



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 1/8/2016

Property Information	
Folio:	03-4117-034-0001
Property Address:	700 BILTMORE WAY Coral Gables, FL 33134-0000
Owner	REFERENCE ONLY
Mailing Address	
Primary Zone	5000 HOTELS & MOTELS - GENERAL
Primary Land Use	0000 REFERENCE FOLIO
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	✓ 197
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	✓ 1963



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

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

Short Legal Description
DAVID WILLIAM HOTEL CONDO CORAL GABLES BILTMORE SEC PB 20-28 LOTS 6 THRU 22 INC BLK 10

Taxable Value Information		
	2015	2014
<b>County</b>		
Exemption Value	\$0	\$0
Taxable Value	\$0	\$0
<b>School Board</b>		
Exemption Value	\$0	\$0
Taxable Value	\$0	\$0
<b>City</b>		
Exemption Value	\$0	\$0
Taxable Value	\$0	\$0
<b>Regional</b>		
Exemption Value	\$0	\$0
Taxable Value	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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

Version:

CITY'S

EXHIBIT 1



Address: 700 BILTMORE WAY  
Owner Name: Subdivision Name: Folio

**SEARCH:**

700 BILTMORE WAY

Suite



Print Results

<p><b>FOLIO:</b> 03-4117-034-0480  <b>SUB-DIVISION:</b> DAVID WILLIAM HOTEL CONDO DESC  <b>OWNER:</b> BELEN HOLDINGS LLC  <b>PROP. ADDR:</b> 700 BILTMORE WAY UNIT R-705  CORAL GABLES</p>	<p><b>FOLIO:</b> 03-4117-034-1971  <b>SUB-DIVISION:</b> DAVID WILLIAM HOTEL CONDO DESC  <b>OWNER:</b> JAVIER E VUJIL  <b>PROP. ADDR:</b> 700 BILTMORE WAY UNIT R-PH  CORAL GABLES</p>
<p><b>FOLIO:</b> 03-4117-034-1990  <b>SUB-DIVISION:</b> DAVID WILLIAM HOTEL CONDO DESC  <b>OWNER:</b> I AND H INTL INVESTMENTS USA  <b>PROP. ADDR:</b> 700 BILTMORE WAY UNIT R1  CORAL GABLES</p>	<p><b>FOLIO:</b> 03-4117-034-2000  <b>SUB-DIVISION:</b> DAVID WILLIAM HOTEL CONDO DESC  <b>OWNER:</b> JAVIER E VIGIL  <b>PROP. ADDR:</b> 700 BILTMORE WAY UNIT R2  CORAL GABLES</p>
<p><b>FOLIO:</b> 03-4117-034-2010  <b>SUB-DIVISION:</b> DAVID WILLIAM HOTEL CONDO DESC  <b>OWNER:</b> MARIA J GUZMAN  <b>PROP. ADDR:</b> 700 BILTMORE WAY UNIT R3  CORAL GABLES</p>	<p><b>FOLIO:</b> 03-4117-034-1972  <b>SUB-DIVISION:</b> DAVID WILLIAM HOTEL CONDO DESC  <b>OWNER:</b> GEORGE ALBERT LYALL  <b>PROP. ADDR:</b> 700 BILTMORE WAY UNIT R4  CORAL GABLES</p>
<p><b>FOLIO:</b> 03-4117-034-1982  <b>SUB-DIVISION:</b> DAVID WILLIAM HOTEL CONDO DESC  <b>OWNER:</b> JAVIER E VUJIL  <b>PROP. ADDR:</b> 700 BILTMORE WAY UNIT R6  CORAL GABLES</p>	

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>.  
For inquiries and suggestions email us at [info@miamidade.gov](mailto:info@miamidade.gov) or [PA.Portal@ContactFormMain.aspx](mailto:PA.Portal@ContactFormMain.aspx).

700 BILTMORE WAY





The City of Coral Gables

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

3/1/2013

2013 (1963) EXT GRANTED  
8/1/13  
second letter sent 9/11/13

DAVID WILLIAMS HOTEL CONDO ASSOCIATION  
700 BILTMORE WAY  
CORAL GABLES , FL 33134-7528

VIA CERTIFIED MAIL  
91 7108 2133 3932 6146 6306

RE: 700 BILTMORE WAY, CORAL GABLES, FL  
Folio # 03-42270034-0001  
Recertification of Building 40 Years or older

Gentlemen:

This Department has been advised that the subject building is forty (40) years old, or older, having been built in 1963.

In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a Florida Registered Architect or Professional Engineer must inspect said building and a report must be furnished to this Department with ninety (90) days from the date of this letter, indicating that the building meets the requirements of building recertification under the Code. In the event that repairs or modifications are found to be necessary resulting from the recertification inspection, the owner shall have a total of 150 days from the date of this Notice in which to complete indicted repairs or modifications.

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

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

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

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

Sincerely,

*Manuel Z. Lopez*

Manuel Z. Lopez, P.E.  
Building Official

**CITY'S**



September 11, 2013

DAVID WILLIAM HOTEL CONDO ASSO 100  
700 BILTMORE WAY VIA U.S. MAIL  
CORAL GABLES FL 33134-7555

Re: Building Recertification  
Building Address: 700 BILTMORE WAY  
Folio # 03-4117-034-0001

Dear Property Owner:

In a certified letter dated 3/1/2013, this Department notified you that the property referenced above, required building recertification pursuant to Miami-Dade County Code, Chapter 8, and Section 8-11(f). The letter informed that it was necessary to furnish this Department a report prepared by a licensed architect or engineer within 90-days, that said building meets the requirement of building recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

Please be advised that as of 9/11/2013, this building is deemed to be in NON-COMPLIANCE in that the report is overdue; which further may result in the revocation of the Certificate of Occupancy, as well as being subject to other penalties as provided in the Code.

**Failure to contact us before 11/11/2013 may result in our forwarding this building to the Miami-Dade County Unsafe Structures Board for further determination.**

Please govern yourself accordingly.

Sincerely,

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



The City of Coral Gables

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

November 18, 2013

DAVID WILLIAM HOTEL CONDO ASSO  
700 BILTMORE WAY 100  
Coral Gables, FL 33134-7563

**VIA CERTIFIED MAIL**  
91 7108 2133 3932 6021 9781

91 7108 2133 3932 6021 9781

Re: Address: 700 BILTMORE WAY  
Folio # 03-4117-034-0001

Dear Property Owner/Manager:

This Department has received the Building Recertification report that you submitted for the building certification for the above-captioned property; however, the report indicates that remedial repairs\* must be done to the building in order for it to meet minimum requirements stipulated for safe occupancy as prescribed in Miami-Dade County Code, Section 8-11.

Pursuant to the Code you must complete the repairs within sixty (60) days from the date the report was submitted to this Department; and then, you must contact the original architect/engineer, so that a follow-up letter indicates that the building is now recommended for recertification.

If you should have any questions regarding the specific repairs identified in the report, please contact the original architect/engineer that prepared the report. If you have further questions, please contact us at (305) 460-5228.

*Manuel Z. Lopez*

Manuel Z. Lopez, P.E.  
Building Official

\*Copy of the letter is attached



The City of Coral Gables

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

June 2, 2015

DAVID WILLIAMS HOTEL CONDO ASSOCIATION  
700 BILTMORE WAY  
CORAL GABLES, FL 33134-7528

**\*\*FINAL NOTICE\*\***

**VIA CERTIFIED MAIL**

91 7108 2133 3932 7095 9684

Re: Building Recertification  
700 BILTMORE WAY  
Folio # 03-42270034-0001

Dear Property Owner:

In a certified letter dated 3/1/2013, this Department notified you the property referenced above requires a 40-year building recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). The letter informed you it was necessary to furnish this Department a report prepared by a licensed architect or engineer within 90-days specifying the building meets the requirements for building recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

Please be advised that as of 6/1/2015 the report will be overdue and this building will be deemed to be in NON-COMPLIANCE. This may result in the revocation of the Certificate of Occupancy, as well as, being subject to other penalties as provided in the Code.

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

Please govern yourself accordingly.

Sincerely,

*Manuel Z. Lopez*

Manuel Z. Lopez, P.E.  
Building Official

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

DAVID WILLIAMS HOTEL CONDO  
ASSOCIATION  
700 BILTMORE WAY  
CORAL GABLES, FL 33134-7528

2. Article Number  
(Transfer from service label)

91 7108 2133 3932 7095 9684

PS Form 3811, July 2013

Domestic Return Receipt

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *[Signature]* Fruit Dept  
 Agent  
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type  
 Certified Mail®  
 Registered  
 Insured Mail  
 Priority Mail Express™  
 Return Receipt for Merchandise  
 Collect on Delivery

4. Restricted Delivery? (Extra Fee)  Yes



E-mailed



The City of Coral Gables

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

July 9, 2015

**VIA CERTIFIED MAIL**

David Williams Hotel Condo Association  
700 Biltmore Way  
Coral Gable, Fl. 33134

91 7108 2133 3932 5924 9232

Re: 700 Biltmore Way  
Folio # 03-4117-034-00001

Dear Property Owner/Manager:

This Department has received your request dated June 8, 2015 for an extension to provide us with the Recertification Report for the above referenced property.

By these means, I am granting you one hundred fifty (150) days from the date of this letter to provide the Recertification Report. If you have further questions please contact me at (305) 460-5242.

Sincerely,

*Manuel Z. Lopez*

Manuel Z. Lopez, P.E.  
Building Official



MIAMI-DADE COUNTY, FLORIDA BUILDING DEPARTMENT

RC-13-11-2507

Regulatory and Economic Resources Department

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING'S STRUCTURAL RECERTIFICATION

INSPECTION COMMENCED DATE: February 25, 2010

INSPECTION COMPLETED DATE: February 26, 2010

INSPECTION MADE BY Ingelmo Associates PA SIGNATURE: [Signature]

PRINT NAME Paul Ingelmo, P.E. NOV 14/2013

TITLE: Engineer

ADDRESS: 250 Catalonia Avenue, Suite 301 Coral Gables, Florida 33134

Table with 1 column and 10 rows describing structure details: Name of Title, Street Address, Legal Description, Owners Name, Owner's Mailing Address, Folio Number of Building, Building Code Occupancy Classification, Present Use, General Description, etc.

CITY'S EXHIBIT 3

*Paul*  
02/14/2013

## MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING'S STRUCTURAL RECERTIFICATION

### 1. DESCRIPTION OF STRUCTURE

- a. Name of Title: The David Williams Hotel Condominium Association Inc
- b. Street Address: 700 Biltmore Way, Suite 100, Coral Gables, Florida 33134  
Legal Description: David Williams Hotel Condo Coral Gables Biltmore Sec PB 20-28 Lots 6 thru 22 Inc Blk 10.
- d. Owners Name: The David Williams Hotel Condominium Association Inc
- e. Owner's Mailing Address: 700 Biltmore Way, Suite 100, Coral Gables, Florida 33134
- f. Folio Number of Building: 03-4117-034-0001
- g. Building Code Occupancy Classification: Residential Group-R2
- h. Present Use: Residential, Condominium, Hotel.
- i. General Description, Type of Construction, Size, Number of Stories, and Special Features  
The Building is 13 stories with a mechanical room and machine room above the penthouse level. The main building is a reinforced concrete frame that consists of a flat plate with a typical framing system at each floor except for the ground floor and the penthouse level. The basement and penthouse levels consist of a cast in place concrete beam, joist and slab framing. There is a basement level that has consistently been troubled by rising water; this basement level is used for parking and also contains various storage areas. The building exterior has some precast concrete non-structural features.

### 2. PRESENT CONDITION OF STRUCTURE

- a. General alignment (good, fair, poor, explain if significant)
- |                |             |
|----------------|-------------|
| 1. Bulging     | <u>good</u> |
| 2. Settlement  | <u>good</u> |
| 3. Deflections | <u>good</u> |
| 4. Expansion   | <u>good</u> |
| 5. Contraction | <u>good</u> |
- b. Portion showing distress (Note, beams, columns, structural walls, floors, roofs, other)  
There are a number of concrete beams and slab areas on the ground floor framing system that are in a deteriorated state and will need to be repaired following standard concrete repair procedures. Wall areas along the exterior of the parking level also exhibit spalling that should be repaired as part of this effort. The exterior balconies exhibit a number of spalled and cracked areas that will require repair. The exterior concrete panels that serve as balcony railings and the parapet along the roof perimeter contain spalled and cracked areas that are a hazard if they would detach from the concrete sections. These shall also be repaired as part of the repair project. Some areas showing distress were found at the Penthouse level, specifically along the canopy slab located along the north side of the building and at the exterior wall along the cabanas. We also found sporadic spalling of the precast panels that serve as balcony railings.
- c. Surface conditions – describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration & stains.  
Surface conditions were found to be in fair condition throughout the exterior. Stucco cracks were noted at some exterior masonry infill walls. Most of these can be sealed and addressed during a painting and waterproofing project. Masonry cracked areas were noted at the Penthouse and high roof areas of the mechanical room. **See Figure 2.**

*Paul*  
 1/24/2013

d. Cracks – note location in significant members. Identify crack size as HAIRLINE if barely dissemble; FINE if less than 1 mm in width; MEDIUM if between 1 and 2 mm in width; WIDE if over 2 mm.

Cracks were found as per the description above.

e. General extent of deterioration – cracking or spalling of concrete or masonry; oxidation of metals; rot or borer attack in wood.

Some noted, limited to the areas indicated.

f. Previous patching or repairs Some previous patching noted in various areas of the building.

g. Nature of present loading indicate; residential, commercial, other estimate magnitude. Foundation level: Parking and storage. Typical floor: residential. Roof level and penthouse: residential.

**3. INSPECTIONS**

a. Date of notice of required inspection: Not Available

b. Date(s) of actual inspection February 25-26, 2010

c. Name and qualification of individual submitting inspection report: Paul Ingelmo, P.E.

d. Description of any laboratory or other formal testing, if required, rather than manual or visual procedures  
None required

e. Structural repair note appropriate line:

- 1. None required
- 2. Required (describe and indicate acceptance): Existing deteriorated conditions noted above shall be repaired as a result of this inspection. Structural remediation throughout the building is required before Recertification of the building is conveyed.

**4. SUPPORTING DATA**

a. \_\_\_\_\_ sheet written data

b. Enclosed photographs

c. \_\_\_\_\_ drawings or sketches:

**5. MASONRY BEARING WALL = Indicate good, fair, poor on appropriate lines:**

a. Concrete masonry units Good condition

b. Clay tile or terra cota units N/A

c. Reinforced concrete tile columns Good condition

d. Reinforced concrete tile beams Good condition

e. Lintel or beams Good condition

f. Other type bond beams \_\_\_\_\_

g. Masonry finishes - exterior

1. Stucco Fair condition

2. Veneer --

3. Paint only --

4. Other(describe) Precast concrete elements-Fair condition except for noted spalls.

h. Masonry finishes - interior

1. Vapor barrier \_\_\_\_\_

2. Furring and plaster Fair condition, some areas exhibit deterioration.

3. Paneling \_\_\_\_\_

4. Paint only Fair condition

5. Other (describe) Some areas of unfinished infill block: Fair

*Handwritten signature and date: Nov 19/2013*

i. Cracks:

- 1. Location - note beams, columns, other See above, at infill masonry.
- 2. Description \_\_\_\_\_

j. Spalling:

- 1. Location - note beams, columns, other None noted.
- 2. Description \_\_\_\_\_

k. Rebar corrosion-check appropriate line:

- 1. None visible \_\_\_\_\_ xx
- 2. Minor-patching will suffice \_\_\_\_\_
- 3. Significant-but patching will suffice \_\_\_\_\_
- 4. Significant-structural repairs required \_\_\_\_\_

l. Samples chipped out for examination in spall areas:

- 1. No. \_\_\_\_\_ xx
- 2. Yes - describe color texture, aggregate, general quality \_\_\_\_\_

**6. FLOOR AND ROOF SYSTEM**

a. Roof:

- 1. Describe (flat, slope, type roofing, type roof deck, condition).  
Roof is sloped for storm drainage, slopes to internal drains; roof deck consists of a concrete slab at various locations of the building. High roof is built-up, modified bitumen with a mineral aggregate cap sheet and was installed within the last year, new flashing; all in very good condition. Lower level roofs including the entrance canopy are in poor condition and should be reroofed.
- 2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support. There are three rooftop units located at the penthouse roof level. There were flashed as part of the recently re roofed areas. **See Figures 1 and 3.**
- 3. Note types of drains and scupper and condition of cooling towers, air condition, etc:  
There are internal drains throughout the roof areas that appear in good condition.

b. Floor systems(s)

- 1. Describe (type of system framing, material, spans, condition)  
Concrete slab on grade in all areas of the building, office and warehouse.

- c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.  
Structural system throughout was visually exposed and there was access to all structural areas.

**7. STEEL FRAMING SYSTEM**

- a. Description: The main entrance canopy on the north side of the building is structural steel framework consisting of steel joists and beams. This area is concealed and we did not have visual access. No external deterioration was noted during our site visit.

- b. Exposed Steel - describe condition of paint & degree of corrosion:  
None noted.

- c. Concrete or other fireproofing – note any cracking or spalling, and note where any covering was removed for inspection  
none

- d. Elevator sheave beams & connections, and machine floor beams – note condition:  
This was found to be in fair condition.

**8. CONCRETE FRAMING SYSTEM**

- a. Full description of structural system: The concrete framing system consists of reinforced concrete columns connecting a flat plate slab system located between the first and eleventh

floors. The Ground floor and penthouse level framing system consists of a pour in place beam and concrete joists framework. There are two stair enclosures at the west and east end of the building that we presumed are used as shear wall elements in addition to the central area elevator core.

*Handwritten signature and date: 10/14/2013*

**b. Cracking**

- 1. Not significant xx
- 2. Location and description of members affected and type cracking- as noted above we found areas of deterioration in the concrete elements at the ground floor framing and sporadic conditions in various areas of the building. These included the exterior grade walls, balconies and precast concrete railings. See Figures 4, 5, 6, 7, 9 and 10.

c. General condition The condition of the main structural system is good.

**d. Rebar corrosion - check appropriate line:**

- 1. Non visible \_\_\_\_\_
- 2. Location and description of members affected and type cracking As noted above.
- 3. Significant but patching will suffice \_\_\_\_\_
- 4. Significant - structural repairs required (describe) \_\_\_\_\_

**e. Samples chipped out in spall areas:**

- 1. No. xx
- 2. Yes, describe color, texture, aggregate. general quality: \_\_\_\_\_

**9. WINDOWS**

a. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other) Existing windows are generally aluminum single hung. There are some lower pivoted windows in some of the apartments. The doors to the balconies are aluminum sliders. Most of the windows and doors are original. ( non-impact) Some owners have accordion shutters in the balcony units. See Figure 8.

b. Anchorage – type & condition of fasteners and latches: anchorage to concrete masonry/concrete appears to be generally in good condition .

c. Sealants-type of condition of perimeter sealants and at mullions: Caulking all around appears to be in good condition.

d. Interiors seals – type & condition at operable vents: rubber seals in fair condition.

e. General condition: Fair condition overall.

**10. WOOD FRAMING**

a. Type – fully describe if mill construction, light construction, major spans, trusses; None noted.

b. Note metal fitting i.e., angles, plates, bolts, split plates, plates, other, and note condition: Not applicable.

c. Joints – note if well fitted and still closed: not applicable

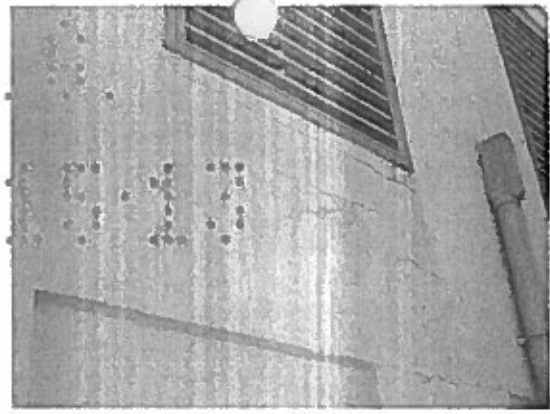
d. Drainage – note accumulations of moisture: not applicable

e. Ventilation –note any concealed spaces not ventilated: not applicable

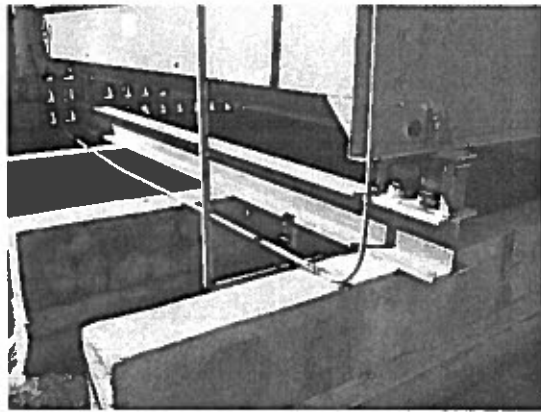
f. Note any concealed spaces opened for inspection: not applicable.



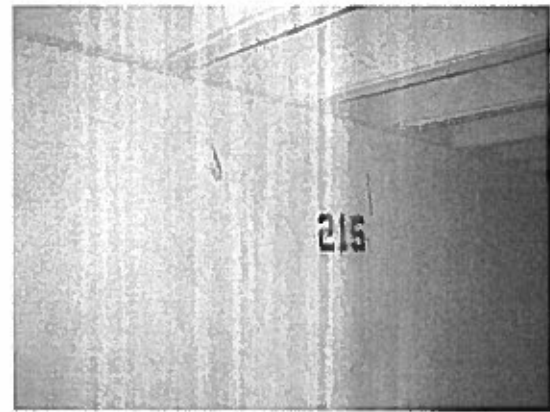
**Figure 1-Rooftop Units**



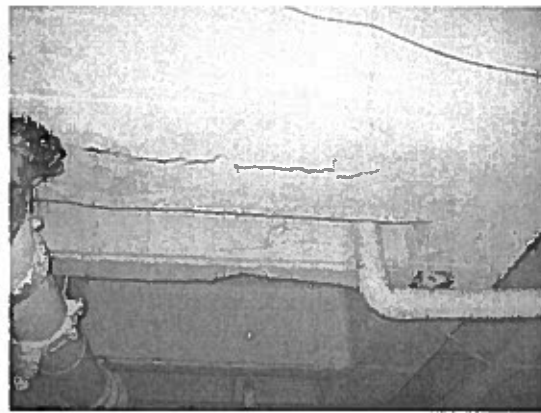
**Figure 2-Exterior wall of Generator room**



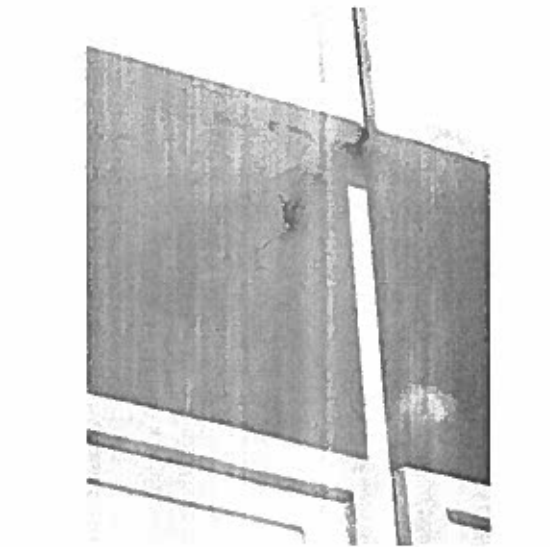
**Figure 3-Cooling Tower Supports**



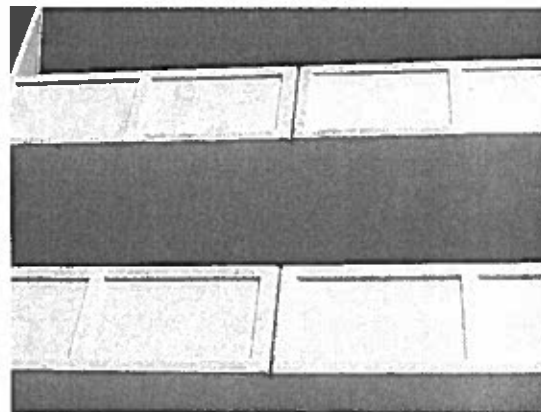
**Figure 4-Cracks/Spalls along Garage wall**



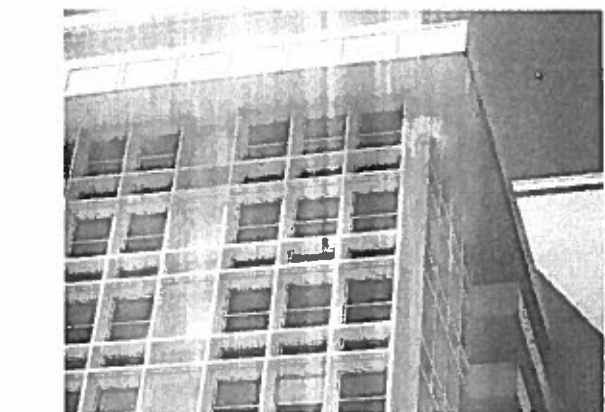
**Figure 5-Spalled beam in Basement**



**Figure 6-Spalls south balcony**



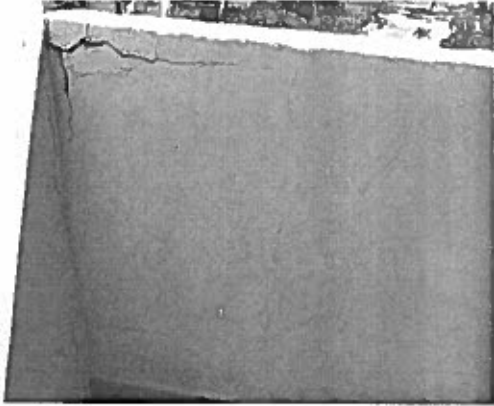
**Figure 7-Cracks in South balconies**



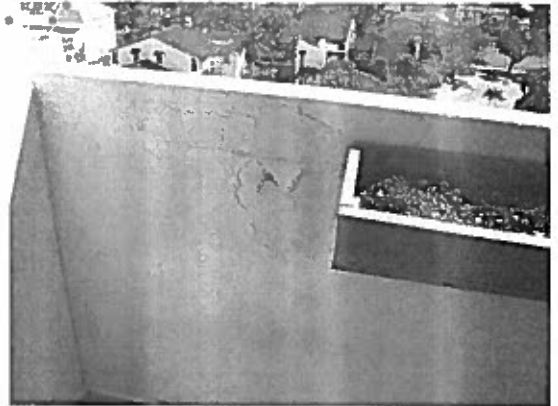
**Figure 8-Spalls at Precast Beam at roof**

C.A.

11.15.17



**Figure 9- Damaged concrete railing-Unit 1205**



**Figure 10- Spalled concrete railing-Unit 1205**





Consulting Engineers

February 8, 2012

David Williams Hotel Condominium  
700 Biltmore Way  
Coral Gables, Florida 33134

Attn: Mr. Alex Garcia, President

Re: Electrical repairs for 40 Year Recertification

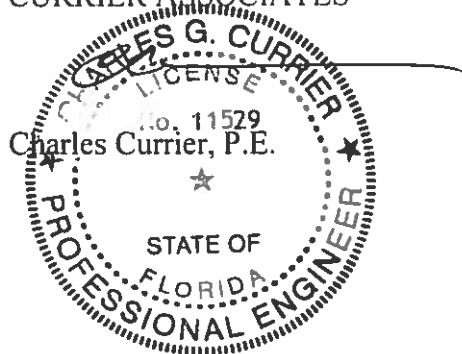
Gentlemen:

We have performed an electrical inspection of the repair performed to date at your building.

Relighting of the parking garage is complete, Miscellaneous repairs called for in the 40 Year Recertification report have been performed. Penetrations through fire rated partitions have been performed. Corrections of deficiencies in the electrical room at the first floor are complete.

As far as can be determined, all electrical repair work at the Lobby Level and Garage Level have been completed satisfactorily.

Respectfully,  
CURRIER ASSOCIATES



250 Catalonia Avenue Suite 406  
Coral Gables Fl 33134  
Tel (305) 446-8655 Fax (305) 446-9230  
E-mail cgcurrier@gmail.com

INSPECTION FOR 40 YEAR ELECTRICAL RECERTIFICATION


INSPECTION COMMENCED  
Date: Jan 22, 2010

INSPECTION COMPLETED  
Date: Jan 27, 2010

1100

INSPECTION MADE BY:

CURRIER ASSOCIATES  
CONSULTING ENGINEERS  
250 CATALONIA AVE SUITE 406  
CORAL GABLES, FLORIDA 33134

SIGNATURE:   
CHARLES CURRIER, P.E. 11529  
3/4/10

1. DESCRIPTION OF STRUCTURE:

- a. NAME OR TITLE: David William Hotel Condominium
- b. STREET ADDRESS: 700 Biltmore Way, Coral Gables, Fl 33134
- c. LEGAL DESCRIPTION:
- d. FOLIO NUMBER: 0341170340001
- e. OWNER'S NAME: David William Hotel Condominium Assoc., Inc.
- f. OWNER'S MAILING ADDRESS: 700 Biltmore Way Suite 100  
Coral Gables, Fl 33134
- g. BUILDING CODE OCCUPANCY CLASSIFICATION:
- h. PRESENT USE: Hotel Condominium
- i. GENERAL DESCRIPTION, TYPE OF CONSTRUCTION, SIZE, NUMBER OF STORIES, AND SPECIAL FEATURES. ADDITIONAL COMMENTS.  
  
14 Story CBS building with one floor basement parking garage.

ELECTRICAL INSPECTION REPORT

1. ELECTRICAL SERVICE:

DESCRIPTION: SIZE: (2500A) FUSES ( ) CIRCUIT BREAKERS ( x )  
PHASE: THREE PHASE ( 3 ) SINGLE PHASE ( )  
CONDITION: GOOD CONDITION  
COMMENTS: NONE

REPAIR REQUIRED:

2. METER ROOM OR MAIN ELECTRICAL ROOM:

CLEARANCES: GOOD ( X ) REQUIRES REPAIR ( X )  
COMMENTS: SEE COMMENTS AT END OF REPORT

REPAIR REQUIRED: SEE COMMENTS AT END OF REPORT

3. GUTTERS

LOCATION: LOBBY LEVEL FLOOR  
CONDITION: GOOD ( X ) REQUIRES REPAIR ( )  
REPAIR REQUIRED: NONE

4. ELECTRICAL PANELS:

PANEL: VARIOUS LOCATION: THROUGHOUT BUILDING  
CONDITION: GOOD ( X ) REQUIRES REPAIR ( )  
COMMENTS: SEE COMMENTS AT END OF REPORT  
REPAIR REQUIRED: SEE COMMENTS AT END OF REPORT

PANEL: LOCATION:  
CONDITION: GOOD ( ) REQUIRES REPAIR ( )  
COMMENTS:  
REPAIR REQUIRED:

PANEL: LOCATION:  
CONDITION: GOOD ( ) REQUIRES REPAIR ( )  
COMMENTS:  
REPAIR REQUIRED:

PANEL: LOCATION:  
CONDITION: GOOD ( ) REQUIRES REPAIR ( )  
COMMENTS:  
REPAIR REQUIRED:

PANEL: LOCATION:  
CONDITION: GOOD ( ) REQUIRES REPAIR ( )  
COMMENTS:  
REPAIR REQUIRED:

3/5/2

5. BRANCH CIRCUITS:  
 IDENTIFIED: YES ( ) MUST BE IDENTIFIED ( X )  
 CONDUCTORS: GOOD ( X ) DETERIORATED ( ) REPLACE ( )  
 COMMENTS: SEE COMMENTS AT END OF REPORT.
6. SERVICE GROUNDING:  
 CONDITION: GOOD ( X ) REQUIRES REPAIR ( )  
 COMMENTS: NONE
7. EQUIPMENT GROUNDING:  
 CONDITION: GOOD ( X ) REQUIRES REPAIR ( )  
 COMMENTS:
8. SERVICE CONDUITS/RACEWAYS  
 CONDITION: GOOD ( X ) REQUIRES REPAIR ( )  
 COMMENTS: NONE
9. SERVICE CONDUCTORS AND CABLES  
 CONDITION: GOOD ( X ) REQUIRES REPAIR ( )  
 COMMENTS: GOOD
10. WIRING METHODS:
- |                          |            |                       |
|--------------------------|------------|-----------------------|
| RIGID METALLIC RACEWAYS: | GOOD ( X ) | REQUIRES REPAIR ( X ) |
| RIGID NONMETALLIC, PVC:  | GOOD ( X ) | REQUIRES REPAIR ( )   |
| NON-METALLIC CABLE:      | GOOD ( )   | REQUIRES REPAIR ( )   |
| BX CABLE:                | GOOD ( )   | REQUIRES REPAIR ( )   |
- COMMENTS: SEE COMMENTS AT END OF REPORT
11. FEEDER CONDUCTORS  
 CONDITION: GOOD ( X ) REQUIRES REPAIR ( )  
 COMMENTS: NONE
12. EMERGENCY LIGHTING  
 CONDITION: GOOD ( X ) REQUIRES REPAIR ( X )  
 COMMENTS: SEE COMMENTS AT END OF REPORT
13. BUILDING EGRESS ILLUMINATION  
 CONDITION: GOOD ( X ) REQUIRES REPAIR ( )  
 COMMENTS: NONE

*OC*  
 3/5/13  
 3

- 1 1 1 1
14. EXIT LIGHTS:  
CONDITION: GOOD ( X ) REQUIRES REPAIR ( )  
COMMENTS: SEE COMMENTS AT END OF REPORT
15. FIRE ALARM SYSTEM:  
CONDITION: GOOD ( X ) REQUIRES REPAIR ( )  
COMMENTS: FIRE ALARM SYSTEM WAS BEING TESTED AT TIME OF INSPECTION
16. SMOKE DETECTORS:  
CONDITION: GOOD ( X ) REQUIRES REPAIR ( )  
COMMENTS: FIRE ALARM SYSTEM WAS BEING TESTED AT TIME OF INSPECTION.
17. EMERGENCY GENERATOR:  
CONDITION: GOOD ( X ) REQUIRES REPAIR ( )  
COMMENTS: NEW GENERATOR INSTALLED IN 2005.
18. WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS  
CONDITION: GOOD ( X ) REQUIRES REPAIR ( X )  
COMMENTS: SEE COMMENTS AT END OF REPORT.
19. OPEN OR UNDERCOVER PARKING SURFACE AND SECURITY LIGHTING  
CONDITION: GOOD ( ) ADDITIONAL ILLUM. REQUIRED ( X )  
COMMENTS: IN FOR PERMIT TO UPGRADE EXISTING PARKING AREA LIGHTS.
20. SWIMMING POOL WIRING:  
CONDITION: GOOD ( X ) REQUIRES REPAIR ( )  
COMMENTS: NONE
21. MECHANICAL EQUIPMENT WIRING:  
CONDITION: GOOD ( X ) REQUIRES REPAIR ( )  
COMMENTS: NONE

*3/15/04*

22. GENERAL COMMENTS: THE CORRECTIONS DEPICTED IN THIS REPORT AND PHOTOGRAPHS DO NOT NECESSARILY INCLUDE ALL CORRECTIONS THAT HAVE TO BE MADE. THE FOLLOWING ARE ALSO INCLUDED.
- A. ALL BRANCH CIRCUITS IN ALL PANELS SHALL BE IDENTIFIED AND A TYPEWRITTEN PANEL DIRECTORY PROVIDED AT ALL PANELS.
  - B. ALL DISCONNECT SWITCHES THAT ARE NOT CLEARLY INDICATIVE OF EQUIPMENT PROTECT SHALL BE LABELED AS TO USE.
  - C. VERIFY THAT ALL OUTLETS ON ROOF DECK ARE GROUND FAULT PROTECTED. IF NOT, RE WITH NEW GFI RECEPTACLES.
  - D. WIREMOLD ON POOL DECK CEILING LIGHTS RUN IN DAMP LOCATIONS UNDER ROOF SLAB. WIREMOLD ALLOWED IN DRY LOCATIONS ONLY. REPLACE.
  - E. RESTAURANT AREA IS UNDER REPAIR. WHEN REPAIRS ARE COMPLETE RESTAURANT AREA WILL BE INSECTED BY CITY AND ALL DEFECTS SHOULD BE CORRECTED.

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 building. To the best of our knowledge and ability, this report represents an accurate appraisal of the present electrical condition of the building based upon careful evaluation of observed conditions, to the extent reasonably possible.

*CP*  
*3/15/12* 5

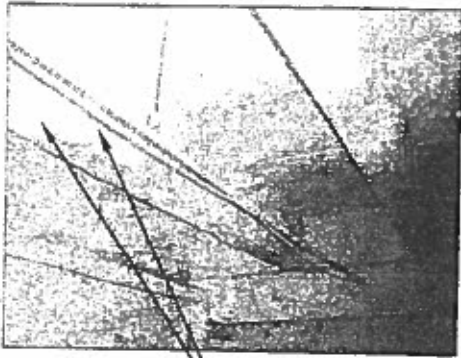


PHOTO #1

BASEMENT PARKING GARAGE  
PROVIDE SUPPORT OF LOW VOLTAGE CABLES  
AND REMOVE ABANDONED CABLES AS PER  
NEC 725.24 AND 725.25



PHOTO #2

NO COMMENT

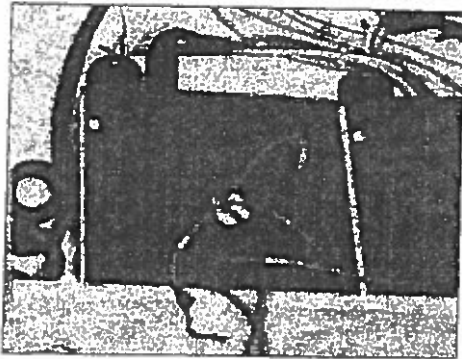


PHOTO #3

BASEMENT PARKING GARAGE  
REPLACE MISSING COVER

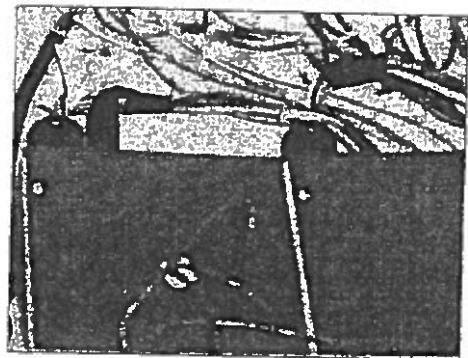


PHOTO #4

BASEMENT PARKING GARAGE  
REPLACE MISSING COVER

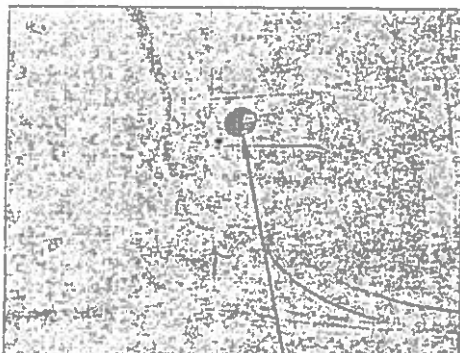


PHOTO #5  
BASEMENT PARKING GARAGE  
PROVIDE MISSING PLUG

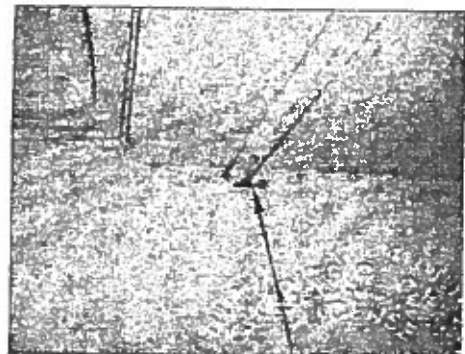


PHOTO #6  
BASEMENT PARKING GARAGE  
FIRE SEAL PENETRATION

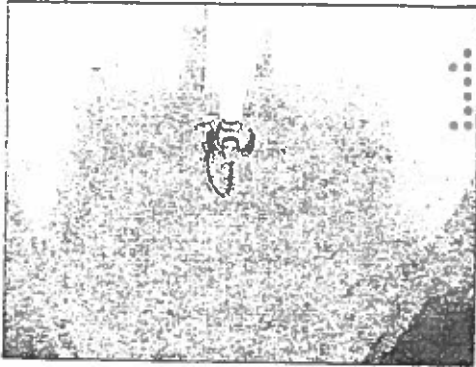


PHOTO #7  
BASEMENT PARKING GARAGE  
FIXTURE NOT GROUNDED.  
REPLACE PLUG AND RECEPTACLE.  
TYPICAL AT SEVERAL PLACES  
IN GARAGE.

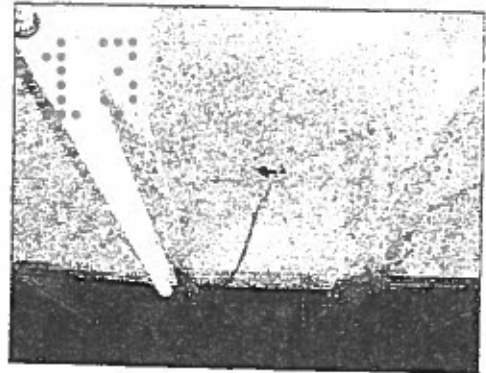


PHOTO #8  
BASEMENT PARKING GARAGE  
FIXTURE NOT GROUNDED.  
REPLACE PLUG AND RECEPTACLE.  
TYPICAL AT SEVERAL PLACES  
IN GARAGE.

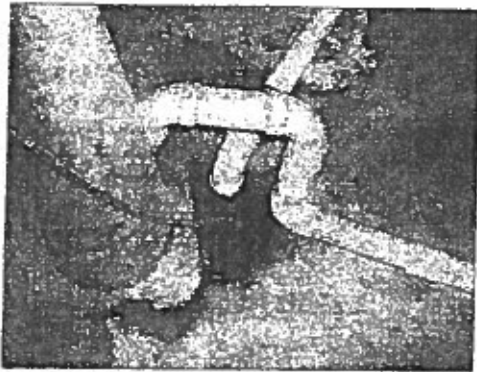


PHOTO #9  
BASEMENT PARKING GARAGE  
VERIFY PROPER USE OF  
GROUNDED CORD.

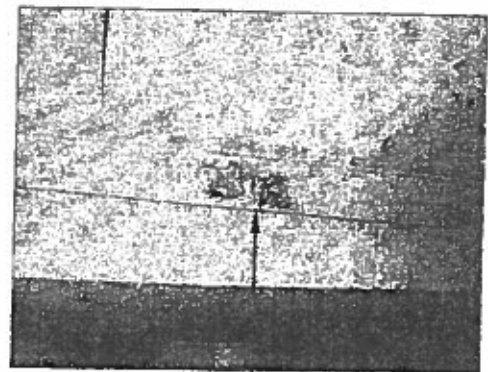


PHOTO #10  
BASEMENT PARKING GARAGE  
PROVIDE COVER OVER OPEN BOXES

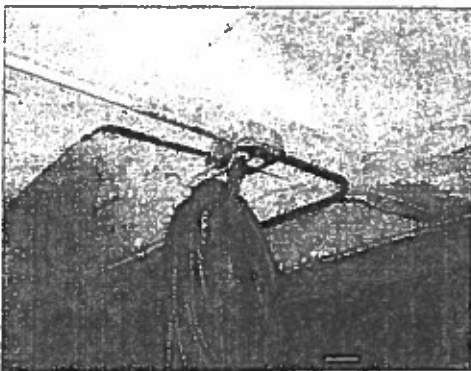


PHOTO #11  
BASEMENT PARKING GARAGE  
PROVIDE SEPARATE SUPPORT  
FOR EXTENSION CORD. DO NOT  
SUPPORT FROM RACEWAY.

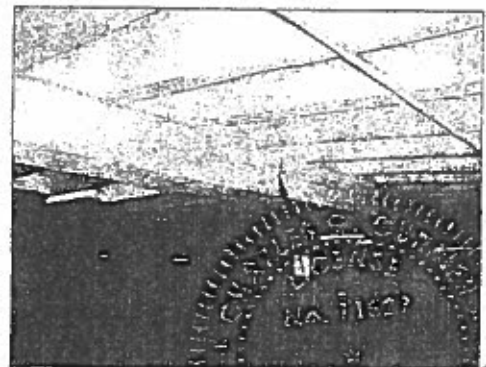


PHOTO #12  
BASEMENT PARKING GARAGE  
PROVIDE COVER OVER OPEN BOXES



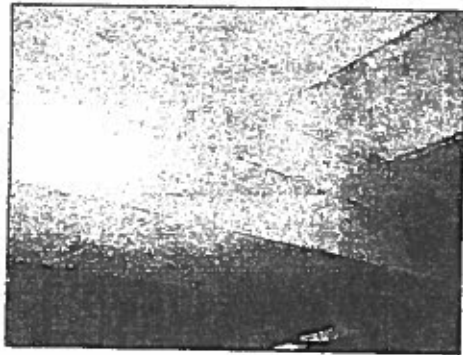


PHOTO #13  
BASEMENT PARKING GARAGE  
NO COMMENTS

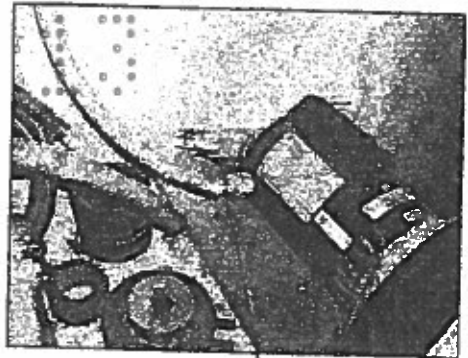


PHOTO #14  
BASEMENT PARKING GARAGE  
CORRECT RACEWAY CONNECTION  
TO MOTOR

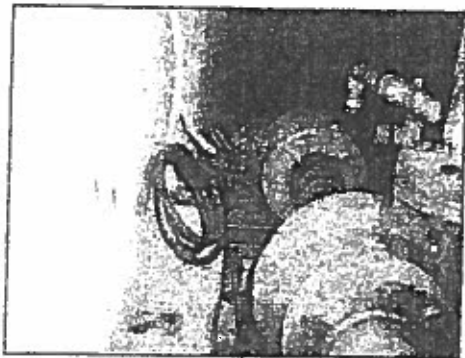


PHOTO #15  
BASEMENT PARKING GARAGE  
REPLACE COVER

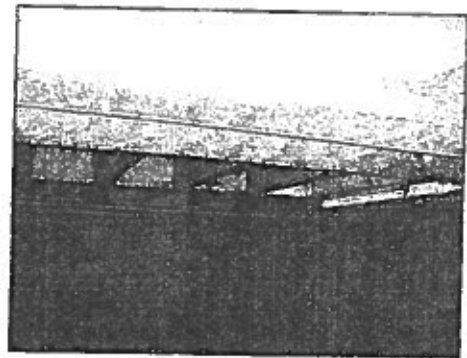


PHOTO #16  
BASEMENT PARKING GARAGE  
NO COMMENT

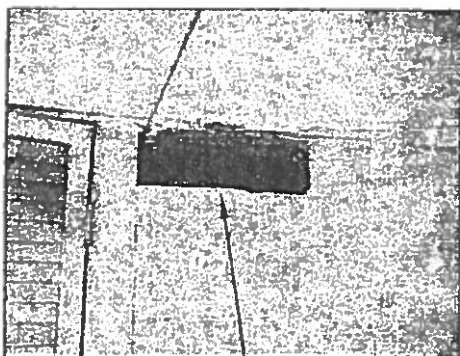


PHOTO #17  
BASEMENT PARKING GARAGE  
WALL TO PUMP ROOM  
FIRE SEAL PENETRATION INTO  
PUMP ROOM.

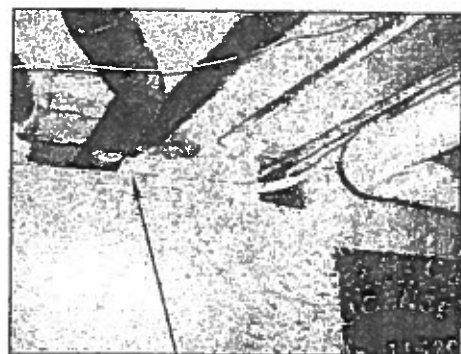


PHOTO #18  
BASEMENT PARKING GARAGE  
WALL TO PUMP ROOM  
FIRE SEAL PENETRATION INTO  
PUMP ROOM.

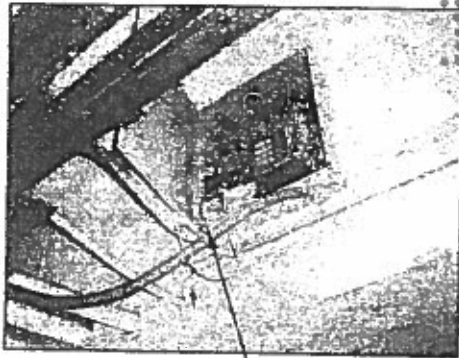


PHOTO #19  
BASEMENT PARKING GARAGE  
CORRECT WIRING AND CLOSE COVER

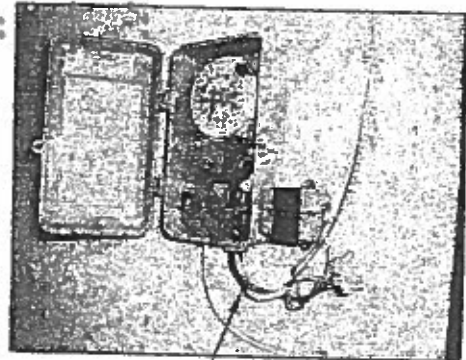


PHOTO #20  
BASEMENT PARKING GARAGE  
WIRING TO BE ENCLOSED IN RACEWAY  
OR BOX. CORRECT.

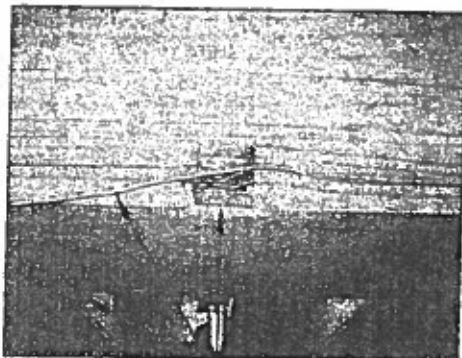


PHOTO #21  
BASEMENT PARKING GARAGE  
PROVIDE COVER ON BOX AND PROVIDE  
ADEQUATE SUPPORT FOR LOW VOLTAGE  
CABLES.

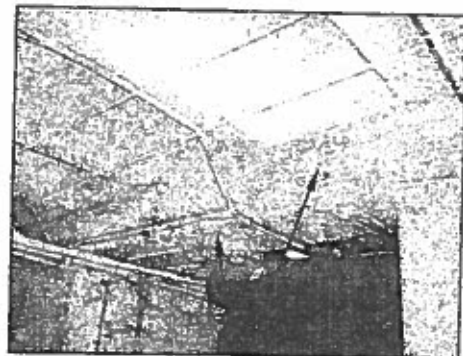


PHOTO #22  
BASEMENT PARKING GARAGE  
PROVIDE PLUG ON KNOCKOUT AND PROVIDE  
ADEQUATE SUPPORT FOR LOW VOLTAGE  
CABLES.



PHOTO #23  
BASEMENT PARKING GARAGE  
PROVIDE FIRE STOP AT ALL PENETRATIONS.

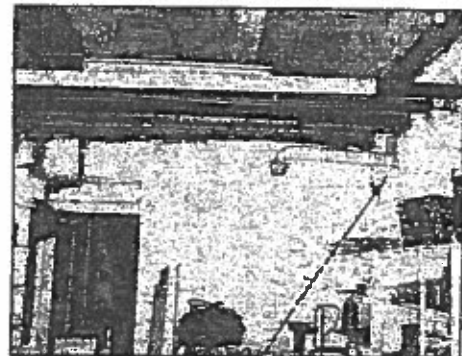


PHOTO #24  
DOMESTIC WATER PUMPS ROOM  
VERIFY THAT ALL PENETRATIONS IN  
FIRE RATED WALLS ARE SEALED

3/5/00

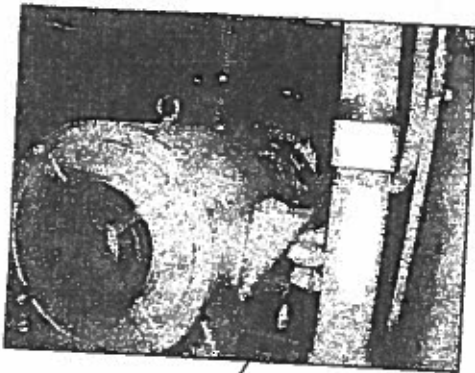


PHOTO #25  
BASEMENT WATER PUMP ROOM  
PROVIDE COVER



PHOTO #26  
BASEMENT WATER PUMP ROOM  
PROVIDE PROPER CONNECTION TO BOX.



PHOTO #27  
BASEMENT.  
IMPROPER CLEARANCE-  
CORRECT

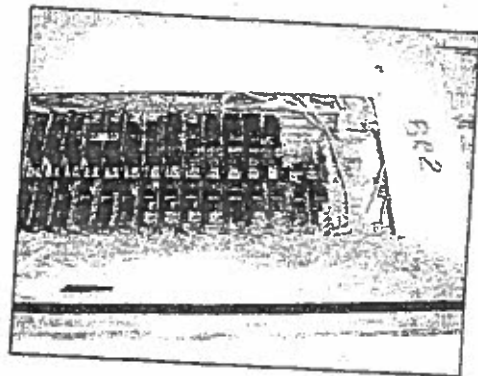


PHOTO #28  
BASEMENT  
PROVIDE COVER OVER  
BREAKERS IN PANEL.

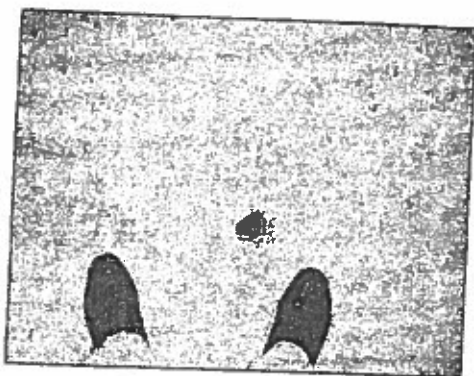


PHOTO #29  
SEAL PERFORATION THROUGH FLOOR.



PHOTO #30  
FIRST FLOOR ELECTRICAL ROOM  
PROVIDE CEILING AT THIS ROOM

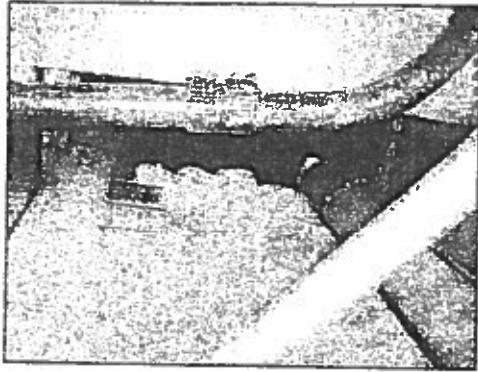


PHOTO #31  
FIRST FLOOR ELECTRICAL ROOM  
SEAL OFF ALL PENETRATIONS.

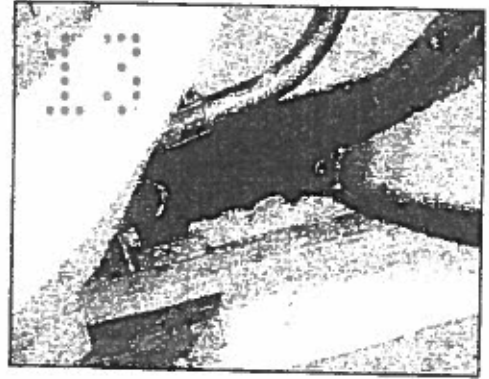


PHOTO #32  
FIRST FLOOR ELECTRICAL ROOM  
SEAL OFF ALL PENETRATIONS.

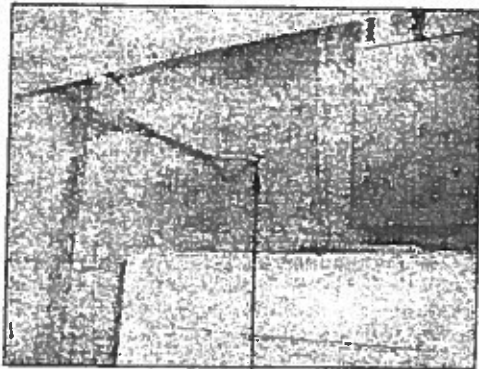


PHOTO #33  
VARIOUS LAUNDRY ROOMS ON TYPICAL FLOORS  
FIRE SEAL ALL WALL PENETRATIONS.

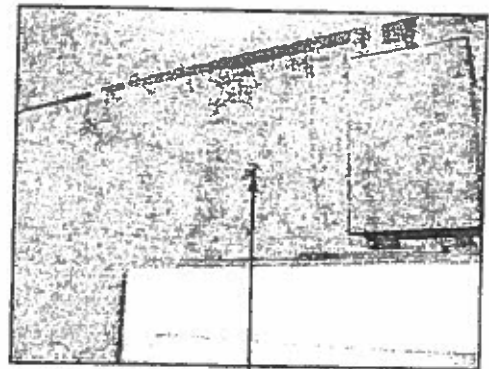


PHOTO #33  
VARIOUS LAUNDRY ROOMS ON TYPICAL FLOORS  
FIRE SEAL ALL WALL PENETRATIONS.

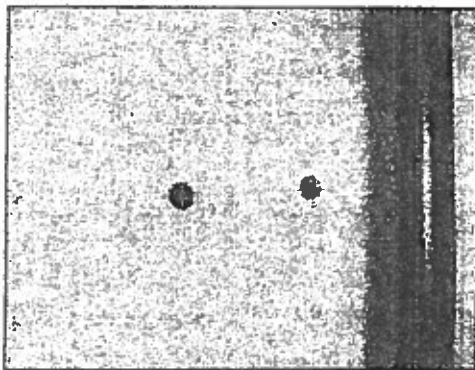


PHOTO #35  
TRASH ROOM TYPICAL FLOORS  
FIRE SEAL WALL OPENINGS.

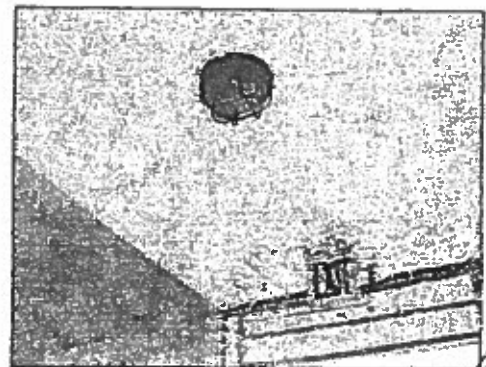


PHOTO #36  
BUILDING PENTHOUSE FLOOR  
NO COMMENTS

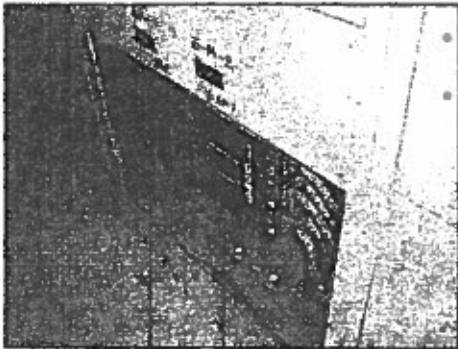


PHOTO #37  
PENTHOUSE LEVEL MAIN ELECTRICAL ROOM  
PROVIDE COVER OVER OPEN SWITCHBOARD  
PROVIDE ADEQUATE LABEL ON USE.

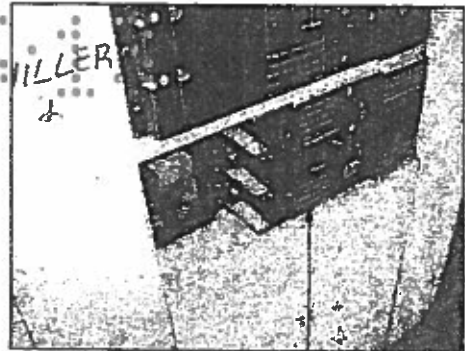


PHOTO #38  
PENTHOUSE LEVEL MAIN ELECTRICAL ROOM  
PROVIDE COVER OVER OPEN SWITCHBOARD

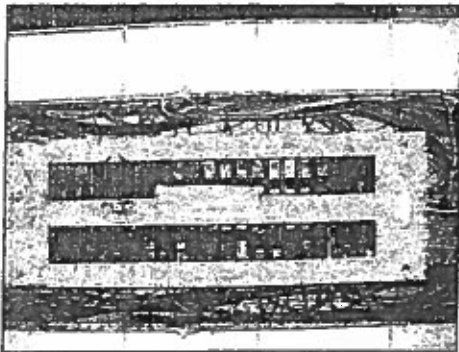


PHOTO #39  
PENTHOUSE LEVEL MAIN ELECTRICAL ROOM  
REINSTALL PANEL COVER, LABEL PANEL AND  
PROVIDE CIRCUIT DIRECTORY.  
(CIRCUIT DIRECTORY REQUIRED AT ALL  
PANELS. PROVIDE AS REQUIRED

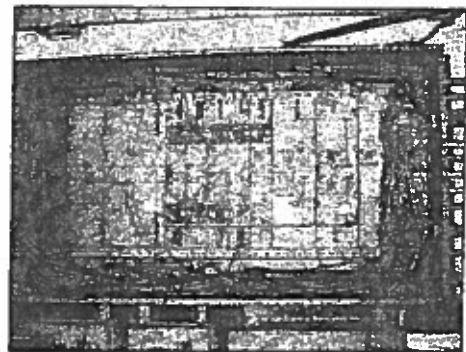


PHOTO #40  
PENTHOUSE LEVEL MAIN ELECTRICAL ROOM  
REINSTALL PANEL COVER, LABEL PANEL AND  
PROVIDE CIRCUIT DIRECTORY.  
(CIRCUIT DIRECTORY REQUIRED AT ALL  
PANELS. PROVIDE AS REQUIRED

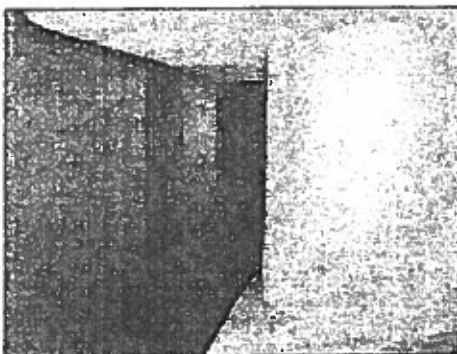


PHOTO #41  
ROOF LEVEL MECHANICAL EQUIPMENT ROOM  
NO COMMENTS.

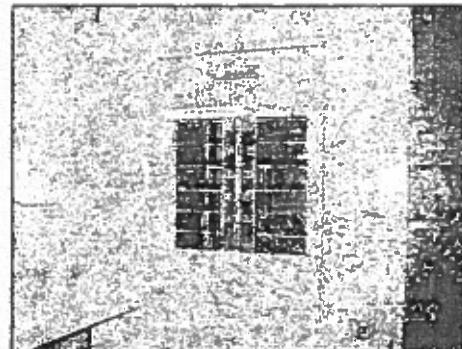


PHOTO #42  
ROOF LEVEL MECHANICAL EQUIPMENT ROOM  
PROVIDE TYPEWRITTEN PANEL DIRECTORIES  
IDENTIFYING BRANCH CIRCUITS.

*03/15/10*

Inspection Schedule for ROBERTO FRANCO  
Scheduled for 12/15/2011  
ELEC COMMERCIAL / RESIDENTIAL WORK

Permit# EL-11-11-5106      Address 700 BILTMORE WAY      Owner's Name ALEJANDRO GARCIA

Job Description  
REPLACE 105 FLOURECENT FIXTURES AT THE BASEMENT PARKING AREA. \$8000

Contractor SUN POWER & LIGHT INC      License # EC13004559

Contact Name GUILLERMO GOMEZ      Contact Telephone Number (786) 286-4391


Master Permit#: Type: el179      FINAL ELECTRICAL      Time: 00:00

Notes:

Comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Approved  Rejected  Cancelled  PA  Re-inspection Fee  OK for TCO  Waived

Inspector's Signature:  ID #: 6561 Scheduled Start Date: 12/15/2011

Inspector's Name: ROBERTO FRANCO Inspector's Telephone Number: (305) 460-5257

9:30 - 11



Permit #: RC-13-11-2507      Permit type: rc010 - BUILDING RE CERTIFICATION      Address: 700 BILTMORE WAY  
 Master permit #:      Routing queue: rc012 - STRUCTURE CERTIFICATION      COMMOM AREAS  
 CORAL GABLES, FL 33134-7555

Group # - Name	Action Code	Action Description	Completion Date	Completion Code	Completed By	Comments
1 - BOARDS - GENERATE F	calc fees	CALCULATE FEES	11/15/2013	comp	asilio	
2 - CASHIER	collect	COLLECT FEES	11/15/2013		iwebuser	
3 - PLAN REVIEW	prbuild	BUILDING PLAN REVIEW				
3 - PLAN REVIEW	prbuild	BUILDING PLAN REVIEW	11/15/2013	reject	mlopez	PROVIDE LETTER OF CERTIFICATION.
3 - PLAN REVIEW	prelec	ELECTRICAL PLAN REVIEW	11/18/2013	apvd	areyes	
4 - RE CERTIFIED LETTER	letter	GENERATE LETTER				

CITY'S  
EXHIBIT

4



BEFORE THE CONSTRUCTION REGULATION BOARD  
OF THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,

Case # 16-4689

Petitioner,

vs.

DAVID WILLIAM HOTEL CONDOMINIUM  
ASSOCIATION, INC.  
a Florida not for profit corporation

Respondent.

---

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

---

Date: January 22, 2016

To:

**Condominium Association**

David William Hotel Condominium  
Association, Inc.  
700 Biltmore Way, Suite 100  
Coral Gables, FL 33134-7555

Return receipt number:

91 7108 2133 3932 6905 4178

**Condominium Association (Registered  
Agent)**

David William Hotel Condominium  
Association, Inc.  
c/o SKRLD, Inc.  
Registered Agent  
201 Alhambra Circle, 11th Floor  
Coral Gables, FL 33134-5107

Return receipt number:

91 7108 2133 3932 6905 4178

Re: The fourteen-story residential condominium buildings consisting of 196 units ("Structure"), built in 1963 (50-year recertification required), and located at 700 **Biltmore Way**, Coral Gables, FL 33134-7428, legally described as Lots 6 thru 22, Block 10, of PLAT CORAL GABLES BILTMORE SECTION, according to the Plat thereof, as recorded in Plat Book 20, Page 28, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4117-034-0001 ("Property").

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 8-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. The Structure is hereby declared unsafe by the Building Official and is presumed unsafe pursuant to Section 105-186(j)(13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code as follows:

On March 1, 2013, the City sent the Property Owner a 90-day Notice of Required Inspection requesting an inspection report conforming to the minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, pursuant to Section 8-11(f) of the Miami-Dade County Code ("Report").

On September 11, 2013 and June 2, 2015, the City sent the Property Owner the City sent the Property Owner notices that the Report was past due.

The Report, submitted to the City on November 15, 2013, stated that the Structure did not meet the minimum requirements to be recertified as structurally and electrically safe. The Report noted that the following items required repair or modification: **Electrical:** 1) circuit breakers; 2) all branch circuits in all panels shall be identified and a typewritten pane directory provided at all panels; 3) all disconnected switches that are not clearly indicative of equipment protect shall be labeled as to use; 4) verify that all outlets on roof deck are ground fault protected; 5) pool deck ceiling lights, replace wiremold in dry locations only; 6) restaurant area to be inspected upon completion of work; and 7) replace 105 fluorescent fixtures at the basement parking area.

On November 18, 2013, the City notified the Owner that it must complete the repairs and submit a letter from the architect or engineer who prepared the Report stating that the Structure now meets the minimum requirements ("Compliance Report").

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

**Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on February 8, 2016, at 2:00 p.m.**

You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence, however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that, if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to Belkys

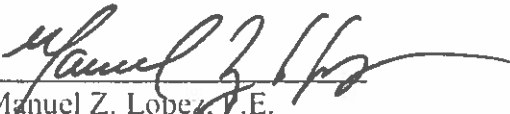
Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, [bgarcia@coralgables.com](mailto:bgarcia@coralgables.com), tel: (305) 460-5229.

If the Required Action is not completed before the above hearing date, the Building Official may order that the structure be vacated, boarded, secured, and posted to prevent further occupancy until the Required Action is completed. The Building Official may also order demolition of the Structure and recover the costs incurred against the Property and the Owner of record.

If the Property Owner or other interested party does not take all Required Action or appeal the decision of the Building Official, the Construction Regulation Board may enter an order of demolition and assess all costs of the proceedings and demolition and other Required Action for which the City shall have a lien against the Property and the Property Owner.

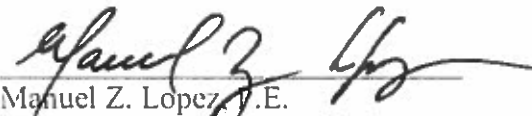
Please contact Virginia Goizueta, Building Services Coordinator, tel.: (305) 460-5250, email: [vgoizueta@coralgables.com](mailto:vgoizueta@coralgables.com), or Manuel Z. Lopez, P.E., Building Official, tel.: (305) 460-5242, email: [mlopez@coralgables.com](mailto:mlopez@coralgables.com). The Development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

Please govern yourself accordingly.

  
Manuel Z. Lopez, P.E.  
Building Official

## CERTIFICATE OF SERVICE

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

  
Manuel Z. Lopez, P.E.  
Building Official

## NOTICES

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

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

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



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Complaint/Case #: 16-4689

Title of Document Posted: Construction Regulation Board Case

I, DENNIS POIN, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 700 Biltmore Way, ON 1-22-16  
AT 9:15 AM.

DENNIS POIN  
Employee's Printed Name

Dennis Poin  
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 22<sup>nd</sup> day of January, in  
the year 2016, by Dennis Poin who is personally known to  
me.

My Commission Expires:



Belkys Garcia  
Notary Public



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

CFN: 20160102554 BOOK 29967 PAGE 3025  
DATE 02/18/2016 04:03:22 PM  
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

**CITY OF CORAL GABLES  
CONSTRUCTION REGULATION BOARD**

CITY OF CORAL GABLES,

Case # 16-4689

Petitioner,

vs.

DAVID WILLIAM HOTEL CONDOMINIUM  
ASSOCIATION, INC.  
a Florida not for profit corporation

Respondent.

**ORDER DECLARING STRUCTURE UNSAFE**

This cause was brought before the Construction Regulation Board ("Board") of the City of Coral Gables ("City"), on February 8, 2016, on the Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing ("Notice"). The Board, having heard the arguments of the parties and having considered any evidence presented, hereby enters this Order Declaring Structure Unsafe ("Order") and finds, concludes, and orders as follows:

**Findings of Fact**

1. The City properly served the Notice on the owner, David William Hotel Condominium Association, Inc. ("Owner"), and any lienholders of record of the fourteen-story residential condominium buildings consisting of 196 units ("Structure"), built in 1963 (50-year recertification required), and located at 700 Biltmore Way, Coral Gables, FL 33134-7428, legally described as Lots 6 thru 22, Block 10, of PLAT CORAL GABLES BILTMORE SECTION, according to the Plat thereof, as recorded in Plat Book 20, Page 28, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4117-034-0001 ("Property").

2. The Notice alleges that the Structure is unsafe because an inspection report pursuant to the minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, required by Section 8-11 of the Miami-Dade County Code ("Report"), and furnished by or on behalf of the Owner on November 15, 2013, revealed that the Structure did not meet the minimum requirements to be recertified as structurally and electrically safe.

3. The Report revealed that the following items required repair or modification: **Electrical:** 1) circuit breakers; 2) all branch circuits in all panels shall be identified and a typewritten pane directory provided at all panels; 3) all disconnected switches that are not clearly indicative of equipment protect shall be labeled as to use; 4) verify that all outlets on roof deck are ground fault protected; 5) pool deck ceiling lights, replace wiremold in dry locations only; 6) restaurant area to be inspected upon completion of work; and 7) replace 105 fluorescent fixtures at the basement parking area.

4. On November 18, 2013, the City notified the Owner that it must complete the repairs and submit a letter from the architect or engineer who prepared the Report stating that the Structure now meets the minimum requirements ("Compliance Report").

5. To date, the Owner has not completed the required repairs and has not submitted a Compliance Report ("Required Action").

#### Conclusions of Law

6. The Structure is presumed and is hereby declared unsafe pursuant to Section 105-186(j)(13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

#### Order

It is, therefore, ORDERED:

7. *Required Action:* The Owner shall take the Required Action as follows: a) the Owner shall pass final inspection on all required permits to meet the minimum requirements as noted in the Report and shall submit a Compliance Report within 150 days from the date of this Order.

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

9. *Payment of costs, fines, and demolition by City.* The Owner shall pay, within 7 days of the date of this Order, the City's administrative costs to date of \$600, in addition to the costs of recording this Order. If the Owner does not comply with any of the applicable deadlines above, the Building Official may immediately and without further order from this Board, order that the structure be vacated, boarded, secured, and posted (including, but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy and the City may demolish the Structure. The City may sell as salvage or require the demolition contractor to dispose of the contents of the Structure. In addition, the Owner shall pay a fine of \$250 for each day the violation continues past the date set for compliance, for which the City shall have a lien against the Owner and the Property. The Board may also enter an order of demolition and assess all costs of the proceedings and demolition and other required action for which the City shall have a lien against the Owner and the Property. **Until the Structure is recertified in compliance the terms of this Order, the City shall not issue any further development approvals for the Property, including, but not limited to, building permits, unless the development approval is required to comply with the terms of this Order.**



10. *Requests for extension of time.* The Building Official, in his sole discretion, may extend any of the above deadlines for good cause beyond the control of the Owner and that the Owner acted in good faith and exercised due diligence in the efforts to take all Required Action, to apply for any required permits, and to request an extension of any deadlines, as applicable.

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

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

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

DONE AND ORDERED at the City of Coral Gables, Miami-Dade County, Florida, on this 16 day of February, 2016.

CONSTRUCTION REGULATION BOARD  
OF THE CITY OF CORAL GABLES

  
\_\_\_\_\_  
Board Chairperson

Notice of Deadline to Appeal

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

**Certificate of Filing and Service**

I HEREBY CERTIFY that the original of this Order was filed with the Secretary of the Board, on this 16 day of February, 2016 and that, on the same date, a true and correct copy of the foregoing was served by certified mail, return receipt requested, and by first class mail (and via e-mail at any e-mail address indicated below) on:

<p><b><u>Condominium Association</u></b>                  David William Hotel Condominium Association, Inc.                  700 Biltmore Way, Suite 100                  Coral Gables, FL 33134-7555</p> <p>Return receipt number:  <u>91 7108 2133 3932 6926 2122</u></p>	<p><b><u>Condominium Association (Registered Agent)</u></b>                  David William Hotel Condominium Association, Inc.                  c/o SKRLD, Inc.                  Registered Agent                  201 Alhambra Circle, 11th Floor                  Coral Gables, FL 33134-5107</p> <p>Return receipt number:  <u>91 7108 2133 3932 6926 2137</u></p>
---	---

  
 \_\_\_\_\_  
 Belkys Garcia  
 Secretary to the Board

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

CITY OF CORAL GABLES,  
Petitioner,

Case No. 16-4689

vs.

DAVID WILLIAM HOTEL CONDOMINIUM  
ASSOCIATION, INC.  
700 Biltmore Way, Suite 100  
Coral Gables, Florida 33134-7555

Return receipt number:

91 7108 2133 3932 6150 7269

Respondent.

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

Date: March 28, 2017

Re: **700 Biltmore Way**, Coral Gables, Florida 33134-7555, and legally described as Lots 6 thru 22, inc Block 10, of CORAL GABLES BILTMORE SECTION, according to the Plat thereof, as recorded in Plat Book 20, Page 28, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4117-034-0001 ("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-I 86(j)(13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

**Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on April 10, 2017, at 2:00 p.m.**

You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, bgarcia@coralgables.com, tel: (305) 460-5229. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m., tel: (305) 460-5235.

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.

  
Belkys Garcia, 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.

Presentations made to this Board are subject to the City's False Claims Ordinance, Chapter 39 of the City of Coral Gables Code.

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

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

C:  
David William Hotel Condominium Association, Inc.. c/o SKRLD, Inc., 201 Alhambra Circle, 11<sup>th</sup> Floor, Coral Gables, Florida 33134-5107



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Complaint Case #: 16-4689

Title of Document Posted: Construction Regulation Board Case

I, Eduardo Martin, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 700 Biltmore Way, ON 3-28-17  
AT 9:15 AM.

Eduardo Martin  
Employee's Printed Name

Eduardo Martin  
Employee's Signature

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

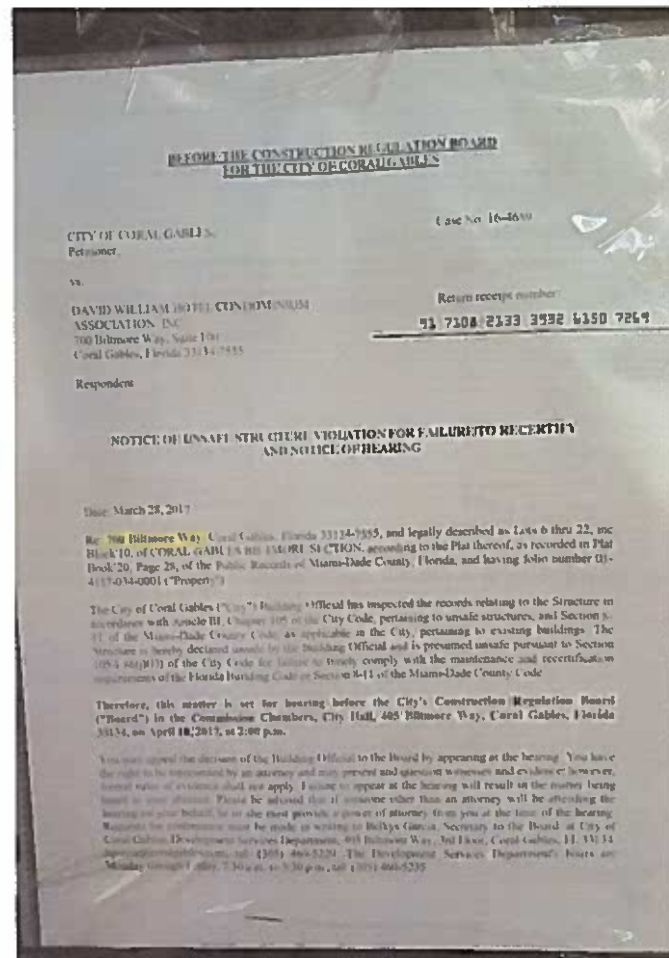
Sworn to (or affirmed) and subscribed before me this 28<sup>th</sup> day of March, in  
the year 20 17, by Eduardo Martin who is personally known to  
me.

My Commission Expires:

Belkys Garcia  
Notary Public



700 Biltmore Way





## Detail by Entity Name

### Florida Not For Profit Corporation

DAVID WILLIAM HOTEL CONDOMINIUM ASSOCIATION, INC.

### Filing Information

Document Number	N31836
FEI/EIN Number	65-0180710
Date Filed	04/20/1989
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	04/19/2010
Event Effective Date	NONE

### Principal Address

700 BILTMORE WAY - SUITE 100  
CORAL GABLES, FL 33134

Changed: 11/03/2008

### Mailing Address

700 BILTMORE WAY - SUITE 100  
CORAL GABLES, FL 33134

Changed: 02/08/2012

### Registered Agent Name & Address

SKRLD, Inc.  
201 Alhambra Circle, 11th Floor  
Coral Gables, FL 33134

Name Changed: 06/28/2013

Address Changed: 06/28/2013

### Officer/Director Detail

#### Name & Address

Title PD

GARCIA, ALEJANDRO

CITY'S

EXHIBIT

6

700 BILTMORE WAY APT. 1119  
CORAL GABLES, FL 33134

Title VPSD

FOURNARIS, ANA M  
700 BILTMORE WAY APT 1202  
CORAL GABLES, FL 33134

Title TD

BUTLER, ROBERT  
1200 ANASTASIA AVE.  
CORAL GABLES, FL 33134

### Annual Reports

Report Year	Filed Date
2013	04/16/2013
2014	04/23/2014
2015	04/15/2015

### Document Images

<a href="#">04/15/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/23/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/16/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/25/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/08/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/04/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">11/30/2010 -- Reg. Agent Change</a>	<a href="#">View image in PDF format</a>
<a href="#">04/19/2010 -- Amendment</a>	<a href="#">View image in PDF format</a>
<a href="#">01/21/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/20/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">11/03/2008 -- Reg. Agent Change</a>	<a href="#">View image in PDF format</a>
<a href="#">01/15/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/06/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/20/2006 -- Off/Dir Resignation</a>	<a href="#">View image in PDF format</a>
<a href="#">07/07/2006 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/10/2006 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/22/2005 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/26/2004 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/10/2003 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/13/2002 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>



[05/05/2001 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[01/20/2000 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[02/18/1999 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[08/19/1998 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[03/05/1997 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[06/17/1996 -- ANNUAL REPORT](#)

[View image in PDF format](#)



## Detail by Entity Name

### Florida Profit Corporation

SKRLD, INC.

### Filing Information

Document Number	L17514
FEI/EIN Number	65-0241847
Date Filed	09/19/1989
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	03/05/1991

### Principal Address

201 ALHAMBRA CIR. #1100  
CORAL GABLES, FL 33134

Changed: 03/20/2013

### Mailing Address

201 ALHAMBRA CIR. #1100  
CORAL GABLES, FL 33134

Changed: 03/20/2013

### Registered Agent Name & Address

DE LA TORRE, HELIO  
201 ALHAMBRA CIR.  
#1100  
CORAL GABLES, FL 33134

Name Changed: 06/04/2001

Address Changed: 03/20/2013

### Officer/Director Detail

#### **Name & Address**

Title D

SIEGFRIED, STEVEN M

201 ALHAMBRA CIR. #1100  
CORAL GABLES, FL 33134

Title D

RIVERA, OSCAR R  
201 ALHAMBRA CIR. #1100  
CORAL GABLES, FL 33134

Title D

LERNER, LISA A  
201 ALHAMBRA CIR. #1100  
CORAL GABLES, FL 33134

Title D

DE LA TORRE, HELIO  
201 ALHAMBRA CIR. #1100  
CORAL GABLES, FL 33134

Title D

SOBEL, STUART H  
201 ALHAMBRA CIR. #1100  
CORAL GABLES, FL 33134

### Annual Reports

Report Year	Filed Date
2013	03/20/2013
2014	02/28/2014
2015	04/07/2015

### Document Images

<a href="#">04/07/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/28/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/20/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/16/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/12/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/30/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/25/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/31/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/26/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/03/2006 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/14/2005 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>

<a href="#">04/19/2004 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/11/2003 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/17/2002 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/04/2001 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/08/2000 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/24/1999 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/19/1998 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/27/1997 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/18/1996 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/21/1995 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>

Copyright © 2009. Privacy Policies

State of Florida, Department of State

## Goizueta, Virginia

---

**From:** Lopez, Manuel  
**Sent:** Monday, June 08, 2015 7:33 AM  
**To:** Goizueta, Virginia  
**Subject:** FW: Your cert. letter dated June 02 2015 reg. David William Recertification  
**Attachments:** NOC Lemark and DW.pdf; Building Permit BL 14-01-1746.pdf; Letter from City of CG Dev Svces Dept..pdf

**Importance:** High

FYI

Manuel Z. Lopez P.E.  
Building Official  
City of Coral Gables  
Development Services Department  
405 Biltmore Way, 3<sup>rd</sup> Floor  
Coral Gables Florida, 33134  
305-460-5242



CORAL GABLES  
1925

*Celebrating 90 years of a dream realized.*

---

**From:** Holger Lutz [<mailto:manager@davidwilliamcondo.com>]  
**Sent:** Sunday, June 07, 2015 9:21 PM  
**To:** Lopez, Manuel  
**Cc:** 'Alisa Cepeda'; 'Roberto Hernandez'; 'Maria Carrasquillo'  
**Subject:** Your cert. letter dated June 02 2015 reg. David William Recertification  
**Importance:** High

Dear Mr. Lopez:

We are in receipt of attached letter dated June 02, 2015.

City inspectors come here regularly once a month/ and or as agreed since inception of this project on January 05, 2015.

However, I have copied the Threshold Engineer (Special Inspector) registered with the City for this project, Mr. Roberto Hernandez from RH Engineering, whose office will supply the City with any report you may require.

CITY'S

EXHIBIT 7

Respectfully,

Holger Lutz, LCAM, CMCA  
Property Manager

David William Hotel Condominium Association, Inc.  
700 Biltmore Way, Suite 100  
Coral Gables, FL 33134  
phone: (305) 529-9050  
Fax: (305) 529-9041  
Front Desk: (305) 903-1867  
[manager@davidwilliamcondo.com](mailto:manager@davidwilliamcondo.com)



*David William Hotel  
Condominium Association*

[www.davidwilliamcondo.com](http://www.davidwilliamcondo.com)

CONFIDENTIALITY NOTICE: The information in this electronic message may be privileged and confidential and is intended for the use of the individual and/or entity named above. If you are not the intended recipient, you are on notice that any unauthorized disclosure, copying, distribution, or taking any action in reliance on the contents of the electronically transmitted materials is prohibited. If you receive this message in error, or are not the named recipient, please notify the sender at the email address above and delete this email from your computer. Receipt by any other than the named recipient is not a waiver of any attorney-client, work product or their applicable privilege. Thank you. Este mensaje puede contener información confidencial. Si usted no es el destinatario y lo recibe por error, por favor no haga uso del mismo y bórralo de su máquina. Gracias.



**Please consider the environment before printing this email**

## Goizueta, Virginia

---

**From:** Lopez, Manuel  
**Sent:** Tuesday, June 30, 2015 1:56 PM  
**To:** Goizueta, Virginia  
**Subject:** RE: Request for Time Extension/ 40 recertification project David William Hotel Condominium/ follow up

Give them 60 days.

Manuel Z. Lopez P.E.  
Building Official  
City of Coral Gables  
Development Services Department  
405 Biltmore Way, 3<sup>rd</sup> Floor  
Coral Gables Florida, 33134  
305-460-5242



CORAL GABLES  
INCORPORATED 1925

*Celebrating 90 years of a dream realized.*

---

**From:** Goizueta, Virginia  
**Sent:** Tuesday, June 30, 2015 1:46 PM  
**To:** Lopez, Manuel  
**Subject:** FW: Request for Time Extension/ 40 recertification project David William Hotel Condominium/ follow up  
**Importance:** High

Ma. y,

What should I do?

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



CORAL GABLES  
PROPERTY SEAL 1925

*Celebrating 90 years of a dream realized.*

---

**From:** Holger Lutz [<mailto:manager@davidwilliamcondo.com>]

**Sent:** Tuesday, June 30, 2015 10:29 AM

**To:** Goizueta, Virginia; Lopez, Manuel

**Cc:** 'Roberto Hernandez'; 'Alisa Cepeda'; 'María Carrasquilla'

**Subject:** RE: Request for Time Extension/ 40 recertification project David William Hotel Condominium/ follow up

**Importance:** High

Good day Mr. Lopez:

Would you be so kind and brief us on the status of our request for extension?

Thank you.

On behalf of the Board of Directors,

Holger Lutz, LCAM, CMCA  
Property Manager

David William Hotel Condominium Association, Inc.

700 Biltmore Way, Suite 100

Coral Gables, FL 33134

phone: (305) 529-9050

Fax: (305) 529-9041

Front Desk: (305) 903-1867

[manager@davidwilliamcondo.com](mailto:manager@davidwilliamcondo.com)



**David William Hotel  
Condominium Association**

[www.davidwilliamcondo.com](http://www.davidwilliamcondo.com)

**CONFIDENTIALITY NOTICE:** The information in this electronic message may be privileged and confidential and is intended for the use of the individual and/or entity named above. If you are not the intended recipient, you are on notice that any unauthorized disclosure, copying, distribution, or taking any action in reliance on the contents of the electronically transmitted materials is prohibited. If you receive this message in error, or are not the named recipient, please notify the sender at the email address above and delete this email from your computer. Receipt by any other than the named recipient is not a waiver of any attorney-client, work product or their applicable privilege. Thank you. **Este mensaje puede contener información confidencial. Si usted no es el destinatario y lo recibe por error, por favor no haga uso del mismo y bórralo de su máquina. Gracias.**



**Please consider the environment before printing this email**



---

**From:** Holger Lutz [<mailto:manager@davidwilliamcondo.com>]  
**Sent:** Thursday, June 11, 2015 8:32 PM  
**To:** 'Goizueta, Virginia'; 'mlopez@coralgables.com'  
**Cc:** 'Roberto Hernandez'; 'Alisa Cepeda'; 'María Carrasquilla'  
**Subject:** RE: Request for Time Extension/ 40 recertification project David William Hotel Condominium  
**Importance:** High

Dear Mr. Lopez:

Please accept attached request for time extension for our 40 year recertification project.  
Kindly confirm receipt of this communiqué.

Thank you very much.

Respectfully,

On behalf of the Board of Directors,

Holger Lutz, LCAM, CMCA  
Property Manager

David William Hotel Condominium Association, Inc.  
700 Biltmore Way, Suite 100  
Coral Gables, FL 33134  
phone: (305) 529-9050  
Fax: (305) 529-9041  
Front Desk: (305) 903-1867  
[manager@davidwilliamcondo.com](mailto:manager@davidwilliamcondo.com)



*David William Hotel  
Condominium Association*

[www.davidwilliamcondo.com](http://www.davidwilliamcondo.com)

CONFIDENTIALITY NOTICE: The information in this electronic message may be privileged and confidential and is intended for the use of the individual and/or entity named above. If you are not the intended recipient, you are on notice that any unauthorized disclosure, copying, distribution, or taking any action in reliance on the contents of the electronically transmitted materials is prohibited. If you receive this message in error, or are not the named recipient, please notify the sender at the email address above and delete this email from your computer. Receipt by any other than the named recipient is not a waiver of any attorney-client, work product or their applicable privilege. Thank you. Este mensaje puede contener información confidencial. Si usted no es el destinatario y lo recibe por error, por favor no haga uso del mismo y bórralo de su máquina. Gracias.



**Please consider the environment before printing this email**

---

**From:** Goizueta, Virginia [<mailto:vgoizueta@coralgables.com>]  
**Sent:** Monday, June 08, 2015 11:47 AM  
**To:** 'Holger Lutz'  
**Cc:** 'Roberto Hernandez'; 'Alisa Cepeda'; Lopez, Manuel  
**Subject:** RE: Your cert. letter dated June 02 2015 reg. David William Recertification/ follow up

Yes,

Please E-mail the Building Official Manuel Z. Lopez, requesting a time certain extension and the reason of your request. He can be reached at [mlopez@coralgables.com](mailto:mlopez@coralgables.com)

*Virginia Goizueta*

*Building Service Coordinator*

*City of Coral Gables*

Development Services Department

405 Biltmore Way, 3<sup>rd</sup> Floor

Coral Gables, Florida 33134

Office: 305-460-5250



CORAL GABLES  
THE CITY BEAUTIFUL

*Celebrating 90 years of a dream realized.*

## Goizueta, Virginia

---

**From:** Goizueta, Virginia  
**Sent:** Wednesday, January 06, 2016 8:47 AM  
**To:** 'Holger Lutz'  
**Cc:** 'Roberto Hernandez'; 'Alisa Cepeda'; Lopez, Manuel  
**Subject:** RE: Recertification Report(s) DWHC

**Importance:** High

Good morning Mr. Lutz,

Our files indicate a recertification report was submitted to the City on 11/14/13 for the Structural and Electrical status of the structure as required by Miami-Dade County. The report concluded Electrical repairs where required in order to comply with the Recertification.

The report was accepted for processing but was rejected by the Building Official who required the Engineer Recertification Letter which is a part of the Recertification process.

In order to achieve compliance a new report (Structural & Electrical) must be submitted indicating there are no deficiencies and shall include a letter from the Engineer recommending the City issues the recertification.

At this time, the Building Official will not issue additional administrative extensions on this property therefore; the property will be scheduled for the February 2016 Construction Regulation Board meeting. Please note the Board will hear your case and provide you with a compliance schedule.

Thank you

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



CORAL GABLES  
FLORIDA

*Celebrating 90 years of a dream realized.*

---

**From:** Holger Lutz [mailto:manager@davidwilliamcondo.com]  
**Sent:** Tuesday, January 05, 2016 7:38 PM  
**To:** Goizueta, Virginia  
**Cc:** 'Roberto Hernandez'; 'Alisa Cepeda'  
**Subject:** RE: Recertification Report(s) DWHC  
**Importance:** High

Mrs. Goizueta:

Pardon the delay in answering, your mail was sitting in my spam box.

I believe there is some confusion over the recertification report(s). The reason for my e mail and our letter dated December 08, 2015 was to inform the building official of the progress made and to invite Mr. Lopez to see the progress first hand.

It was not designed to replace the approved format by Miami Dade, as we are close but have not yet reached the end of the project due to the circumstances described.

You had also sent us an attachment for the 40 electrical recertification, this work was completed and accepted by the City of CG on Nov 18, 2013 (see attached and below correspondence confirming acceptance) .

On behalf of the Board of Directors,

Mr. Lutz, thank you and the same to you and yours.

The Electrical Official accepted the electrical portion of that report on 11/18/2013. All that is now missing is the required repairs and the new report stating that the building is structurally sound.

As always please do not hesitate to contact me again if I can be of any further assistance, have a great day.

Antonio Silió  
Plans Processor  
Coral Gables  
[Asilio@coralgables.com](mailto:Asilio@coralgables.com)  
305-569-1807

**From:** Holger Lutz [<mailto:manager@davidwilliamcondo.com>]  
**Sent:** Friday, January 03, 2014 11:23 AM  
**To:** Silió, Antonio  
**Subject:** RE: 40 year recertification David William follow up #2

First of all, the best wishes for a healthy and prosperous 2014.

I know our 40 year recertification project engineer Roberto Hernandez visited you and City Hall in December and we are going to have our Pre-bid meeting with several contractors soon, this month.

I also wanted to get back to the Electrical Recertification, as you remember, I presented the attached to you in our meeting and we were wondering if the documentation suffices to satisfy the City's requirements.

If not, I will have to contact the electrical engineer Charles Currier again and ask him to provide the exact report that you require.

Please advise.

Thank you very much.

Holger Lutz, LCAM, CMCA  
Property Manager

Holger Lutz , LCAM, CMCA  
Property Manager

David William Hotel Condominium Association, Inc.  
700 Biltmore Way, Suite 100  
Coral Gables, FL 33134  
phone: (305) 529-9050  
Fax: (305) 529-9041  
Front Desk: (305) 903-1867  
[manager@davidwilliamcondo.com](mailto:manager@davidwilliamcondo.com)



*David William Hotel  
Condominium Association*

[www.davidwilliamcondo.com](http://www.davidwilliamcondo.com)

**CONFIDENTIALITY NOTICE:** The information in this electronic message may be privileged and confidential and is intended for the use of the individual and/or entity named above. If you are not the intended recipient, you are on notice that any unauthorized disclosure, copying, distribution, or taking any action in reliance on the contents of the electronically transmitted materials is prohibited. If you receive this message in error, or are not the named recipient, please notify the sender at the email address above and delete this email from your computer. Receipt by any other than the named recipient is not a waiver of any attorney-client, work product or their applicable privilege. Thank you. Este mensaje puede contener información confidencial. Si usted no es el destinatario y lo recibe por error, por favor no haga uso del mismo y bórralo de su máquina. Gracias.



**Please consider the environment before printing this email**

---

**From:** Goizueta, Virginia [<mailto:vgoizueta@coralgables.com>]  
**Sent:** Wednesday, December 16, 2015 8:57 AM  
**To:** [manager@davidwilliamcondo.com](mailto:manager@davidwilliamcondo.com)  
**Subject:** Recertification Report

Mr. Lutz,

The inspection results we have received from RH Engineering group dated October 21, 2015 cannot be accepted as the recertification report.

Please provide a report as per Miami-Dade County approved format, please see attached.

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



CORAL GABLES  
FLORIDA

*Celebrating 96 years of a dream realized.*

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

## Silio, Antonio

---

**From:** Holger Lutz <manager@davidwilliamcondo.com>  
**Sent:** Friday, January 03, 2014 2:44 PM  
**To:** Silio, Antonio  
**Subject:** RE: 40 year recertification David William follow up #2/ thank you

Thank you for your quick reply.

We are working on the concrete restoration.

Best, Holger

Holger Lutz, LCAM, CMCA  
Property Manager

David William Hotel Condominium Association, Inc.  
700 Biltmore Way  
Coral Gables, FL 33134

phone: (305) 529-9050  
Fax: (305) 529-9041  
Front Desk: (305) 903-1867  
[manager@davidwilliamcondo.com](mailto:manager@davidwilliamcondo.com)



*David William Hotel  
Condominium Association*

CONFIDENTIALITY NOTICE: The information in this electronic message may be privileged and confidential and is intended for the use of the individual and/or entity named above. If you are not the intended recipient, you are on notice that any unauthorized disclosure, copying, distribution, or taking any action in reliance on the contents of the electronically transmitted materials is prohibited. If you receive this message in error, or are not the named recipient, please notify the sender at the email address above and delete this email from your computer. Receipt by any other than the named recipient is not a waiver of any attorney-client, work product or their applicable privilege. Thank you.

---

**From:** Silio, Antonio [mailto:asilio@coralgables.com]  
**Sent:** Friday, January 03, 2014 11:40 AM  
**To:** 'Holger Lutz'  
**Subject:** RE: 40 year recertification David William follow up #2

Mr. Lutz; thank you and the same to you and yours.

The Electrical Official accepted the electrical portion of that report on 11/18/2013. All that is now missing is the required repairs and the new report stating that the building is structurally sound.

As always please do not hesitate to contact me again if I can be of any further assistance, have a great day.

Antonio Silió  
Plans Processor  
Coral Gables  
[Asilio@coralgables.com](mailto:Asilio@coralgables.com)

**From:** Holger Lutz [mailto:manager@davidwilliamcondo.com]  
**Sent:** Friday, January 03, 2014 11:23 AM  
**To:** Silio, Antonio  
**Subject:** RE: 40 year recertification David William follow up #2

First of all, the best wishes for a healthy and prosperous 2014.

I know our 40 year recertification project engineer Roberto Hernandez visited you and City Hall in December and we are going to have our Pre-bid meeting with several contractors soon, this month.

I also wanted to get back to the Electrical Recertification, as you remember, I presented the attached to you in our meeting and we were wondering if the documentation suffices to satisfy the City's requirements.

If not, I will have to contact the electrical engineer Charles Carrier again and ask him to provide the exact report that you require.

Please advise.

Thank you very much.

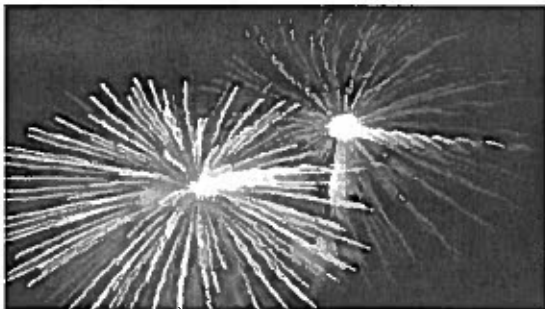
Holger Lutz, LCAM, CMCA  
Property Manager

David William Hotel Condominium Association, Inc.  
700 Biltmore Way  
Coral Gables, FL 33134

phone: (305) 529-9050  
Fax: (305) 529-9041  
Front Desk: (305) 903-1867  
[manager@davidwilliamcondo.com](mailto:manager@davidwilliamcondo.com)



*David William Hotel  
Condomintum Associatton*



**HAPPY NEW YEAR!**

CONFIDENTIALITY NOTICE: The information in this electronic message may be privileged and confidential and is intended for the use of the individual and/or entity named above. If you are not the intended recipient, you are on notice that any unauthorized disclosure, copying, distribution, or taking any action in reliance on the contents of the electronically transmitted materials is prohibited. If you receive this



---

**From:** Silio, Antonio [<mailto:asilio@coralgables.com>]  
**Sent:** Thursday, November 14, 2013 1:38 PM  
**To:** 'Holger Lutz'  
**Subject:** RE: 40 year recertification David William follow up

Thank you for your attention to this matter, I am looking forward to completing our task. Thank you for contact information I will contact you if I have any questions or concerns regarding the David Williams.

Respectfully

Antonio Silió  
Plans Processor  
Coral Gables  
[Asilio@coralgables.com](mailto:Asilio@coralgables.com).  
305-569-1807

---

**From:** Holger Lutz [<mailto:manager@davidwilliamcondo.com>]  
**Sent:** Thursday, November 14, 2013 12:38 PM  
**To:** Silio, Antonio  
**Cc:** 'Maria Carrasquillo'  
**Subject:** 40 year recertification David William follow up

Mr. Silio:

Thank you again for your assistance with our 40 recertification.

We already cut the check and I will advise when signed and dropped off at City Hall.

Below you have my contact information, my cell is (305) 606 3122 should it become necessary to reach me in an urgent matter.

Kindest regards,

Holger Lutz, LCAM, CMCA  
Property Manager

David William Hotel Condominium Association, Inc.  
700 Biltmore Way  
Coral Gables, FL 33134

phone: (305) 529-9050  
Fax: (305) 529-9041  
[manager@davidwilliamcondo.com](mailto:manager@davidwilliamcondo.com)



***David William Hotel  
Condominium Association***

**CONFIDENTIALITY NOTICE:** The information in this electronic message may be privileged and confidential and is intended for the use of the individual and/or entity named above. If you are not the intended recipient, you are on notice that any unauthorized disclosure, copying, distribution, or taking any action in reliance on the contents of the electronically transmitted materials is prohibited. If you receive this message in error, or are not the named recipient, please notify the sender at the email address above and delete this email from your computer. Receipt by any other than the named recipient is not a waiver of any attorney-client, work product or their applicable privilege. Thank you.

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

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

## Garcia, Belkys

---

**From:** Goizueta, Virginia  
**Sent:** Tuesday, March 01, 2016 3:27 PM  
**To:** Garcia, Belkys  
**Subject:** FW: DW 40yr Recertification  
**Attachments:** 40 yr elec recertification.pdf

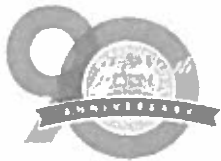
Belkys,

Please add this e-mail to the 700 Biltmore Way file?

*Virginia Goizueta*

*Building Service Coordinator  
City of Coral Gables*

Development Services Department  
405 Biltmore Way, 3<sup>rd</sup> Floor  
Coral Gables, Florida 33134  
Office: 305-460-5250



CORAL GABLES  
THE CITY BEAUSIDE

*Celebrating 90 years of a dream realized.*

**From:** Ana Fournaris [mailto:afournaris@gmail.com]  
**Sent:** Thursday, January 14, 2016 3:54 PM  
**To:** Miner, William; Silio, Antonio; Paz, Evelyn; Goizueta, Virginia; Holger Lutz  
**Subject:** DW 40yr Recertification

Dear Mr. Miner,

I am writing to you as one of the three board members volunteer of the David Williams Condominium Association for the 210 residences.

Attached is the documentation of the 40 year electrical recertification which was completed, confirmed, and accepted by Mr. Silio.

Today we are missing the structural component of the 40 year recertification.

Recently, we received an email from Ms Goizueta stating the report was accepted for processing but was rejected by the Building Official who required the Engineer Recertification Letter which is a part of the Recertification process. And, in order to achieve compliance a new report (structural & electrical) must be submitted. Additionally, the building official will not issue additional administrative extensions on this property.

There must be a misunderstanding. Please, we ask you to look into this because no one wants this project to be finished more than the residences who are living night and day thru the inconveniences of the construction.

As a volunteer board member we have a responsibility to be transparent with the 210 residences. We have on going board meetings for project bids, budget, contracts, and agreements. Multiple meetings as scheduled lasting up to four hours in the evenings to convey this information. We are working diligently to complete the structural component and assure all the requirements for the 40 year recertification process is submitted in the best possible manner. Unfortunately, weather and FPL requirements have delayed the structural component of our project.

Most importantly, the city has understood the magnitude of this project, and has allowed us to work diligently to continue to tackle the challenges. We are requesting to please continue to extend the courtesy allowed from the city on this property as we are almost at the finish line.

Please feel free to call me at 305.778.9832 or the David Williams Condominium manager Holger Lutz at 305.529.9051 to further discuss, meet if necessary, and clarify misunderstandings.

Thank you for your consideration.

Kindest regards,  
Ana

--

**Ana M. Fournaris**  
**Realtor / Estate Agent**  
The Keyes Company  
2423 Le Juene Road  
Coral Gables, Florida 33134  
c **305.778.9832**  
e **Afournaris@gmail.com**





OK w/f  
7/8/14

July 7, 2016

700 Biltmore Way

City of Coral Gables  
Building Official

RE: David William Hotel Condominium Association 40 Year Restoration  
RHEG File #: 1343

Dear Mr. Lopez,

Regarding the completion of the structural repairs that are part of the David William 40 year building re-certification we wanted to provide an update as to its status. The exterior work that was required is now 100% complete and the building is painted. As you are aware the last major work remaining is the restoration of the mechanical/electrical rooms. All impacted mechanical equipment has been removed and the building has been operating under temporary power for a couple of months now. but to date FPL has not fully completed their equipment removal within their vault. Although there has been constant and continued diligence and email communication on this issue by the association and its representatives, FPL has not turned over the vault allowing for repairs to commence. We have fully informed FPL of the time sensitive nature of this work but unfortunately must seek again a 5 month time extension to complete the restoration.

If you have any questions or need additional information please let us know.

Sincerely,

Roberto L. Hernandez  
FL PE #53855  
Professional Engineer

## Garcia, Belkys

---

**From:** Lopez, Manuel  
**Sent:** Friday, July 08, 2016 7:41 AM  
**To:** Garcia, Belkys  
**Cc:** rhernandez@rhengineeringgroup.com  
**Subject:** FW: David William Concrete Restoration - Status Update  
**Attachments:** David William Letter to Building Official.pdf

Belkys please give them the extension they are asking for.

Manuel Z. Lopez P.E.  
Building Official  
City of Coral Gables  
Development Services Department  
405 Biltmore Way, 3<sup>rd</sup> Floor  
Coral Gables Florida, 33134  
305-460-5242



*Celebrating 90 years of a dream realized.*

---

**From:** Roberto Hernandez [mailto:rhernandez@rhengineeringgroup.com]  
**Sent:** Thursday, July 07, 2016 2:49 PM  
**To:** Lopez, Manuel  
**Cc:** Holger Lutz  
**Subject:** David William Concrete Restoration - Status Update

Mr. Lopez –

Please see attached letter regarding status of concrete restoration at the David William Condominium.  
If you have any questions or need additional information please do not hesitate to contact us.

Regards,

Roberto L. Hernandez, P.E., S.I., SECB, LEED BD+C  
President



RH Engineering Group, Inc.  
647 West Flagler Street, Miami, FL 33130  
786.600.3300 x 1001  
[www.rhengineeringgroup.com](http://www.rhengineeringgroup.com)

## Garcia, Belkys

---

**From:** Garcia, Belkys  
**Sent:** Tuesday, December 06, 2016 11:39 AM  
**To:** Lopez, Manuel  
**Cc:** fpardo@fpadesign.com; 'Alex Garcia'; 'Roberto Hernandez'; 'Holger Lutz'; Goizueta, Virginia  
**Subject:** RE: 40 Year Recert - David William Condo - Request for Extension

Manny,

Thank you. Please know this administrative extension will expire March 6, 2017 and the \$250 daily fine will commence March 7, 2017.

Thank you,

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



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

---

**From:** Lopez, Manuel  
**Sent:** Tuesday, December 06, 2016 11:15 AM  
**To:** Garcia, Belkys  
**Cc:** fpardo@fpadesign.com; 'Alex Garcia'; 'Roberto Hernandez'; 'Holger Lutz'; Goizueta, Virginia  
**Subject:** RE: 40 Year Recert - David William Condo - Request for Extension

Yes

Manuel Z. Lopez P.E.  
Building Official  
City of Coral Gables  
Development Services Department  
405 Biltmore Way, 3<sup>rd</sup> Floor  
Coral Gables Florida, 33134  
305-460-5242





*Celebrating 90 years of a dream realized.*

---

**From:** Garcia, Belkys  
**Sent:** Tuesday, December 06, 2016 10:12 AM  
**To:** Lopez, Manuel  
**Cc:** [fpardo@fpadesign.com](mailto:fpardo@fpadesign.com); 'Alex Garcia'; 'Roberto Hernandez'; 'Holger Lutz'; Goizueta, Virginia  
**Subject:** RE: 40 Year Recert - David William Condo - Request for Extension

Manny,

Are you also waiving the commencement of the \$250 daily fine that started yesterday until the additional 3 months extension expires?

Thank you,

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



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

---

**From:** Lopez, Manuel  
**Sent:** Tuesday, December 06, 2016 10:09 AM  
**To:** 'Holger Lutz'; Goizueta, Virginia  
**Cc:** [fpardo@fpadesign.com](mailto:fpardo@fpadesign.com); 'Alex Garcia'; 'Roberto Hernandez'; Garcia, Belkys  
**Subject:** RE: 40 Year Recert - David William Condo - Request for Extension

I will give you three months and then we will see where you are.

Manuel Z. Lopez P.E.  
Building Official  
City of Coral Gables

Development Services Department  
405 Biltmore Way, 3<sup>rd</sup> Floor  
Coral Gables Florida, 33134  
305-460-5242



CORAL GABLES

*Celebrating 90 years of a dream realized.*

---

**From:** Holger Lutz [<mailto:manager@davidwilliamcondo.com>]  
**Sent:** Monday, December 05, 2016 3:29 PM  
**To:** Goizueta, Virginia; Lopez, Manuel  
**Cc:** [fpardo@fpadesign.com](mailto:fpardo@fpadesign.com); 'Alex Garcia'; 'Roberto Hernandez'  
**Subject:** RE: 40 Year Recert - David William Condo - Request for Extension  
**Importance:** High

Via e mail and regular mail

Dear Mr. Lopez:

Please see attached letter concerning the request for extension to complete our 40 year recertification project.

Respectfully,

On behalf of the board of Directors,

Holger Lutz , LCAM, CMCA  
Property Manager

David William Hotel Condominium Association, Inc.  
700 Biltmore Way, Suite 100  
Coral Gables, FL 33134  
phone: (305) 529-9050  
Fax: (305) 529-9041  
Front Desk: (305) 903-1867



*David William Hotel  
Condominium Association*

**CONFIDENTIALITY NOTICE:** The information in this electronic message may be privileged and confidential and is intended for the use of the individual and/or entity named above. If you are not the intended recipient, you are on notice that any unauthorized disclosure, copying, distribution, or taking any action in reliance on the contents of the electronically transmitted materials is prohibited. If you receive this message in error, or are not the named recipient, please notify the sender at the email address above and delete this email from your computer. Receipt by any other than the named recipient is not a waiver of any attorney-client, work product or their applicable privilege. Thank you.

Este mensaje puede contener información confidencial. Si usted no es el destinatario y lo recibe por error, por favor no haga uso del mismo y bórralo de su máquina. Gracias.

## Garcia, Belkys

---

**From:** Holger Lutz <manager@davidwilliamcondo.com>  
**Sent:** Monday, March 06, 2017 9:08 AM  
**To:** Garcia, Belkys  
**Cc:** Suarez, Cristina; Lopez, Manuel; Goizueta, Virginia  
**Subject:** RE: CRB - 700 Biltmore Way - Case #16-4689 - David William Condo - Extension

*Thank you for your consideration.*

*On behalf of the Board of Directors.*

Holger Lutz , LCAM, CMCA  
Property Manager

David William Hotel Condominium Association, Inc.  
700 Biltmore Way, Suite 100  
Coral Gables, FL 33134  
phone: (305) 529-9050  
Fax: (305) 529-9041  
Front Desk: (305) 903-1867  
manager@davidwilliamcondo.com



*David William Hotel  
Condominium Association*

CONFIDENTIALITY NOTICE: The information in this electronic message may be privileged and confidential and is intended for the use of the individual and/or entity named above. If you are not the intended recipient, you are on notice that any unauthorized disclosure, copying, distribution, or taking any action in reliance on the contents of the electronically transmitted materials is prohibited. If you receive this message in error, or are not the named recipient, please notify the sender at the email address above and delete this email from your computer. Receipt by any other than the named recipient is not a waiver of any attorney-client, work product or their applicable privilege. Thank you.

Este mensaje puede contener información confidencial. Si usted no es el destinatario y lo recibe por error, por favor no haga uso del mismo y bórralo de su máquina. Gracias.



**Please consider the environment before printing this email**

---

**From:** Garcia, Belkys [mailto:bgarcia@coralgables.com]  
**Sent:** Monday, March 06, 2017 8:39 AM  
**To:** fpardo@fpadesign.com; 'Alex Garcia'; 'Roberto Hernandez'; 'Holger Lutz'  
**Cc:** Suarez, Cristina; Lopez, Manuel; Goizueta, Virginia  
**Subject:** CRB - 700 Biltmore Way - Case #16-4689 - David William Condo - Extension

Good morning,

As per the Building Official, Manuel Lopez, you have been granted an additional administrative extension that expires Monday, April 10, 2017. The \$250 daily fine will not commence until the Construction Regulation Board members will hear your Case on April 10<sup>th</sup>. Therefore, be advised the Subject property will be scheduled for the Monday, April 10, 2017 Construction Regulation Board Hearing.

Thank you,

*Belkys Garcia*

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



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

---

**From:** Garcia, Belkys  
**Sent:** Tuesday, December 06, 2016 11:39 AM  
**To:** Lopez, Manuel  
**Cc:** fpardo@fpadesign.com; 'Alex Garcia'; 'Roberto Hernandez'; 'Holger Lutz'; Goizueta, Virginia  
**Subject:** RE: 40 Year Recert - David William Condo - Request for Extension

Manny,

Thank you. Please know this administrative extension will expire March 6, 2017 and the \$250 daily fine will commence March 7, 2017.

Thank you,

*Belkys Garcia*

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



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

---

**From:** Lopez, Manuel  
**Sent:** Tuesday, December 06, 2016 11:15 AM  
**To:** Garcia, Belkys  
**Cc:** [fpardo@fpadesign.com](mailto:fpardo@fpadesign.com); 'Alex Garcia'; 'Roberto Hernandez'; 'Holger Lutz'; Goizueta, Virginia  
**Subject:** RE: 40 Year Recert - David William Condo - Request for Extension

Yes

Manuel Z. Lopez P.E.  
Building Official  
City of Coral Gables  
Development Services Department  
405 Biltmore Way, 3<sup>rd</sup> Floor  
Coral Gables Florida, 33134  
305-460-5242



CORAL GABLES  
THE CITY BEAUTIFUL

*Celebrating 90 years of a dream realized.*

---

**From:** Garcia, Belkys  
**Sent:** Tuesday, December 06, 2016 10:12 AM  
**To:** Lopez, Manuel  
**Cc:** [fpardo@fpadesign.com](mailto:fpardo@fpadesign.com); 'Alex Garcia'; 'Roberto Hernandez'; 'Holger Lutz'; Goizueta, Virginia  
**Subject:** RE: 40 Year Recert - David William Condo - Request for Extension

Manny,

Are you also waiving the commencement of the \$250 daily fine that started yesterday until the additional 3 months extension expires?

Thank you,

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

CORAL  
GABLES  
THE CITY BEAUTIFUL

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

---

**From:** Lopez, Manuel  
**Sent:** Tuesday, December 06, 2016 10:09 AM  
**To:** 'Holger Lutz'; Goizueta, Virginia  
**Cc:** [fpardo@fpadesign.com](mailto:fpardo@fpadesign.com); 'Alex Garcia'; 'Roberto Hernandez'; Garcia, Belkys  
**Subject:** RE: 40 Year Recert - David William Condo - Request for Extension

I will give you three months and then we will see where you are.

Manuel Z. Lopez P.E.  
Building Official  
City of Coral Gables  
Development Services Department  
405 Biltmore Way, 3<sup>rd</sup> Floor  
Coral Gables Florida, 33134  
305-460-5242



CORAL GABLES  
THE CITY OF DISTANCE

*Celebrating 90 years of a dream realized.*

---

**From:** Holger Lutz [<mailto:manager@davidwilliamcondo.com>]  
**Sent:** Monday, December 05, 2016 3:29 PM  
**To:** Goizueta, Virginia; Lopez, Manuel  
**Cc:** [fpardo@fpadesign.com](mailto:fpardo@fpadesign.com); 'Alex Garcia'; 'Roberto Hernandez'  
**Subject:** RE: 40 Year Recert - David William Condo - Request for Extension  
**Importance:** High

Via e mail and regular mail

Dear Mr. Lopez:

Please see attached letter concerning the request for extension to complete our 40 year recertification project.

Respectfully,

On behalf of the board of Directors,

Holger Lutz , LCAM, CMCA  
Property Manager

David William Hotel Condominium Association, Inc.  
700 Biltmore Way, Suite 100

Coral Gables, FL 33134  
phone: (305) 529-9050  
Fax: (305) 529-9041  
Front Desk: (305) 903-1867



***David William Hotel  
Condominium Association***

**CONFIDENTIALITY NOTICE:** The information in this electronic message may be privileged and confidential and is intended for the use of the individual and/or entity named above. If you are not the intended recipient, you are on notice that any unauthorized disclosure, copying, distribution, or taking any action in reliance on the contents of the electronically transmitted materials is prohibited. If you receive this message in error, or are not the named recipient, please notify the sender at the email address above and delete this email from your computer. Receipt by any other than the named recipient is not a waiver of any attorney-client, work product or their applicable privilege. Thank you.

Este mensaje puede contener información confidencial. Si usted no es el destinatario y lo recibe por error, por favor no haga uso del mismo y bórralo de su máquina. Gracias.

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



*OK TO EXTEND  
TO APRIL MEETING  
OF THE BOARD.  
M. L. S. /  
9/9/17*

March 3, 2017

Mr. Manuel Lopez  
Building Official  
City of Coral Gables Building Department  
405 Biltmore Way, 3<sup>rd</sup> Floor  
Coral Gables, FL. 33134

**RE: David William Hotel Condominium Association 40 Year Restoration  
Master Permit #BL-14-01-1746  
RHEG File #: 1343**

Dear Mr. Lopez,

Regarding the completion of the structural repairs that are part of the David William 40 year building re-certification, we wanted to provide another update as to its status. Both interior and exterior work required for the main portion of the building and garage is 100% complete. As you are aware the last major work remaining continues to be the restoration of the mechanical/electrical rooms. As stated in the attached letter dated March 2, 2017 from our general contractor, Florida Lemark Corporation, there have been delays to the project outside of our own control. Once actual structural restoration work commenced, there has been daily progress being made. But as described in the FLC letter, there was more extensive damage to the mechanical room's slabs and beams than initially believed. In fact, due to prior concrete damage to these rooms, we discovered that a secondary structural slab and masonry wall system had been erected to support the MEP loads. This additional removal of structural elements was not anticipated. Restoration of the structural components has had to be completed in multiple phases while providing bracing and shoring to maintain safe structural conditions of the existing elements. The process of phasing the work was absolutely mandatory to keep conditions safely secured but unfortunately results in a prolonged repair period. As of today, the only items pending repair are the slab area over the electrical room and a portion of a beam in the penthouse. Timeline for these remaining repairs are described in the FLC letter with an 8 week time extension requested.

I welcome an opportunity to meet with you at the building so you can observe firsthand the work that has been completed and the small amount of work that is remaining.

If you have any questions or need additional information please let us know.

Sincerely,

Roberto L. Hernandez  
FL PE #53855  
FL SI #2003



## PHOTOS



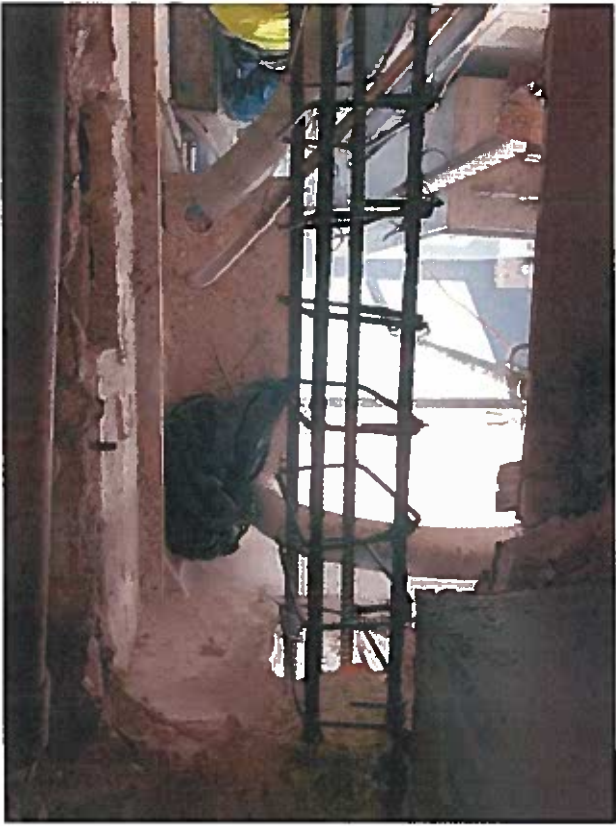


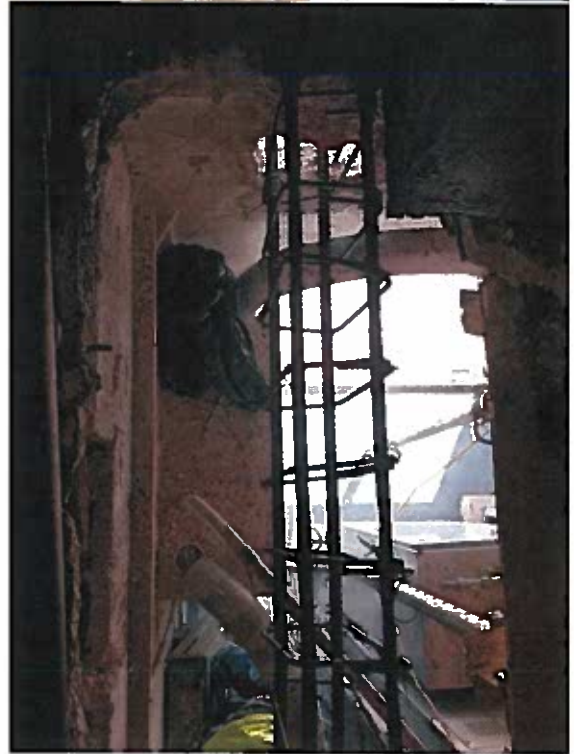




PHOTOS









**FLORIDA LEMARK CORPORATION**  
GENERAL CONTRACTORS • CGC057870

Via Hand Delivered

March 2, 2017

Mr. Manuel Lopez  
Building Official  
**City of Coral Gables Building Dept.**  
405 Biltmore Way, 3<sup>rd</sup> Floor  
Coral Gables, FL 33134

**RE: David Williams PH Terrace Waterproofing (Permit # EX-17-01-0498)**

Dear Lopez,

As per some commentary and information received last night and our permit expiration we are hereby requesting an extension to the building permit for the following reasons:

FLC was coordinating the work with FPL to find a solution to the work that need to be done in the FPL vault since March of 2015. The work for FPL did not commence until December of 2015 with the installation of the pole and pad for the temp transformer. FPL later scheduled their work and was commenced and completed by FPL in late September 2016 and the vault was vacated of FPL gear on or around September of 2016. Once the area was completely safed off, FLC and the EOR, RH Engineering Group, were able to fully inspect and identify the scope. The work was deemed very critical by the EOR that the replacement of the beams and slabs was sequenced into 6 phases of demolition and reconstruction for the vault alone. The chillers and pumps also had to be removed and the temporary systems installed and made functional (separate permits). In the course of this phase of the overall project additional damages previously not observed also came to light and the main electrical and adjacent penthouse ceilings also became necessary for additional repairs. There is extensive shoring and sequencing that needs to go in and out per each section as well as curing times to relocate and proceed. Rest assured that this is being handled under close supervision by the EOR & FLC at all points of construction and permanent uninterrupted construction has remained.

The conditions and safety ramifications to the inhabitants, the building structure, its electrical systems and our personnel are of utmost concern and we are sacrificing time in exchange for a safe, controlled approach. This has caused the project to significantly slow.

The building's exterior and interior repairs are 100% complete with the exception of the vault. Based on current projects and identified scope to be completed we are weeks away from completion. The last extension required board approval and a maximum of 6 months was allotted which we felt was sufficient, however; FPL consumed over 50% of the time with their work where we had no access to the work areas which was not anticipated in our completion schedule.

9627 South Dixie Highway, Miami, FL 33156 Tel: 305-593-1442 Fax: 305-593-0998  
[www.floridalemark.com](http://www.floridalemark.com)



March 2, 2017

RE: David Williams Permit Extension

Page 2 of 4

The remaining scope is limited to some slab and beam replacements that should take approximately 3 to 4 weeks to complete and cure for shoring to be removed and finals to be requested.

We respectfully are requesting 8 weeks to assure that an additional request will not be necessary. We hope the building department understands our constraints and grants the extension. 10 weeks will encompass the following:

2 weeks of demolition and recasting

1 week of curing

1 week for building systems relocations affecting our scope.

2 weeks of demolition and recasting

1 week of curing

1 week to demobilize and any touch up

1 week for final inspection and documents to be drafted by the EOR for the city.

1 week to get the documents to the building dept.

This extension will solely be for the concrete repairs aspect of the project. The temp chiller, temp pad mount are under separate permits and will require completion of the vault and FPL's work before those permits too can be closed out.

Thank you in advance for your understanding and cooperation.

Sincerely,

**FLORIDA LEMARK CORPORATION**

*Emilio Rodriguez, VP.*





June 5, 2012  
Coral Gables Building Department  
Coral Gables, Florida

Re: David Williams Hotel Condominiums  
700 Biltmore way  
Coral Gables, FL 33134  
Folio # 0341170340001

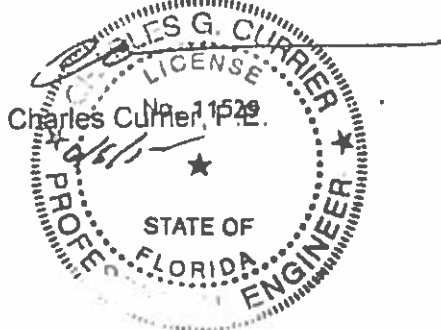
To Whom It May Concern:

I have performed a 40 year electrical recertification inspection on the above referenced project, copy enclosed.

Based upon the re-inspection performed after completion of the required repair the building was found in good electrical condition.

I can therefore certify that, to the best of my knowledge and professional judgement, the building is electrically safe and sound for its specified use and continued occupancy.

Respectfully,  
CURRIER ASSOCIATES



250 Catalonia Avenue Suite 406  
Coral Gables FL 33134  
Tel (305) 446-8655 Fax (305) 446-9230  
E-mail cgcurrier@gmail.com

INSPECTION FOR 40 YEAR ELECTRICAL RECERTIFICATION

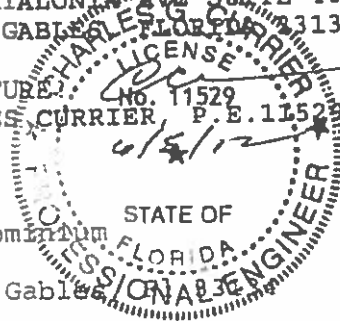
INSPECTION COMMENCED  
Date: Jan 22, 2010

INSPECTION COMPLETED  
Date: June 1, 2012

INSPECTION MADE BY:

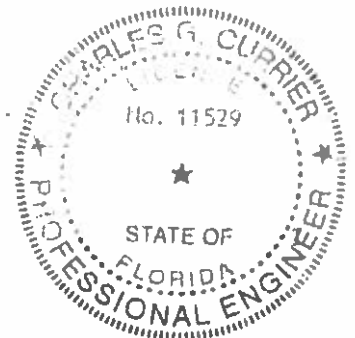
CURRIER ASSOCIATES  
CONSULTING ENGINEERS  
250 CATALONIA AVE SUITE 406  
CORAL GABLES, FLORIDA 33134

SIGNATURE:   
CHARLES CURRIER, P.E. 11529



1. DESCRIPTION OF STRUCTURE:

- a. NAME OR TITLE: David William Hotel Condominium
- b. STREET ADDRESS: 700 Biltmore Way, Coral Gables
- c. LEGAL DESCRIPTION:
- d. FOLIO NUMBER: 0341170340001
- e. OWNER'S NAME: David William Hotel Condominium Assoc., Inc.
- f. OWNER'S MAILING ADDRESS: 700 Biltmore Way Suite 100  
Coral Gables, FL 33134
- g. BUILDING CODE OCCUPANCY CLASSIFICATION:
- h. PRESENT USE: Hotel Condominium
- i. GENERAL DESCRIPTION, TYPE OF CONSTRUCTION, SIZE, NUMBER OF STORIES, AND SPECIAL FEATURES. ADDITIONAL COMMENTS.  
14 Story CBS building with one floor basement parking garage.



ELECTRICAL INSPECTION REPORT.

1. ELECTRICAL SERVICE:

DESCRIPTION: SIZE: (2500A) FUSES ( ) CIRCUIT BREAKERS ( X )  
PHASE: THREE PHASE ( 3 ) SINGLE PHASE ( )  
CONDITION: GOOD CONDITION  
COMMENTS: NONE

REPAIR REQUIRED:

2. METER ROOM OR MAIN ELECTRICAL ROOM:

CLEARANCES: GOOD ( X ) REQUIRES REPAIR ( )  
COMMENTS: NONE

REPAIR REQUIRED: NONE

3. GUTTERS

LOCATION: LOBBY LEVEL FLOOR  
CONDITION: GOOD ( X ) REQUIRES REPAIR ( )  
REPAIR REQUIRED: NONE

4. ELECTRICAL PANELS:

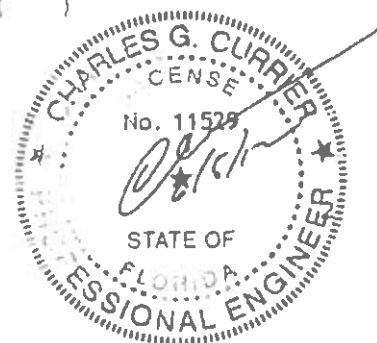
PANEL: VARIOUS LOCATION: THROUGHOUT BUILDING  
CONDITION: GOOD ( X ) REQUIRES REPAIR ( )  
COMMENTS: NONE  
REPAIR REQUIRED: NONE

PANEL: LOCATION:  
CONDITION: GOOD ( ) REQUIRES REPAIR ( )  
COMMENTS:  
REPAIR REQUIRED:

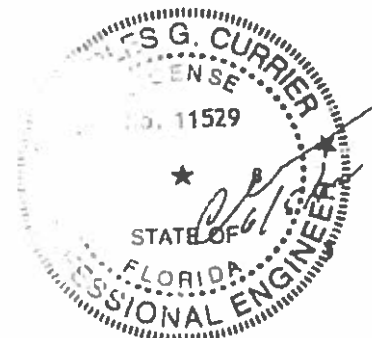
PANEL: LOCATION:  
CONDITION: GOOD ( ) REQUIRES REPAIR ( )  
COMMENTS:  
REPAIR REQUIRED:

PANEL: LOCATION:  
CONDITION: GOOD ( ) REQUIRES REPAIR ( )  
COMMENTS:  
REPAIR REQUIRED:

PANEL: LOCATION:  
CONDITION: GOOD ( ) REQUIRES REPAIR ( )  
COMMENTS:  
REPAIR REQUIRED:

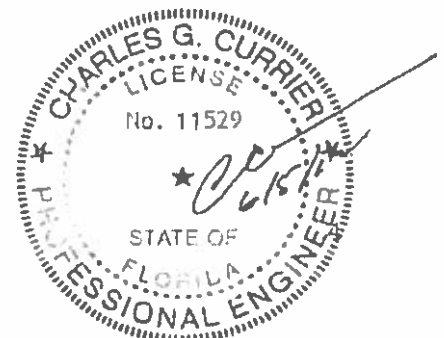


5. BRANCH CIRCUITS:  
 IDENTIFIED: YES. ( X ) MUST BE IDENTIFIED ( )  
 CONDUCTORS: GOOD ( X ) DETERIORATED ( ) REPLACE ( )  
 COMMENTS: NONE
6. SERVICE GROUNDING:  
 CONDITION: GOOD ( X ) REQUIRES REPAIR ( )  
 COMMENTS: NONE
7. EQUIPMENT GROUNDING:  
 CONDITION: GOOD ( X ) REQUIRES REPAIR ( )  
 COMMENTS:
8. SERVICE CONDUITS/RACEWAYS  
 CONDITION: GOOD ( X ) REQUIRES REPAIR ( )  
 COMMENTS: NONE
9. SERVICE CONDUCTORS AND CABLES  
 CONDITION: GOOD ( X ) REQUIRES REPAIR ( )  
 COMMENTS: GOOD
10. WIRING METHODS:  
 RIGID METALLIC RACEWAYS: GOOD ( X ) REQUIRES REPAIR ( )  
 RIGID NONMETALLIC, PVC: GOOD ( X ) REQUIRES REPAIR ( )  
 NON-METALLIC CABLE: GOOD ( ) REQUIRES REPAIR ( )  
 BX CABLE: GOOD ( ) REQUIRES REPAIR ( )  
 COMMENTS: SEE COMMENTS AT END OF REPORT
11. FEEDER CONDUCTORS  
 CONDITION: GOOD ( X ) REQUIRES REPAIR ( )  
 COMMENTS: NONE
12. EMERGENCY LIGHTING  
 CONDITION: GOOD ( X ) REQUIRES REPAIR ( )  
 COMMENTS: NONE
13. BUILDING EGRESS ILLUMINATION  
 CONDITION: GOOD ( X ) REQUIRES REPAIR ( )  
 COMMENTS: NONE



14. EXIT LIGHTS:  
 CONDITION: GOOD ( X ) REQUIRES REPAIR ( )  
 COMMENTS: NONE
15. FIRE ALARM SYSTEM:  
 CONDITION: GOOD ( X ) REQUIRES REPAIR ( )  
 COMMENTS: NONE
16. SMOKE DETECTORS:  
 CONDITION: GOOD ( X ) REQUIRES REPAIR ( )  
 COMMENTS: NONE
17. EMERGENCY GENERATOR:  
 CONDITION: GOOD ( X ) REQUIRES REPAIR ( )  
 COMMENTS: NONE
18. WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS  
 CONDITION: GOOD ( X ) REQUIRES REPAIR ( )  
 COMMENTS: NONE
19. OPEN OR UNDERCOVER PARKING SURFACE AND SECURITY LIGHTING  
 CONDITION: GOOD ( X ) ADDITIONAL ILLUM. REQUIRED ( )  
 COMMENTS: NONE
20. SWIMMING POOL WIRING:  
 CONDITION: GOOD ( X ) REQUIRES REPAIR ( )  
 COMMENTS: NONE
21. MECHANICAL EQUIPMENT WIRING:  
 CONDITION: GOOD ( X ) REQUIRES REPAIR ( )  
 COMMENTS: NONE

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 building. To the best of our knowledge and ability, this report represents an accurate appraisal of the present electrical condition of the building based upon careful evaluation of observed conditions, to the extent reasonably possible.







Home Citizen Services Business Services Back to Coral Gables.com

Permits and Inspections: Search Results

Logon Help Contact

New Permit Search

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
BL-08-01-1034	01/24/2008	700 BILTMORE WAY	INT / EXT ALTERATIONS	INTERIOR ALTERATIONS AND EXTERIOR PIPELINE UNIT 1401,1402 \$18,000	final	06/22/2010	06/22/2010	0.00
BL-09-01-2206	01/23/2009	700 BILTMORE WAY	MISCELLANEOUS WORK	PATCH DRYWALL CEILING AND WALLPAPER #2,400 AT #1201	stop work	01/23/2009		0.00
BL-09-04-2150	04/10/2009	700 BILTMORE WAY	INT / EXT ALTERATIONS	INT RENOV & FINISH & PAINT NEWLY CLOSED OPENING \$14000	final	05/07/2009	10/07/2009	0.00
BL-09-10-2341	10/07/2009	700 BILTMORE WAY	ROOF / LIGHT WEIGHT CONC	APPLY GACO WESTERN ROOF COATING SYSTEMS TO MAIN ROOF AREA \$28,727	final	10/07/2009	10/30/2009	0.00
BL-10-05-4675	05/24/2010	700 BILTMORE WAY	SHUTTERS / LOUVERS / SECURITY BARS	INSTALL (1) ACCORDION HURRICANE SHUTTER (AT POOL - ROOF)\$3469	pending			0.00
BL-10-06-4556	06/17/2010	700 BILTMORE WAY	INTERIOR ALTERATION ONLY	COMMERCIAL INTERIOR ALTERATIONS R-PH & UNIT#R-5(ROOF TOP PH AND R-5 UNITS \$1,500	final	07/22/2010	08/04/2010	0.00
BL-10-10-4459	10/08/2010	700 BILTMORE WAY	POOL / SPA / FOUNTAIN / POND	POOL IMPROVEMENTS (TILING, RESURFACING, WATERPROOFING) #74,000	final	11/04/2010	05/17/2011	0.00
BL-11-01-4778	01/13/2011	700 BILTMORE WAY	DOOR/GARAGE DOOR/SHUTTER/WINDOW	INSTALL 1 SLIDING DOOR AND 3 IMPACT WINDOWS \$21,240	final	01/31/2011	04/14/2011	0.00
BL-11-02-5626	02/18/2011	700 BILTMORE WAY	ROOF / LIGHT WEIGHT CONC	RE ROOF OF FLAT PORTION AT ENTRANCE W/ POLYGLASS \$12630	final	02/23/2011	03/10/2011	0.00
BL-11-03-5758	03/11/2011	700 BILTMORE WAY	POOL DECK / SLAB	REVISION (ADDED RESURFACE POOL DECK) \$19,000 ***INSPECTIONS UNDER THE MASTER PERMIT BL-10-10-4459*****	final	03/25/2011	03/25/2011	0.00
BL-11-06-6903	06/17/2011	700 BILTMORE WAY	INTERIOR ALTERATION ONLY	COMM INTER ALTER @ KITCHEN APT # 508 \$3500	final	06/29/2011	04/18/2012	0.00
BL-11-06-7209	06/22/2011	700 BILTMORE WAY	ROOF / LIGHT WEIGHT CONC	RE ROOF \$15,600 FLAT ONLY	final	01/05/2012	02/01/2012	0.00
BL-12-03-9092	03/27/2012	700 BILTMORE WAY	MISCELLANEOUS WORK	REPAIR & PATCH CEILING DRYWALL \$200	final	04/02/2012	04/18/2012	0.00

CITY'S

EXHIBIT

8

BL-12-04-8218	04/12/2012	700 BILTMORE WAY	INTERIOR ALTERATION ONLY	COMM INTERIOR RENOVATIONS (KITCHEN), INTERIOR TILING \$9,400	final	05/01/2012	04/22/2013	0.00
BL-12-06-8988	06/14/2012	700 BILTMORE WAY	GENERAL REPAIRS	***SPECIAL INSPECTOR***SMALL SPALLING REPAIRS ON UNIT 1205 BALCONY AND REPAINT ALL REPAIR \$9600	final	07/18/2012	11/07/2013	0.00
BL-12-08-1351	08/22/2012	700 BILTMORE WAY	DOOR/GARAGE DOOR/SHUTTER/WINDOW	REPLACE 6 ALUMINUM WINDOWS ANODIZED FRAME CLEAR \$5,066	final	09/04/2012	09/19/2012	0.00
BL-12-11-1372	11/26/2012	700 BILTMORE WAY	INTERIOR ALTERATION ONLY	COMM INTER RENOVATIONS- KITCHEN \$4500...	final	01/17/2013	08/19/2013	0.00
BL-12-12-1138	12/19/2012	700 BILTMORE WAY	INTERIOR ALTERATION ONLY	COMMERCIAL INTERIOR RENOVATIONS (BATHROOM), INTERIOR TILE, PAINT \$12,000 *** REVISED - GWB CEILING & WALLS ***	final	01/04/2013	07/11/2013	0.00
BL-13-08-1573	08/26/2013	700 BILTMORE WAY	INTERIOR ALTERATION ONLY	COMMERCIAL INTERIOR ALTERATIONS STE#916 \$8,000	final	10/11/2013	01/22/2014	0.00
BL-13-11-1845	11/04/2013	700 BILTMORE WAY	COMMERCIAL FLOORING (INTERIOR ONLY)	INTERIOR TILE @ CABANA R-4 \$2,250	final	11/06/2013	04/22/2014	0.00
BL-13-11-2717	11/18/2013	700 BILTMORE WAY	INTERIOR ALTERATION ONLY	INSTALL WOOD LAMINATE FLOORING IN LIVING & DINING ROOMS, AND BEDROOM \$2,400	final	11/25/2013	12/02/2013	0.00
BL-14-01-1746	01/06/2014	700 BILTMORE WAY	GENERAL REPAIRS	*** SPECIAL INSPECTOR - ROBERTO L. HERNANDEZ P.E. . ***CONCRETE REPAIRS TO EXTERIOR OF BUILDING \$821,200 *** ( AS - BUILT FINAL DWGS RQUIRED ) ***	issued	12/11/2014		0.00
BL-14-01-2230	01/15/2014	700 BILTMORE WAY	INTERIOR ALTERATION ONLY	COMM INTER RENOVATIONS- KITCHEN \$10,000	stop work	01/27/2014		0.00
BL-14-01-2516	01/21/2014	700 BILTMORE WAY	DEMOLITION	COMMERCIAL INTERIOR DEMO ( ONLY ) STE# 815 & 816 \$500	final	02/07/2014	01/30/2015	0.00
BL-14-03-2695	03/14/2014	700 BILTMORE WAY	INTERIOR ALTERATION ONLY	COMMERCIAL INTERIOR ALTERATIONS ( 420 SF ) \$15,000	final	04/18/2014	12/04/2014	0.00
BL-14-03-3172	03/24/2014	700 BILTMORE WAY	INTERIOR ALTERATION ONLY	COMM INTER RENOVATIONS- KITCHEN, INTER FLOORING \$6800	final	05/15/2014	12/29/2014	0.00
BL-14-04-2122	04/02/2014	700 BILTMORE WAY	MISCELLANEOUS WORK	MIGRATED FROM WINTGRATE PERMIT #07010328-REPAIR DRYWALL, INTERIOR DOOR, INSTALL BASEBOARDS, AND INTERIOR PAINTING \$4000	final	04/03/2014	07/23/2014	0.00
BL-14-04-2162	04/03/2014	700 BILTMORE WAY	DOOR/GARAGE DOOR/SHUTTER/WINDOW	INSTALL SLIDING GLASS DOOR & 1 FIXED WINDOW	final	06/18/2014	09/05/2014	0.00

Permit No.	Issue Date	Address	Category	Description	Amount	Status	Start Date	End Date	Balance
					\$5,200				
BL-14-04-3123	04/21/2014	700 BILTMORE WAY	INTERIOR ALTERATION ONLY	COMM INTER RENOVATIONS-KITCHEN & BATH \$25,780		final	05/01/2014	11/26/2014	0.00
BL-14-04-3249	04/22/2014	700 BILTMORE WAY	COMMERCIAL FLOORING (INTERIOR ONLY)	INSTALL INTERIOR LAMINATE FLOORING \$4,200		final	04/25/2014	05/07/2014	0.00
BL-14-04-3651	04/28/2014	700 BILTMORE WAY	INTERIOR ALTERATION ONLY	COMMERCIAL INTERIOR RENOVATIONS ( DEMO BATHROOM FIXTURES ) BLOCK INTERIOR OPENING BETWEEN UNITS \$1,900		final	05/20/2014	07/14/2014	0.00
BL-14-05-3545	05/21/2014	700 BILTMORE WAY	INTERIOR ALTERATION ONLY	COMMERCIAL INTERIOR RENOVATIONS ( KITHCEN ) \$8,000		final	06/05/2014	08/19/2014	0.00
BL-14-06-2876	06/12/2014	700 BILTMORE WAY	INTERIOR ALTERATION ONLY	COMM INTER RENOVATIONS-KITCHEN \$1200		final	06/24/2014	12/01/2014	0.00
BL-14-08-3477	08/22/2014	700 BILTMORE WAY	INTERIOR ALTERATION ONLY	COM INTER RENOVATIONS-BATHROOM, NEW FLOORING THROUGHOUT \$12,000		final	09/02/2014	01/21/2015	0.00
BL-14-09-3434	09/29/2014	700 BILTMORE WAY	DEMOLITION INTERIOR ONLY	COMM INTERIOR DEMO ONLY \$12,000		stop work	11/07/2014		0.00
BL-14-09-3437	09/29/2014	700 BILTMORE WAY	INT / EXT ALTERATIONS	COMM INTERIOR DEMO ONLY \$		pending			0.00
BL-15-03-4934	03/23/2015	700 BILTMORE WAY	COMMERCIAL FLOORING (INTERIOR ONLY)	INSTALL INT WOOD FLOORING (NO BATHROOMS) \$3,800		stop work	03/31/2015		0.00
BL-15-04-4875	04/17/2015	700 BILTMORE WAY	INTERIOR ALTERATION ONLY	COMM INTER RENOVATIONS-BATHROOM SHOWER ENCLOSURE ONLY \$3,250		stop work	04/30/2015		0.00
BL-15-04-5446	04/28/2015	700 BILTMORE WAY	COMMERCIAL FLOORING (INTERIOR ONLY)	INSTALL INT CARPET WITH SOUNDPROOFING \$3,500		stop work	05/05/2015		0.00
BL-15-05-5697	05/26/2015	700 BILTMORE WAY	INTERIOR ALTERATION ONLY	COMMERCIAL INTERIOR RENOVATIONS ( KITCHEN ) \$12,000		stop work	06/22/2015		0.00
BL-15-06-4733	06/05/2015	700 BILTMORE WAY	INTERIOR ALTERATION ONLY	COMM INTERIOR RENOVATIONS-KITCHEN & BATHROOMS \$16,800		final	06/25/2015	08/26/2015	0.00
BL-15-06-6075	06/29/2015	700 BILTMORE WAY	INTERIOR ALTERATION ONLY	COMMERCIAL INTERIOR ALTERATIONS ( CEILING ) \$900		final	07/22/2015	08/06/2015	0.00
BL-15-07-4968	07/13/2015	700 BILTMORE WAY	GENERAL REPAIRS	REPAIRS OF (4) COLUMNS \$7,400 WINDOW REPLACEMENT UNDER BL15010490		issued	12/16/2015		0.00
BL-15-08-4541	08/12/2015	700 BILTMORE WAY	INTERIOR ALTERATION ONLY	COMM INTER RENOVATIONS BATHROOM-EMERGENCY REPAIRS \$1200		final	08/20/2015	11/25/2015	0.00
BL-15-09-3749	09/03/2015	700 BILTMORE WAY	INTERIOR ALTERATION ONLY	COMM INTER RENOVATIONS-KITCHEN & BATHROOMS \$12,000		issued	10/06/2015		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)



[Home](#)
[Citizen Services](#)
[Business Services](#)
[Back to Coral Gables.com](#)

**Permits and Inspections: Search Results**

[Logon](#)
[Help](#)
[Contact](#)

**New Permit Search**

**Permit Search Results**

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
EL-10-06-4884	06/23/2010	700 BILTMORE WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	CHANGEOUT TWO ELECTRICAL LIGHT FIXTURES AT POOL LEVEL (COMMON AREAS) \$600	final	06/25/2010	06/30/2010	0.00
EL-10-10-5851	10/29/2010	700 BILTMORE WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	2 LIGHT SOCKETS AND 4 ROUGH IN OUTLETS	final	11/01/2010	06/15/2011	0.00
EL-10-11-3864	11/16/2010	700 BILTMORE WAY	ELEC POOL / SPA / FOUNTAIN	ELECTRIC FOR POOL REPAIRS	final	11/16/2010	02/22/2011	0.00
EL-10-11-3880	11/16/2010	700 BILTMORE WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	WORKWITH TO REPAIR DAMAGE PART IN EXIXTING TRANSFER SWITCH. \$ 2100.	final	11/16/2010	01/04/2011	0.00
EL-11-02-5703	02/22/2011	700 BILTMORE WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	REPLASE 30 RECESS LIGHTS AROUND POOL AREA	final	02/22/2011	02/22/2011	0.00
EL-11-04-6224	04/15/2011	700 BILTMORE WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	ELECTRICAL FOR COOLING TOWER 2 - 15 HORSE POWER MOTOTR AND 1 400 AMP DISCONNECT	final	04/29/2011	06/07/2011	0.00
EL-11-04-6319	04/18/2011	700 BILTMORE WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	KITCHEN 9 OUTLETS.	final	04/19/2011	02/06/2012	0.00
EL-11-06-7075	06/21/2011	700 BILTMORE WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	4 LIGHT SOCKETS 4 ROUGH IN OUTLETS	final	07/22/2011	08/17/2011	0.00
EL-11-06-7217	06/22/2011	700 BILTMORE WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	INSTALL OUTLET FOR STOVE \$900	final	06/22/2011	08/12/2011	0.00
EL-11-11-5106	11/07/2011	700 BILTMORE WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	REPLACE 105 FLOURECENT FIXTURES AT THE BASEMENT PARKING AREA. \$8000	final	11/07/2011	12/15/2011	0.00
EL-12-01-6665	01/13/2012	700 BILTMORE WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	REPLACE 18 LIGHTS IN GARAGE FOYER \$1500	final	01/13/2012	01/20/2012	0.00
EL-12-01-7370	01/25/2012	700 BILTMORE WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	AFTER THE FACT PERMIT FOR INSTALLATIN OF WIRING FOR SWITCH HIGH HATS IN KITCHEN AREA \$700	final	02/07/2012	02/08/2012	0.00

EL-12-04-8455	04/17/2012	700 BILTMORE WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	ONE OUTLET FOR KITCHEN EXHAUST	final	05/18/2012	06/14/2012	0.00
EL-12-11-1535	11/28/2012	700 BILTMORE WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	4 LIGHT SOCKETS AND 6 ROUGH IN OUTLETS	final	03/01/2013	06/06/2013	0.00
EL-12-12-1397	12/26/2012	700 BILTMORE WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	1 OUTLET,2 SOCKET,3 SWITCHES,1 BATH FAN	final	02/05/2013	05/07/2013	0.00
EL-13-03-0522	03/08/2013	700 BILTMORE WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	ELECTRICAL TO REPLACE 2 71/1 HP PUIIMP MOTORS	final	03/25/2013	04/08/2013	0.00
EL-13-03-1632	03/25/2013	700 BILTMORE WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	SUPPLEMENT EL- 12-12-1397 ADDING 12 SOCKETS	final	03/26/2013	03/26/2013	0.00
EL-13-08-0552	08/09/2013	700 BILTMORE WAY	ELEC COMMERCIAL / RESIDENTIAL WORK		pending			0.00
EL-13-09-0815	09/17/2013	700 BILTMORE WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	10 RECEPTACLES AND 5 LIGHTS \$1,700	final	09/17/2013	09/26/2013	0.00
EL-13-09-1601	09/30/2013	700 BILTMORE WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	4 ROUGH IN OUTLETS AND 3 COMMERCIAL OUTLETS	final	10/15/2013	01/17/2014	0.00
EL-14-01-2365	01/17/2014	700 BILTMORE WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	2 LIGHT SOCKETS; 4 ROUGH IN OUTLETS AND 2 SPECIAL OUTLETS	final	05/15/2014	07/11/2014	0.00
EL-14-01-2617	01/23/2014	700 BILTMORE WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	ELECTRICAL DEMO FOR #815 AND #816	canceled		01/29/2015	0.00
EL-14-03-2846	03/18/2014	700 BILTMORE WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	42 LIGHT, 44 ROUGH IN OUTLETS; 4 SPECIAL COMMERCIAL OUTLETS AND REPLACE PANEL	final	06/09/2014	11/17/2014	0.00
EL-14-04-3568	04/28/2014	700 BILTMORE WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	COMM INTER ALTER-KITCHEN & BATH 7 LIGHT FIXTURES AND 58 ROUGH IN OUTLETS	final	05/23/2014	09/12/2014	0.00
EL-14-04-3671	04/29/2014	700 BILTMORE WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	COMMERCIAL INTERIOR ALTERATIONS \$1,900	final	05/21/2014	05/23/2014	0.00
EL-14-04-3858	04/30/2014	700 BILTMORE WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	5 SOCKETS,3 OUTLETS	final	07/30/2014	12/29/2014	0.00
EL-14-05-3695	05/23/2014	700 BILTMORE WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	COMMERCIAL INTERIOR RENOVATIONS ( KITHCEN ) 8 ROUGH IN OUTLETS;	final	07/03/2014	07/30/2014	0.00
EL-14-06-3059	06/16/2014	700 BILTMORE WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	COMM INTER RENOVATIONS- KITCHEN ELECTRICAL 5 ROUGH IN OUTLETS AND 1 SPECIAL OUTLET	final	06/24/2014	11/21/2014	0.00
EL-14-10-2216	10/06/2014	700 BILTMORE WAY	ELECTRICAL COMMERCIAL /RESIDENTIAL WORK	COMM INTERIOR DEMO ONLY ELECTRICAL	stop work	01/30/2015		0.00
EL-15-05-5704	05/27/2015	700 BILTMORE	ELEC COMMERCIAL / RESIDENTIAL WORK	COMM INTER RENOVATIONS-	final	06/30/2015	07/14/2015	0.00

		WAY							
					KITCHEN APT 401 4 ROUGH IN OUTLETS AND 3 SPECIAL OUTLETS				
EL-15-06-4866	06/09/2015	700 BILTMORE WAY	ELECTRICAL COMMERCIAL /RESIDENTIAL WORK	COMM INTERIOR RENOVATIONS- KITCHEN & BATHROOMS	final	07/30/2015	08/20/2015	0.00	
EL-15-08-4074	08/03/2015	700 BILTMORE WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	INSTALLATION OF NEW LAMP SUITE 419	final	08/04/2015	08/05/2015	0.00	
EL-15-09-3791	09/04/2015	700 BILTMORE WAY	ELECTRICAL COMMERCIAL /RESIDENTIAL WORK	COMM INTER RENOVATIONS- KITCHEN & BATHROOMS 4 LIGHT SOCKETS	issued	11/09/2015		0.00	
EL-15-10-5600	10/26/2015	700 BILTMORE WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	TEMP FOR CONSTRUCTION TO REPAIR CONCRTE FLOORING AT FPL VAULT ON TOP FLOOR DUE TO CONCRETE FLOOR FAILURE- FPL WILL REMOVE THE TRANSFORMERS; REPAIR FLOOR AND REINTALL NEW TRANSFOREMERS THIS TEMP IS FOR 2400 AMP- \$74000	issued	10/26/2015		0.00	
EL-15-11-5391	11/10/2015	700 BILTMORE WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	30 AMP OUTLET FOR CAR CHARGER- COMMON AREA PARKING \$500	final	11/10/2015	11/10/2015	0.00	
EL-15-12-5022	12/07/2015	700 BILTMORE WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	6 NEW OUTLETS \$420	issued	12/08/2015		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).



Home Citizen Services Business Services Back to Coral Gables.com

Permits and Inspections: Search Results

Logon Help Contact

New Permit Search

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
PL-08-01-1040	01/24/2008	700 BILTMORE WAY	PLUMB COMMERCIAL / RESIDENTIAL WORK	RE-PIPING FOR WATER HEATER \$2,300 IN BETWEEN 9TH & 10TH FLOOR	stop work	01/25/2008		0.00
PL-09-08-3134	08/31/2009	700 BILTMORE WAY	PLUMB COMMERCIAL / RESIDENTIAL WORK	REPAIR DRAIN PIPE \$4,000	stop work	09/09/2009		0.00
PL-10-04-4324	04/19/2010	700 BILTMORE WAY	PLUMB COMMERCIAL / RESIDENTIAL WORK	REPLACE CORRODED SECTION OF SANITARY SEWER LINE IN CEILING OF BASEMENT \$1,000	final	05/26/2010	06/10/2010	0.00
PL-10-04-4492	04/21/2010	700 BILTMORE WAY	PLUMB COMMERCIAL / RESIDENTIAL WORK	REPIPING FOR BROKEN DRAIN \$1,800	final	05/26/2010	06/11/2010	0.00
PL-10-05-4285	05/17/2010	700 BILTMORE WAY	PLUMB COMMERCIAL / RESIDENTIAL WORK	REPLACE SANITARY SEWER LINES IB BASEMENT \$9,950	final	05/21/2010	05/26/2010	0.00
PL-10-11-2967	11/03/2010	700 BILTMORE WAY	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR REPAIR AND REPLACE TILE IN MASTER BATHROOM AND HALLWAY BATHROOM APT 701	final	11/04/2010	06/15/2011	0.00
PL-11-04-6225	04/15/2011	700 BILTMORE WAY	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING FOR BACKFLOW AND CONDENSATE FOR TOWER	final	04/29/2011	06/10/2011	0.00
PL-11-05-5583	05/05/2011	700 BILTMORE WAY	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING FOR KITCHEN REMODELING	final	05/20/2011	02/06/2012	0.00
PL-11-06-7090	06/21/2011	700 BILTMORE WAY	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMM INTER ALTER @ KITCHEN	final	01/03/2012	04/16/2012	0.00
PL-12-04-8315	04/13/2012	700 BILTMORE WAY	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMM INTER ALTER #319	final	06/08/2012	06/20/2012	0.00
PL-12-12-0608	12/11/2012	700 BILTMORE WAY	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMM INTER RENOVATIONS- KITCHEN	final	06/06/2013	06/25/2013	0.00
PL-12-12-1457	12/28/2012	700 BILTMORE WAY	PLUMB COMMERCIAL / RESIDENTIAL WORK	COMMERCIAL INTERIOR RENOVATIONS ( RESET BATHROOM FIXTURES ONLY)	final	02/08/2013	06/12/2013	0.00
PL-13-03-0468	03/07/2013	700 BILTMORE WAY	PLUMB COMMERCIAL / RESIDENTIAL WORK	REPLACEMENT OF DOMESTIC WATER PUMP SYSTEM & 4 INCH RPZ	final	03/25/2013	08/07/2013	0.00

Permit ID	Issue Date	Address	Work Description	Amount	Status	Start Date	End Date	Balance
PL-13-05-0951	05/15/2013	700 BILTMORE WAY	PLUMB COMMERCIAL / RESIDENTIAL WORK	BACKFLOW \$22,000 REMOVE AND REPLACE FOR A OVEN \$1,349	final	05/21/2013	06/04/2013	0.00
PL-13-07-0829	07/12/2013	700 BILTMORE WAY	PLUMB COMMERCIAL / RESIDENTIAL WORK	REPAIR OF DRAIN LINE IN BASEMENT \$12,000	stop work	07/19/2013		0.00
PL-13-09-0070	09/03/2013	700 BILTMORE WAY	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMMERCIAL INTERIOR ALTERATIONS STE#916	final	10/15/2013	01/14/2014	0.00
PL-13-11-2706	11/18/2013	700 BILTMORE WAY	PLUMB COMMERCIAL / RESIDENTIAL WORK	REPAIR GALVANIZED GAS LINE BETWEEN APT 916 & 917 \$1,200	final	11/19/2013	05/28/2014	0.00
PL-14-01-2491	01/21/2014	700 BILTMORE WAY	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMM INTER RENOVATIONS-KITCHEN	final	05/12/2014	07/11/2014	0.00
PL-14-01-2639	01/23/2014	700 BILTMORE WAY	PLUMB COMMERCIAL / RESIDENTIAL WORK	***CANCELLED***	canceled		01/29/2015	0.00
PL-14-03-2754	03/17/2014	700 BILTMORE WAY	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMM INTER ALTER APT 815	final	06/24/2014	11/26/2014	0.00
PL-14-04-2123	04/02/2014	700 BILTMORE WAY	PLUMB CHANGE OF CONTRACTOR	MIGRATED FROM WINTEGRATE PERMIT #07010328-REPAIR DRYWALL, INTERIOR DOOR, INSTALL BASEBOARDS, AND INTERIOR PAINTING \$4000	final	07/02/2014	07/03/2014	0.00
PL-14-04-3261	04/22/2014	700 BILTMORE WAY	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMM INTER ALTER-KITCHEN & BATH UNIT 919	final	05/27/2014	11/13/2014	0.00
PL-14-04-3686	04/29/2014	700 BILTMORE WAY	PLUMB COMMERCIAL / RESIDENTIAL WORK	CHANGE OUT GAS VALVES \$200 PERMIT RENEWAL #06040205	final	04/29/2014	05/01/2014	0.00
PL-14-04-3713	04/29/2014	700 BILTMORE WAY	PLUMBING COMMERCIAL/RESIDENTIAL WORK	PLUMBING WORK CAP OFF FIXTURES IN BATH UNIT R2	final	05/28/2014	06/20/2014	0.00
PL-14-05-2393	05/06/2014	700 BILTMORE WAY	PLUMB COMMERCIAL / RESIDENTIAL WORK	***CANCELLED***	pending			0.00
PL-14-05-3889	05/27/2014	700 BILTMORE WAY	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMMERCIAL INTERIOR RENOVATIONS ( KITHCEN ) APT 1003	final	06/19/2014	07/30/2014	0.00
PL-14-06-3075	06/16/2014	700 BILTMORE WAY	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMM INTER RENOVATIONS-KITCHEN	final	06/27/2014	11/20/2014	0.00
PL-14-08-3907	08/29/2014	700 BILTMORE WAY	PLUMB COMMERCIAL / RESIDENTIAL WORK	COMMERCIAL INTERIOR BATHROOM RENIVATION	final	11/05/2014	01/07/2015	0.00
PL-14-10-2079	10/02/2014	700 BILTMORE WAY	PLUMBING COMMERCIAL/RESIDENTIAL WORK	PLUMBING CAP-OFF FOR COMM INTERIOR DEMO @ R-PH	pending			0.00
PL-15-04-4767	04/16/2015	700 BILTMORE WAY	PLUMB COMMERCIAL / RESIDENTIAL WORK	REPLACEMENT OF SHOWER PAN \$850	stop work	05/04/2015		0.60
PL-15-04-4913	04/20/2015	700 BILTMORE	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMM INTER	approved			127.99



		WAY							
PL-15-05-5860	05/28/2015	700 BILTMORE WAY	PLUMB COMMERCIAL / RESIDENTIAL WORK	RENOVATIONS- BATHROOM SHOWER ENCLOSURE	PLUMBING WORK FOR COMM INTER RENOVATIONS- KITCHEN UNIT 401	final	08/05/2015	08/06/2015	0.00
PL-15-06-4934	06/09/2015	700 BILTMORE WAY	PLUMB COMMERCIAL / RESIDENTIAL WORK	RENOVATIONS- BATHROOM SHOWER ENCLOSURE	PLUMBING WORK FOR COMM INTERIOR RENOVATIONS- KITCHEN & BATHROOMS APT # 309	final	07/16/2015	08/18/2015	0.00
PL-15-06-5645	06/22/2015	700 BILTMORE WAY	PLUMB COMMERCIAL / RESIDENTIAL WORK	CHANGE OUT BATH TUB \$700		final	06/29/2015	07/23/2015	0.00
PL-15-08-4626	08/13/2015	700 BILTMORE WAY	PLUMB COMMERCIAL / RESIDENTIAL WORK	REPLACEMENT OF SHOWER PAN ONLY UNIT 210		final	09/18/2015	11/17/2015	0.00
PL-15-09-4797	09/25/2015	700 BILTMORE WAY	PLUMB COMMERCIAL / RESIDENTIAL WORK	RENOVATIONS- BATHROOM SHOWER ENCLOSURE	PLUMBING WORK FOR COMM INTER RENOVATIONS- KITCHEN & BATHROOMS UNIT 907	issued	12/09/2015		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).



[Home](#)   [Citizen Services](#)   [Business Services](#)   [Back to Coral Gables.com](#)

**Permits and Inspections: Search Results**

[Logon](#)   [Help](#)   [Contact](#)

**New Permit Search**

### Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
ME-08-07-0891	07/16/2008	700 BILTMORE WAY	MECH COMMERCIAL / RESIDENTIAL WORK	DUCT WORK REMOVAL \$ 200	final	07/21/2008	06/18/2009	0.00
ME-09-01-2395	01/28/2009	700 BILTMORE WAY	MECH COMMERCIAL / RESIDENTIAL WORK	REPLACE 5 TON A/C CENTRAL UNIT, DUCTWORK \$8,500 IN COMMON AREA	final	01/28/2009	06/16/2009	0.00
ME-10-05-3538	05/06/2010	700 BILTMORE WAY	MECH COMMERCIAL / RESIDENTIAL WORK	REPLACE COOLING TOWER \$80,000	final	04/15/2011	06/13/2011	0.00
ME-12-04-7713	04/05/2012	700 BILTMORE WAY	MECH COMMERCIAL / RESIDENTIAL WORK	MECHANICAL PERMIT - COMM INTER ALTER @ KITCHEN APT # 508 \$3500	final	04/05/2012	04/06/2012	0.00
ME-12-04-8333	04/13/2012	700 BILTMORE WAY	MECH COMMERCIAL / RESIDENTIAL WORK	COMM INTER ALTER \$2400	final	05/29/2012	06/07/2012	0.00
ME-13-02-0659	02/12/2013	700 BILTMORE WAY	MECH COMMERCIAL / RESIDENTIAL WORK	INSTALL ONE EXHAUST HOOD	final	02/13/2013	06/21/2013	0.00
ME-13-06-0230	06/05/2013	700 BILTMORE WAY	MECH COMMERCIAL / RESIDENTIAL WORK	12000 BTU CHILLED WAER FAN COIL CHANGEOUT \$3,000	final	06/06/2013	06/13/2013	0.00
ME-13-08-0540	08/09/2013	700 BILTMORE WAY	MECH COMMERCIAL / RESIDENTIAL WORK	DF&F CHANGE OUT PRIOR TO APPROVAL OR PERMIT \$500	final	10/25/2013	04/16/2014	0.00
ME-14-01-2608	01/22/2014	700 BILTMORE WAY	MECH COMMERCIAL / RESIDENTIAL WORK	INSTALL NEW KITCHEN HOOD	stop work	08/21/2014		0.00
ME-14-03-3026	03/20/2014	700 BILTMORE WAY	MECH COMMERCIAL / RESIDENTIAL WORK	REWORK DUCTWORK SUPPLY AND RETURN,	final	07/10/2014	12/02/2014	0.00

ME-14-06-3492	06/20/2014	700 BILTMORE WAY	MECH COMMERCIAL / RESIDENTIAL WORK	AND ADD 2 EXHAUST FANS INSTALL NEW KITCHEN HOOD	final	06/27/2014	11/20/2014	0.00
ME-15-07-4890	07/10/2015	700 BILTMORE WAY	MECH COMMERCIAL / RESIDENTIAL WORK	CANCELED	canceled		07/13/2015	0.00
ME-15-11-6101	11/20/2015	700 BILTMORE WAY	MECH COMMERCIAL / RESIDENTIAL WORK	TEMPORARY CHILLER \$20,000	issued	11/20/2015		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).



[Home](#)   [Citizen Services](#)   [Business Services](#)   [Back to Coral Gables.com](#)

**Permits and Inspections: Search Results**

[Logon](#)   [Help](#)   [Contact](#)

[New Permit Search](#)

### Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
RC-13-11-2507	11/14/2013	700 BILTMORE WAY	BUILDING RE CERTIFICATION	40 YEAR OR OLDER BUILDING RE-CERTIFICATION	issued	11/15/2013		600.00

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



Home Citizen Services Business Services Back to Coral Gables.com

Permits and Inspections: Search Results

Logon Help Contact

New Permit Search

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
ZN-09-11-2072	11/16/2009	700 BILTMORE WAY	PAINT / RESURFACE FL / CLEAN	RE-VARNISH LOBBY WOODWORK AT GROUND FLOOR (LOBBY AREA) AND INTERIOR PAINT \$200	final	11/16/2009	05/18/2010	0.00
ZN-10-02-3214	02/11/2010	700 BILTMORE WAY	POOL / SPA ONLY - MARBLELITE / SANDBLAST / TILE	CANCELLED - RESURFACE POOL (DIAMOND BRITE) \$11,000	final	02/11/2010	07/06/2010	0.00
ZN-10-03-3218	03/04/2010	700 BILTMORE WAY	PAINT / RESURFACE FL / CLEAN	INTERIOR TILING IN MAIL ROOM \$1,000	final	03/10/2010	04/28/2010	0.00
ZN-10-09-5375	09/29/2010	700 BILTMORE WAY	PAINT / RESURFACE FL / CLEAN	REPAIR AND REPLACE TILE IN MASTER BATHROOM AND HALLWAY BATHROOM \$10,000	final	10/07/2010	06/16/2011	0.00
ZN-10-11-3632	11/12/2010	700 BILTMORE WAY	KITCHEN CABINETS / COUNTERTOPS	REPLACEMENT OF KITCHEN CABINETS \$5,600	final	12/08/2010	02/06/2012	0.00
ZN-11-02-5754	02/22/2011	700 BILTMORE WAY	PAINT / RESURFACE FL / CLEAN	PRESSURE CLEAN WALK WAYS ON EXTERIOR \$600	final	02/22/2011	03/03/2011	0.00
ZN-11-12-6039	12/14/2011	700 BILTMORE WAY	PAINT / RESURFACE FL / CLEAN	PRESSURE CLEAN AND PAINT EXTERIOR WALLS WHITE \$3000	final	12/15/2011	01/13/2012	0.00
ZN-12-08-0735	08/13/2012	700 BILTMORE WAY	PAINT / RESURFACE FL / CLEAN	INTERIOR PAINTING ONLY PAINT HALLWAYS 11 FLOORS AND DOORS \$22,000	final	08/14/2012	03/13/2013	0.00
ZN-12-09-0417	09/10/2012	700 BILTMORE WAY	PAINT / RESURFACE FL / CLEAN	INSTALL LAMINATE FLOORING WITH SOUNDPROOFING \$5,000	final	09/12/2012	09/18/2012	0.00
ZN-14-12-4491	12/29/2014	700 BILTMORE WAY	DUMPSTER / CONTAINER	DUMPSTER	final	12/29/2014	12/29/2014	0.00
ZN-15-01-0876	01/21/2015	700 BILTMORE WAY	PAINT / RESURFACE FL / CLEAN	DF & F -PAINT EXT OF BUILDING BM 2126-70 (WHITE), BM 2126-60 (LIGHT GRAY), BM 2126-40 (GRAY) AS PER PLANS \$165,000	issued	06/16/2015		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).



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

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

---

<b>Occupant Name:</b> 700 Biltmore Way Condominium - 198 units	<b>Inspection Date:</b> 10/7/2015, 10/23/2015, 11/30/2015
<b>Address:</b> 700 Biltmore Way	<b>InspectionType:</b> AA-Tactical, Apartment / Condo
<b>City:</b> Coral Gables	<b>Inspected By:</b> Leonard Veight 305-460-5577 lveight@coralgables.com
<b>Suite:</b>	<b>Occ. Sq. Ft.:</b> 0

---

**FL NFPA 101 13**  
Floor 1

---

**Chapter 4 General**

---

4.6.12.4 Excerpt: Any device, equipment, system, condition, arrangement, level of protection...

*Any device, equipment, system, condition, arrangement, level of protection, fire-resistive construction, or any other feature requiring periodic testing, inspection, or operation to ensure its maintenance shall be tested, inspected, or operated as specified elsewhere in this Code or as directed by the authority having jurisdiction.*

*Failure to repair or replace Diesel generator tank due to corrosion.*

**OK Violation cleared on 11/30/2015**

---

**NFPA 14 07**  
Floor 1

---

**Sprinklers**

---

4.8.2.1 FDC caps are in place.

*Fire department connections shall be equipped with caps to protect the system from the entry of debris.*

*Failure to repair FDC caps on the east side of building and throughout building.*

**OK Violation cleared on 10/23/2015**

---

**Inspector Comments:**

**Inspector Comments - Reinspection #1:** The fuel tank violation is still outstanding . This file will be forwarded to the enforcement division .

**CITY'S**  
**EXHIBIT** 9

---

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

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

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

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

**Company Representative:** Signature on file  
Enrique Donate  
10/23/2015

**Inspector:** Signature on file  
Leonard Veight  
10/23/2015

**Company Representative:** Signature on file  
Signature On File  
10/7/2015

**Inspector:** Signature on file  
Leonard Veight  
10/7/2015

**Company Representative:** Signature on file  
Holger Lutz  
11/30/2015

**Inspector:** Signature on file  
Leonard Veight  
11/30/2015



## City of Coral Gables

### Fire Department

#### Fire Prevention Division

2815 Salzedo Street, Coral Gables, FL 33134

Fax (305) 460-5598

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

---

<b>Occupant Name:</b>	700 Biltmore Way Condominium - 198 units	<b>Inspection Date:</b>	11/8/2016
<b>Address:</b>	700 Biltmore Way	<b>InspectionType:</b>	AA-Tactical, Highrise, Apartment / Condo
<b>City:</b>	Coral Gables	<b>Inspected By:</b>	Leonard Veight 305-460-5577 lveight@coralgables.com
<b>Suite:</b>		<b>Occ. Sq. Ft.:</b>	0

---

#### FL NFPA 101 13

#### Floor 1

---

#### Chapter 7 Means of Egress

---

##### 7.2.1.15 Inspection of Door Openings.

---

7.2.1.15.1 Excerpt: Where required by Chapters 11 through 43, the following...

*Where required by Chapters 11 through 43, the following door assemblies shall be inspected and tested not less than annually in accordance with 7.2.1.15.2 through 7.2.1.15.8:*

- (1) Door leaves equipped with panic hardware or fire exit hardware in accordance with 7.2.1.7
- (2) Door assemblies in exit enclosures
- (3) Electrically controlled egress doors
- (4) Door assemblies with special locking arrangements subject to 7.2.1.6

*Provide annual inspection report for all fire and smoke doors throughout building.*

---

7.2.2.4.5.3 Excerpt: Open guards, other than approved existing open guards, shall...

*Open guards, other than approved existing open guards, shall have intermediate rails or an ornamental pattern such that a sphere 4 in. (100 mm) in diameter is not able to pass through any opening up to a height of 34 in. (865 mm), and the following also shall apply:*

- (1) The triangular openings formed by the riser, tread, and bottom element of a guardrail at the open side of a stair shall be of such size that a sphere 6 in. (150 mm) in diameter is not able to pass through the triangular opening.
- (2) In detention and correctional occupancies, in industrial occupancies, and in storage occupancies, the clear distance between intermediate rails, measured at right angles to the rails, shall not exceed 21 in. (535 mm).

*All Stairwells.*

---

7.2.12.2.5 Excerpt: The area of refuge shall be provided with a...

*The area of refuge shall be provided with a two-way communication system for communication between the area of refuge and a central control point. The door opening to the stair enclosure or the elevator door and the associated portion of the area of refuge that the stair enclosure door opening or elevator door serves shall be identified by signage*



(See 7.2.12.3.5.)

*Provide two areas of refuge with two way communication each floor.*

---

## Chapter 31 Existing Apartment Buildings

---

31.2.1.2 Failure to provide secondary means of escape from a one or two family dwelling unit.

*Means of escape within the dwelling unit shall comply with the provisions of Section 24.2 for one- and two-family dwellings.*

*Provide secondary means of escape for each floor or provide full automatic fire sprinkler protection throughout building.*

---

31.2.2.12.1 Excerpt: Areas of refuge complying with 7.2.12 shall be permitted...

*Areas of refuge complying with 7.2.12 shall be permitted, as modified by 31.2.2.12.2.*

*Provide two areas of refuge for each upper floor.*

---

31.2.11.1 High-Rise Buildings.

*In high-rise buildings using Option 1, Option 2, or Option 3, smokeproof enclosures shall be provided in accordance with 7.2.3.*

*Provide mechanical pressurization in stairwells.*

---

31.3.4.5.3 Excerpt: In buildings other than those equipped throughout with an...

*In buildings other than those equipped throughout with an existing, complete automatic smoke detection system or a complete, supervised automatic sprinkler system in accordance with 31.3.5, smoke alarms shall be installed in every sleeping area in accordance with 9.6.2.10, as modified by 31.3.4.5.4.*

*Provide smoke detectors inside and outside of sleeping areas throughout building.*

---

31.3.5.11.1 High-Rise Building Sprinklers.

*All high-rise buildings, other than those meeting 31.3.5.12.1 or 31.3.5.12.2, shall be protected throughout by an approved, supervised automatic sprinkler system in accordance with 31.3.5.3, not later than December 31, 2019.*

*Or provide an approved Engineered Life Safety system.*

---

31.3.5.11.4.1 Excerpt: When used to satisfy the requirements of 31.3.5.12.3, the term...

*When used to satisfy the requirements of 31.3.5.12.3, the term "Engineered Life Safety System" shall only apply as an alternative to complete automatic fire sprinkler protection in existing high-rise buildings.*

*Effective 1-1-17.*

---

31.3.6.2.3 Excerpt: Doors that open onto exit access corridors shall be...

*Doors that open onto exit access corridors shall be self-closing and self-latching.*

*All unit doors and other doors shall be self closing and latching.*

---

31.3.7 Subdivision of Building Spaces—Smoke Partitions.

*In buildings other than those meeting the requirements of 31.3.7.1, 31.3.7.2, 31.3.7.3, 31.3.7.4, or 31.3.7.5, both of the following criteria shall be met:*

(1) Smoke partitions in accordance with Section 8.4 shall be provided in exit access corridors to establish not less than two compartments of approximately equal size.

(2) The length of each smoke compartment, measured along the corridor, shall not exceed 200 ft (61 m).

Provide 2 smoke compartments for all upper floors.

---

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

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

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

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

Company  
Representative:

No Signature  
11/3/2016 3:05:50 PM  
Signature valid only in mobile-eyes documents

Inspector:

No Signature  
11/8/2016  
Leonard Veight  
60412  
11/8/2016 3:05:50 PM  
Signature valid only in mobile-eyes documents

Leonard Veight  
11/8/2016