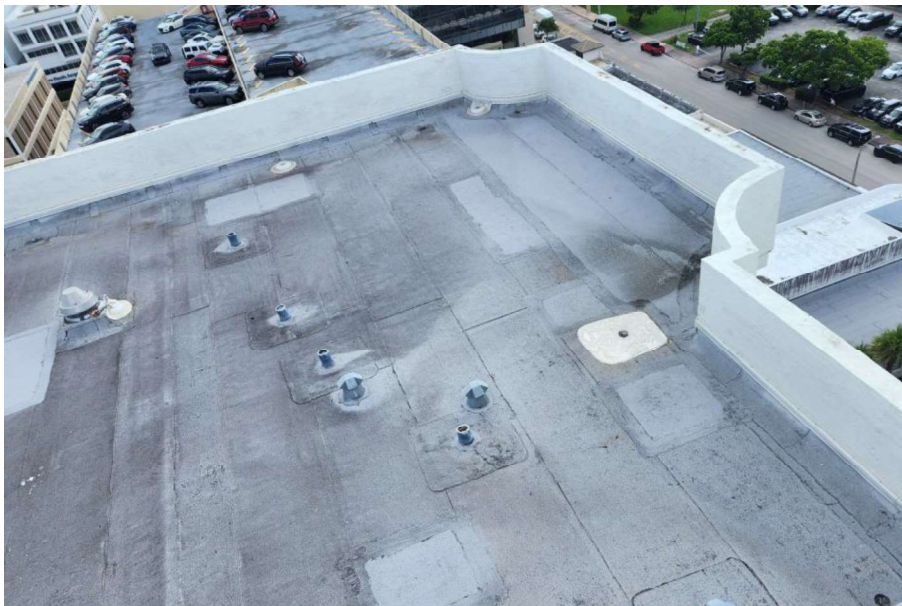
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- **ITEM 7-A5 - DESCRIBE MANSARD BUILD AND CURRENT CONDITIONS**



NO MANSARD. NORTHEAST ELEVATION.

- **ITEM 7-A6 - DESCRIBE ROOFING MEMBRANE/COVERING AND CURRENT CONDITIONS.**



ROOFING BUILT UP WITH BITUMINOUS MATERIAL, GOOD CONDITION.
AERIAL PHOTO.



MILTON CUBAS 1 PE, LLC.

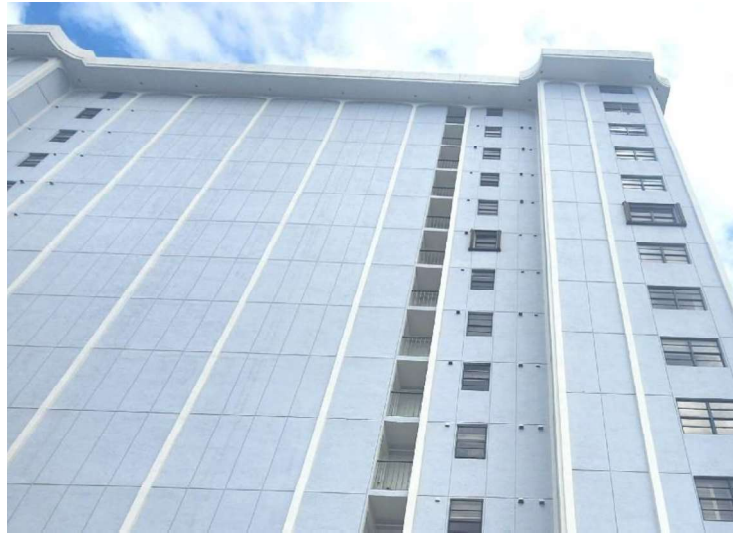
1302 N.E. 125 Street – North Miami – Florida 33161

Phone (305) 891-4174 Fax (305) 891-4175

E-mail: miltoncubas1pe@gmail.com

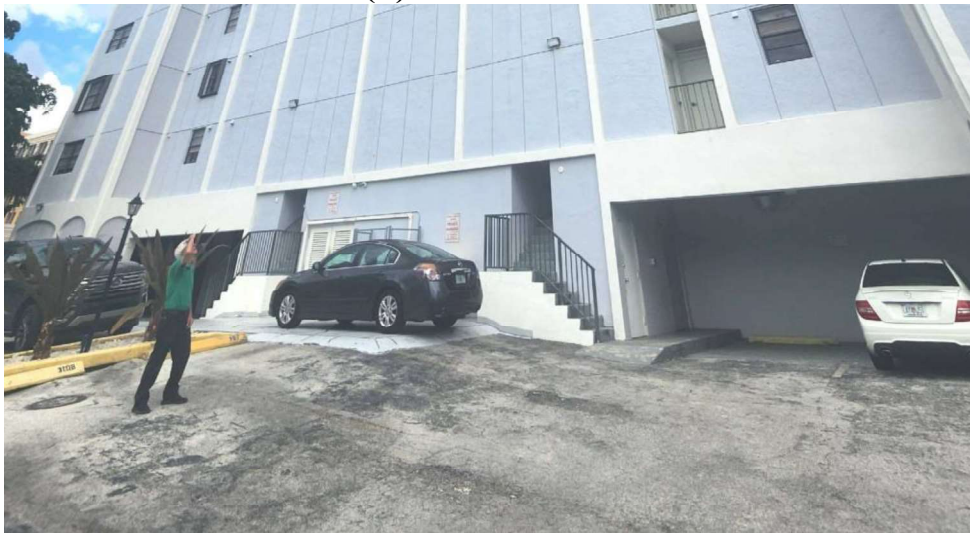
Website: www.miltoncubas1pe.com

- **ITEM 7-A7 – DESCRIBE ANY ROOF FRAMING MEMBER WITH OBVIOUS OVERLOADING, OVERSTRESS, DETERIORATION OR EXCESSIVE DEFLECTION.**



NONE WAS OBSERVED ROOF FRAMING MEMBER WITH OBVIOUS OVERLOADING OR OVERSTRESS. SOUTH ELEVATION.

- **ITEM 7-A8 – NOTE ANY EXPANSION JOINTS AND CONDITION**
NOT APPLICABLE
- **ITEM 7-B – FLOOR SYSTEM(S)**



GROUND FLOOR IN REINFORCED 4" CONCRETE SLAB ON GRADE, TYPICAL FLOOR FRAMING WITH REINFORCED 2" CONCRETE SLAB OVER 6" HOLLOW CORE PRECAST CONCRETE. SOUTH ELEVATION.



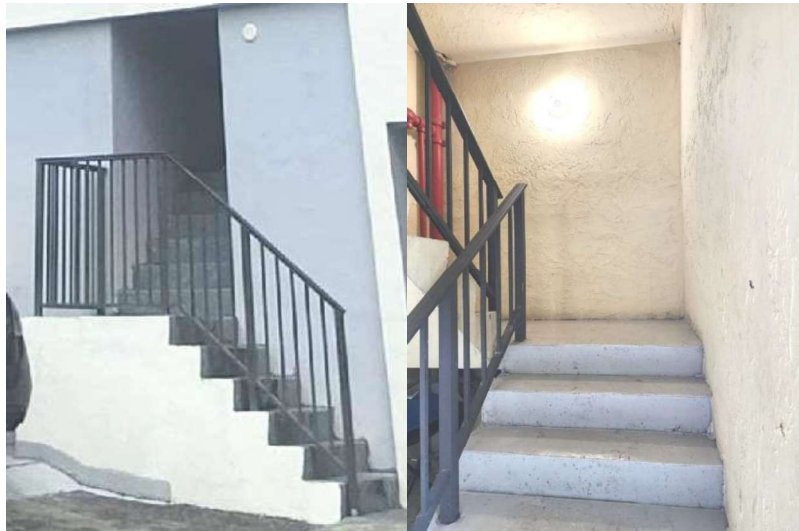
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Phone (305) 891-4174 Fax (305) 891-4175
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- **ITEM 7-B2 – BALCONIES**



BALCONIES IN GOOD CONDITION. INTERIOR OF THE BUILDING & NORTH ELEVATION

- **ITEM 7-B3 – STAIRS AND ESCALATORS**



CONCRETE STAIRS ON SOUTH ELEVATION & INTERIOR OF THE BUILDING,
GOOD CONDITION



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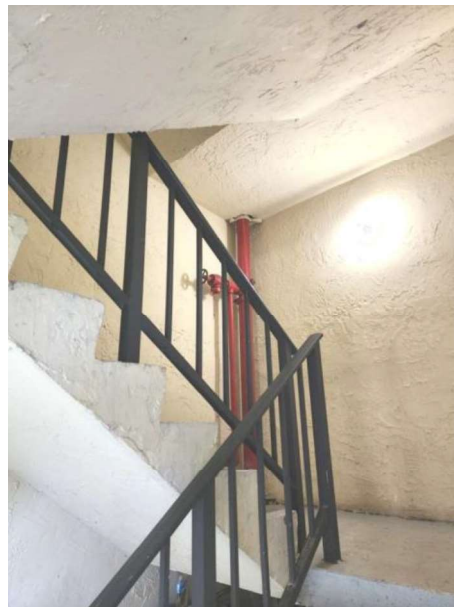
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- **ITEM 7-B4 – RAMPS**



NO RAMPS WERE OBSERVED. NORTHEAST ELEVATION.

- **ITEM 7-B5 – GUARDRAILS.**



ALUMINIUM RAILING FOR CONCRETE STAIRS, GOOD CONDITION. INTERIOR OF THE BUILDING



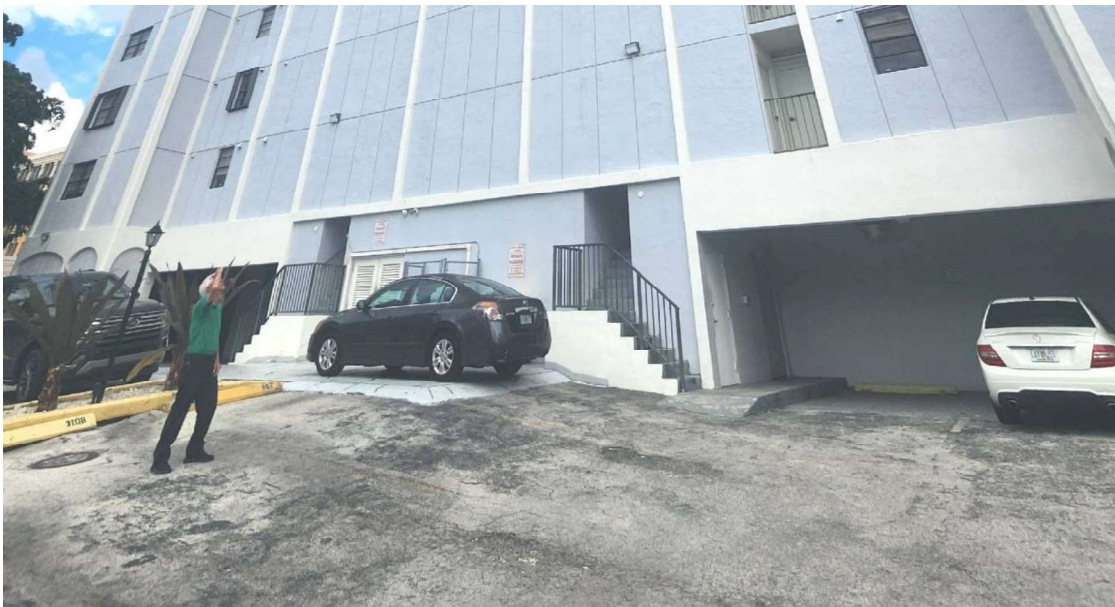
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- **ITEM 8-A – STEEL FRAMING SYSTEM DESCRIPTION**



TYPICAL STEEL SYSTEM FOR ELEVATOR, SOUTH ELEVATION, NO VISIBLE

- **ITEM 8-B –STEEL MEMBERS CORROSION**



NO CORROSION IN TYPICAL STEEL SYSTEM FOR ELEVATOR, NONE VISIBLE

- **ITEM 8-C –STEEL CONNECTIONS: DESCRIBE TYPE AND CONDITION:**
WELDED & BOLTED CONNECTIONS FOR STEEL ELEVATOR SYSTEM IN
GOOD CONDITION. NO VISIBLE



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- **ITEM 8-D – CONCRETE OR OTHER FIREPROOFING**
NONE WAS OBSERVED
- **ITEM 8-E – IDENTIFY ANY STEEL FRAMING MEMBER WITH OBVIOUS OVERLOADING, OVERSTRESS, DETERIORATION, OR EXCESSIVE DEFLECTION**



NOT ANY STEEL FRAMING MEMBER WITH OBVIOUS OVERLOADING, OVERSTRESS, DETERIORATION OR EXCESSIVE DEFLECTION WAS OBSERVED.
EAST ELEVATION.

- **ITEM 8-F – ELEVATOR SHEAVE BEAMS AND CONNECTIONS, AND MACHINE FLOOR BEAMS**



ELEVATOR SHEAVE BEAM ON GOOD CONDITIONS, TYPICAL STEEL SYSTEM FOR ELEVATOR. NO VISIBLE



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- **ITEM 9-A – CONCRETE FRAMING SYSTEM DESCRIPTION**



BUILDING IS COMPOSED OF CONCRETE SPREAD FOOTING, CMU BLOCKWALLS, CONCRETE TIE COLUMNS AND CONCRETE TIE BEAMS. GOOD CONDITION.
NORTH ELEVATION.

- **ITEM 9-D2 – REBAR CORROSION: LOCATION AND DESCRIPTION**
NOT APPLICABLE
- **ITEM 9-D3 – REBAR CORROSION: SIGNIFICANT BUT PATCHING WILL SUFFICE**
NOT APPLICABLE
- **ITEM 9-D4 – REBAR CORROSION: SIGNIFICANT, STRUCTURAL REPAIRS REQUIRED**
NOT APPLICABLE
- **ITEM 9-E – SAMPLES CHIPPED OUT IN SPALL AREAS**
NOT APPLICABLE



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- **ITEM 9-F – IDENTIFY ANY CONCRETE FRAMING MEMBER WITH OBVIOUS OVERLOADING, OVERSTRESS, DETERIORATION, OR EXCESSIVE DEFLECTION**



NONE WAS OBSERVED CONCRETE FRAMING MEMBER WITH OVERLOADING, OVERSTRESS, DETERIORATION OR DEFLECTION NORTH ELEVATION.

- **ITEM 10-A – WINDOWS/STOREFRONTS/CURTAINWALLS**



SASH WINDOWS & DOUBLE-HUNG GLASS WINDOWS. ALL IN GOOD CONDITIONS.



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- **ITEM 10-C – EXTERIOR DOORS**



EXTERIOR GLASS DOORS. GOOD CONDITION.

- **ITEM 11-A – WOOD FRAMING**



NONE WAS OBSERVED. EAST ELEVATION



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- **ITEM 11-B – CONDITION OF WOOD: WALLS, FLOORS, ROOF MEMBER, TRUSSES**
NOT APPLICABLE
- **ITEM 11-C – METAL CONNECTORS FOR WOOD FRAMING**
NOT APPLICABLE.
- **ITEM 11-D – JOINTS**
NOT APPLICABLE.
- **ITEM 11-E – DRAINAGE**
NOT APPLICABLE
- **ITEM 11-F – VENTILATION.**
NOT APPLICABLE.
- **ITEM 11-G – NOTE ANY CONCEALED SPACES OPENED FOR INSPECTION**
NOT APPLICABLE
- **ITEM 11-H – IDENTIFY ANY WOOD FRAMING MEMBER WITH OBVIOUS OVERLOADING, OVERSTRESS, DETERIORATION, OR EXCESSING DEFLECTION**



NONE WAS OBSERVED. SOUTH ELEVATION



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- **ITEM 12 – BUILDING FAÇADE INSPECTION.**



EXTERIOR WALLS ON MANSORY CONCRETE BLOCKS, GOOD CONDITION, EAST ELEVATION

- **ITEM 13 – SPECIAL OR UNUSUAL FEATURES IN THE BUILDING**
NOT APPLICABLE



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NORTH -EAST ELEVATION. PANORAMIC PHOTO.
66 Valencia Ave, Coral Gables, FL 33134



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 01/29/2024

PROPERTY INFORMATION				
Folio	03-4117-020-0001 (Reference)			
Property Address	66 VALENCIA AVE CORAL GABLES, FL 33134-0000			
Owner	REFERENCE ONLY			
Mailing Address				
Primary Zone	6600 COMMERCIAL - LIBERAL			
Primary Land Use	0000 REFERENCE FOLIO			
Beds / Baths /Half	0 / 0 / 0			
Floors	0			
Living Units	0			
Actual Area	0 Sq.Ft			
Living Area	0 Sq.Ft			
Adjusted Area	0 Sq.Ft			
Lot Size	0 Sq.Ft			
Year Built	0			
ASSESSMENT INFORMATION				
Year	2023	2022	2021	
Land Value	\$0	\$0	\$0	
Building Value	\$0	\$0	\$0	
Extra Feature Value	\$0	\$0	\$0	
Market Value	\$0	\$0	\$0	
Assessed Value	\$0	\$0	\$0	
BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				
SHORT LEGAL DESCRIPTION				
CORAL GABLES TOWER CONDO				
C GABLES CRAFTS SEC PB 10-40				
LOTS 1 THRU 12 BLK 12				



TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description

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

RLG Engineers

11295 SW 53 Terrace
Miami, Florida 33165
(305) 205-4271

April 13, 2024

City of Coral Gables
Building & Zoning Dept.
Coral Gables, FL

Re: 66 Valencia Ave. Coral Gables. FL 33134
Coral Gables Tower Condominium

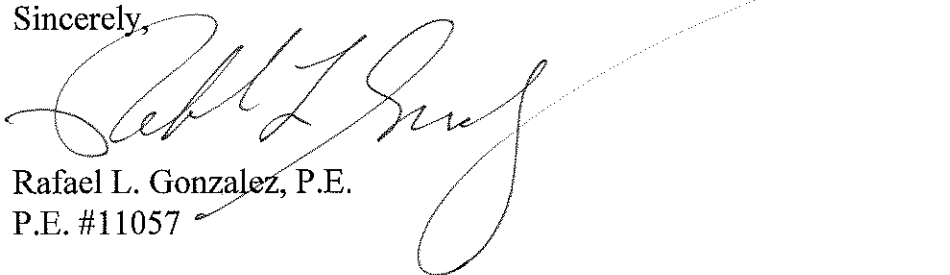
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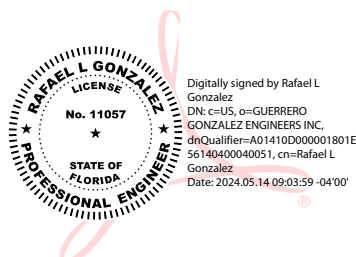
Building Official:

Attached please find the Electrical Re-certification performed by this office for the above referenced building. Building is electrically safe for its use and present occupancy per Miami-Dade County Chapter 8-11 (f).

If you have any questions, please do not hesitate to contact us.

Sincerely,


Rafael L. Gonzalez, P.E.
P.E. #11057



MILTON CUBAS

1302 N.E., 125 Street – North Miami – Florida 33161

Phone (305) 469-6270

E-mail: irinspections402@gmail.com

<http://infraredthermographyinspections.com/>

INFRARED THERMOGRAPHER INSPECTION REPORT.

Date: 07/05/2024.

This infrared inspection report provides documentation of thermal patterns detected in your equipment or system. It incorporates a subjective evaluation to aid in prioritizing repairs.

The purpose of this infrared inspection was to fulfill the Miami Dade County 40-year Building Recertification requirements.

This report meets the documentation requirements of the infrasppection institute standard for infrared inspection of electrical Systems & Rotating Equipment, as well as standards and specifications published by other recognized standards organizations.

For the equipment inspected, we have recorded a total of 53 thermogram(s) and/or daylight photograph(s) documenting conditions found during our inspection.

Thermal and visual exceptions documented in this inspection are as follows:

Electrical meter Room #1 located in first floor, other electrical meter room in level #8.

Job address: 66 Valencia Ave, Coral Gables, FL 33134.

FOLIO NO 03-4117-020-0001

Underground Service: 2000 A 120/208 V 3 Ø

Electrical Meter Room #1:

(7) Disconnected 800 A 120/208 V 3Ø

(2) GR

(3) Disconnected 400 A 120/208 V 3Ø

(3) Housing Panel 400 A 120/208 V 3Ø

(1) Timer Parking

(18) Meter Apt 125 A 120/208 V 3Ø

Level #8:

(18) Meter Panel 125 A 120/208 V 3Ø

Interior of the building:

(1) Interior Panel

Repair recommendation:

ALL CONDITIONS NORMAL NO ANOMALIES.

Should you have any additional questions please contact me.

Sincerely,

Milton Cubas

Level II Certified Infrared Thermographer #14386



Digitally signed
by Milton Cubas
Date:
2024.07.19
10:34:16-04'00'

MILTON CUBAS

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NORTH ELEVATION.

66 Valencia Ave, Coral Gables, FL 33134.



Digitally signed
by Milton Cubas
Date:
2024.07.19
10:34:21-04'00'

MILTON CUBAS

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Phone (305) 469-6270

E-mail: irinspections402@gmail.com

<http://infraredthermographyinspections.com/>

GENERAL INFORMATION

Parameters	
Emissivity	0.95
Distance	1.00 m
Reflected temp.	100.4°F
Atmospheric temp.	100.4°F
Relative humidity	74.0 %
Ext. optics temp.	100.4°F
Ext. optics trans.	1.00

Camera information	
Camera model	FLIR E5xt Wifi
Lens	FOL7
Camera serial	639136440
Range max.	482°F
Range min.	-4°F
Field of view	44.98



Digitally signed
by Milton Cubas
Date:
2024.07.19
10:34:26-04'00'



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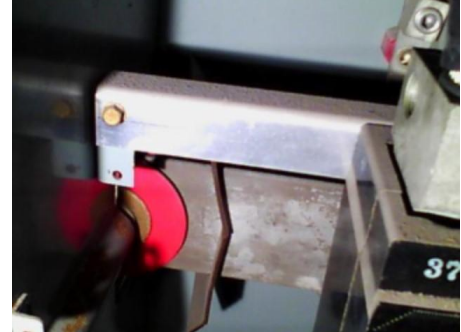
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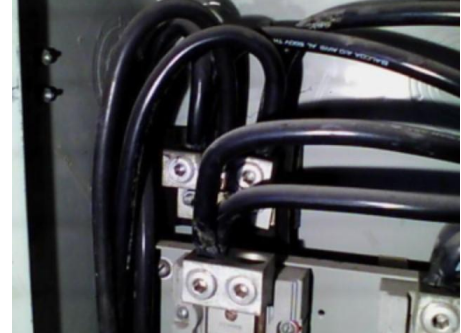
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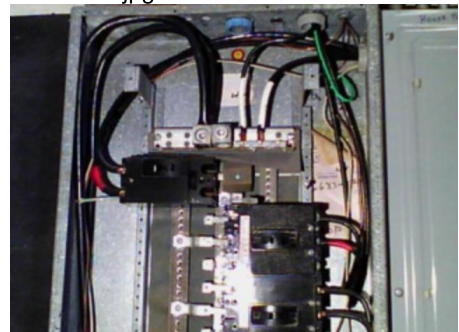
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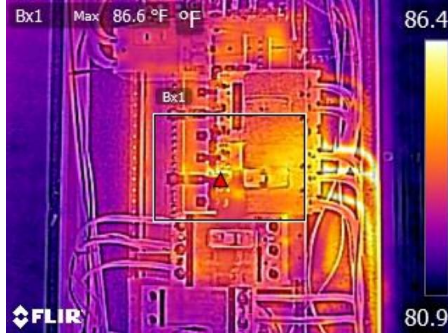
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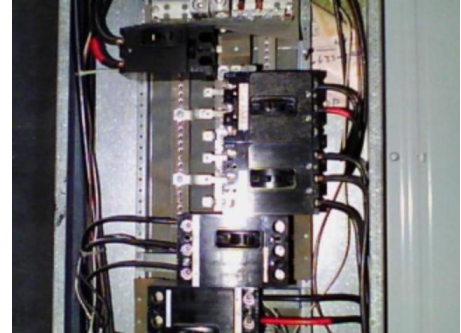
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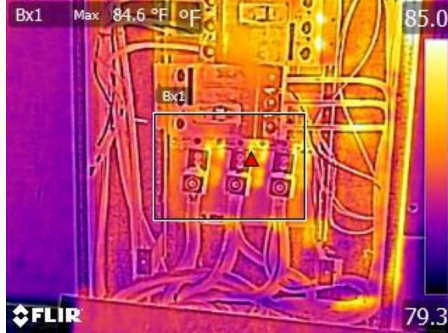
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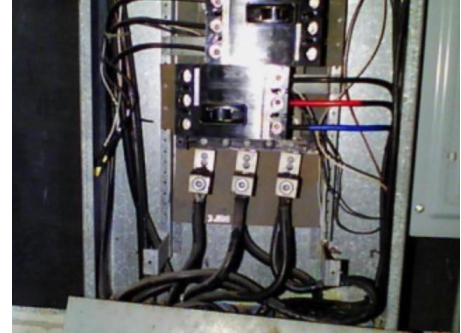
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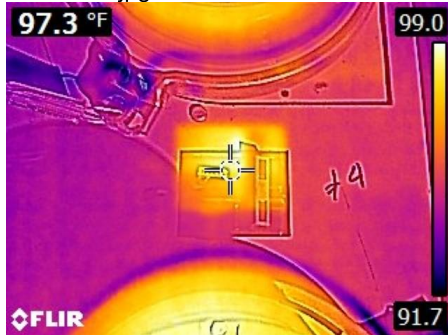
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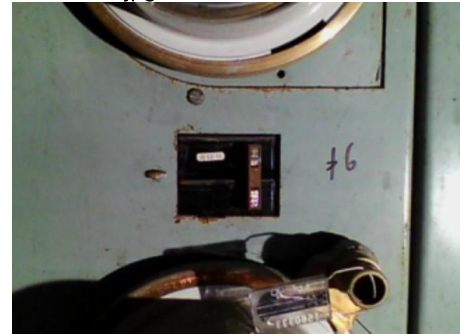
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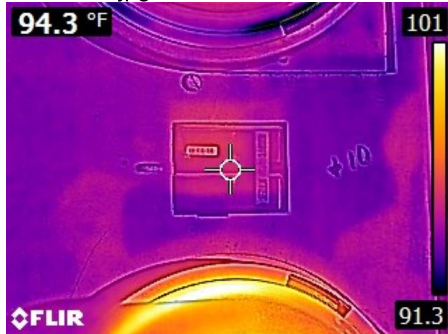
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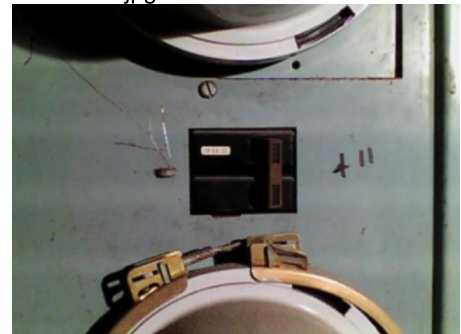
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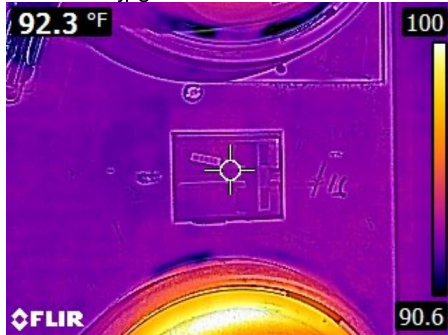
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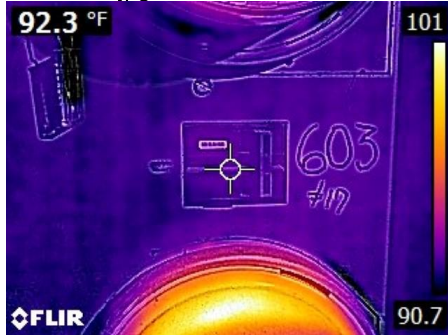
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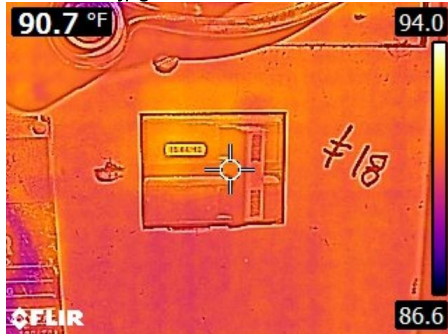
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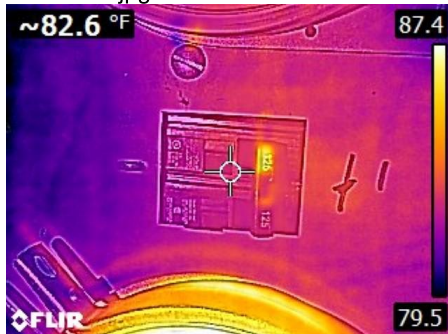
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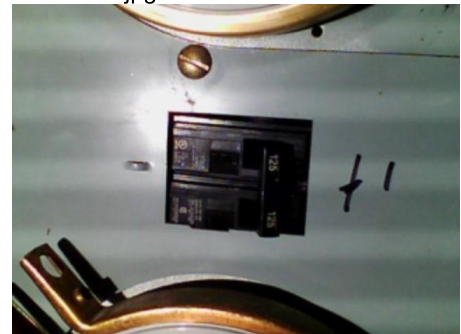
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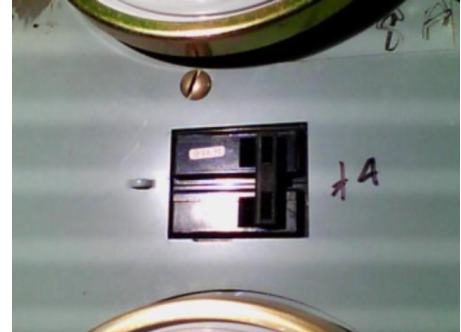
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E-mail: irinspections402@gmail.com

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MILTON CUBAS

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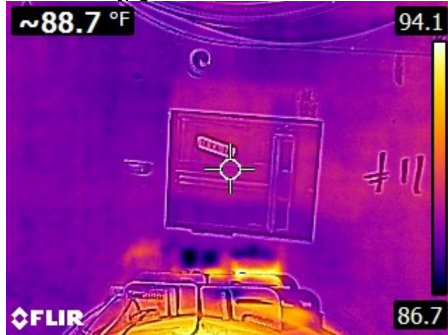
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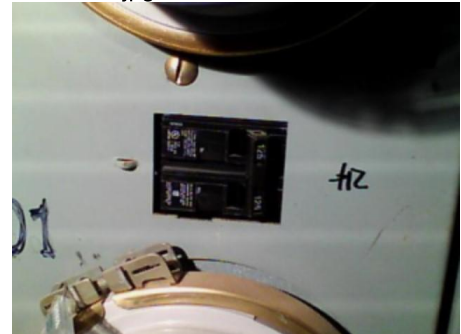
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E-mail: irinspections402@gmail.com

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MILTON CUBAS
1302 N.E., 125 Street – North Miami – Florida 33161
Phone (305) 469-6270
E-mail: irinspections402@gmail.com

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MILTON CUBAS

1302 N.E., 125 Street – North Miami – Florida 33161

Phone (305) 469-6270

E-mail: irinspections402@gmail.com

<http://infraredthermographyinspections.com/>

Infrared Thermographer Inspection Report Florida Equipment list

1302 N.E., 125 Street – North Miami – Florida 33161

Item	Location	Equipment	Image#	Comment
1	Electrical Meter Room #1	Disconnected 800 A 120/208 V 3Ø (1/3)	FLIR3774.jpg	
2	Electrical Meter Room #1	Disconnected 800 A 120/208 V 3Ø (2/3)	FLIR3775.jpg	
3	Electrical Meter Room #1	Disconnected 800 A 120/208 V 3Ø (3/3)	FLIR3776.jpg	
4	Electrical Meter Room #1	GR	FLIR3777.jpg	
5	Electrical Meter Room #1	Disconnected 400 A 120/208 V 3Ø (1/3)	FLIR3778.jpg	
6	Electrical Meter Room #1	Disconnected 400 A 120/208 V 3Ø (2/3)	FLIR3779.jpg	
7	Electrical Meter Room #1	Disconnected 400 A 120/208 V 3Ø (3/3)	FLIR3780.jpg	
8	Electrical Meter Room #1	Disconnected 800 A 120/208 V 3Ø (1/4)	FLIR3781.jpg	
9	Electrical Meter Room #1	Disconnected 800 A 120/208 V 3Ø (2/4)	FLIR3782.jpg	
10	Electrical Meter Room #1	Disconnected 800 A 120/208 V 3Ø (3/4)	FLIR3783.jpg	
11	Electrical Meter Room #1	Disconnected 800 A 120/208 V 3Ø (4/4)	FLIR3784.jpg	
12	Electrical Meter Room #1	Housing Panel 400 A 120/208 V 3Ø (1/3)	FLIR3785.jpg	
13	Electrical Meter Room #1	Housing Panel 400 A 120/208 V 3Ø (2/3)	FLIR3786.jpg	
14	Electrical Meter Room #1	Housing Panel 400 A 120/208 V 3Ø (3/3)	FLIR3787.jpg	
15	Electrical Meter Room #1	GR	FLIR3788.jpg	
16	Electrical Meter Room #1	Timer Parking	FLIR3789.jpg	
17	Interior of the building	Interior Panel #703	FLIR3790.jpg	
18	Electrical Meter Room	Meter Apt#1 125 A 120/208 V 3Ø	FLIR5081.jpg	
19	Electrical Meter Room	Meter Apt#2 125 A 120/208 V 3Ø	FLIR5082.jpg	
20	Electrical Meter Room	Meter Apt#3 125 A 120/208 V 3Ø	FLIR5083.jpg	
21	Electrical Meter Room	Meter Apt#4 125 A 120/208 V 3Ø	FLIR5084.jpg	
22	Electrical Meter Room	Meter Apt#5 125 A 120/208 V 3Ø	FLIR5085.jpg	
23	Electrical Meter Room	Meter Apt#6 125 A 120/208 V 3Ø	FLIR5086.jpg	
24	Electrical Meter Room	Meter Apt#7 125 A 120/208 V 3Ø	FLIR5087.jpg	
25	Electrical Meter Room	Meter Apt#8 125 A 120/208 V 3Ø	FLIR5088.jpg	
26	Electrical Meter Room	Meter Apt#9 125 A 120/208 V 3Ø	FLIR5089.jpg	
27	Electrical Meter Room	Meter Apt#10 125 A 120/208 V 3Ø	FLIR5090.jpg	
28	Electrical Meter Room	Meter Apt#11 125 A 120/208 V 3Ø	FLIR5091.jpg	
29	Electrical Meter Room	Meter Apt#12 125 A 120/208 V 3Ø	FLIR5092.jpg	
30	Electrical Meter Room	Meter Apt#13 125 A 120/208 V 3Ø	FLIR5093.jpg	
31	Electrical Meter Room	Meter Apt#14 125 A 120/208 V 3Ø	FLIR5094.jpg	
32	Electrical Meter Room	Meter Apt#15 125 A 120/208 V 3Ø	FLIR5095.jpg	
33	Electrical Meter Room	Meter Apt#16 125 A 120/208 V 3Ø	FLIR5096.jpg	
34	Electrical Meter Room	Meter Apt#17 125 A 120/208 V 3Ø	FLIR5097.jpg	
35	Electrical Meter Room	Meter Apt#18 125 A 120/208 V 3Ø	FLIR5098.jpg	



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Date:
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<http://infraredthermographyinspections.com/>



**CERTIFIED
INFRARED
THERMOGRAPHER**
Level-II No. 14386

Milton Cubas

Has satisfactorily completed the Infraspection Institute Level-II training course and Examination in the radiometric theory and application of infrared thermal imaging equipment and is a Level-II Certified Infrared Thermographer. This course meets the requirements for training of Level-II NDT personnel in the Thermal / Infrared Testing Method in accordance with the American Society for Nondestructive Testing document, SNT-TC-1A.

04/01/2022

Date

R. James Seffrih
R. James Seffrih
Director

Continuing Education Hours: 32



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by Milton Cubas
Date:
2024.07.19
10:35:58-04'00'



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

CASE REFERENCE NUMBER:

LICENSEE NAME: RAFAEL L GONZALEZ, P.E.

TITLE: RLG ENGINEERS

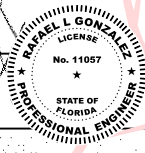
JURISDICTION NAME:

ADDRESS: 11295 SW 53 TERR

MIAMI, FL 33165

CITY OF CORAL GABLES

SIGNATURE:



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Rafael L Gonzalez
DN: c=US,
o=GUERRERO
GONZALEZ
ENGINEERS INC,
dnQualifier=A014
0D000001801E56
40400040051,
cn=Rafael L
Gonzalez
Date: 2024.04.13
09:54:01 -04'00'

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

1. DESCRIPTION OF BUILDING

a. Name on Title: CORAL GABLES TOWER CONDOMINIUM (REFERENCE)

b. Building Street Address: 66 VALENCIA AVE. CORAL GABLES, FL 33134

Bldg. #: 1

c. Legal Description:

Attached: ☐

d. Owner's Name: CORAL GABLES TOWER CONDOMINIUM (REFERENCE)

e. Owner's Mailing Address:

f. Folio Number of Property on which Building is Located: 03-4117-020-0001 (REFERENCE)

g. Building Code Occupancy Classification:

h. Present Use: APARTMENT BUILDING

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

14-STORY CBS

j. Number of Stories: FOURTEEN

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

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

m. Additional Comments:

2. INSPECTIONS	
a. Date of Notice of Required Inspection:	
b. Date(s) of actual inspection: 3-10-23 COMPLETED 4-3-24	
c. Name and qualifications of licensee submitting report:	
RAFAEL L GONZALEZ P.E. FL-11057	
d. Are Any Electrical Repairs Required? (YES/NO): No	
1. If required, describe, and indicate acceptance:	
e. Can the building continue to be occupied while recertification and repairs are ongoing? (YES/NO): Yes	
1. Explanation/Conditions:	

3. ELECTRICAL SERVICE				PROVIDE PHOTO 3	
a. Size:	Voltage (208)	Amperage (*)	Type: Fuses ()	Breakers (X)	
b. Phase:	Three-Phase (●)	Single Phase (○)			
c. Condition:	Good (●)	Fair (○)	Needs Repair (○)		
Comments:					
6 MAINS (TOTAL 3000A) PIC 2,3,4,7 & 8					

4. METERING EQUIPMENT				PROVIDE PHOTO 4	
1. Clearances:	Good (●)	Fair (○)	Needs Correction (○)		
Comments:					
PIC 3,22 & 24					

5. ELECTRIC ROOMS		Not Applicable: ☐	PROVIDE PHOTO 5
1. Clearances:	Good (☒)	Fair (☐)	Needs Correction (☐)
Comments:			
PIC 2-9 & 21			

6. GUTTERS		Not Applicable: ☒	PROVIDE PHOTO 6
1. Location:	Good (☒)	Needs Repair (☐)	
2. Taps and Fill:	Good (☒)	Needs Repair (☐)	
Comments:			
N/A			

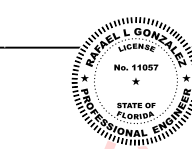
7. ELECTRICAL PANELS		PROVIDE PHOTO 7	
1. Panel # (H/HA)	Location: PIC 4,5 & 9		
	Good (☒)	Needs Repair (☐)	
2. Panel # (A)	Location: PIC 26 (TYP)		
	Good (☒)	Needs Repair (☐)	
3. Panel # (P)	Location: POOL PNL PIC 17 & 18		
	Good (☒)	Needs Repair (☐)	
4. Panel # (R)	Location:		
	Good (☒)	Needs Repair (☐)	
5. Panel # ()	Location: ROOF- PIC 31 & 32		
	Good (☐)	Needs Repair (☐)	
Use separate sheets for additional panels.			

Comments:

8. BRANCH CIRCUITS (Exiting panel enclosure)				PROVIDE PHOTO 8	
1. Identified:	Yes	(☒)	Must be Identified	(☐)	
2. Conductors:	Good	(☒)	Deteriorated	(☐)	Must be Replaced (☐)
Comments:					
PIC 9 & 18					

9. GROUNDING OF SERVICE				PROVIDE PHOTO 9	
	Good	(☒)	Needs Repair	(☐)	
Comments:					
PIC 7					

10. BRANCH CIRCUIT EQUIPMENT GROUNDING SYSTEM				PROVIDE PHOTO 10	
	Good	(☒)	Needs Repair	(☐)	
Comments:					
SEE THERMOGRAPHY REPORT					



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 DN: c=US, o=GUERRERO GONZALEZ
 ENGINEERS INC,
 dnQualifier=A01410D00000180E5611
 40400040051, cn=Rafael L. Gonzalez
 Date: 2024.04.13 09:55:02 -04'00'

11. SERVICE CONDUIT/RACEWAYS	PROVIDE PHOTO 11
Good (☒)	Needs Repair (☐)
Comments:	
PICS 2,3,4,7,8 & 23	

12. GENERAL CONDUIT/RACEWAYS	PROVIDE PHOTO 12
Good (☒)	Needs Repair (☐)
Comments:	
PIC 3	

13. WIRE AND CABLES	PROVIDE PHOTO 13
Good (☒)	Needs Repair (☐)
Comments:	
THERMOGRAPHY REPORT	

14. BUSWAYS	Not Applicable: ☒	PROVIDE PHOTO 14
Good (☒)	Needs Repair (☐)	
Comments:		
N/A		

15.THERMOGRAPHY INSPECTION RESULTSNot Applicable: ☐**PROVIDE PHOTO 15**

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:

16.OTHER CONDUCTORS**PROVIDE PHOTO 16**Good (☒)Needs Repair (☐)

Comments:

SEE THERMOGRAPHY REPORT

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

- | | | | |
|-------------------------------|---|--|-------------------------------|
| 1. Conduit Raceways Metallic: | Good (☒) | Needs Repair (☐) | N/A (☐) |
| 2. Conduit PVC: | Good (☐) | Needs Repair (☐) | N/A (☐) |
| 3. NM Cable: | Good (☐) | Needs Repair (☐) | N/A (☐) |
| 4. Other Conductors/Cables: | Good (☐) | Needs Repair (☐) | N/A (☐) |

a. Other Conductors/Cables (Specify):

Comments:

PIC 3 & 8

18.EMERGENCY LIGHTING**PROVIDE PHOTO 18**Good (☒)Needs Repair (☐)N/A (☐)

Comments:

PIC 12-14,19,20 & 27



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Rafael L. Gonzalez
DN: c=US,
o=GUERRERO
GONZALEZ
ENGINEERS INC,
dnQualifier=A01410D
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0040051, cn=Rafael L.
Gonzalez
Date: 2024.04.13
09:55:34 -0400

19.BUILDING EGRESS ILLUMINATION	PROVIDE PHOTO 19
Good (☒)	Needs Repair (☐) N/A (☐)
Comments:	
PIC PARK 6	

20.FIRE ALARM SYSTEM	PROVIDE PHOTO 20
Good (☒)	Needs Repair (☐) N/A (☐)
Comments:	
PIC 6,11 & 28	

21.SMOKE DETECTORS (Part of a fire alarm system only)	Not Applicable: ☒	PROVIDE PHOTO 21
Good (☐)	Needs Repair (☐)	N/A (☒)
Comments:		
N/A		

22.EXIT LIGHTS	PROVIDE PHOTO 22
Good (☒)	Needs Repair (☐) N/A (☐)
Comments:	
PIC 12-14,19 & 20	

23.EMERGENCY GENERATOR	PROVIDE PHOTO 23
Good (☐) Needs Repair (☐) N/A (☒)	
Comments:	
N/A	

24.WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS	PROVIDE PHOTO 24
Good (☒) Requires Additional Illumination(☐) N/A (☐)	
Comments:	
PIC PARK 1-6	

25.OPEN OR UNDER COVER PARKING GARAGE AND EGRESS ILLUMINATION	PROVIDE PHOTO 25
Good (☒) Requires Additional Illumination(☐) N/A (☐)	
Comments:	
PIC PARK 1-6	

26.SWIMMING POOL WIRING	PROVIDE PHOTO 26
Good (☒) Needs Repair (☐) N/A (☐)	
Comments:	

27. WIRING TO MECHANICAL EQUIPMENT	PROVIDE PHOTO 27
Good (☒)	Needs Repair (☐) N/A (☐)
Comments:	
PIC 15 & 16 FIRE PUMP -- PIC29,30 & 33 A/C	

28. UNDERGROUND OR LOWER-LEVEL PARKING GARAGES	N/A: ☒	PROVIDE PHOTO 28
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:		

29. GENERAL ADDITIONAL COMMENTS



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 04/05/2024

PROPERTY INFORMATION	
Folio	03-4117-020-0001 (Reference)
Property Address	66 VALENCIA AVE CORAL GABLES, FL 33134-0000
Owner	REFERENCE ONLY
Mailing Address	
Primary Zone	6600 COMMERCIAL - LIBERAL
Primary Land Use	0000 REFERENCE FOLIO
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	0

ASSESSMENT INFORMATION				
Year	2023	2022	2021	
Land Value	\$0	\$0	\$0	
Building Value	\$0	\$0	\$0	
Extra Feature Value	\$0	\$0	\$0	
Market Value	\$0	\$0	\$0	
Assessed Value	\$0	\$0	\$0	

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION	
CORAL GABLES TOWER CONDO	
C GABLES CRAFTS SEC PB 10-40	
LOTS 1 THRU 12 BLK 12	



TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description

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

MILTON CUBAS

1302 N.E., 125 Street – North Miami – Florida 33161

Phone (305) 469-6270

E-mail: irinspections402@gmail.com

<http://infraredthermographyinspections.com/>

INFRARED THERMOGRAPHER INSPECTION REPORT.

Date: 05/03/2023.

This infrared inspection report provides documentation of thermal patterns detected in your equipment or system. It incorporates a subjective evaluation to aid in prioritizing repairs.

The purpose of this infrared inspection was to fulfill the Miami Dade County 50-year Building Recertification requirements.

This report meets the documentation requirements of the Infrasppection institute standard for infrared inspection of electrical Systems & Rotating Equipment, as well as standards and specifications published by other recognized standards organizations.

For the equipment inspected, we have recorded a total of 17 thermogram(s) and/or daylight photograph(s) documenting conditions found during our inspection.

Thermal and visual exceptions documented in this inspection are as follows:

Electrical meter Rooms located inside of the building.

Job address: 66 Valencia Ave, Coral Gables, FL 33134.

FOLIO NO 03-4117-020-0001

Underground Service: 2000 A 120/208 V 3 Ø

(7) Disconnected 800 A 120/208 V 3Ø

(2) GR

(3) Disconnected 400 A 120/208 V 3Ø

(3) Housing Panel 400 A 120/208 V 3Ø

(1) Timer Parking

(1) Interior Panel

Repair recommendation:

ALL CONDITIONS NORMAL NO ANOMALIES.

Should you have any additional questions please contact me.

Sincerely,

Milton Cubas

Level II Certified Infrared Thermographer #14386



Digitally signed
by Milton Cubas

Date:

2023.05.15

16:06:24 -04'00'

MILTON CUBAS

1302 N.E., 125 Street – North Miami – Florida 33161

Phone (305) 469-6270

E-mail: irinspections402@gmail.com

<http://infraredthermographyinspections.com/>



NORTH ELEVATION.

66 Valencia Ave, Coral Gables, FL 33134.



Digitally signed
by Milton
Cubas

Date:

2023.05.15

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MILTON CUBAS

1302 N.E., 125 Street – North Miami – Florida 33161

Phone (305) 469-6270

E-mail: irinspections402@gmail.com

<http://infraredthermographyinspections.com/>

GENERAL INFORMATION

Parameters	
Emissivity	0.95
Distance	1.00 m
Reflected temp.	38.0 °C
Atmospheric temp.	38.0 °C
Relative humidity	74.0 %
Ext. optics temp.	38.0 °C
Ext. optics trans.	1.00

Camera information	
Camera model	FLIR E5xt Wifi
Lens	FOL7
Camera serial	639136440
Range max.	250.0 °C
Range min.	-20.0 °C
Field of view	44.98



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by Milton Cubas

Date:

2023.05.15

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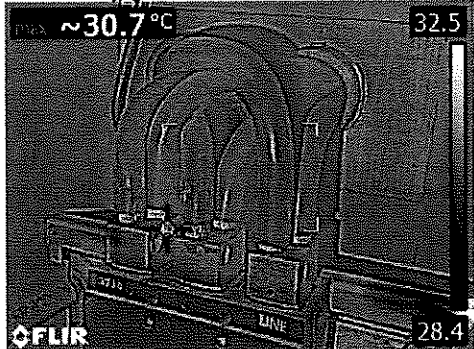
MILTON CUBAS

1302 N.E., 125 Street – North Miami – Florida 33161

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E-mail: irinspections402@gmail.com

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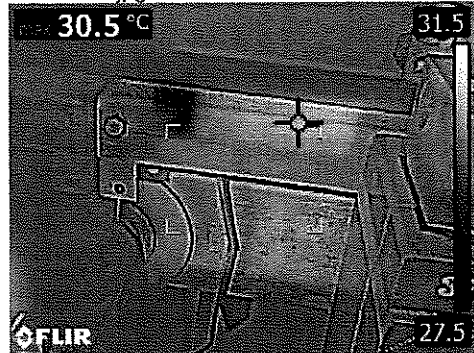
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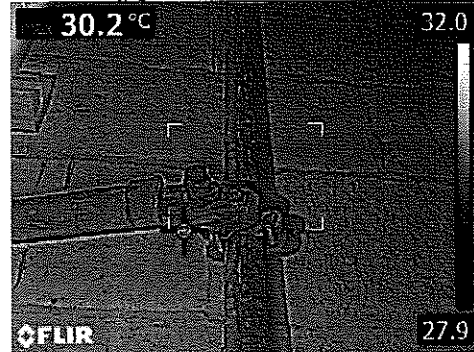
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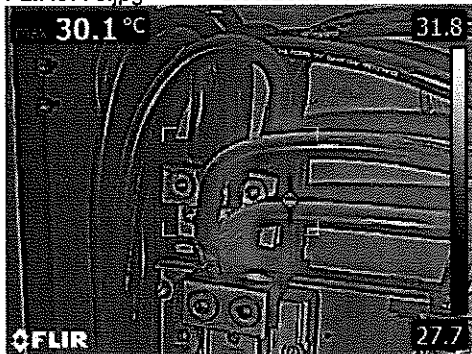
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1302 N.E., 125 Street – North Miami – Florida 33161

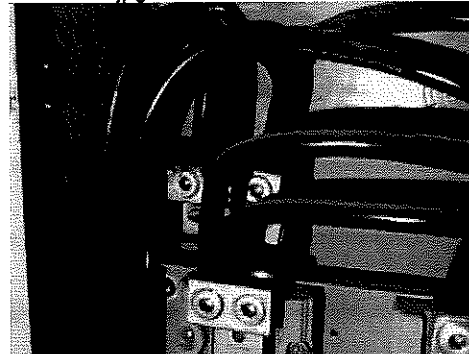
Phone (305) 469-6270

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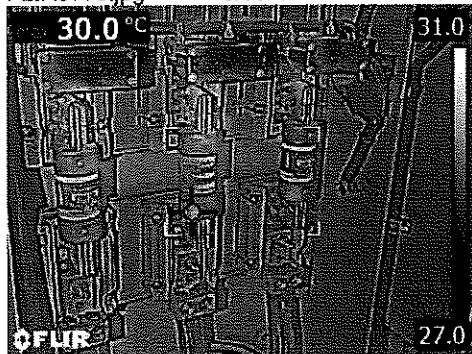
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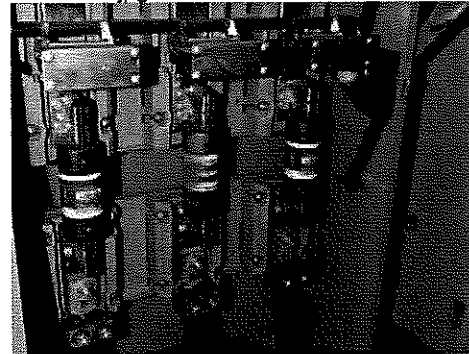
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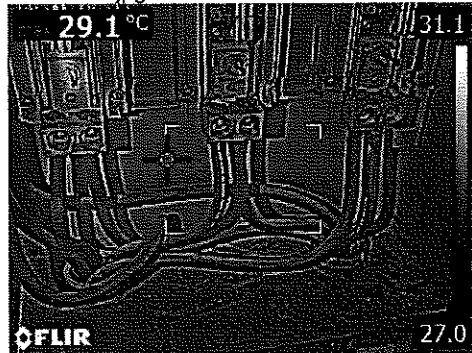
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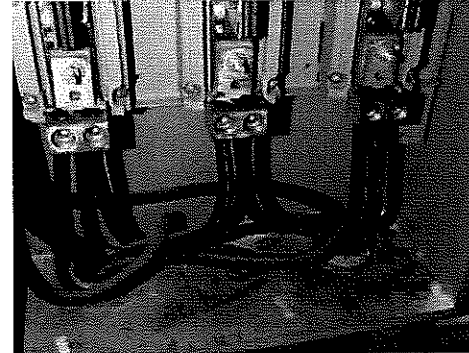
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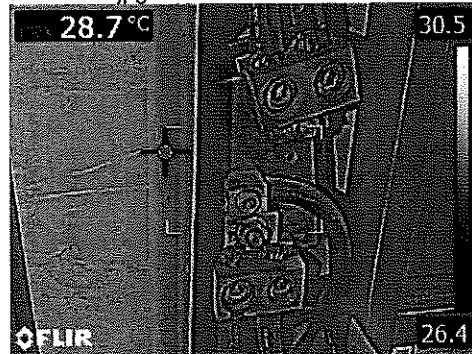
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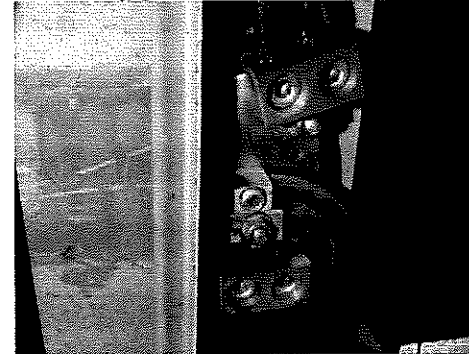
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FLIR3781.jpg 3/05/2023 11:56:12 a. m.



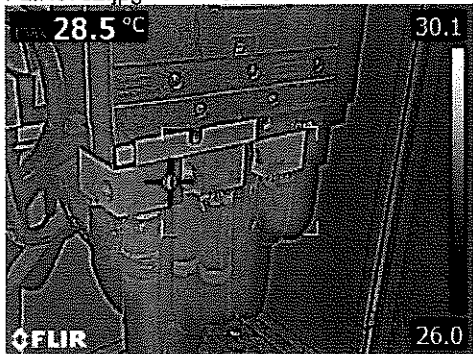
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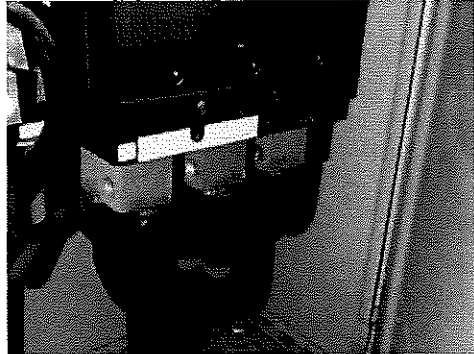


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1302 N.E., 125 Street – North Miami – Florida 33161
Phone (305) 469-6270
E-mail: irinspections402@gmail.com

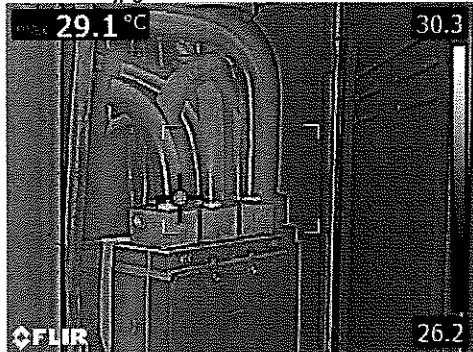
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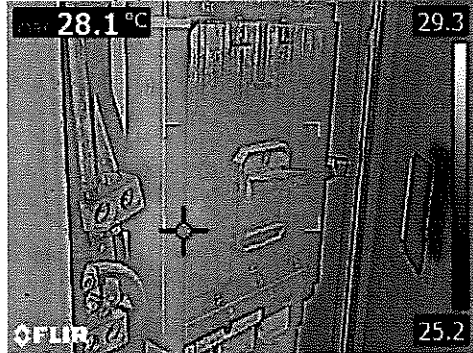
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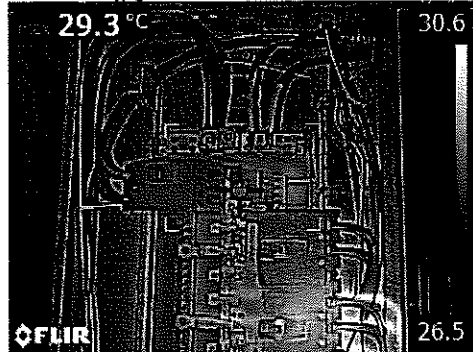
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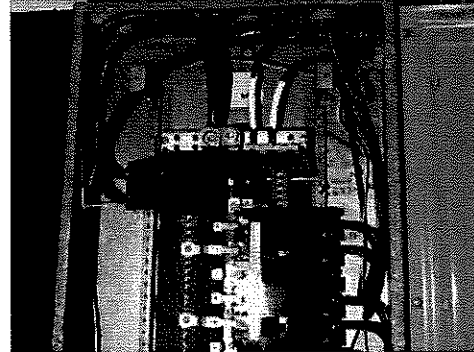
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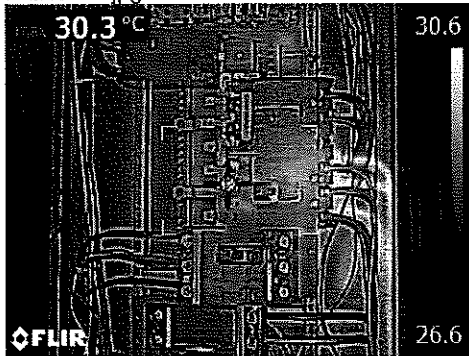
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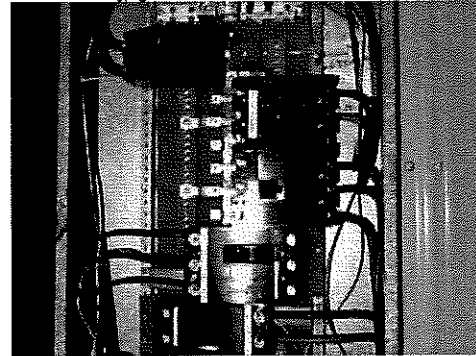


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E-mail: irinspections402@gmail.com

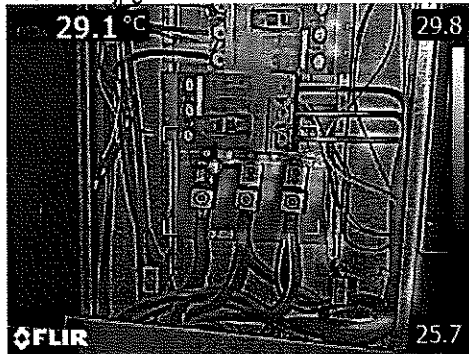
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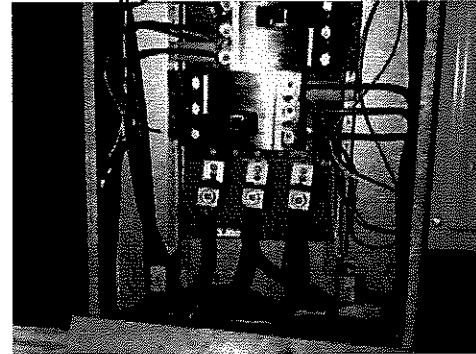
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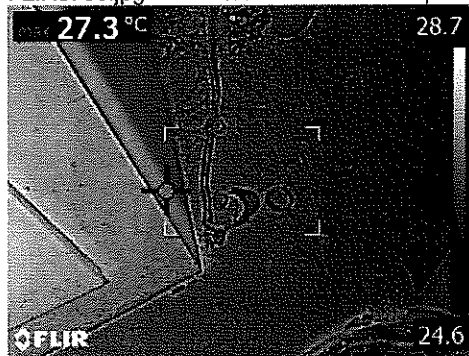
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FLIR3788.jpg 3/05/2023 12:00:08 p. m.



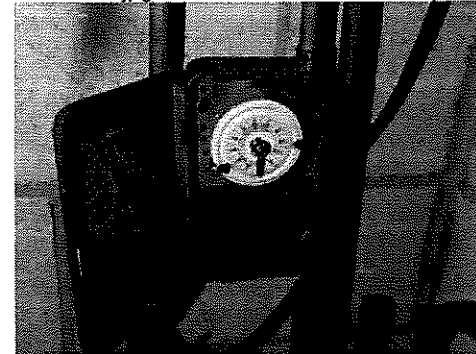
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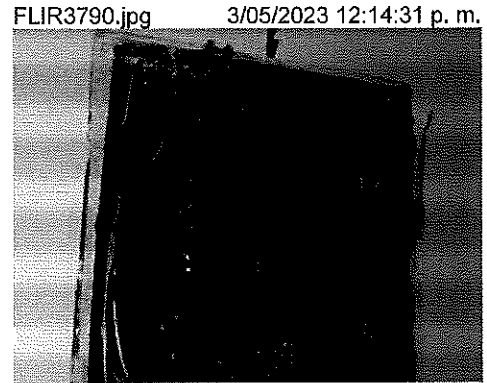


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MILTON CUBAS
1302 N.E., 125 Street – North Miami – Florida 33161
Phone (305) 469-6270
E-mail: irinspections402@gmail.com



Digitally signed
by Milton Cubas
Date:
2023.05.15
16:11:00 -04'00'

1302 N.E., 125 Street – North Miami – Florida 33161
Phone (305) 469-6270
E-mail: irinspections402@gmail.com
<http://infraredthermographyinspections.com/>

Digitally signed
by Milton Cubas
Date:
2023.05.15
16:11:43 -04'00'

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1302 N.E., 125 Street – North Miami – Florida 33161

Phone (305) 469-6270

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INFRARED THERMOGRAPHER INSPECTION REPORT.

Date: 05/03/2023.

This infrared inspection report provides documentation of thermal patterns detected in your equipment or system. It incorporates a subjective evaluation to aid in prioritizing repairs.

The purpose of this infrared inspection was to fulfill the Miami Dade County 50-year Building Recertification requirements.

This report meets the documentation requirements of the infrasppection institute standard for infrared inspection of electrical Systems & Rotating Equipment, as well as standards and specifications published by other recognized standards organizations.

For the equipment inspected, we have recorded a total of 17 thermogram(s) and/or daylight photograph(s) documenting conditions found during our inspection.

Thermal and visual exceptions documented in this inspection are as follows:

Electrical meter Rooms located inside of the building.

Job address: 66 Valencia Ave, Coral Gables, FL 33134.

FOLIO NO 03-4117-020-0001

Underground Service: 2000 A 120/208 V 3 Ø

(7) Disconnected 800 A 120/208 V 3Ø

(2) GR

(3) Disconnected 400 A 120/208 V 3Ø

(3) Housing Panel 400 A 120/208 V 3Ø

(1) Timer Parking

(1) Interior Panel

Repair recommendation:

ALL CONDITIONS NORMAL NO ANOMALIES.

Should you have any additional questions please contact me.

Sincerely,

Milton Cubas

Level II Certified Infrared Thermographer #14386



Digitally signed
by Milton Cubas

Date:

2023.05.15

16:06:24 -04'00'

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1302 N.E., 125 Street – North Miami – Florida 33161

Phone (305) 469-6270

E-mail: irinspections402@gmail.com

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NORTH ELEVATION.

66 Valencia Ave, Coral Gables, FL 33134.



Digitally signed
by Milton
Cubas

Date:

2023.05.15

16:06:56 -04'00'

MILTON CUBAS

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GENERAL INFORMATION

Parameters	
Emissivity	0.95
Distance	1.00 m
Reflected temp.	38.0 °C
Atmospheric temp.	38.0 °C
Relative humidity	74.0 %
Ext. optics temp.	38.0 °C
Ext. optics trans.	1.00

Camera information	
Camera model	FLIR E5xt Wifi
Lens	FOL7
Camera serial	639136440
Range max.	250.0 °C
Range min.	-20.0 °C
Field of view	44.98



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Date:

2023.05.15

16:07:30 -04'00'

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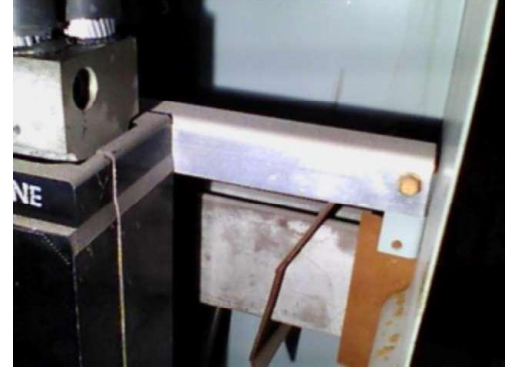
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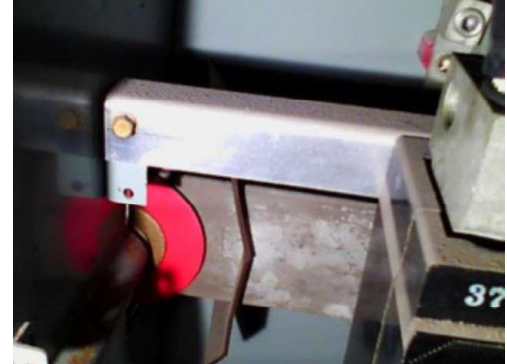
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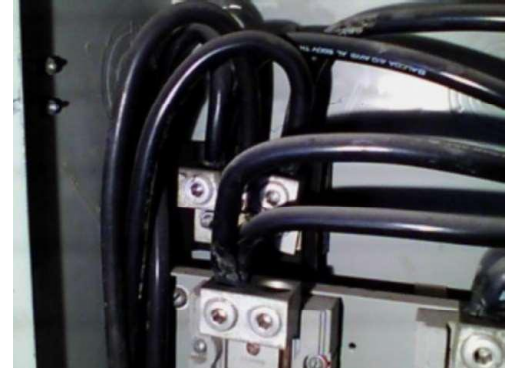
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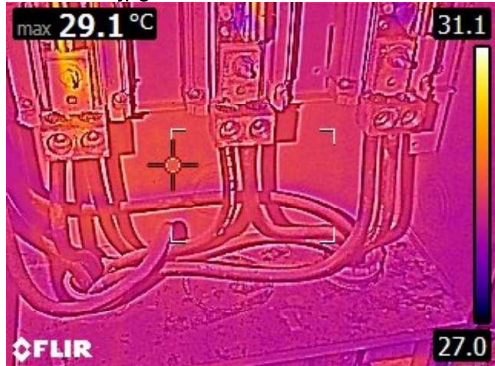
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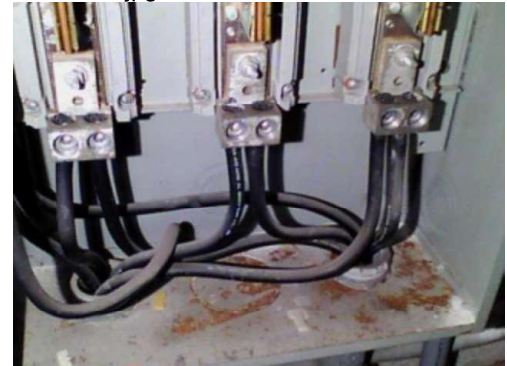
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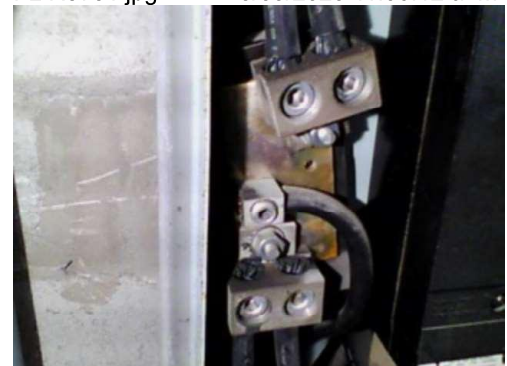
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FLIR3781.jpg 3/05/2023 11:56:12 a. m.



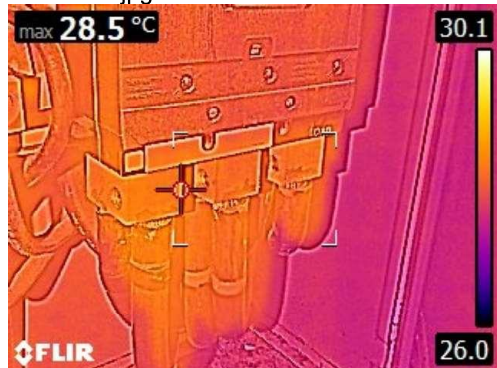
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MILTON CUBAS
1302 N.E., 125 Street – North Miami – Florida 33161
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FLIR3783.jpg 3/05/2023 11:56:38 a. m.



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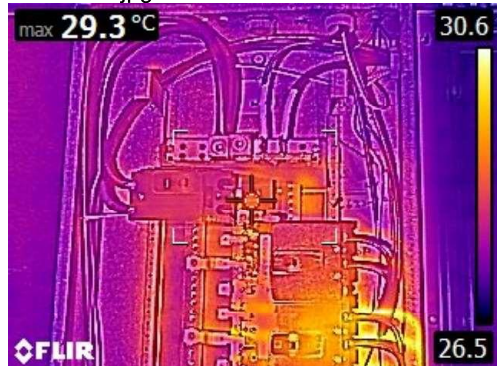
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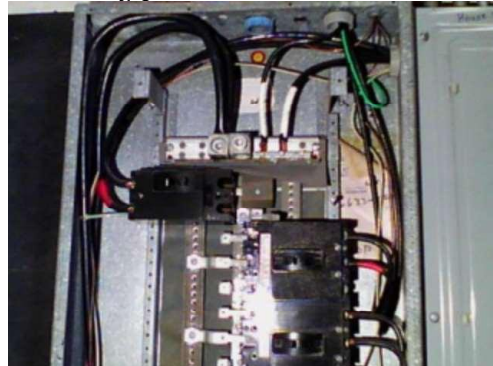
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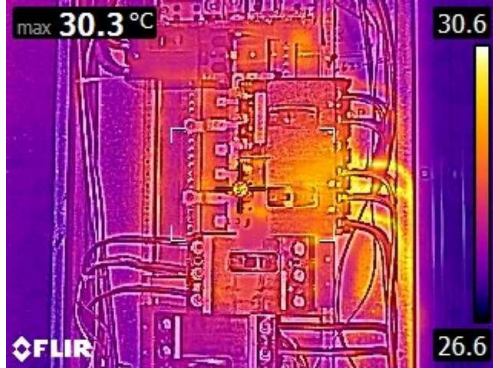
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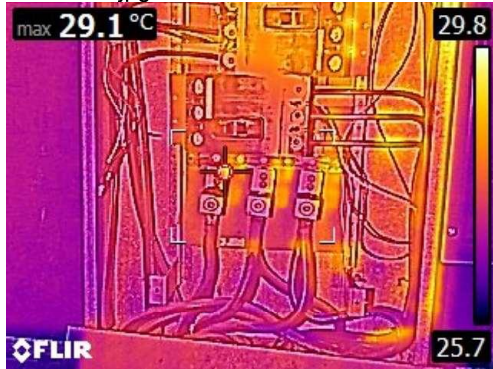
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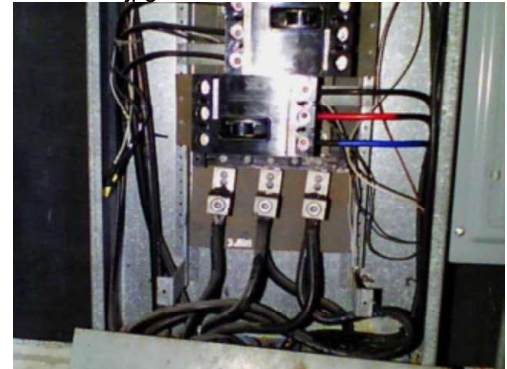
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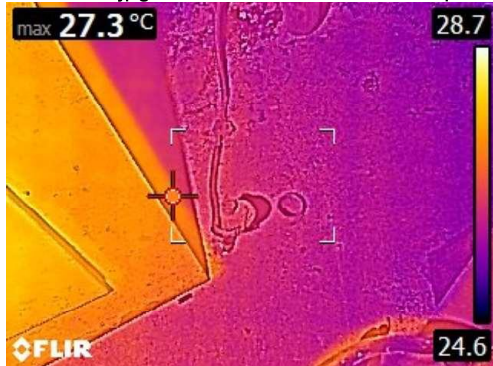
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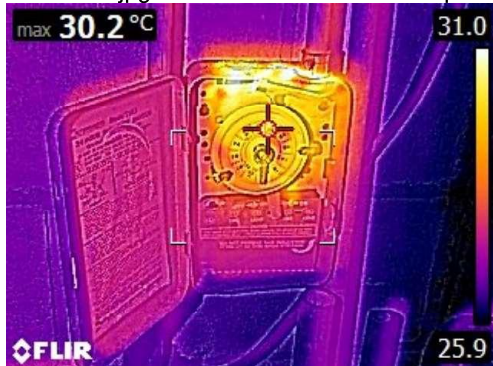
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FLIR3788.jpg 3/05/2023 12:00:08 p. m.



FLIR3789.jpg 3/05/2023 12:00:49 p. m.



FLIR3789.jpg 3/05/2023 12:00:49 p. m.





MILTON CUBAS
1302 N.E., 125 Street – North Miami – Florida 33161
Phone (305) 469-6270
E-mail: irinspections402@gmail.com



Digitally signed
by Milton Cubas
Date:
2023.05.15
16:11:00 -04'00'

1302 N.E., 125 Street – North Miami – Florida 33161
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<http://infraredthermographyinspections.com/>

Digitally signed
by Milton Cubas
Date:
2023.05.15
16:11:43 -04'00'



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

miamidade.gov/building

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

Date: 3/26/2024

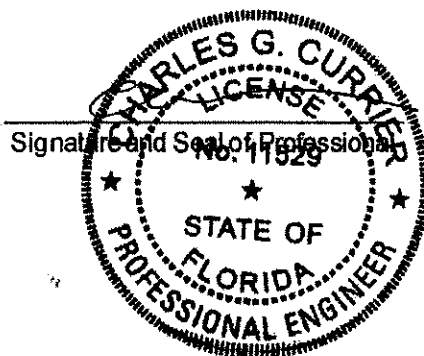
Case No. _____ FYear _____

Property Address: 66 Valencía, Bldg. No.: _____, Sq. Ft.: _____

Folio Number: 0341179200001

Building Description: _____

1. I am a Florida registered professional ☒ engineer ☐ architect with an active license.
2. On, 20 24 at 8:30 ☐ AM ☒ PM, I measured the level of illumination in the parking lot(s) serving the above referenced building.
3. Maximum 9.74 foot candle
Minimum 1.1 foot candle
Maximum to Minimum Ratio 8.81 : _____, foot candle
4. The level of illumination provided in the parking lot ☒ meets ☐ does not meet the minimum standards for the occupancy classification of the building as established in Section 8C-3 of Miami-Dade County Code.



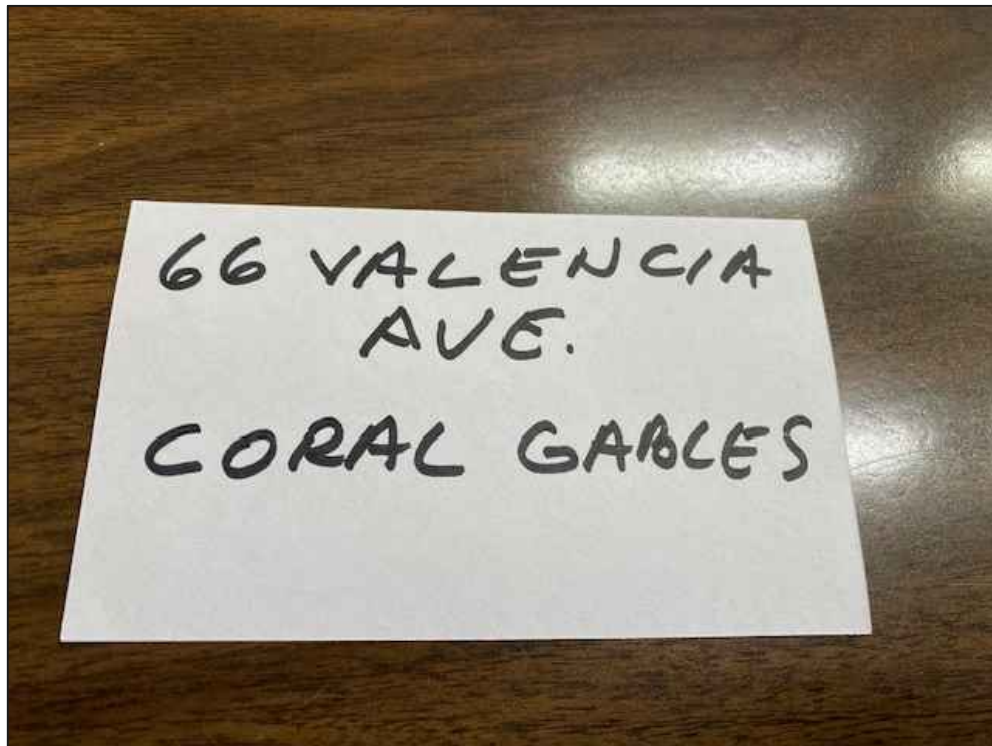
CHARLES CURRIER

Print Name Engineer or Architect

03-05- 2024

RLG ENGINEERS
RAFAEL L. GONZALEZ P.E.
11295 SW 53 TERR. MIAMI, FL 33165
Ph: 305-205-4271
E-mail : gonzrl@aol.com

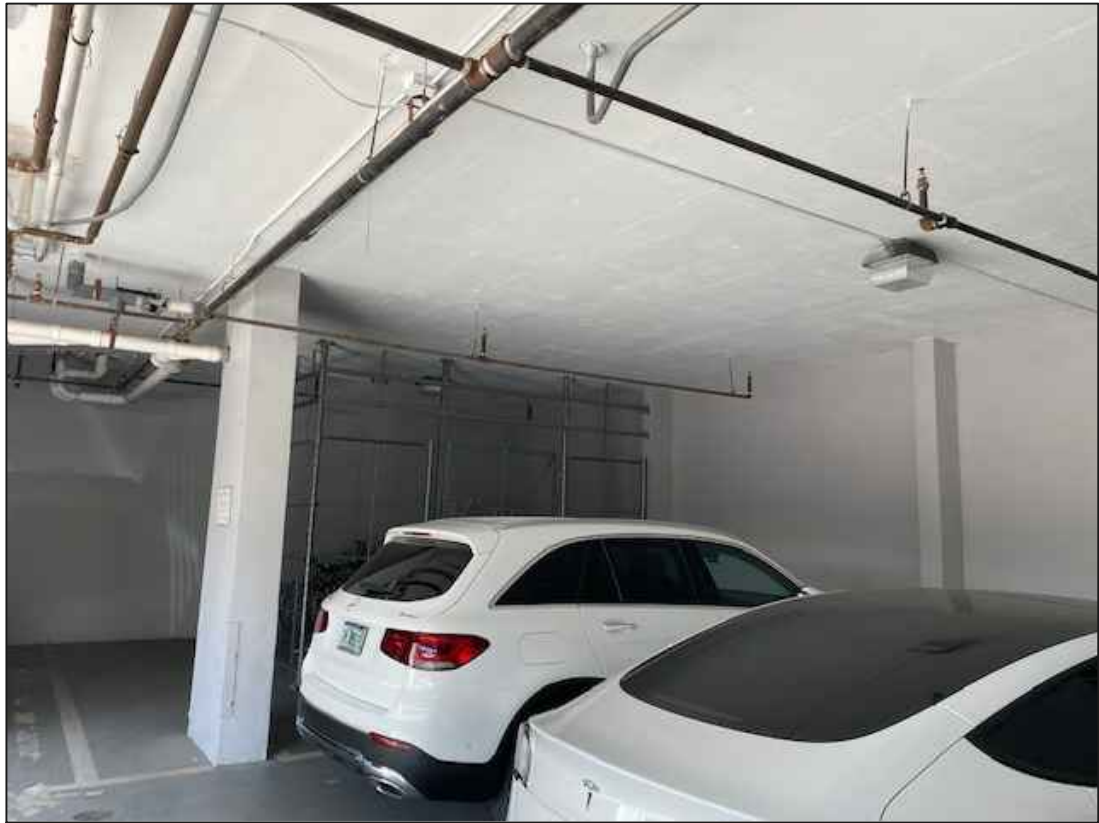
30-50- YEAR ELECTRICAL RE-CERTIFICATION FOR:
66 VALENCIA AVE.
CORAL GABLES, FL 33134



03-05- 2024

RLG ENGINEERS
RAFAEL L. GONZALEZ P.E.
11295 SW 53 TERR. MIAMI, FL 33165
Ph: 305-205-4271
E-mail : gonzrl@aol.com

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PIC 10

RLG ENGINEERS
RAFAEL L. GONZALEZ P.E.
11295 SW 53 TERR. MIAMI, FL 33165
Ph: 305-205-4271
E-mail : gonzrl@aol.com

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CORAL GABLES, FL 33134



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RLG ENGINEERS
RAFAEL L. GONZALEZ P.E.
11295 SW 53 TERR. MIAMI, FL 33165
Ph: 305-205-4271
E-mail : gonzrl@aol.com

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RLG ENGINEERS
RAFAEL L. GONZALEZ P.E.
11295 SW 53 TERR. MIAMI, FL 33165
Ph: 305-205-4271
E-mail : gonzrl@aol.com

30-50- YEAR ELECTRICAL RE-CERTIFICATION FOR:
66 VALENCIA AVE.
CORAL GABLES, FL 33134



PIC 13

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RLG ENGINEERS
RAFAEL L. GONZALEZ P.E.
11295 SW 53 TERR. MIAMI, FL 33165
Ph: 305-205-4271
E-mail : gonzrl@aol.com

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03-05- 2024

RLG ENGINEERS
RAFAEL L. GONZALEZ P.E.
11295 SW 53 TERR. MIAMI, FL 33165
Ph: 305-205-4271
E-mail : gonzrl@aol.com

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03-05- 2024

RLG ENGINEERS
RAFAEL L. GONZALEZ P.E.
11295 SW 53 TERR. MIAMI, FL 33165
Ph: 305-205-4271
E-mail : gonzrl@aol.com

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PIC 16

03-05- 2024

RLG ENGINEERS
RAFAEL L. GONZALEZ P.E.
11295 SW 53 TERR. MIAMI, FL 33165
Ph: 305-205-4271
E-mail : gonzrl@aol.com

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PIC 17

03-05- 2024

RLG ENGINEERS
RAFAEL L. GONZALEZ P.E.
11295 SW 53 TERR. MIAMI, FL 33165
Ph: 305-205-4271
E-mail : gonzr1@aol.com

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CORAL GABLES, FL 33134



PIC 18

03-05- 2024

RLG ENGINEERS
RAFAEL L. GONZALEZ P.E.
11295 SW 53 TERR. MIAMI, FL 33165
Ph: 305-205-4271
E-mail : gonzrl@aol.com

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PIC 19

03-05- 2024

RLG ENGINEERS
RAFAEL L. GONZALEZ P.E.
11295 SW 53 TERR. MIAMI, FL 33165
Ph: 305-205-4271
E-mail : gonzrl@aol.com

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CORAL GABLES, FL 33134



PIC 2

03-05- 2024

RLG ENGINEERS
RAFAEL L. GONZALEZ P.E.
11295 SW 53 TERR. MIAMI, FL 33165
Ph: 305-205-4271
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03-05- 2024

RLG ENGINEERS
RAFAEL L. GONZALEZ P.E.
11295 SW 53 TERR. MIAMI, FL 33165
Ph: 305-205-4271
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PIC 21

03-05- 2024

RLG ENGINEERS
RAFAEL L. GONZALEZ P.E.
11295 SW 53 TERR. MIAMI, FL 33165
Ph: 305-205-4271
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PIC 22

03-05- 2024

RLG ENGINEERS
RAFAEL L. GONZALEZ P.E.
11295 SW 53 TERR. MIAMI, FL 33165
Ph: 305-205-4271
E-mail : gonzrl@aol.com

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CORAL GABLES, FL 33134



PIC 23

RLG ENGINEERS
RAFAEL L. GONZALEZ P.E.
11295 SW 53 TERR. MIAMI, FL 33165
Ph: 305-205-4271
E-mail : gonzrl@aol.com

03-05- 2024

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CORAL GABLES, FL 33134



PIC 24

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RLG ENGINEERS
RAFAEL L. GONZALEZ P.E.
11295 SW 53 TERR. MIAMI, FL 33165
Ph: 305-205-4271
E-mail : gonzrl@aol.com

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PIC 25

03-05- 2024

RLG ENGINEERS
RAFAEL L. GONZALEZ P.E.
11295 SW 53 TERR. MIAMI, FL 33165
Ph: 305-205-4271
E-mail : gonzrl@aol.com

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RLG ENGINEERS
RAFAEL L. GONZALEZ P.E.
11295 SW 53 TERR. MIAMI, FL 33165
Ph: 305-205-4271
E-mail : gonzrl@aol.com

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RAFAEL L. GONZALEZ P.E.
11295 SW 53 TERR. MIAMI, FL 33165
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E-mail : gonzrl@aol.com

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03-05- 2024

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RAFAEL L. GONZALEZ P.E.
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Ph: 305-205-4271
E-mail : gonzrl@aol.com

30-50- YEAR ELECTRICAL RE-CERTIFICATION FOR:
66 VALENCIA AVE.
CORAL GABLES, FL 33134



PIC 3

03-05- 2024

RLG ENGINEERS
RAFAEL L. GONZALEZ P.E.
11295 SW 53 TERR. MIAMI, FL 33165
Ph: 305-205-4271
E-mail : gonzrl@aol.com

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11295 SW 53 TERR. MIAMI, FL 33165
Ph: 305-205-4271
E-mail : gonzrl@aol.com

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11295 SW 53 TERR. MIAMI, FL 33165
Ph: 305-205-4271
E-mail : gonzrl@aol.com

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RLG ENGINEERS
RAFAEL L. GONZALEZ P.E.
11295 SW 53 TERR. MIAMI, FL 33165
Ph: 305-205-4271
E-mail : gonzrl@aol.com

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RLG ENGINEERS
RAFAEL L. GONZALEZ P.E.
11295 SW 53 TERR. MIAMI, FL 33165
Ph: 305-205-4271
E-mail : gonzrl@aol.com

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RAFAEL L. GONZALEZ P.E.
11295 SW 53 TERR. MIAMI, FL 33165
Ph: 305-205-4271
E-mail : gonzrl@aol.com

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RLG ENGINEERS
RAFAEL L. GONZALEZ P.E.
11295 SW 53 TERR. MIAMI, FL 33165
Ph: 305-205-4271
E-mail : gonzrl@aol.com

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RAFAEL L. GONZALEZ P.E.
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PIC 8

03-05- 2024

A photograph of an open electrical panel with two columns of circuit breakers. Handwritten labels in black marker identify the breakers: "SUNNY" and "A/C" on the left column, and "550V A", "SANTA", "ELEVATOR G/F", "ELEV. STAIRS", and "LIFT" on the right column. A printed label on the left door lists safety instructions.

PIC 9

03-05- 2024

RLG ENGINEERS
RAFAEL L. GONZALEZ P.E.
11295 SW 53 TERR. MIAMI, FL 33165
Ph: 305-205-4271
E-mail : gonzrl@aol.com

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PPARK 1

03-05- 2024

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PARK 2

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11295 SW 53 TERR. MIAMI, FL 33165
Ph: 305-205-4271
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PARK 3

03-05- 2024

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PARK 4

03-05- 2024

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PARK 5

03-05- 2024

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PARK 6