



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 12/29/2025

PROPERTY INFORMATION	
Folio	03-4108-007-1390
Property Address	1960 DOUGLAS RD CORAL GABLES, FL 33134-0000
Owner	MEJO CORP , % DANIEL FLIGELMAN
Mailing Address	2109 SUNRISE KEY BLVD FORT LAUDERDALE, FL 33304
Primary Zone	3801 MULTI-FAMILY MED DENSITY
Primary Land Use	0303 MULTIFAMILY 10 UNITS PLUS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths /Half	10 / 10 / 0
Floors	2
Living Units	10
Actual Area	7,118 Sq.Ft
Living Area	7,118 Sq.Ft
Adjusted Area	5,891 Sq.Ft
Lot Size	9,500 Sq.Ft
Year Built	1964



ASSESSMENT INFORMATION			
Year	2025	2024	2023
Land Value	\$1,710,000	\$1,425,000	\$1,425,000
Building Value	\$150,000	\$383,000	\$383,000
Extra Feature Value	\$0	\$0	\$0
Market Value	\$1,860,000	\$1,808,000	\$1,808,000
Assessed Value	\$1,730,300	\$1,573,000	\$1,430,000

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Non-Homestead Cap	Assessment Reduction	\$129,700	\$235,000	\$378,000

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

SHORT LEGAL DESCRIPTION
CORAL GABLES SEC L PB 8-85
LOTS 6 TO 9 INC BLK 13
LOT SIZE 125.000 X 76

TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,730,300	\$1,573,000	\$1,430,000
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,860,000	\$1,808,000	\$1,808,000
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,730,300	\$1,573,000	\$1,430,000
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,730,300	\$1,573,000	\$1,430,000

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description

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

1960 Douglas Rd

<u>OWNER (PROPERTY APPRAISER AND SUNBIZ PRINCIPAL AND RA ADDRESSES)</u> MEJO CORP C/O DANIEL FLIGELMAN 2109 SUNRISE KEY BLVD FT LAUDERDALE, FL 33304-3821	<u>OWNER (SUNBIZ MAILING ADDRESS)</u> MEJO CORP C/O JEFF S. ABERS REGISTERED AGENT 633 S ANDREWS AVE, #203 FT LAUDERDALE, FL 33301-2840
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Permits and Inspections: Search Results

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[New Permit Search](#)

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
UP-21-07-7332	07/06/2021	1960 DOUGLAS RD	UPFRONT FEE - THIS IS NOT A PERMIT	UPFRONT FEE **COMMERCIAL*BALCONY SLAB REPAIR \$7,500	final	07/06/2021	07/06/2021	0.00
BL-21-07-7331	07/06/2021	1960 DOUGLAS RD	INT / EXT ALTERATIONS	*COMMERCIAL*BALCONY SLAB REPAIR(COMMON AREAS) \$7,500	final	08/09/2021	11/03/2022	0.00
BL-17-11-1148	11/02/2017	1960 DOUGLAS RD	ROOF / LIGHT WEIGHT CONC	RE-ROOF - ENTEGRA PLANTATION SLATE ROOF TILE COLOR: COLOR THROUGH WHITE \$32000	final	11/14/2017	01/30/2018	0.00
AB-17-10-2311	10/27/2017	1960 DOUGLAS RD	BOA COMPLETE (LESS THAN \$75,000)	COMMERCIAL *RE-ROOF (IN KIND)- ENTEGRA/ PLANTATION/ SLATE/ COLOR: COLOR THROUGH WHITE \$32000	final	10/27/2017	01/30/2018	0.00
RC-14-08-2257	08/06/2014	1960 DOUGLAS RD	BLDG RECERT / CRB	40 YEAR OR OLDER BUILDING RECERTIFICATION	final	08/18/2014	08/19/2014	0.00
CE-11-07-6678	07/19/2011	1960 DOUGLAS RD	CODE ENF WARNING PROCESS	TRU NOTICE	final	07/19/2011	07/19/2011	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'S EXHIBIT #3

ENERGOV

2022 - 2025

ELER-25-01-2782	Electrical Residential	Other	Finald	01/26/2025	12/29/2025	07/02/2025	Repairs due to Recertification Report. Replace Receptacles in bath and kitchens. Upgrade Service Ground to 1/0 to two Ground Rods.	1960 DOUGLAS RD
ELER-25-01-2721	Electrical Residential	Other	Cancelled	01/06/2025		01/07/2025	Cancelled - Sub permits are created under the Master Permit, sub permits - Repairs as per Recertification. Upgrade Ground to 1/0 to two Ground Rods. Replace Exit Lights. Replace outlets to GFCI in bath and Kitchen. Replace 7 exterior lights to LED.	1960 DOUGLAS RD
ELER-24-09-2496	Electrical Residential	Other	Denied	09/19/2024			Upgrade service ground. Replace existing common area light fixture to LED. - (RECT-24-04-0296)	1960 DOUGLAS RD
RECT-24-04-0296	Building Recertification	Recertification	Denied	04/29/2024			BUILDING RECERTIFICATION (YEAR BUILT 1964)	1960 DOUGLAS RD
ZONC-22-06-0125	Zoning Commercial	Painting	Finald	06/10/2022	12/19/2022	06/29/2022	PRESSURE CLEAN & PAINT *FLOORS & STAIRCASE: PEARL GRAY	1960 DOUGLAS RD
ZONC-22-03-0075	Zoning Commercial	Painting	Finald	03/29/2022	10/12/2022	06/29/2022	Pressure wash entire building. Apply 1 coat of pigmented Sherwin Williams Multi-Purpose Latex Primer/Sealer to walls. Apply 1 coat of Sherwin Williams A-100 Exterior Acrylic Latex satin paint to walls. (SW 6115 Totally Tan) Apply 1 coat of Sherwin Williams A-100 Exterior Acrylic Latex semi-gloss paint to trim. (SW 7006 Extra White) Apply 1 coat of Sherwin Williams All Surface Enamel semi-gloss paint to doors and hand-rails. (SW 7006 Extra White)	1960 DOUGLAS RD
ZONC-22-02-0056	Zoning Commercial	Painting	Cancelled	02/23/2022		06/28/2022	CANCELLED - DUP-Pressure Wash and paint building exterior.	1960 DOUGLAS RD



The City of Coral Gables

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

August 19, 2014

MEJO CORP % DANIEL FLIGELMAN
3100 N OCEAN BLVD # 2402
FT LAUDERDALE, FL 33308

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

PROPERTY FOLIO: # 03-4108-007-1390
ADDRESS 1960 DOUGLAS RD. CORAL GABLES, FL 33134

Dear Property Owner/Manager:

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

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

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

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

Yours truly,


Manuel Z. Lopez, P.E.
Building Official

CITY'S EXHIBIT #4



The City of Coral Gables

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

5/3/2022

MEJO CORP
% DANIEL FLIGELMAN
2109 SUNRISE KEY BLVD
FORT LAUDERDALE, FL 33304

VIA CERTIFIED MAIL

7021 2720 0001 4958 8875

RE: 1960 DOUGLAS RD
FOLIO # 341080071390

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

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

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address will be forty (40) years old, or older, in 2024 having been built in 1964.

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

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

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

Please note the Building Recertification Report must be dated 2024.

Thank you for your prompt attention to this matter.

Manuel Z. Lopez, P.E.
Building Official

CITY'S EXHIBIT #5



CITY OF CORAL GABLES
Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FL 33134

2/2/2023

VIA CERTIFIED MAIL

7021 1970 0000 4015 8722

MEJO CORP
% DANIEL FLIGELMAN
2109 SUNRISE KEY BLVD
FORT LAUDERDALE, FL 33304

RE: 1960 DOUGLAS RD
FOLIO # 341080071390
Process Number TBD

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

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

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is thirty (30) years old, or older, having been built in 1964. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a qualified individual must inspect said building and a **completed** Recertification Report ("Report") must be submitted by you to this Department **in 2024**. A completed Report includes 1) Cover letters stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be **approved** and the Letter of Recertification must be issued by this Department.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Thank you for your prompt attention to this matter.



Manuel Z. Lopez, P.E.
Building Official



CITY OF CORAL GABLES
Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FL 33134

1/31/2024

VIA CERTIFIED MAIL

7021 2720 0001 4959 1493

MEJO CORP
% DANIEL FLIGELMAN
2109 SUNRISE KEY BLVD
FORT LAUDERDALE, FL 33304

RE: 1960 DOUGLAS RD
FOLIO # 03-4108-007-1390

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

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is thirty (30) years old, or older, having been built in 1964. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a qualified individual must inspect said building and a **completed** Recertification Report ("Report") must be submitted by you to this Department within **ninety (90) calendar days** from the **date of this letter**. A completed Report includes 1) Cover letters stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be **approved** and the Letter of Recertification must be issued by this Department.

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Please contact Douglas Ramirez at dramirez@coralgables.com regarding any questions concerning building recertification.
Thank you for your prompt attention to this matter.



Manuel Z. Lopez, P.E.
Building Official

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 25-1228
RECT-24-04-0296

vs.

Certified Mail Return Receipt & Via USPS Regular Mail
7020 1290 0001 5682 8924

Mejo Corp.
C/O Daniel Fligelman
2109 Sunrise Key Blvd,
Ft. Lauderdale, FL 33304-3821
Respondent.

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

Date: January 2, 2026

Re: 1960 Douglas Rd, Coral Gables, FL 33134, Lot 6 to 9 Inc Blk 13, Coral Gables Sec L, PB 8-85, and 03-4108-007-1390 ("Property").

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

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Fairchild Tropical Board Room, 427 Biltmore Way, 1st Floor, Coral Gables, Florida 33134, on January 12, 2026, at 2:00 p.m.

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

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

CITY'S EXHIBIT #6

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

Please govern yourself accordingly.

Analyn Hernandez

Analyn Hernandez
Secretary to the Board

ADA NOTICES

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

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

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

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

c: Mejo Corp., C/O Jeff S. Abers, Registered Agent, 633 S Andrews Ave, #203, Ft. Lauderdale, FL 33301-2840
7020 1290 0001 5682 8931



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

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

I, Sebastian Ramos, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 1960 Douglas Rd, ON 12/31/25 AT
12:18pm.

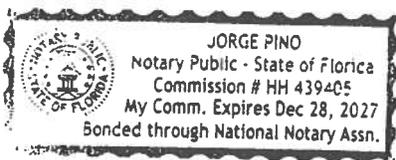
Sebastian Ramos
Employee's Printed Name

[Signature]
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me by means of ' physical presence or __ online
notarization, this 31st day of December, in the year 2025, by
S. Ramos who is personally known to me.

My Commission Expires:



[Signature]
Notary Public

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

CITY OF CORAL GABLES,
Petitioner,

Case No. 25-1228
RECT-24-04-0296

vs.

Certified Mail Return Receipt & Via USPS Regular Mail
7020 1290 0001 5682 8924

Mejo Corp.
C/O Daniel Fligelman
2109 Sunrise Key Blvd,
Ft. Lauderdale, FL 33304-3821
Respondent.

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

Date: January 2, 2026

Re: **1960 Douglas Rd.** Coral Gables, FL 33134, Lot 6 to 9 Inc Blk 13, Coral Gables Sec L, PB 8-85, and 03-4108-007-1390 ("Property").

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

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Fairchild Tropical Board Room, 427 Biltmore Way, 1st Floor, Coral Gables, Florida 33134, on January 12, 2026, at 2:00 p.m.

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

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

Dec 31, 2025

CITY'S EXHIBIT #8



Dec 31, 2025



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

Detail by Entity Name

Florida Profit Corporation

MEJO CORP.

Filing Information

Document Number 315745
FEI/EIN Number 59-1214781
Date Filed 04/12/1967
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 11/18/2011

Principal Address

2109 SUNRISE KEY BLVD
FT LAUDERDALE, FL 33304

Changed: 12/07/2015

Mailing Address

2109 SUNRISE KEY BLVD
FT LAUDERDALE, FL 33304

Changed: 12/07/2015

Registered Agent Name & Address

ABERS, JEFF S
633 S ANDREWS AVE #203
FT LAUDERDALE, FL 33301

Name Changed: 12/07/2015

Address Changed: 12/07/2015

Officer/Director Detail

Name & Address

Title D, President

ABERS, MELISSA F
 2109 SUNRISE KEY BOULEVARD
 FORT LAUDERDALE, FL 33304

Title D

ABERS, BRIAN D
 2109 SUNRISE KEY BOULEVARD
 FORT LAUDERDALE, FL 33304

Title D

ABERS, MICHAEL S
 2109 SUNRISE KEY BOULEVARD
 FORT LAUDERDALE, FL 33304

Title VP

Abers, Rebecca L
 2109 Sunrise Key Blvd
 Ft Laud, FL

Annual Reports

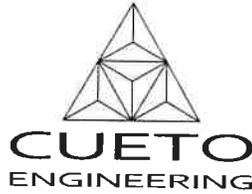
Report Year	Filed Date
2023	01/24/2023
2024	02/14/2024
2025	01/21/2025

Document Images

01/21/2025 -- ANNUAL REPORT	View image in PDF format
02/14/2024 -- ANNUAL REPORT	View image in PDF format
01/24/2023 -- ANNUAL REPORT	View image in PDF format
03/14/2022 -- ANNUAL REPORT	View image in PDF format
02/01/2021 -- ANNUAL REPORT	View image in PDF format
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Florida Department of State, Division of Corporations



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April 11, 2024

Coral Gables Building Department
Attn: Building Official
405 Biltmore Way
Coral Gables, FL 33134

RE: Building Structural Recertification Letter

CASE NO.:
FOLIO: 03-4108-007-1390
ADDRESS: 1960 Douglas Road Coral Gables, FL 33134

To Whom It May Concern,

In accordance with Miami-Dade County Code §8-11(f), a structural inspection has been performed of the building located at the above-listed property address. The findings of the inspection are summarized in a written report that follows the Minimum Inspection Procedural Guidelines for Building Structural Recertification as developed by Miami-Dade County.

Based upon the findings observed during the inspection of the building, it has been determined that the building (is considered) (is not considered) structurally safe for continued use under the present occupancy. Structural repairs (are required) (are not required) as outlined in the written report for building structural recertification. All areas requiring repair shall be restricted to qualified personnel only. This evaluation is considered valid for a period of 180 days from the date of this letter.

The opinions expressed herein are based on visual, non-destructive inspections of the subject building; no material testing reports, or computational analysis have been evaluated. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the building at the time this report was issued, which is based upon careful evaluation of observed conditions, to the extent reasonably possible. As a routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion or future function of the building. Cueto Engineering assumes no liability for the misuse of this information and reserves the right to update this report should additional information become available. Further, this report does not preclude the building from subsequent inspections as deemed necessary by the inspecting engineer and/or the Building Official.

If you have any questions concerning this report, please contact our office at your convenience.



This item has been electronically signed and sealed by Luis A. Sanchez, P.E. (FL PE #84251) using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
2024.04.11 17:01:56 -04'00'

Respectfully Submitted,
Luis A. Sanchez, PE, SI, FRSE
Senior Structural Engineer
Cueto Engineering, LLC
FL PE Lic # 84251

CITY'S EXHIBIT #10



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

CASE REFERENCE NUMBER:

JURISDICTION NAME:

City of Coral Gables



LICENSEE NAME: Luis A. Sanchez, PE, SI, FRSE

TITLE: Structural Senior Engineer

ADDRESS: 2030 South Douglas Road, Suite 202
 Coral Gables, FL 33134

SIGNATURE:

Reason: This item has been electronically signed and sealed by Luis A. Sanchez, P.E. (FL PE #84251) using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
 Date: 2024.04.11 17:12:43 -04'00'

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

1. DESCRIPTION OF BUILDING	
a. Name on Title: MEJO CORP % DANIEL FLIGELMAN	
b. Building Street Address: 1960 DOUGLAS RD CORAL GABLES, FL 33134	Bldg. #: 1
c. Legal Description: CORAL GABLES SEC L PB 8-85 LOTS 6 TO 9 INC BLK 13 LOT SIZE	Attached: <input type="checkbox"/>
d. Owner's Name: MEJO CORP % DANIEL FLIGELMAN	
e. Owner's Mailing Address: 2109 SUNRISE KEY BLVD FORT LAUDERDALE, FL 33304	
f. Folio Number of Property on which Building is Located: 03-4108-007-1390	
g. Building Code Occupancy Classification: Group R-2	
h. Present Use: Residential Building	
i. General Description of building (overall description, structural systems, special features):	
<p>The residential building is a two-story structure constructed with a wood-framed roof, 2nd-floor pre-cast concrete planks, cast in place concrete frames, and concrete masonry block (CMU) exterior walls over a shallow foundation system with a combination of wall footings and a concrete slab-on-ground (SOG). The exterior walls are clad with stucco. The roof is covered with concrete tiles. Based on public records, Miami Dade County Property Appraiser, Florida, the building was constructed in 1964. Building record drawings and permits were reviewed. A re-roofing permit was issued in 2017.</p>	
j. Number of Stories: 2	k. Is this a Threshold Building ¹ as per 553.71(12) F.S. (Yes/No): No
l. Provide an aerial of the property identifying the building being certified on a separate sheet. Attached: <input checked="" type="checkbox"/>	
m. Additional Comments:	
N/A	

n. Additions to original structure:	
N/A	
o. Total Actual Building Area of all floors: 7,118	S.F.

2. INSPECTIONS	
a. Date of Notice of Required Inspection: January 31, 2024	
b. Date(s) of actual inspection: April 10, 2024	
c. Name, license number, discipline of practice, and qualifications of licensee submitting report:	
Luis A. Sanchez, PE, SI, FRSE (FL Lic # 84251)	
d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures:	N/A: <input checked="" type="checkbox"/>
e. Are Any Structural Repairs Required? (YES/NO): Yes	
1. If required, describe, and indicate acceptance:	
Prior to the start of construction and/or repair phase, appropriate permits shall be obtained in accordance with the jurisdiction's procedures and applicable codes:	
<ul style="list-style-type: none"> • Repairing of the cracks in the 2nd-floor slab's edge and joint at the north portion of the building's west side. • Repairing of stucco cracks around the interface between the northwest stair and ground-floor CMU enclosure. 	
f. Can the building continue to be occupied while recertification and repairs are ongoing? (YES/NO): Yes	
1. Explanation/Conditions:	
Repairs may be performed with limited access to these areas during the repair phases.	
g. Is it recommended that the building be vacated? (YES/NO): No	
h. Has the property record been researched for violations or unsafe cases? (YES/NO): Yes	
1. Explanation/Comments:	
No violations found online.	

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

- a. 2 Number of Additional sheets of written data
- b. 39 Number of Photographs provided (plus each building elevation)
- c. _____ Number Drawings or sketches provided (aerial, site, footprint, etc.)
- d. _____ Number of Test reports attached

4. FOUNDATION

a. Describe the building foundation:

Shallow foundation system with a combination of wall footings and a concrete slab-on-ground (SOG).

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

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

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

PROVIDE PHOTO 4d

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

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

1. Describe:

5. PRESENT CONDITION OF OVERALL STRUCTURE

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

PROVIDE PHOTO 5a

1. Bulging: Fair

2. Settlement: Fair

3. Deflections: Fair

4. Expansion: Fair

5. Contraction: Fair

b. Portion showing distress: (Note, beams, columns, structural walls, floor, roofs, other)	PROVIDE PHOTO 5b
None observed.	
c. Surface conditions: Describe general conditions of finishes, cracking, spalling, peeling, signs of moisture penetration and stains.	PROVIDE PHOTO 5c
Cracks in the 2nd-floor slab's edge and joint at the north portion of the building's west side. Stucco cracks around the interface between the northwest stair and ground-floor CMU enclosure.	
d. Cracks: Note location in significant members. Identify crack size as HAIRLINE if barely discernible; FINE if less than 1 mm in width; MEDIUM if between 1- and 2-mm width; WIDE if over 2 mm.	PROVIDE PHOTO 5d
Fine (Less than 1 mm)	Fine cracks in the 2nd-floor slab's edge and joint at the north portion of the building's west side. Hairline to fine stucco cracks around the interface between the northwest stair and ground-floor CMU enclosure.
e. General extent of deterioration: Cracking or spalling of concrete or masonry, oxidation of metals; rot or borer attack in wood.	PROVIDE PHOTO 5e
Fine cracks in the 2nd-floor slab's edge and joint at the north portion of the building's west side.	
f. Previous patching or repairs (Provide description and identify location):	PROVIDE PHOTO 5f
Previously patched cracks in the SOG.	
g. Nature of present loading: (Indicate residential, commercial, storage, other.)	
Residential	Roof live loads between 20-30 psf.
h. Signs of overloading? (Yes/No): No	
1. Describe:	

6. MASONRY BEARING WALL: (Indicate good, fair, needs repair on appropriate lines)

This Section is N/A:

PROVIDE PHOTO 6

a. Concrete masonry units: Fair

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

c. Reinforced concrete tie columns: Fair

d. Reinforced concrete tie beams: Fair

e. Lintel: Fair

f. Other type bond beams: N/A

PROVIDE PHOTO 6f

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

1. Stucco: Fair

2. Veneer: Fair

3. Paint only: Fair

4. Other (describe): N/A

h. Interior masonry finishes (choose those that apply):

PROVIDE PHOTO 6h

1. Vapor barrier: Fair

2. Furring and plaster: Fair

3. Paneling: Fair

4. Paint only: Fair

5. Other (describe): Fair

i. Cracks:

PROVIDE PHOTO 6i

1. Location (note beams, columns, other): Cracks in the 2nd-floor slab's edge and joint at the north portion of the building and around the interface between the northwest stair and ground-floor CMU enclosure.

2. Description:

Fine cracks in the 2nd-floor slab's edge and joint at the north portion of the building's west side. Hairline to fine stucco cracks around the interface between the northwest stair and ground-floor CMU enclosure.

j. Spalling None Observed

PROVIDE PHOTO 6j

1. Location (note beams, columns, other):

2. Description:

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

7. FLOOR AND ROOF SYSTEM	
a. Roof (Must access and provide)	
1. Describe (roof shape, type roof covering, type roof deck, framing system, condition):	PROVIDE PHOTO 7a1
Wood-framed gable & hip roof constructed with pre-fabricated trusses and board decking. The roof structure is in fair condition.	
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of supports:	PROVIDE PHOTO 7a2
None observed.	
3. Describe roof drainage system, main and overflow, and indicate condition:	PROVIDE PHOTO 7a3
The roof drains off the edges through a gutter/downspout system.	
4. Describe parapet build and current conditions:	PROVIDE PHOTO 7a4
N/A	
5. Describe mansard build and current conditions:	PROVIDE PHOTO 7a5
N/A	

6. Describe roofing membrane/covering and current conditions:	PROVIDE PHOTO 7a6
The roof is covered concrete tiles. Based on building permit records the roof covering is approximately 7 years old. The roof covering is in fair condition.	
7. Describe any roof framing member with obvious overloading, overstress, deterioration or excessive deflection:	PROVIDE PHOTO 7a7
None observed.	
8. Note any expansion joints and condition:	PROVIDE PHOTO 7a8
None observed.	
b. Floor system(s):	
1. Describe the floor system at each level, framing, material, typical spans and indicate condition:	PROVIDE PHOTO 7b1
2nd-floor, pre-cast concrete planks and a concrete SOG.	
2. Balconies: Indicate location, framing system, material, and condition:	N/A: <input type="checkbox"/> PROVIDE PHOTO 7b2
2nd-floor continuous balcony along the west side of the building constructed with pre-cast planks and CIP cantilever beams. The balcony is in fair condition.	
3. Stairs and escalators: indicate location, framing system, material, and condition:	N/A: <input type="checkbox"/> PROVIDE PHOTO 7b3
CIP concrete stairs at the northwest and southwest corners of the building in fair condition.	
4. Ramps: indicate location, framing type, material, and condition:	N/A: <input checked="" type="checkbox"/> PROVIDE PHOTO 7b4
N/A	
5. Guardrails and handrails: describe type, material, and condition:	N/A: <input type="checkbox"/> PROVIDE PHOTO 7b5
Steel guardrails along the stairs and continuous balcony in fair condition.	
c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.	
2nd-floor and roof framing was available for inspection.	

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

9. CONCRETE FRAMING SYSTEM		This Section is Not Applicable: <input type="checkbox"/>
a. Full description of concrete structural framing system:		PROVIDE PHOTO 9a
2nd-floor pre-cast concrete planks and CIP concrete cantilever beams. CMU exterior walls with CIP concrete tie beams and columns.		
b. Cracking		PROVIDE PHOTO 9b
1. Significant <input type="checkbox"/> or Not significant <input checked="" type="checkbox"/> :		
2. Location and description of members affected and type cracking:		
Fine cracks in the 2nd-floor slab's edge and joint at the north portion of the building's west side. Hairline to fine stucco cracks around the interface between the northwest stair and ground-floor CMU enclosure.		

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

10. WINDOWS, STOREFRONTS, CURTAINWALLS AND EXTERIOR DOORS		
a. Windows/Storefronts/Curtainwalls/Skylights		PROVIDE PHOTO 10
1. Type (Wood, steel, aluminum, vinyl, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other):		
Awning and jalousie glass windows along the exterior walls.		
2. Anchorage: type and condition of fasteners and latches: Fair		
Fair condition where observed.		

3. Sealant: type and condition of perimeter sealant and at mullions: Fair	
Fair condition where observed.	
4. Interiors seals: type and condition at operable vents: Fair	
Fair condition where observed.	
5. General condition: Fair	
Fair condition.	
6. Describe any repairs needed:	
All cracked and failed sealants and seals must be replaced.	
b. Structural Glazing on the exterior envelope of Threshold Buildings (Yes/No): No	
1. Previous Inspection Date: N/A	
2. Description of Curtain Wall Structural Glazing and adhesive sealant:	
N/A	
3. Describe Condition of System:	
N/A	
c. Exterior Swing and Overhead Doors	PROVIDE PHOTO 10c
1. Type (Wood, Steel, Aluminum, Sliding Glass Door, other):	
N/A	
2. Anchorage: type and condition of fasteners and latches: Fair	
Fair condition where observed.	
3. Sealant: type and condition of sealant: Fair	
Fair condition where observed.	

4. General condition: Fair
Fair condition.
5. Describe any repairs needed: Repairs Not Required

11. WOOD FRAMING	This Section is Not Applicable: <input type="checkbox"/>
a. Fully describe wood framing system:	PROVIDE PHOTO 11a
Wood-framed roof constructed with pre-fabricated trusses and board decking.	
b. Indicate the condition of the following:	PROVIDE PHOTO 11b
1. Walls: Fair	
2. Floors:	
N/A	
3. Roof member, roof trusses: Fair	
Pre-fabricated wood trusses and board decking.	
c. Note metal connectors (i.e., angles, plates, bolts, split pintles, other, and note condition):	PROVIDE PHOTO 11c
Fair Trusses' mending plates in fair condition.	
d. Joints: note if well fitted and still closed:	PROVIDE PHOTO 11d
Well fitted where observed.	

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

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

13. SPECIAL OR UNUSUAL FEATURES IN THE BUILDINGThis Section is N/A **PROVIDE PHOTO 13**

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

N/A

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

N/A

14. UNDERGROUND OR LOWER-LEVEL PARKING GARAGESThis Section is N/A: **PROVIDE PHOTO 14****CHECKLIST ITEMS TO CONFIRM OR CONSIDER FOR UNDERGROUND PARKING GARAGE:****14A.** CURRENT BFE: _____ ft. (Select Datum)**Note: All elevation datums provided must be in the same datum as the Flood Insurance Rate Map (FIRM).**1. What is the wet season² ground water elevation (water table): _____ ft. (Select Datum)

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

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

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

Explanation: N/A

5. Is the garage entrance elevation lower than the base flood elevation? Select: (Yes or No)

Explanation: N/A

6. List use of structure above the underground portion of the parking garage. (e.g. parking, terrace, occupiable space):

Describe: N/A

7. Does underground parking structure show any evidence of bulging, settlement, cracking or deflection? Describe:

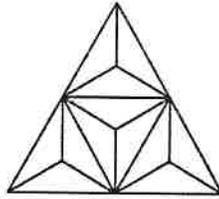
Describe: N/A

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

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

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

Reset Form



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STRUCTURAL RECERTIFICATION PHOTO REPORT

INSPECTION NUMBER

24-INS-0024

PROJECT

Structural Recertification Inspection
For Mejo Group

LOCATION

1960 Douglas Road
Coral Gables, FL 33134

PREPARED BY

Luis A. Sanchez, PE, SI, FRSE
FL PE Lic. # 84251



This item has been electronically signed and sealed by Luis A. Sanchez, P.E. (FL PE #84251) using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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April 11, 2024



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BACKGROUND:

The enclosed photo report has been prepared for the purpose of identifying general conditions and observed deficiencies in the structural systems of the subject building. A visual, non-destructive inspection was performed on April 10, 2024, by Luis A. Sanchez, PE, SI, FRSE of Cueto Engineering, LLC. Access was provided so that a visual inspection could be performed. Numerous photographs were taken depicting various existing conditions.

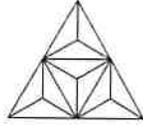
RECOMMENDATIONS

Construction documents for all required structural repairs shall be prepared in accordance with applicable codes and standards by a licensed design professional (i.e., Professional Engineer) and properly permitted unless specifically exempt from permitting as determined by the local authority having jurisdiction. Any repairs performed without a permit and/or in progress inspections may be considered unacceptable which may result in additional work, fees, violations, and penalties.

DISCLAIMER:

The observations, evaluation, recommendations, conclusions, and opinions expressed herein have been prepared within a reasonable degree of engineering certainty. They are based on the results and interpretations of activities performed at the site, the information available at the time the report was issued, and the education, training, knowledge, skill, and experience of the licensed professional engineer named and shown as the author. To the best ability and knowledge of the licensed professional engineer, this report represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to the extent reasonably possible. 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 or future function of the building.

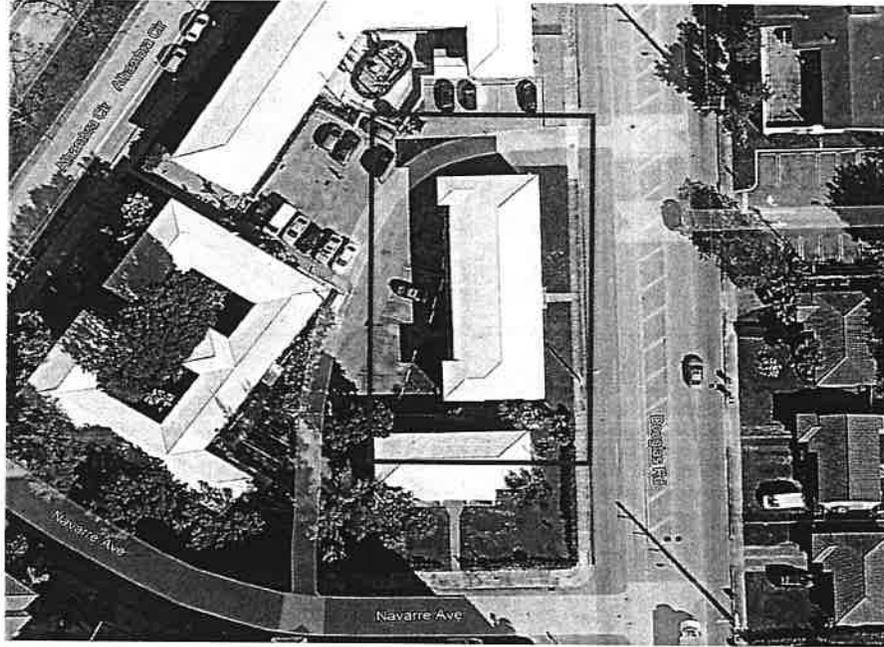
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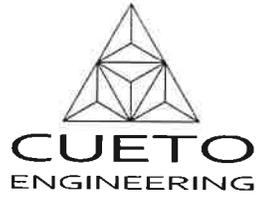
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AERIAL IMAGES



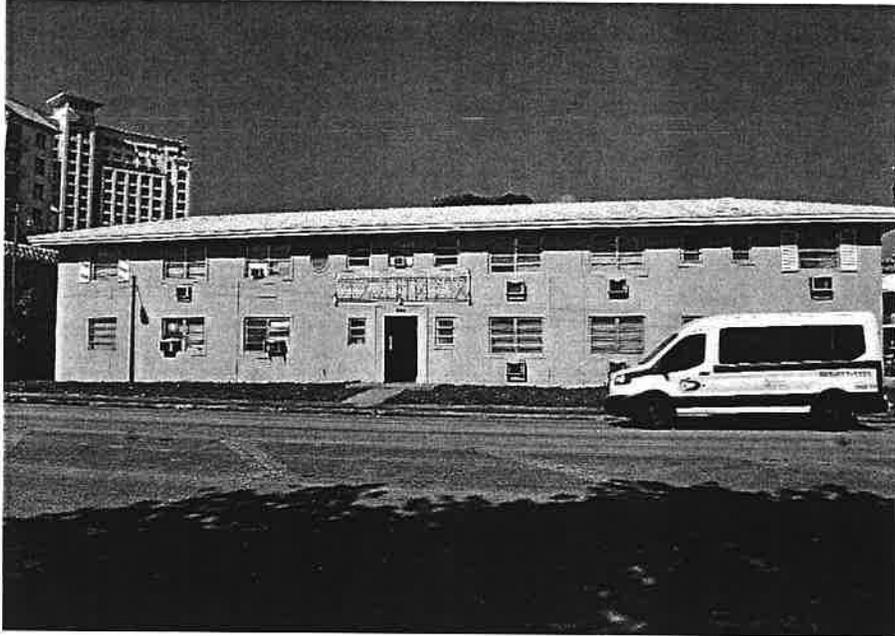
Aerial Photograph of the subject building (Google Earth Pro)



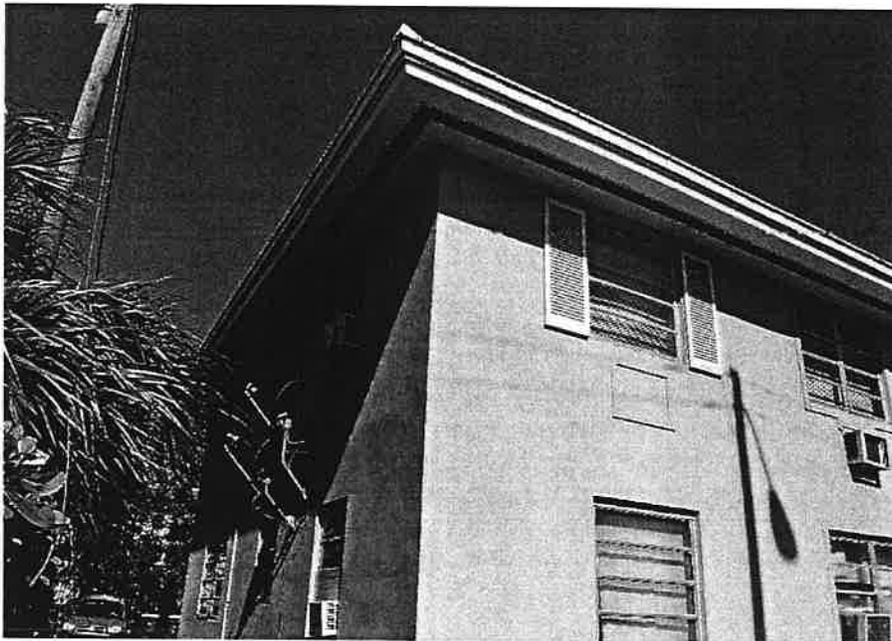


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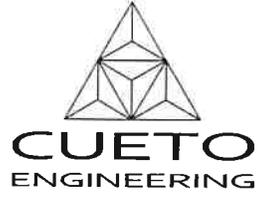
BUILDING ELEVATIONS



East-facing elevation of the building



Southeast corner of the building



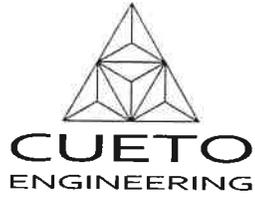
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West-facing elevation of the building



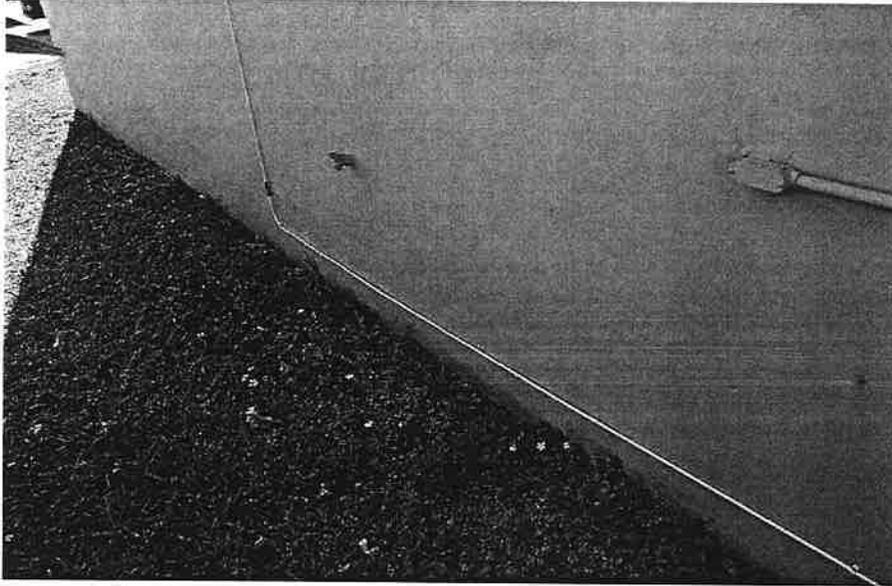
North-facing elevation of the building



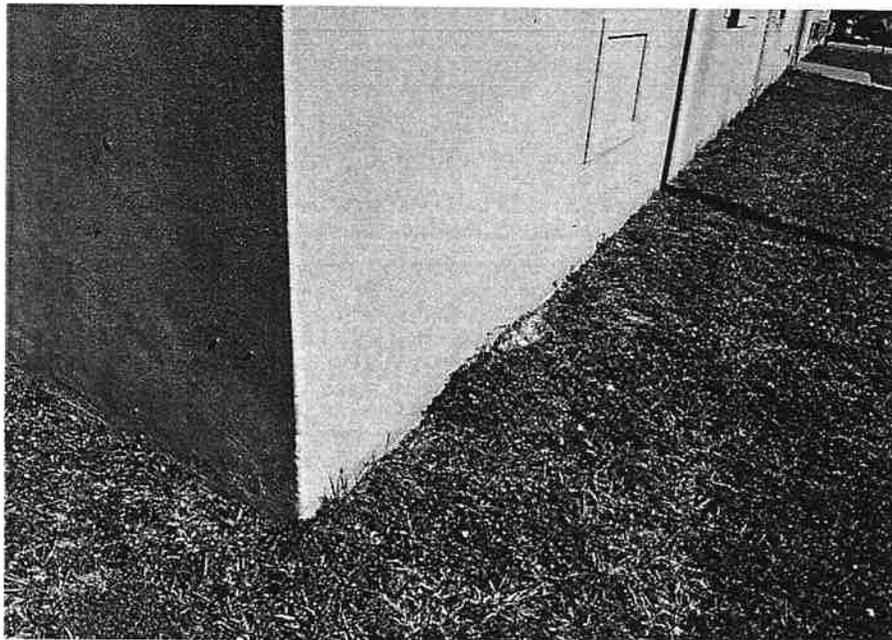
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4. FOUNDATION

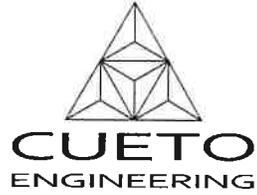
Photo(s) 4d:



Typical painted stucco along the bottom portion of the exterior walls



Typical painted stucco along the bottom portion of the building's corners



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5. PRESENT CONDITION OF OVERALL STRUCTURE

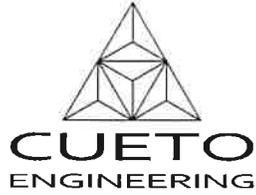
Photo(s) 5a:



Overall fair conditions of the exterior of the structure



Overall fair conditions of the structure



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Photo(s) 5b:

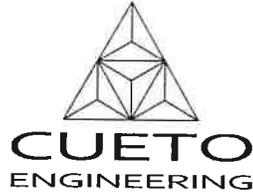


Typical concrete frames, 2nd-floor slab, and stairs along the west side of the building. Note no signs of distress

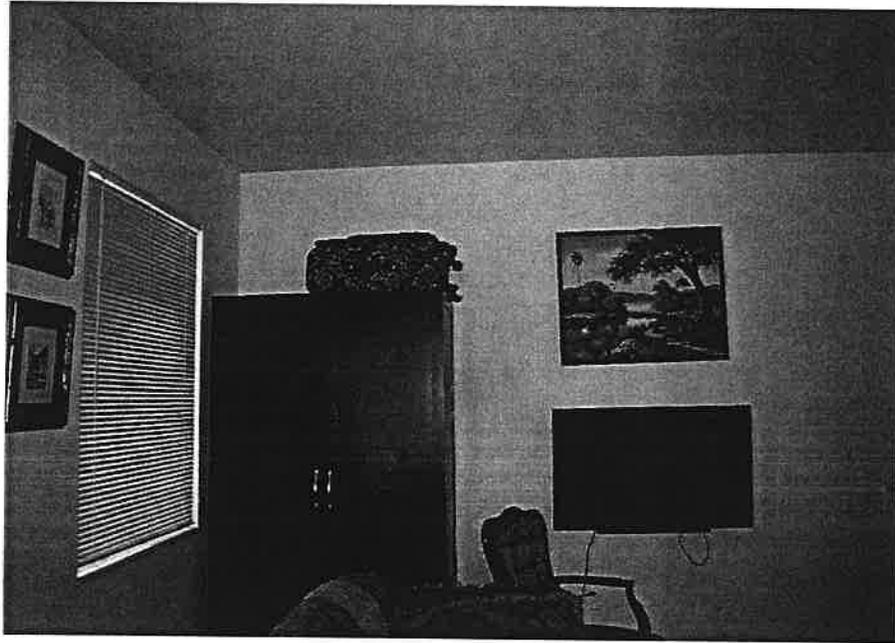
Photo(s) 5c:



Typical exterior finishes of the building

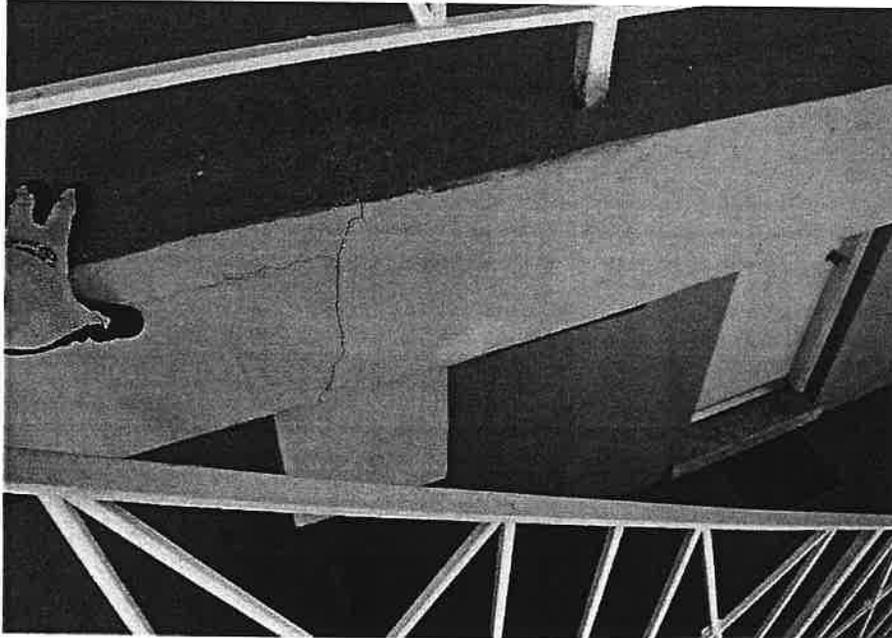


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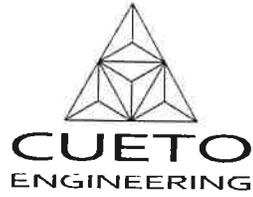


Typical interior finishes of the building's units

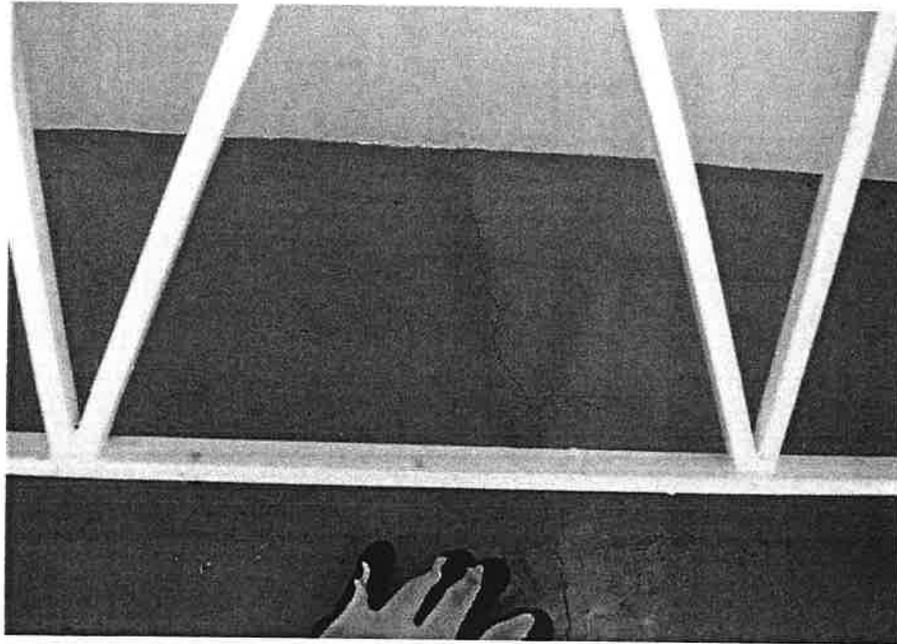
Photo(s) 5d:



Cracked 2nd-floor, pre-cast concrete slab at the north portion of the west edge

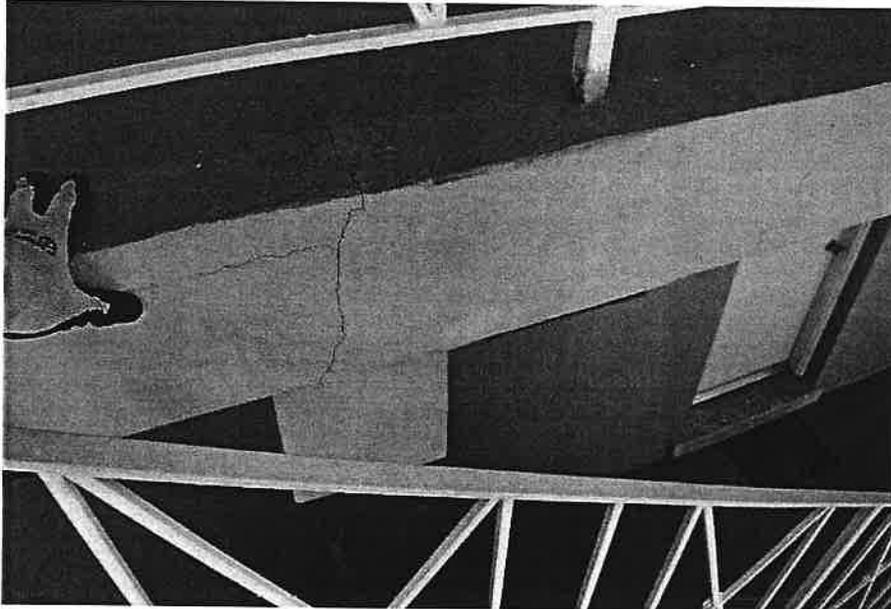


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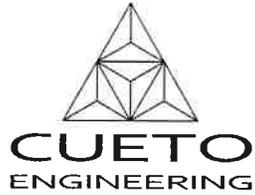


Typical cracked joints between the 2nd-floor pre-cast concrete slab along the west continuous balcony

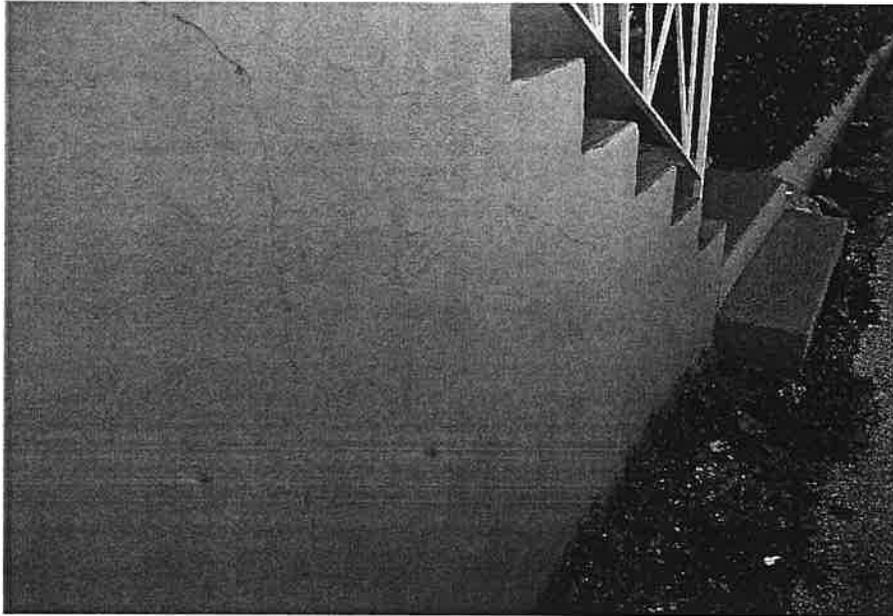
Photo(s) 5e:



Cracked 2nd-floor, pre-cast concrete slab at the south portion of the west edge

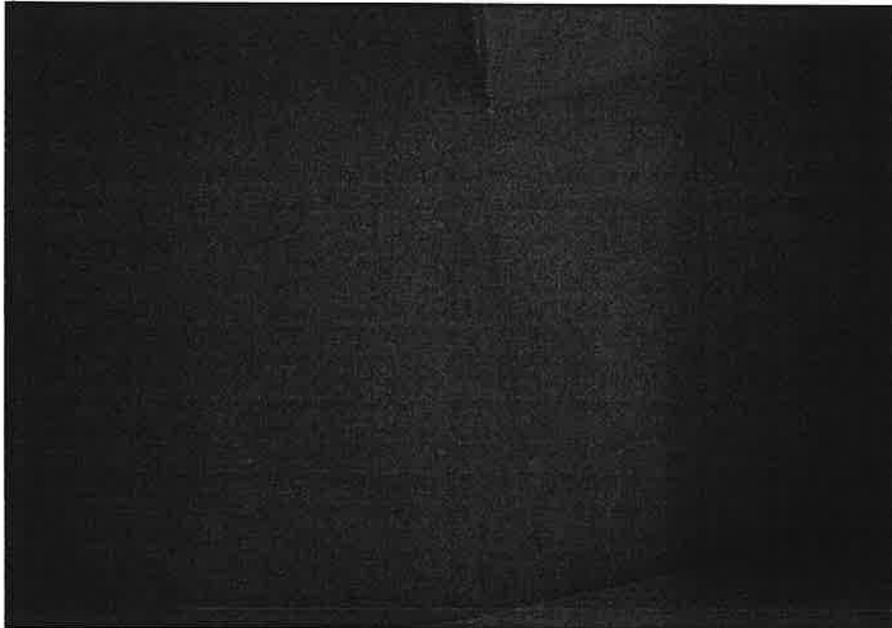


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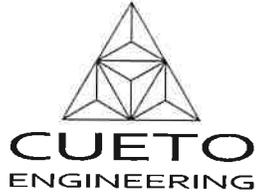


Continuous stucco cracks along the interface between the southwest stair and its ground-floor CMU enclosure

Photo(s) 5f:



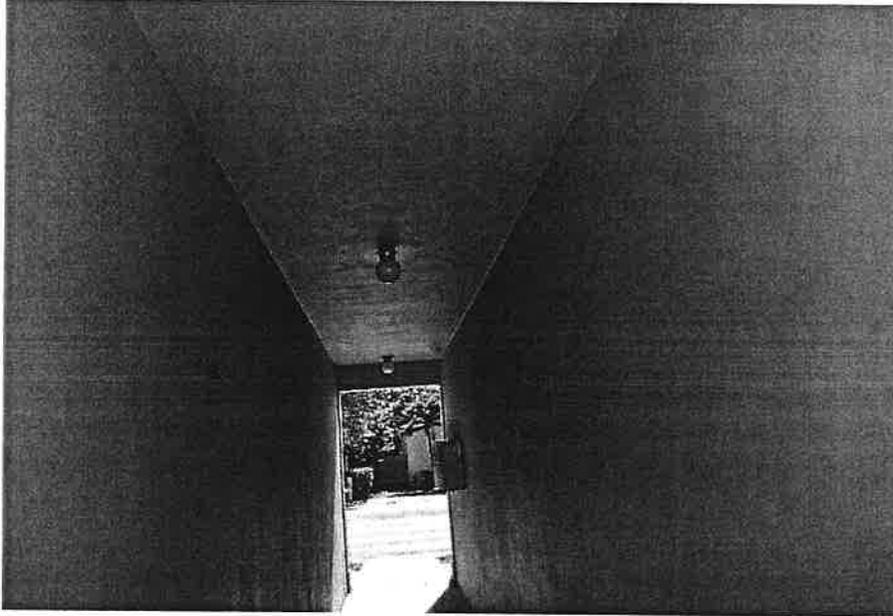
Typical previously patched linear cracks along the SOG



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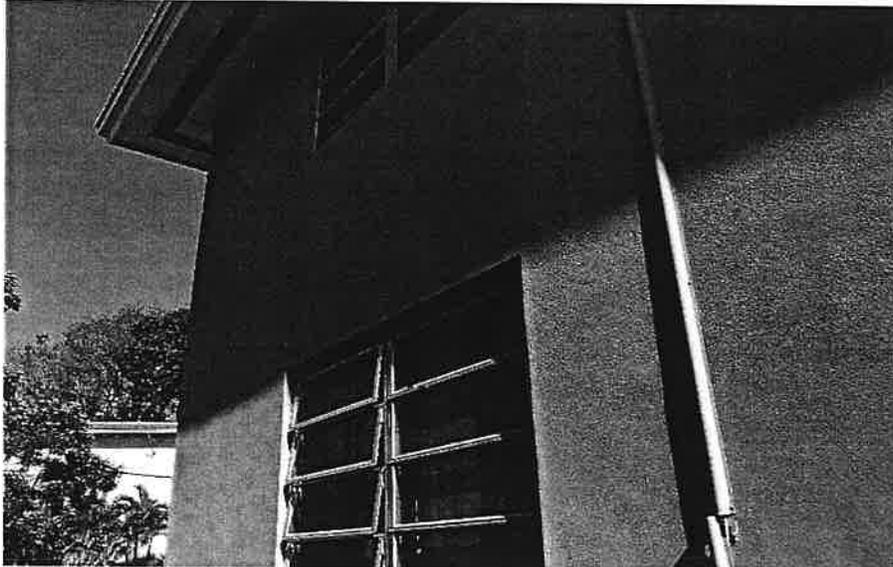
6. MASONRY BEARING WALL

Photo(s) 6:

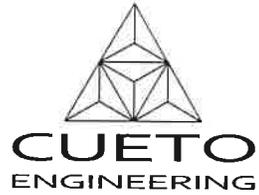


CMU wall along the building's center portion

Photo(s) 6f:

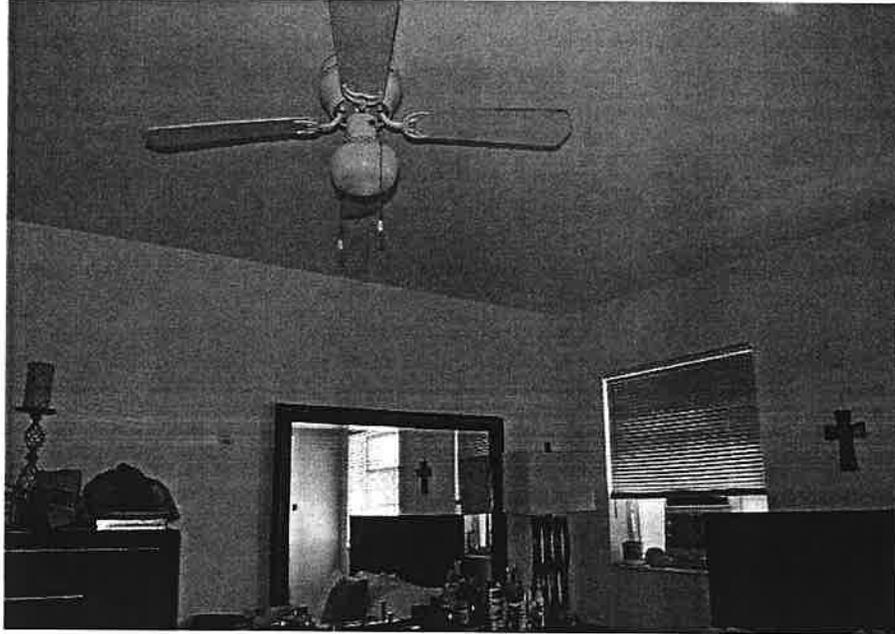


Typical painted stucco along the building facade



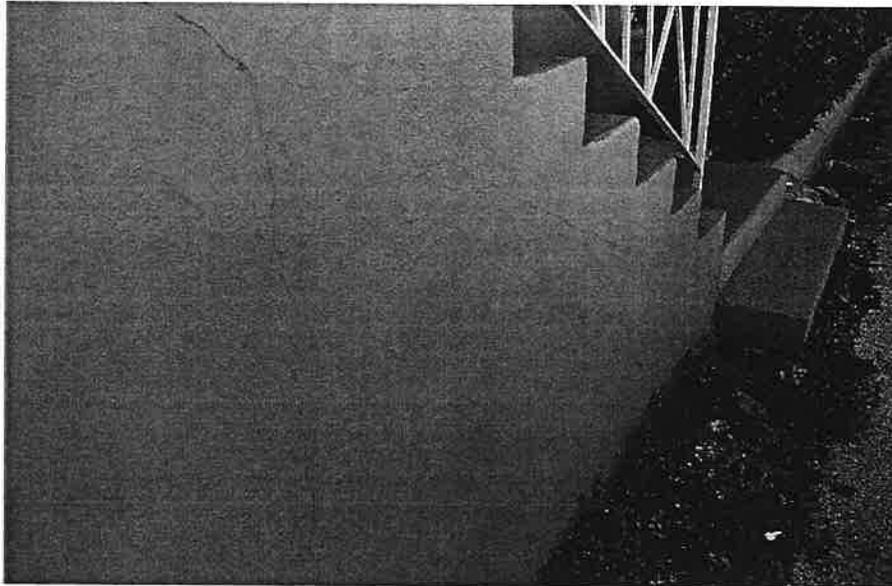
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Photo(s) 6h:

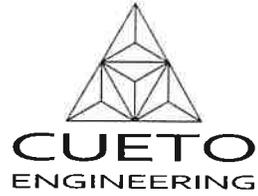


Interior finishes of 2nd-floor Unit 7

Photo(s) 6i:



Continuous cracks along the interface between the southwest stair and its ground-floor CMU enclosure



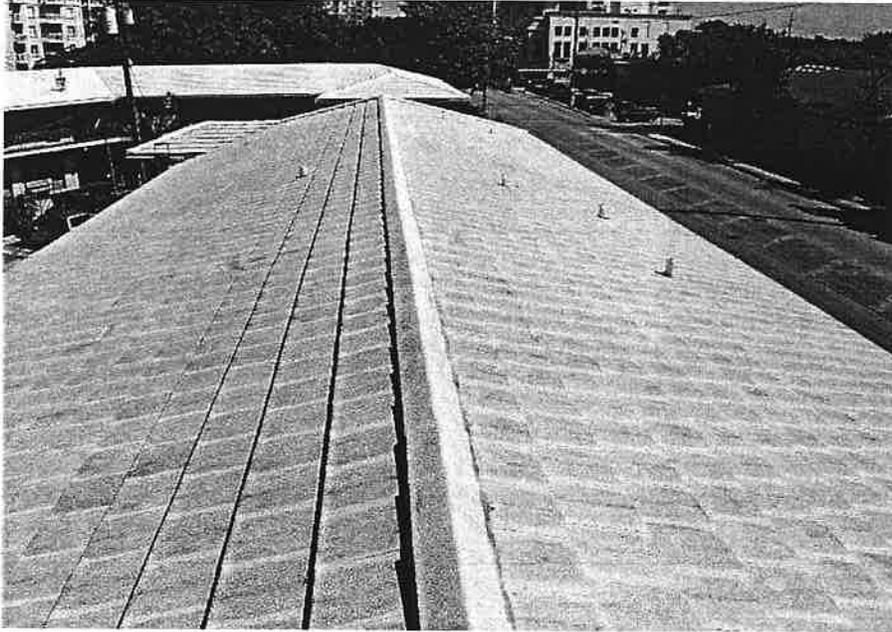
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Photo(s) 6J: N/A

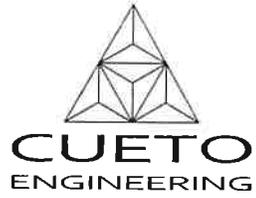
Photo(s) 6k: N/A

7. FLOOR AND ROOF SYSTEM

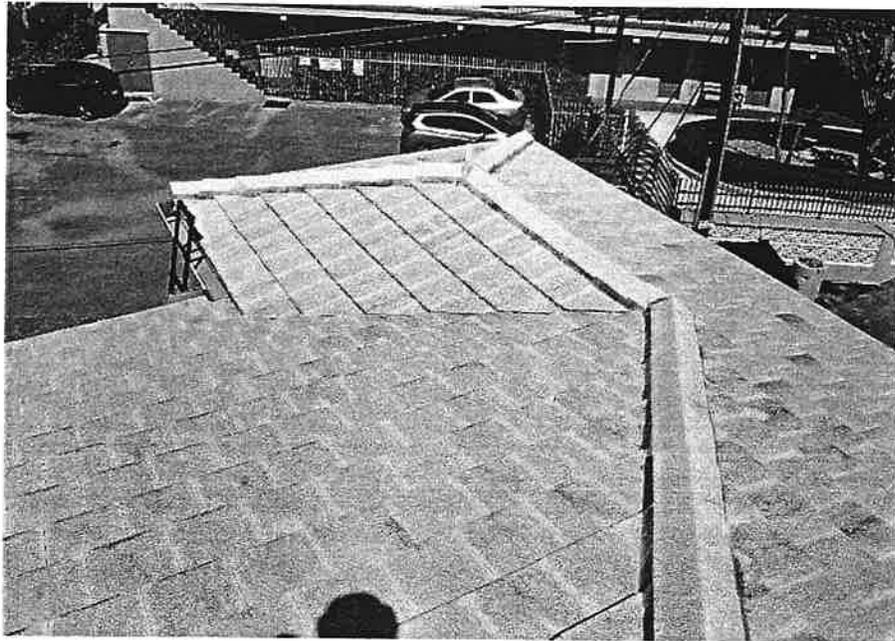
Photo(s) 7a1:



Concrete roof tiles looking north on the gable roof section



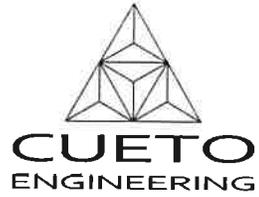
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Typical concrete roof tiles at the northwest corner of the roof



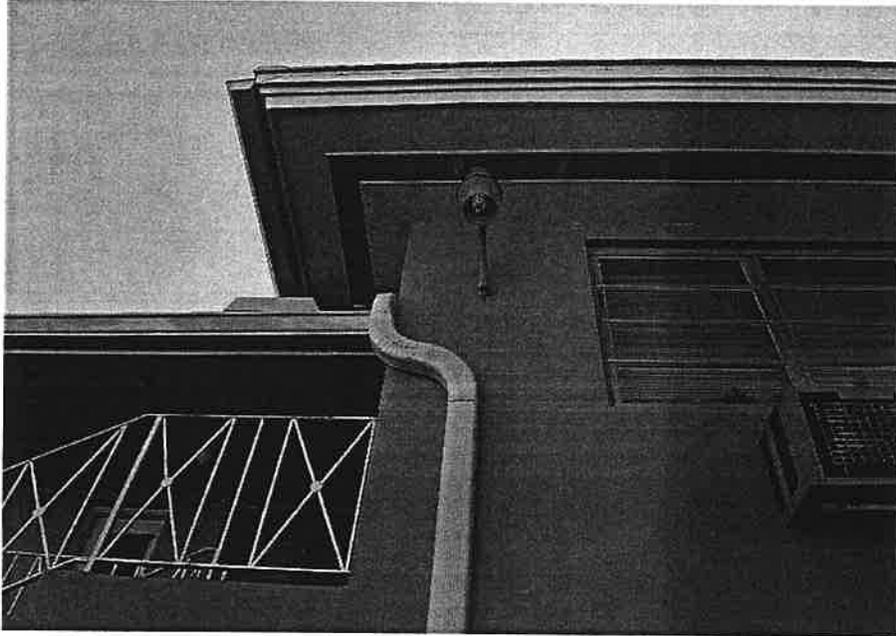
Typical pre-fabricated wood roof trusses and board decking



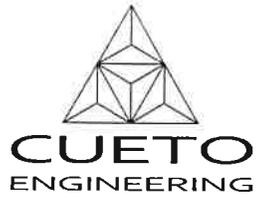
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Photo(s) 7a2: N/A

Photo(s) 7a3:



Typical gutters and downspouts along the roof rakes

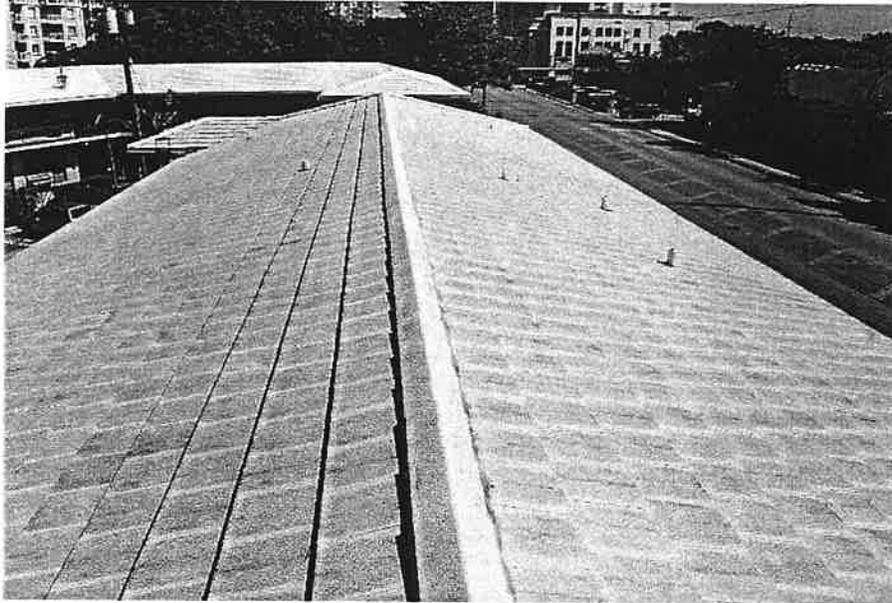


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Photo(s) 7a4: N/A

Photo(s) 7a5: N/A

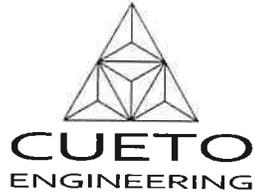
Photo(s) 7a6:



Concrete roof tiles looking north on the gable roof section

Photo(s) 7a7: N/A

Photo(s) 7a8: N/A



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Photo(s) 7b1:

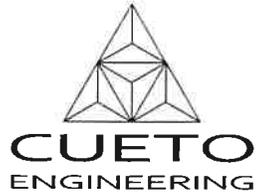


Typical bottom portions of the 2nd-floor pre-cast concrete planks

Photo(s) 7b2:

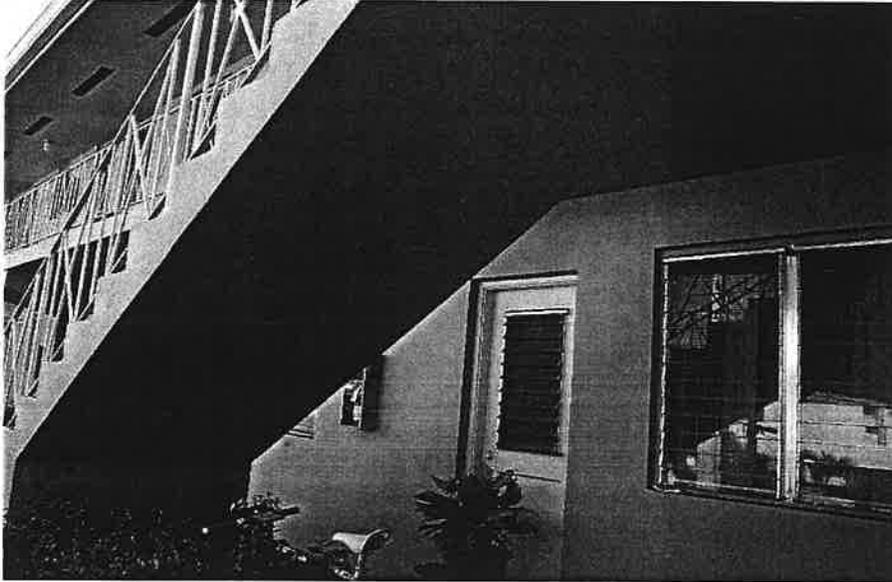


Bottom portion of the continuous balcony along the west side of the building



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Photo(s) 7b3:



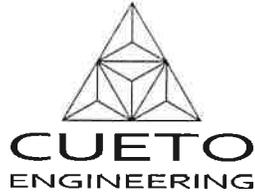
Typical concrete stairs along the west side of the building

Photo(s) 7b4: N/A

Photo(s) 7b5:



Typical steel guardrails of the stairs and continuous 2nd-floor balcony along the west side of the building



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8. STEEL FRAMING SYSTEM

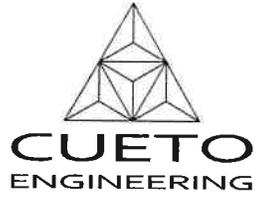
Photo(s) 8: N/A

9. CONCRETE FRAMING SYSTEM

Photo(s) 9a:

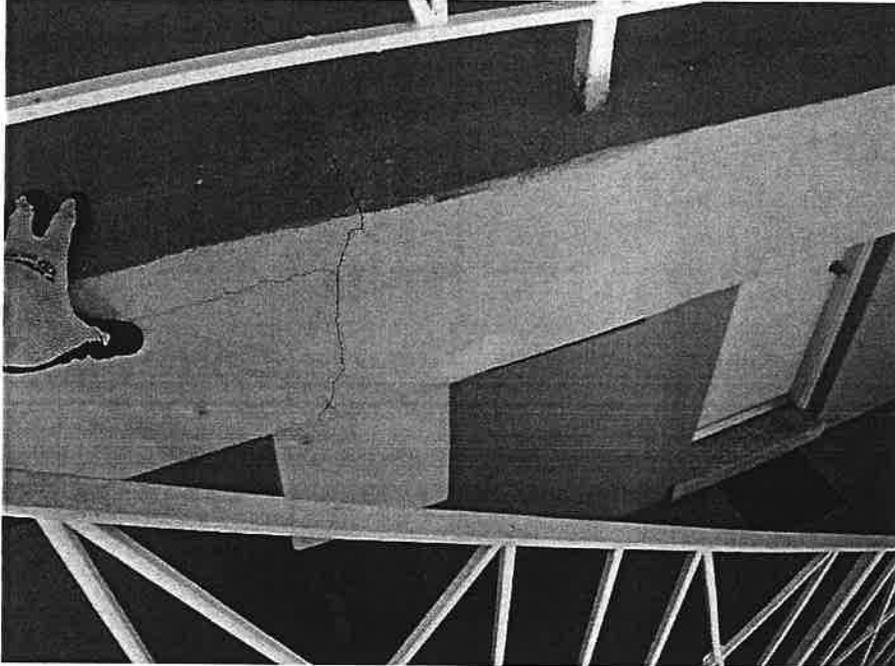


Typical concrete frames, 2nd-floor slab, and stairs along the west side of the building



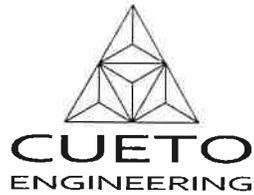
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Photo(s) 9b:



Cracked 2nd-floor, pre-cast concrete slab at the south portion of the west edge

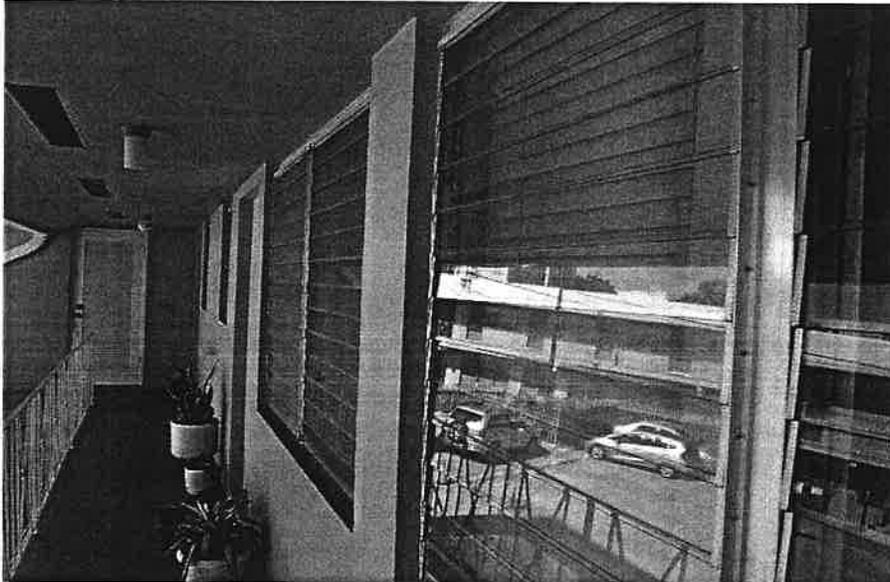
Photo(s) 9d2 through 9f: N/A



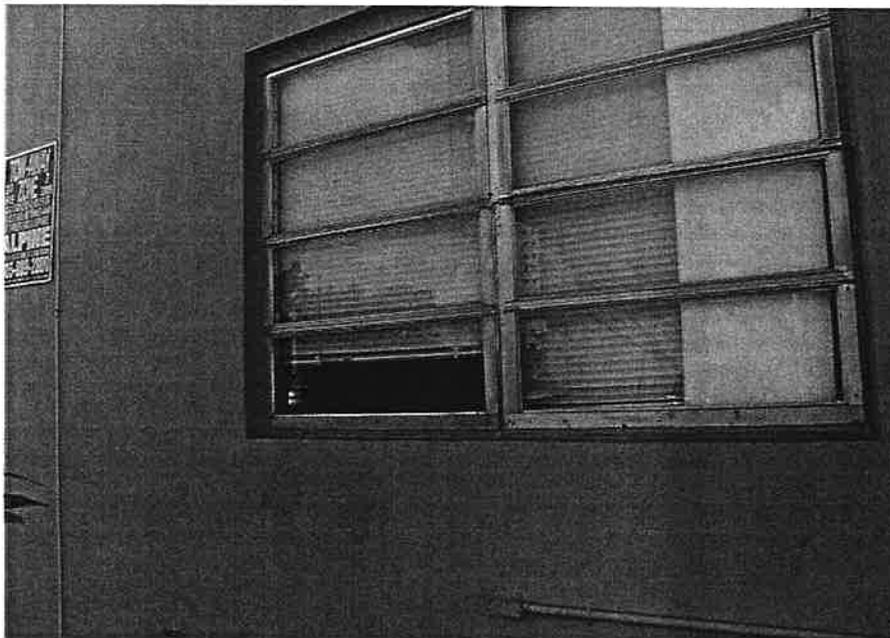
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10. WINDOWS, STOREFRONTS, CURTAINWALLS AND EXTERIOR DOORS

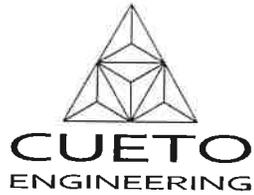
Photo(s) 10:



Typical jalousie glass windows along the west side of the building

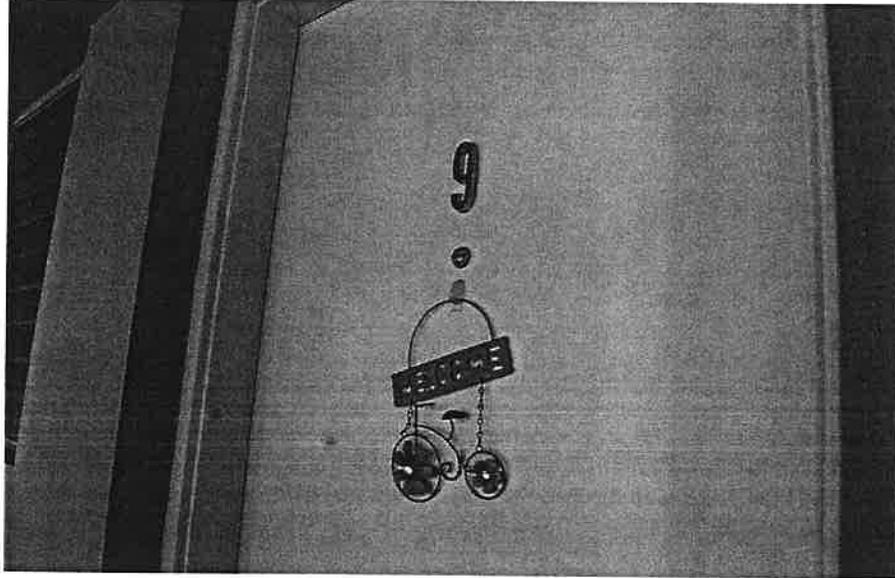


Typical awning windows along the north, east, and south sides of the building



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Photo(s) 10c:



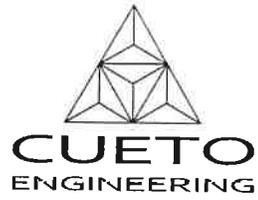
Typical single-wood doors of the building units and storage rooms

11. WOOD FRAMING

Photo(s) 11a:

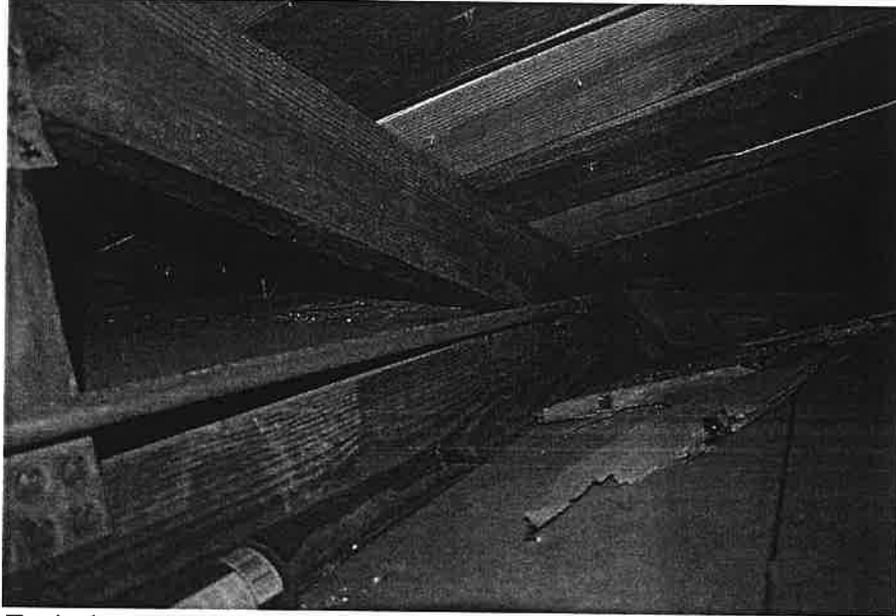


Typical pre-fabricated wood roof trusses and board decking



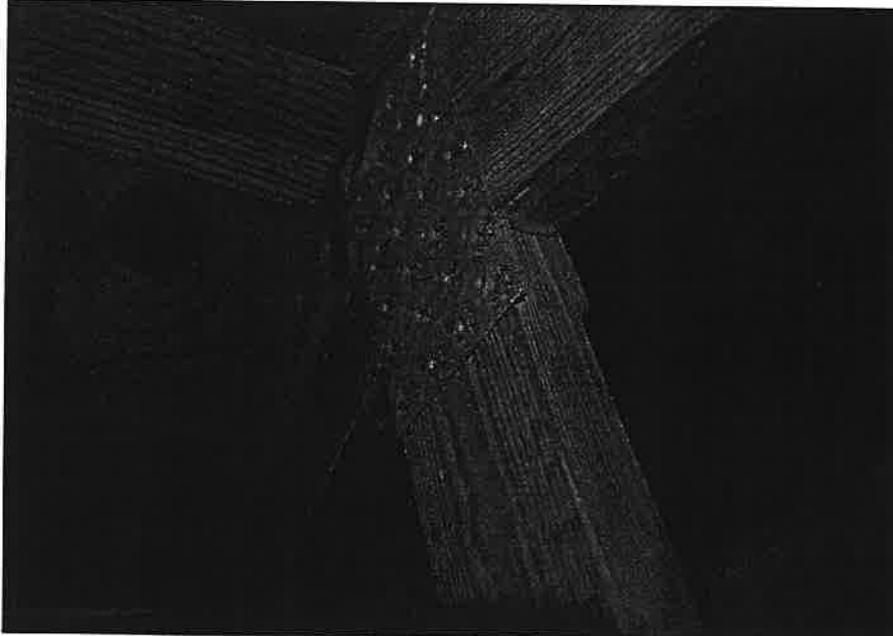
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Photo(s) 11b:

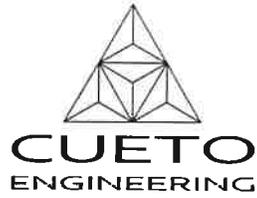


Typical wood truss ends bearing on the exterior CMU wall of the building

Photo(s) 11c:



Typical mending plate connections between the wood roof truss' components



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Photo(s) 11d:



Typical joints between the wood roof board decking and trusses

Photo(s) 11e through 11h: N/A

12. BUILDING FACADE INSPECTION (THRESHOLD BUILDING)

Photo(s) 12: N/A

13. SPECIAL OR UNUSUAL FEATURES IN THE BUILDING

Photo(s) 13: N/A

14. UNDERGROUND OR LOWER-LEVEL PARKING GARAGES

Photo(s) 14: N/A



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

miamidade.gov/building

CERTIFICATION OF COMPLIANCE WITH PARKING LOT GUARDRAILS

Re: Case No. _____ FYear 2024
Property Address: 1960 Douglas Road Coral Gables, FL 33134, Bldg. No.: _____, Sq. Ft.: 7,118
Building Description: Residential Building

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

On April 11, 2024, I inspected the parking lots servicing the above referenced building for compliance with Section 8C-6 and determined the following (check only one):

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

Signature and Seal of Architect or Engineer

Luis A. Sanchez, PE, SI, FRSE

Print Name

4/11/2024

Date



This item has been electronically signed and sealed by Luis A. Sanchez, P.E. (FL PE #84251) using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
2024.04.11 17:03:56
-04'00'



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April 15, 2024

Coral Gables Building Department
Attn: Building Official
405 Biltmore Way
Coral Gables, FL 33134

RE: Building Electrical Recertification Letter

CASE NO.:
FOLIO: 03-4108-007-1390
ADDRESS: 1960 Douglas Road Coral Gables, FL 33134

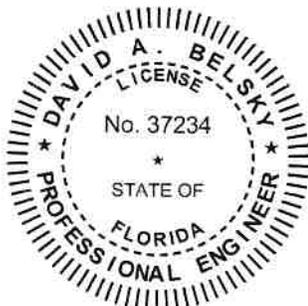
To Whom It May Concern,

In accordance with Miami-Dade County Code §8-11(f), an electrical inspection has been performed of the building located at the above listed property address. The findings of the inspection are summarized in a written report that follows the Minimum Inspection Procedural Guidelines for Building Electrical Recertification as developed by Miami-Dade County.

Based upon the findings observed during inspection of the building, it has been determined that the building (is considered) (is not considered) electrically safe for continued use under the present occupancy. Electrical repairs (are required) (are not required) as outlined in the written report for building electrical recertification. The parking lot illumination (does) (does not) meet Chapter 8C-3 Miami-Dade County Ordinance requirements.

The opinions expressed herein are based on visual, non-destructive inspections of the subject building; no material testing reports, or computational analysis have been evaluated. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the building at the time this report was issued, which is based upon careful evaluation of observed conditions, to the extent reasonably possible. As a routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion or future function of the building. Cueto Engineering assumes no liability for the misuse of this information and reserves the right to update this report should additional information become available. Further, this report does not preclude the building from subsequent inspections as deemed necessary by the inspecting engineer and/or the Building Official.

If you have any questions concerning this report, please contact our office at your convenience.



This item has been electronically signed and sealed by David A. Belsky, P.E. (FL PE#37234) using a digital signature. Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies.
2024.04.15 14:09:43 -04'00'

Respectfully Submitted,
David Belsky, P.E.
Senior Electrical Engineer
Cueto Engineering, LLC
FL PE #37234



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

CASE REFERENCE NUMBER:

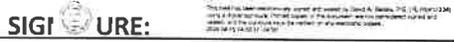
 TBD

LICENSEE NAME: David A. Belsky
TITLE: Senior Electrical Engineer - Cueto Engineering -

JURISDICTION NAME:

 City of Coral Gables

ADDRESS: 2030 South Douglas Road, Suite 202
Coral Gables, FL 33134



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

1. DESCRIPTION OF BUILDING	
a. Name on Title: MEJO CORP % DANIEL FLIGELMAN	
b. Building Street Address: 1960 DOUGLAS RD CORAL GABLES, FL 33134	Bldg. #: 1
c. Legal Description: CORAL GABLES SEC L PB 8-85 LOTS 6 TO 9 INC BLK 13 LOT SIZE Attached: <input type="checkbox"/>	
d. Owner's Name: MEJO CORP % DANIEL FLIGELMAN	
e. Owner's Mailing Address: 2109 SUNRISE KEY BLVD FORT LAUDERDALE, FL 33304	
f. Folio Number of Property on which Building is Located: 03-4108-007-1390	
g. Building Code Occupancy Classification: Group R-2	
h. Present Use: Apartments -	
i. General Description of building (overall description, structural systems, special features):	
Two story CBS block construction on concrete slab -	
j. Number of Stories: 2	k. Is this a Threshold Building as per 553.71(12) F.S. (Yes/No): No
l. Provide an aerial of the property identifying the building being certified on a separate sheet. Attached: <input checked="" type="checkbox"/>	
m. Additional Comments:	

2. INSPECTIONS

a. Date of Notice of Required Inspection: **January 31, 2024**

b. Date(s) of actual inspection: **April 10, 2024 & April 11, 2024**

c. Name and qualifications of licensee submitting report:

David A. Belsky, P.E. (Lic#37234)

d. Are Any Electrical Repairs Required? (YES/NO): **Yes**

1. If required, describe, and indicate acceptance:

See General Comments Item 29 -

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

1. Explanation/Conditions:

Repairs involve temporary shut downs and are minor in scope -

3. ELECTRICAL SERVICE

PROVIDE PHOTO 3

a. Size: Voltage (**240**) Amperage (**500**) Type: Fuses (**XXX**) Breakers ()

b. Phase: Three-Phase () Single Phase ()

c. Condition: Good () Fair () Needs Repair ()

Comments:

4. METERING EQUIPMENT

PROVIDE PHOTO 4

1. Clearances: Good () Fair () Needs Correction ()

Comments:

5. ELECTRIC ROOMS

Not Applicable:

PROVIDE PHOTO 5

1. Clearances: Good () Fair () Needs Correction ()

Comments:

Four empty horizontal lines for providing comments.

6. GUTTERS

Not Applicable:

PROVIDE PHOTO 6

1. Location: Good () Needs Repair ()

2. Taps and Fill: Good () Needs Repair ()

Comments:

Gutter covers could not be removed - Painted shut bolts need to be replaced with new bolts -

Three empty horizontal lines for providing comments.

7. ELECTRICAL PANELS

PROVIDE PHOTO 7

1. Panel # (H) Location: Electrical Room

Good () Needs Repair ()

2. Panel # (Dwelling) Location: Dwelling Units -

Good () Needs Repair ()

3. Panel # () Location:

Good () Needs Repair ()

4. Panel # () Location:

Good () Needs Repair ()

5. Panel # () Location:

Good () Needs Repair ()

Use separate sheets for additional panels.

Comments:
Panel H - Equipment ground needed - Rewire double connection on 15-amp breaker -
Dwelling Unit Panels need maintenance -

8. BRANCH CIRCUITS (Exiting panel enclosure)	PROVIDE PHOTO 8
---	------------------------

1. Identified:	Yes	(<input checked="" type="radio"/>)	Must be Identified	(<input type="radio"/>)	
2. Conductors:	Good	(<input checked="" type="radio"/>)	Deteriorated	(<input type="radio"/>)	Must be Replaced (<input type="radio"/>)

Comments:

9. GROUNDING OF SERVICE	PROVIDE PHOTO 9
--------------------------------	------------------------

	Good	(<input type="radio"/>)	Needs Repair	(<input checked="" type="radio"/>)
--	------	---------------------------	--------------	--------------------------------------

Comments:
Provide 1/0 Cu ground to two(2) ground rods and cwp bond -

10. BRANCH CIRCUIT EQUIPMENT GROUNDING SYSTEM	PROVIDE PHOTO 10
--	-------------------------

	Good	(<input type="radio"/>)	Needs Repair	(<input checked="" type="radio"/>)
--	------	---------------------------	--------------	--------------------------------------

Comments:
Panel H - Dwelling Units -

11. SERVICE CONDUIT/RACEWAYS

PROVIDE PHOTO 11

Good ()

Needs Repair ()

Comments:

12. GENERAL CONDUIT/RACEWAYS

PROVIDE PHOTO 12

Good ()

Needs Repair ()

Comments:

13. WIRE AND CABLES

PROVIDE PHOTO 13

Good ()

Needs Repair ()

Comments:

14. BUSWAYS

Not Applicable:

PROVIDE PHOTO 14

Good ()

Needs Repair ()

Comments:

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

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

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

Comments:

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

Comments:

17.TYPES OF WIRING METHODS**PROVIDE PHOTO 17**1. Conduit Raceways Metallic: Good () Needs Repair () N/A ()2. Conduit PVC: Good () Needs Repair () N/A ()3. NM Cable: Good () Needs Repair () N/A ()4. Other Conductors/Cables: Good () Needs Repair () N/A ()

a. Other Conductors/Cables (Specify):

Comments:

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

Comments:

Exterior corridor and stairwells -

--

19. BUILDING EGRESS ILLUMINATION	PROVIDE PHOTO 19
Good (<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>)
N/A (<input type="radio"/>)	
Comments:	

20. FIRE ALARM SYSTEM	PROVIDE PHOTO 20
Good (<input type="radio"/>)	Needs Repair (<input type="radio"/>)
N/A (<input checked="" type="radio"/>)	
Comments:	

21. SMOKE DETECTORS (Part of a fire alarm system only)	Not Applicable: <input type="checkbox"/>	PROVIDE PHOTO 21
Good (<input type="radio"/>)	Needs Repair (<input checked="" type="radio"/>)	N/A (<input type="radio"/>)
Comments:		
Maintenance of dwelling unit smoke detectors -		

22. EXIT LIGHTS	PROVIDE PHOTO 22
Good (<input type="radio"/>)	Needs Repair (<input checked="" type="radio"/>)
N/A (<input type="radio"/>)	
Comments:	
Exterior corridor and stairwells -	

23. EMERGENCY GENERATOR

PROVIDE PHOTO 23

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

Comments:

24. WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS

PROVIDE PHOTO 24

Good () Requires Additional Illumination () N/A ()

Comments:

25. OPEN OR UNDER COVER PARKING GARAGE AND EGRESS ILLUMINATION

PROVIDE PHOTO 25

Good () Requires Additional Illumination () N/A ()

Comments:

26. SWIMMING POOL WIRING

PROVIDE PHOTO 26

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

Comments:

27. WIRING TO MECHANICAL EQUIPMENT

PROVIDE PHOTO 27

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

Comments:

28. UNDERGROUND OR LOWER-LEVEL PARKING GARAGESN/A:

PROVIDE PHOTO 28

CHECKLIST ITEMS TO CONFIRM OR CONSIDER FOR UNDERGROUND PARKING GARAGE:

Number of Levels Below Grade Plane:

A. Are the sump pumps operational? Select: (Yes/Need Repair/N/A)

Explanation:

B. If the elevator(s) travel below grade plane:

1. Are they programmed to return to a level at or above BFE plus freeboard:

Select: (Yes, No, Needs Repair, Will Retrofit):

Explanation:

2. Are they equipped with sensors that prevent the cab from descending into a flooded hoistway?

Select: (Yes, No, Needs Repair, Will Retrofit):

Explanation:

C. Are the branch electrical circuits feeding devices below grade plane protected by a Ground Fault Circuit Interrupter (GFCI) breaker?

Select: (Yes, No, Needs Repair, Will Retrofit):

Explanation:

29. GENERAL ADDITIONAL COMMENTS

Specific Repairs:

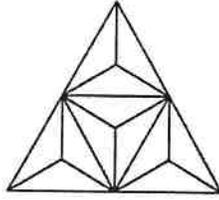
1. Replace Main 1 of 1 old fuses with new 500-amp fuses –

2. Electrical Room: The bolts on gutter and raceway covers are painted over and could not be removed during inspection – Replaced painted over bolts with new bolts for maintenance access –

3. Upgrade service ground to 1/0 CU to two ground rods spaced a minimum of 6'-0" apart and CWP bond –

4. Panel H Electrical Room: Install equipment ground and grounding bushing – Rewire 15-amp breaker connection to remove double wire installation –

Reset Form



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ELECTRICAL RECERTIFICATION PHOTO REPORT

INSPECTION NUMBER

23-INS-0024

PROJECT

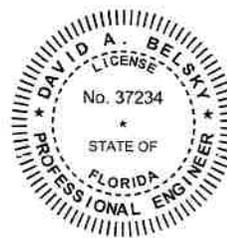
Electrical Recertification Inspection
Mejo Group

LOCATION

1960 Douglas Road
Coral Gables, FL 33134

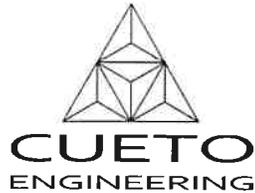
PREPARED BY

David A. Belsky, P.E.
FL PE Lic. # 37234



This item has been electronically signed and sealed by David A. Belsky, P.E. (FL PE#37234) using a digital signature. Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies.
2024.04.15 14:11:10
-04'00'

April 15, 2024



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BACKGROUND:

The enclosed photo report has been prepared for the purpose of identifying general conditions and observed deficiencies in the electrical systems of the subject building. A visual, non-destructive inspection was performed on April 10, 2024, and on April 11, 2024, by David A. Belsky, P.E. of Cueto Engineering, LLC. Access was provided so that a visual inspection could be performed. Numerous photographs were taken depicting various existing conditions.

RECOMMENDATIONS

Construction documents for all required electrical repairs shall be prepared in accordance with applicable codes and standards by a licensed design professional (i.e., Professional Engineer) and properly permitted unless specifically exempt from permitting as determined by the local authority having jurisdiction. Any repairs performed without a permit and/or in progress inspections may be considered unacceptable which may result in additional work, fees, violations, and penalties.

Specific Repairs:

1. Replace Main 1 of 1 old fuses with new 500-amp fuses –
2. Electrical Room: The bolts on gutter and raceway covers are painted over and could not be removed during inspection – Replaced painted over bolts with new bolts for maintenance access –
3. Upgrade service ground to 1/0 CU to two ground rods spaced a minimum of 6'-0" apart and CWP bond –
4. Panel H Electrical Room: Install equipment ground and grounding bushing – Rewire 15-amp breaker connection to remove double wire installation –
5. Provide Exit/Emergency combination lights at both stairwells
6. Dwelling units:
 - a. Install new batteries in all smoke detectors – Ensure all smoke detectors function –
 - b. Provide GFCI receptacles in all bathrooms and kitchen counters
 - c. Maintenance of all electrical panels – clean, tighten connections, repair where necessary – ensure equipment grounding –
7. Repair dangling wiring device in 2nd floor storage ceiling –
8. Upgrade parking lot lighting -



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DISCLAIMER:

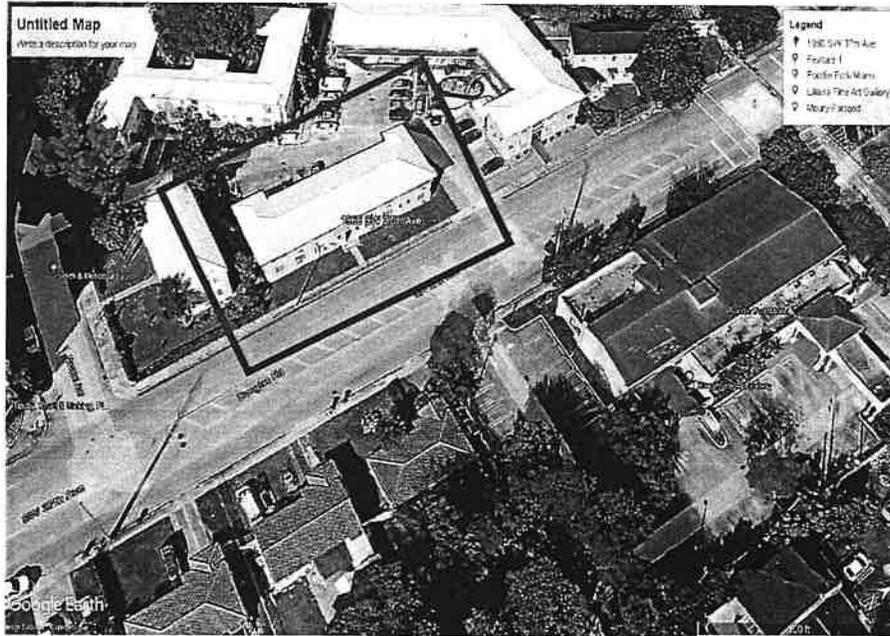
The observations, evaluation, recommendations, conclusions, and opinions expressed herein have been prepared within a reasonable degree of engineering certainty. They are based on the results and interpretations of activities performed at the site, the information available at the time the report was issued, and the education, training, knowledge, skill, and experience of the licensed professional engineer named and shown as the author. To the best ability and knowledge of the licensed professional engineer, this report represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to the extent reasonably possible. 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 or future function of the building.

The contents of this report are confidential and intended for the use of the above-listed client and its representatives. Contents of this report may also be privileged or otherwise protected by work product immunity or other legal rules. Cueto Engineering, LLC assumes no liability for the misuse of this information by others and reserves the right to update this report should additional information become available.



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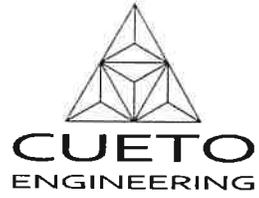
PHOTOGRAPHS OF INSPECTION:



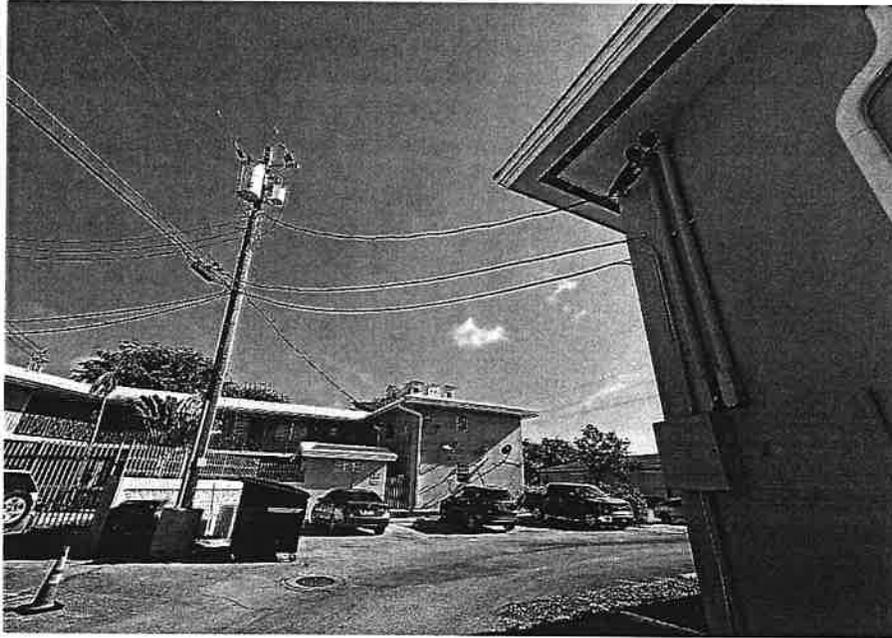
Aerial View Bldg 1 – 1960 SW 37th Avenue, Coral Gables, FL 33134



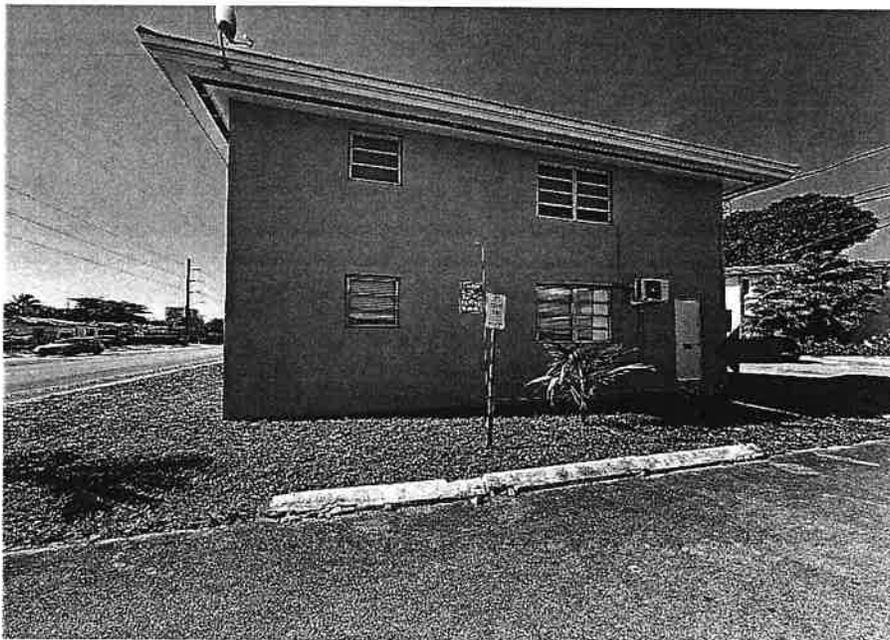
Street View Bldg 1 – 1960 SW 37th Avenue, Coral Gables, FL 33134



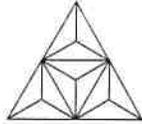
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FPL Overhead Service – Single Phase 120/240 Volts, 3 Wire

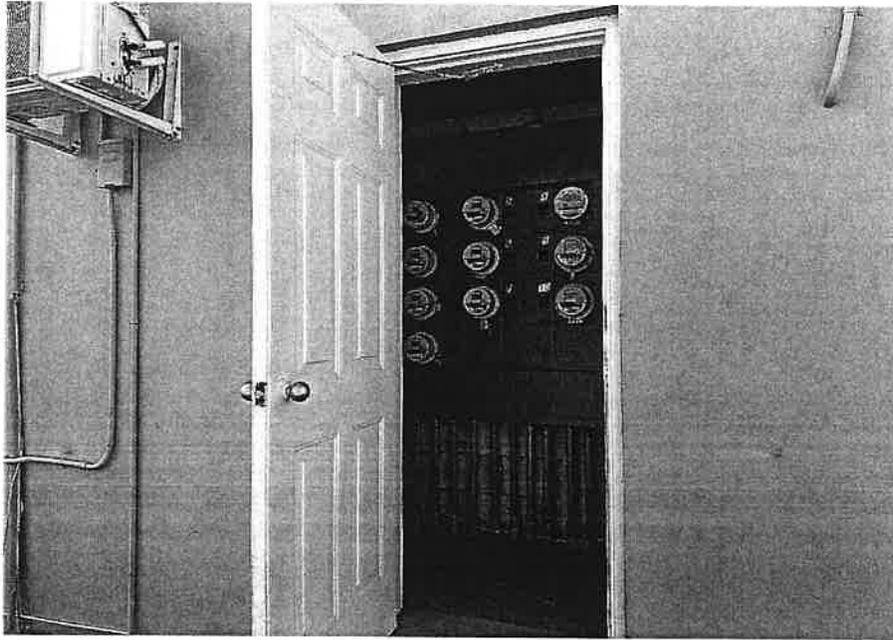


Electrical Room Location-

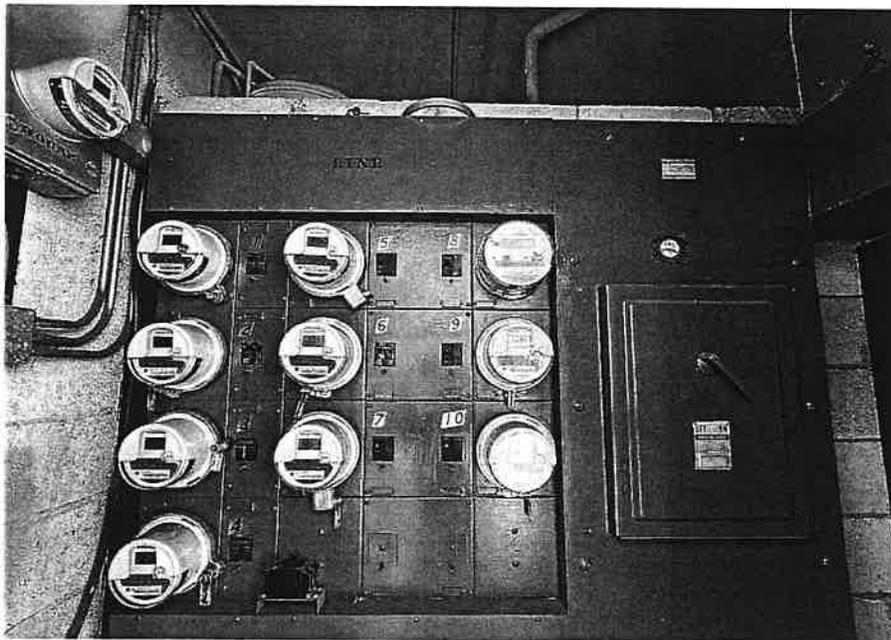


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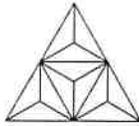
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Electrical Room Entrance -

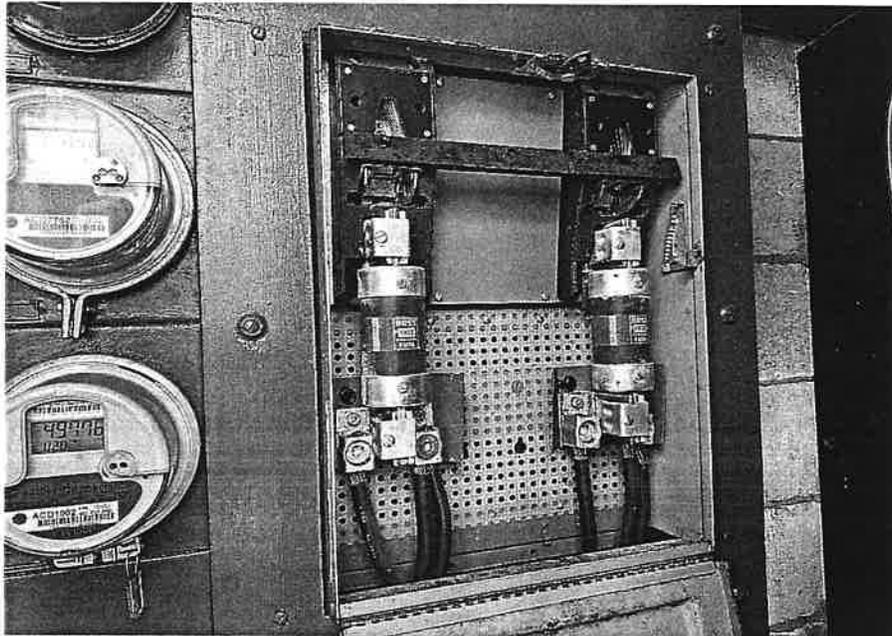


Main 1 of 1 – 500 Amps – Meter Stack

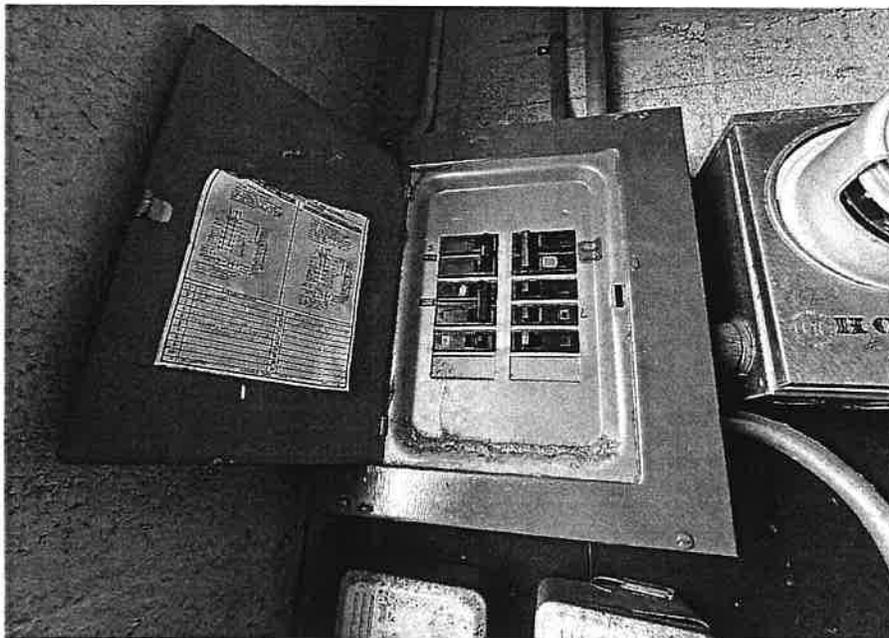


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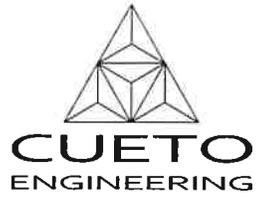
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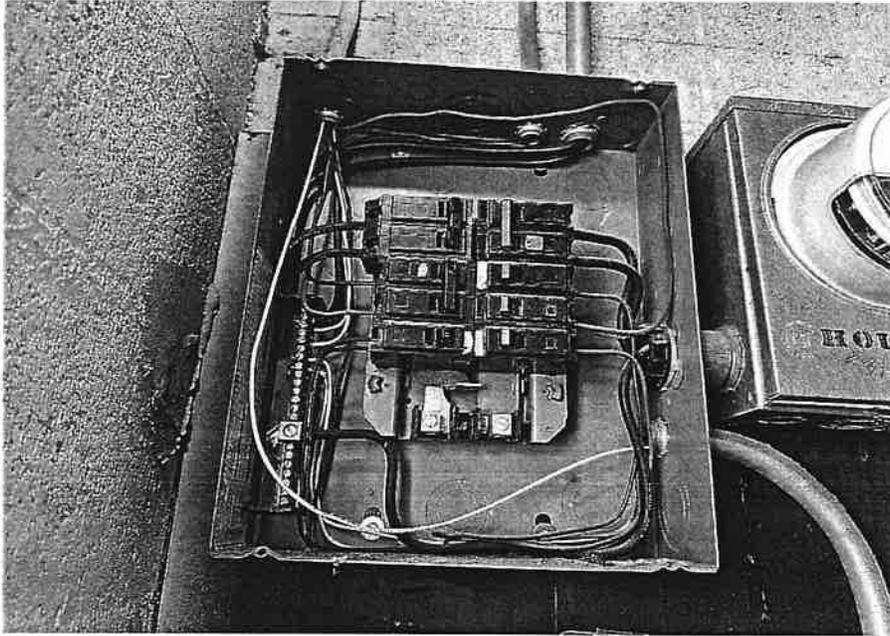
Main 1 of 1 – 500 Amps Fused Disconnect – 1PH, 120/240V - Opened



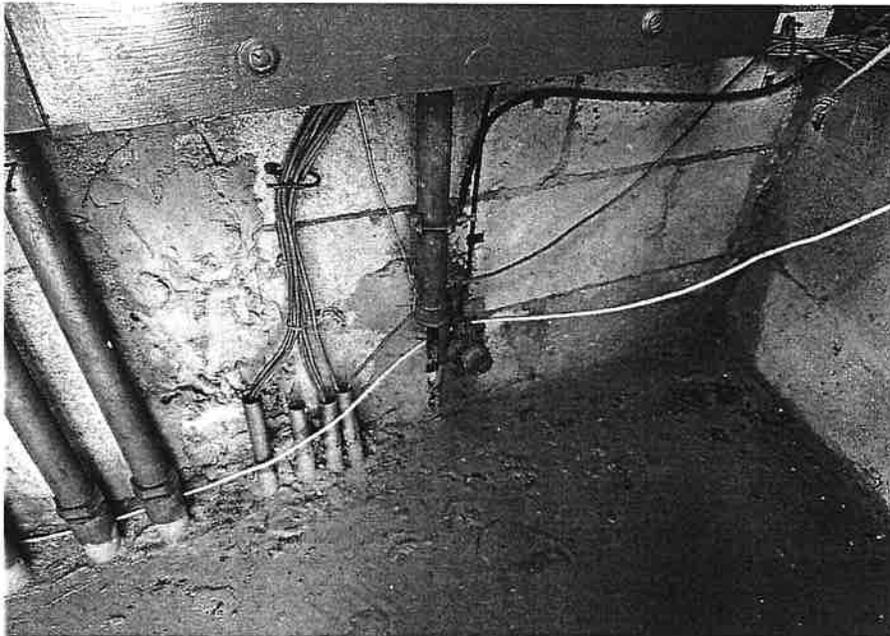
Panel H – Electrical Room



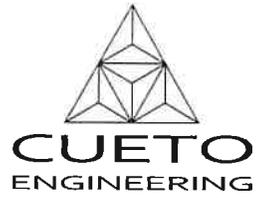
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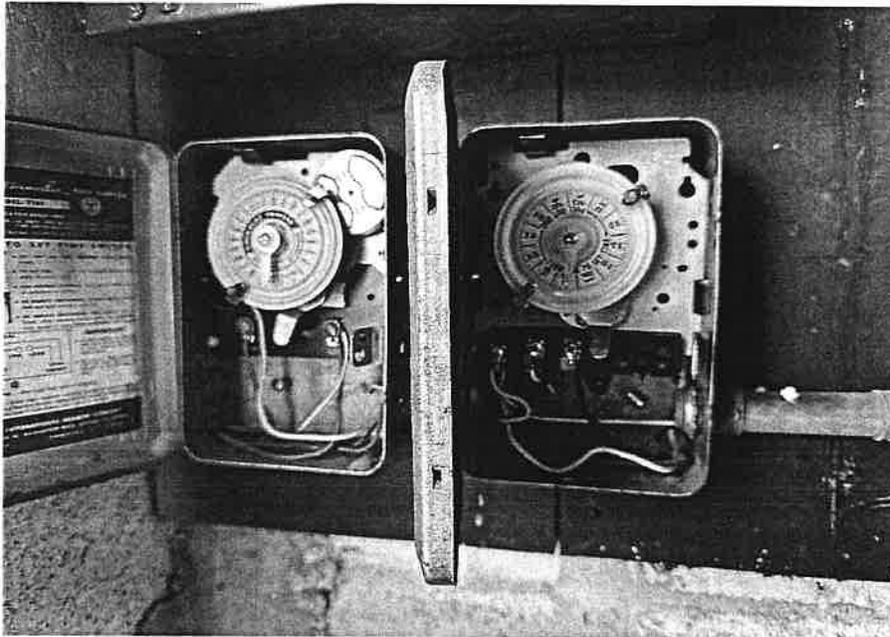
Panel H Opened -



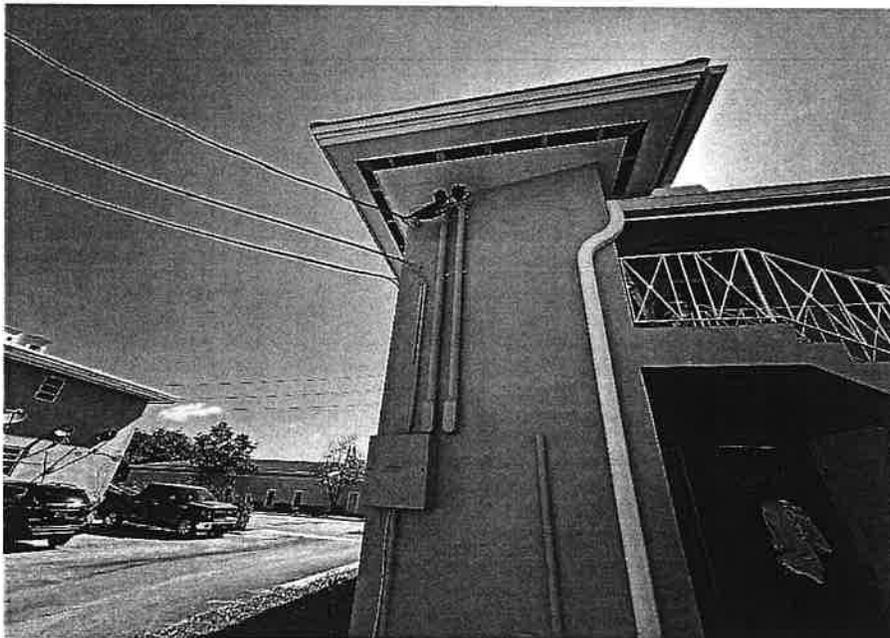
Service Ground Connection -



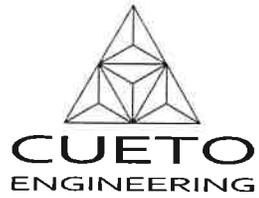
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Time Clocks -



Weather Head Connection to Service Entrance -



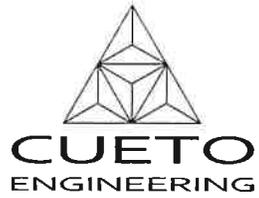
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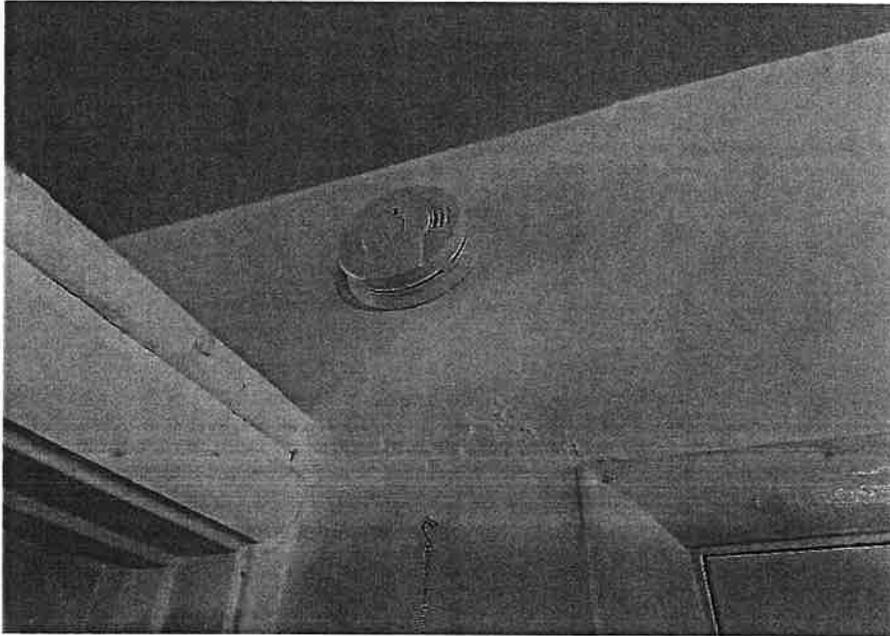
Provide Exit/Emergency Light Combo for Exterior Corridor and Stairwell



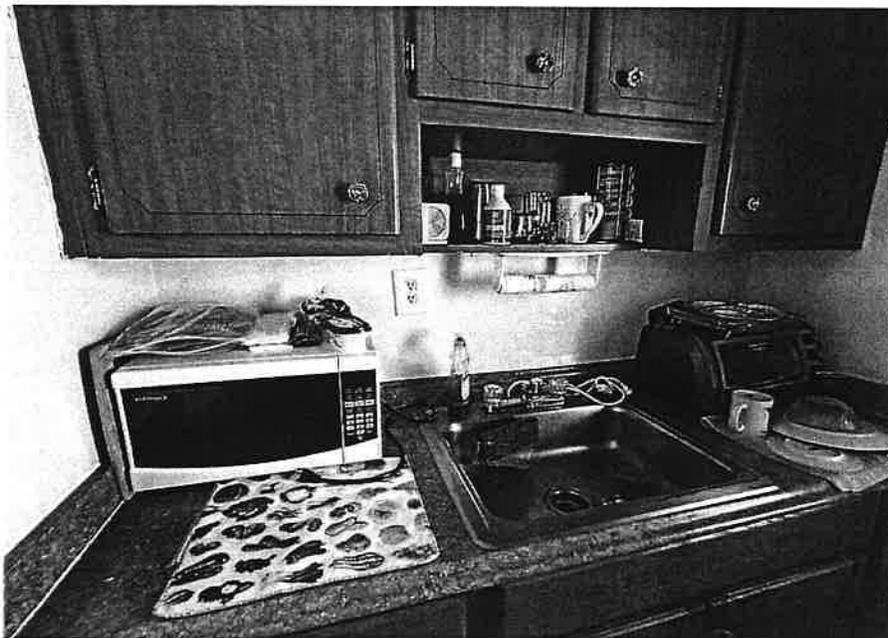
Provide Exit/Emergency Light Combo for Exterior Corridor and Stairwell



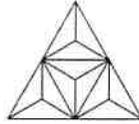
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Typical Dwelling Unit Smoke Detector – Maintenance -



Typical Dwelling Unit Kitchen Receptacle – Replace with GFCI -

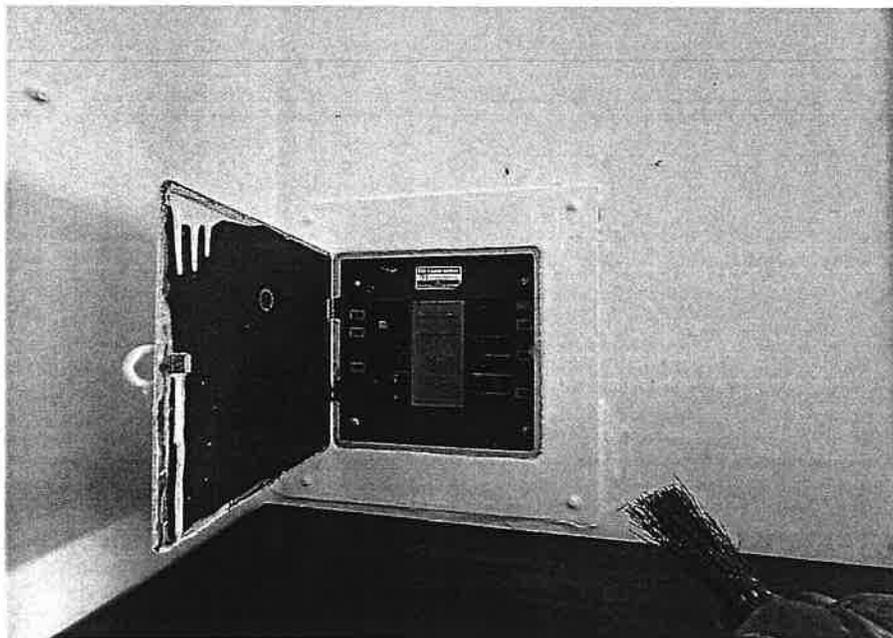


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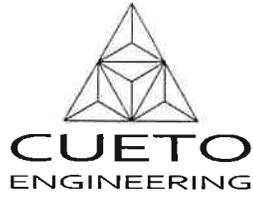
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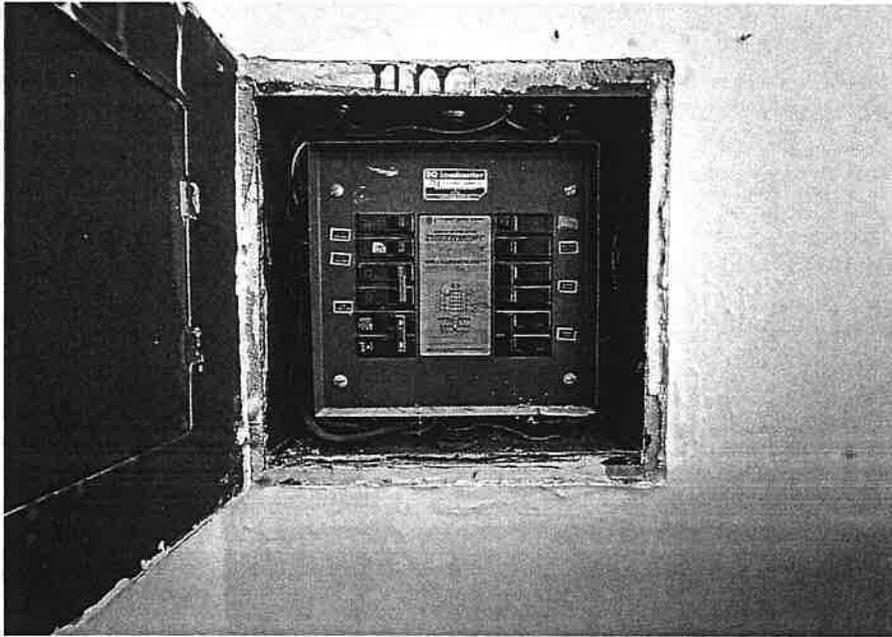
Typical Dwelling Unit Bathroom Receptacle – Replace with GFCI



Typical Dwelling Unit Electrical Panel



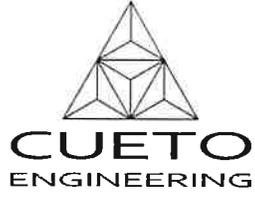
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Typical Dwelling Unit Electrical Panel – Opened -



Properly install dangling wiring device -



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Lighting Levels Low in Parking Lot -



Lighting Levels Low in Parking Lot -



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

miamidade.gov/building

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

Date: April 12, 2024

Case No. _____ FYear 2024

Property Address: 1960 Douglas Road Coral Gables, FL 33134, Bldg. No.: 1, Sq. Ft.: 7,118

Folio Number: 03-4108-007-1390

Building Description: Two story CBS block on concrete slab - exterior corridor - apartment building

1. I am a Florida registered professional engineer architect with an active license.
2. On, 2024 4/11 at 8:30 AM PM, I measured the level of illumination in the parking lot(s) serving the above referenced building.
3. Maximum 0.64 foot candle
 Minimum 0.25 foot candle
 Maximum to Minimum Ratio 2.6 : 1.0, foot candle
4. The level of illumination provided in the parking lot meets does not meet the minimum standards for the occupancy classification of the building as established in Section 8C-3 of Miami-Dade County Code.

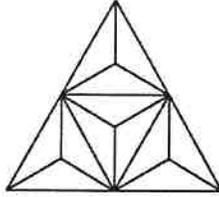


The State Seal shall include a seal and emblem of David A. Belsky, P.E., PE0172346, once a professional Engineer, licensed in the State of Florida, and shall be used only on the professional seal and emblem of the State of Florida.

Signature and Seal of Professional

David A. Belsky, P.E.

Print Name Engineer or Architect



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THERMOGRAPHIC RECERTIFICATION REPORT

INSPECTION NUMBER

23-INS-0024

PROJECT

Mejo Group

LOCATION

1960 Douglas Road

Coral Gables, FL 33134

PREPARED BY

David A. Belsky, P.E.

FL PE Lic. # 37234

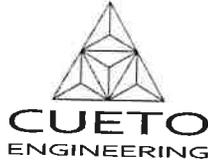
CIT-II #14426



David A Belsky

April 15, 2024

Digitally signed by David A Belsky
DN: c=US, o=Cueto Engineering,
dnQualifier=A01410C00000189A7
41B326000EF8A9, cn=David A
Belsky
Date: 2024.04.15 14:12:27 -04'00'



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BACKGROUND:

The enclosed Thermographic report has been prepared for the purpose of identifying general conditions and observed deficiencies in the electrical systems of the subject building. A visual, non-destructive inspection was performed on April 10, 2024, by David A. Belsky, P.E., Level II Thermographer, of Cueto Engineering, LLC. Access was provided so that a visual inspection could be performed.

METHODOLOGY:

A FLIR ONE PRO (S/N 435-006-01) infrared camera with a thermal resolution of 160X120, was attached to an iPhone and supported by the FLIR software application. The emissivity value was set at 0.95 for plastic material and 0.6 for metallic surfaces. Infrared images and measurements were taken approximately 3-5 feet from the subject surface and recorded for a qualitative analysis. As a point of reference, conductor ampacities for insulation, breakers, bus bars and electrical connections are rated at 75 degrees Celsius as an industry standard. Thermal imagery measurements above this value were identified for further evaluation.

Delta-T values were considered in evaluating thermal conditions by using the difference between recorded ambient temperatures and thermal imaging measured temperatures. The following chart represents the severity of corrective action as it relates to Delta-T:

<u>Priority</u>	<u>Delta-T</u>	<u>Corrective Action</u>
5	0 - < 10	None required
4	10 - < 20	Eventual Maintenance required
3	20 - < 30	Repair required
2	30 - < 40	Immediate repair required
1	> 40	Unsafe condition

GENERAL OBSERVATIONS:

The apartment building located at 1960 S Douglas Road is provided with FPL overhead, single phase, 120/240-volt service. The service entrance is connected to a 500-amp main disconnect and assembled meter stacks.

The outside ambient temperature was recorded at 22 degrees Celsius. The interior air-conditioned



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ambient temperature was recorded at 22 degrees Celsius.

CONCLUSION:

All the recorded Delta-T values were in the priority 5 or 4 range where no corrective action or eventual maintenance are indicated.

***No anomalies were found that required inclusion in this report. ***

DISCLAIMER:

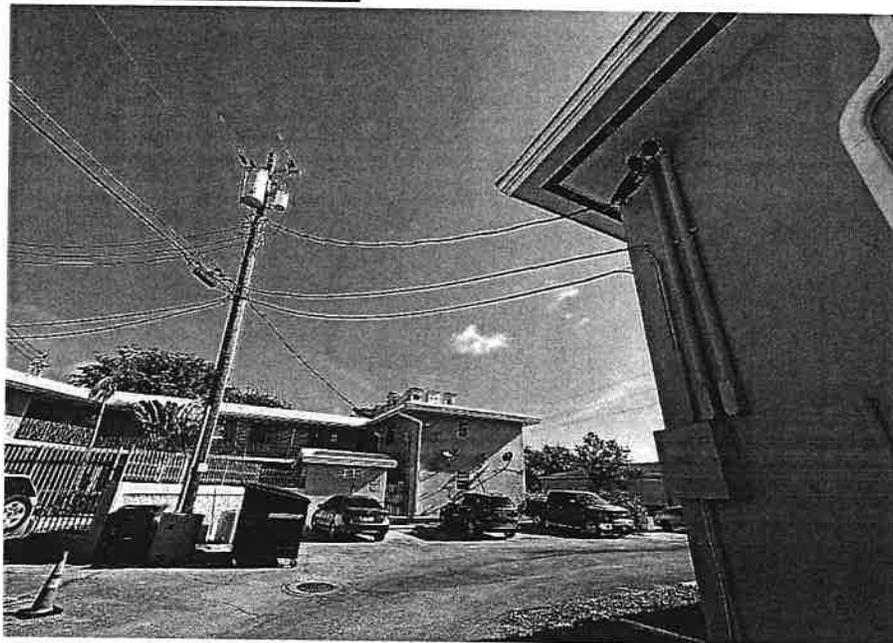
The observations, evaluation, recommendations, conclusions, and opinions expressed herein have been prepared within a reasonable degree of engineering certainty. They are based on the results and interpretations of activities performed at the site, the information available at the time the report was issued, and the education, training, knowledge, skill, and experience of the licensed professional engineer named and shown as the author. To the best ability and knowledge of the licensed professional engineer, this report represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to the extent reasonably possible. 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 or future function of the building.

The contents of this report are confidential and intended for the use of the above-listed client and its representatives. Contents of this report may also be privileged or otherwise protected by work product immunity or other legal rules. Cueto Engineering, LLC assumes no liability for the misuse of this information by others and reserves the right to update this report should additional information become available.

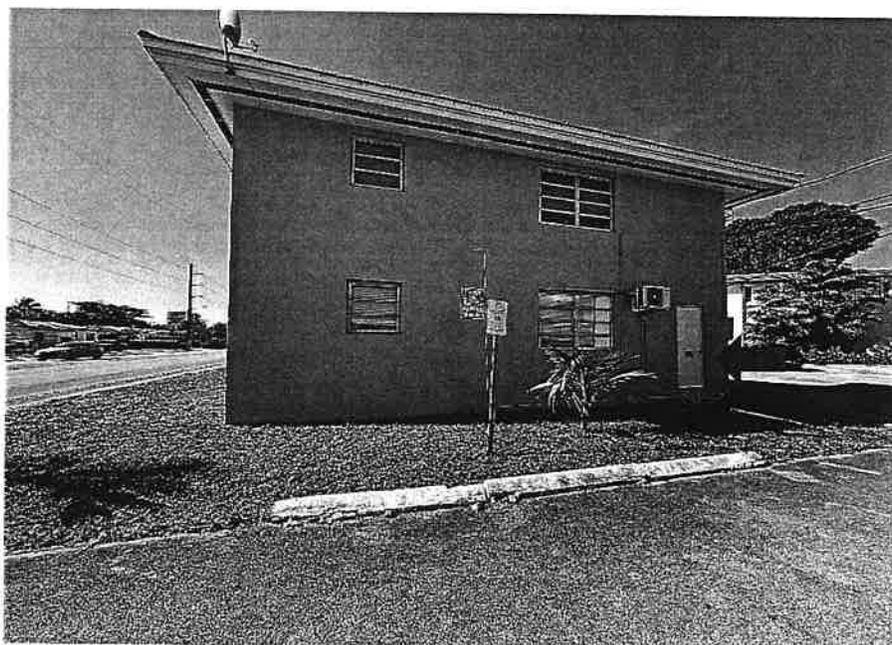


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• Office: (786) 563-3056 • Email: info@cuetoeng.com • FL Reg #29935 •

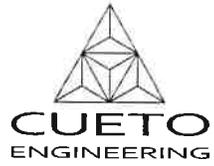
PHOTOGRAPHS OF INSPECTION:



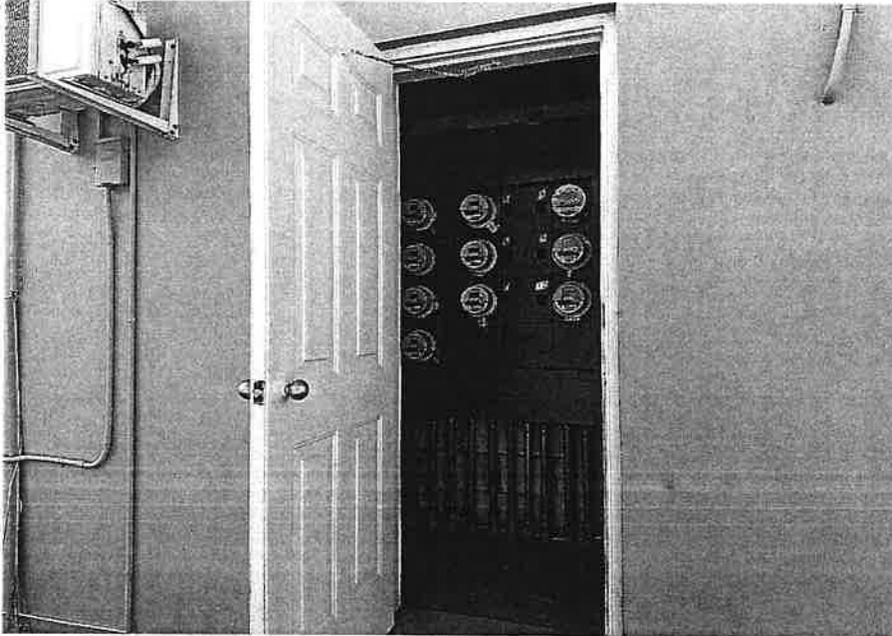
FPL Overhead Service – Single Phase 120/240 Volts, 3 Wire



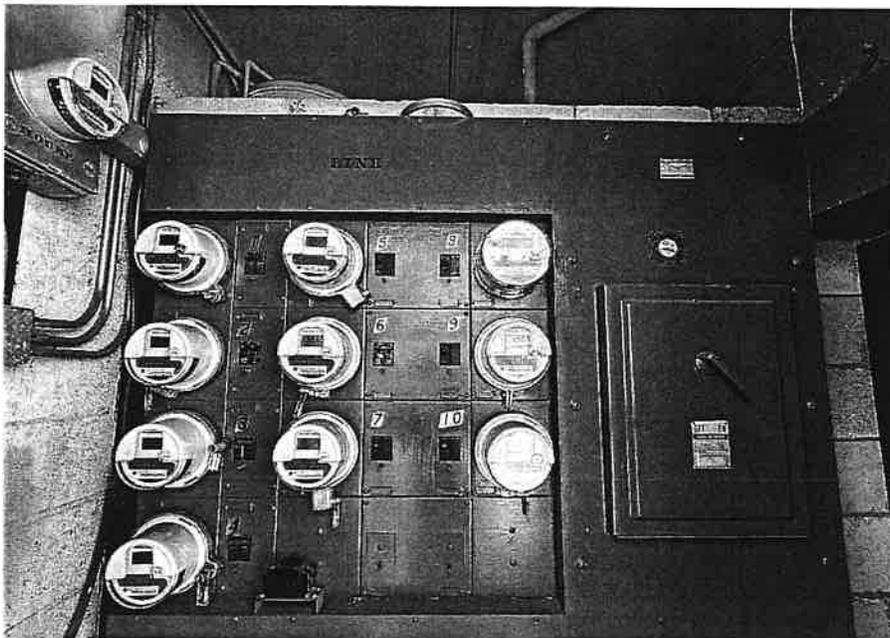
Electrical Room Location-



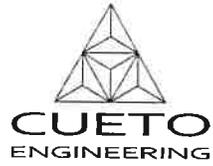
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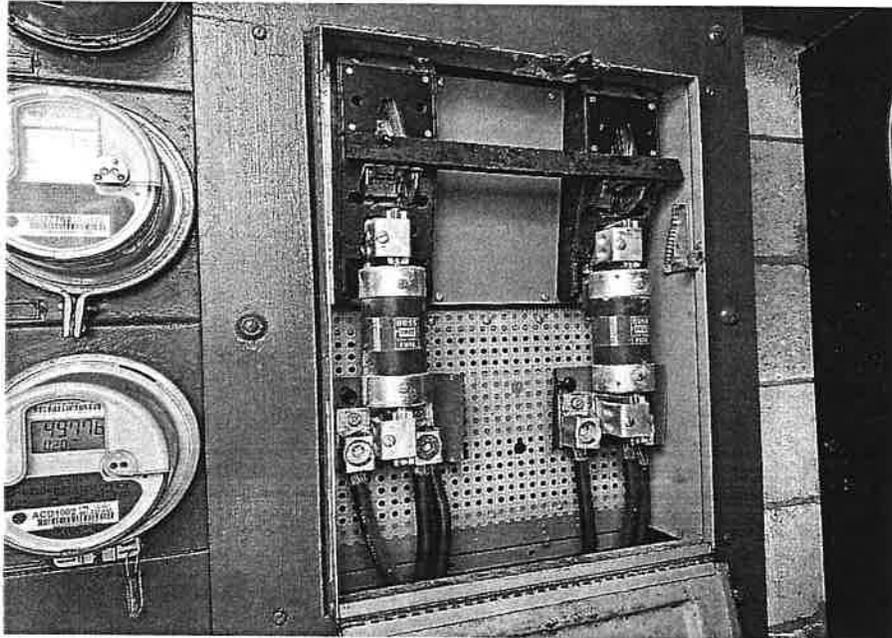
Electrical Room Entrance -



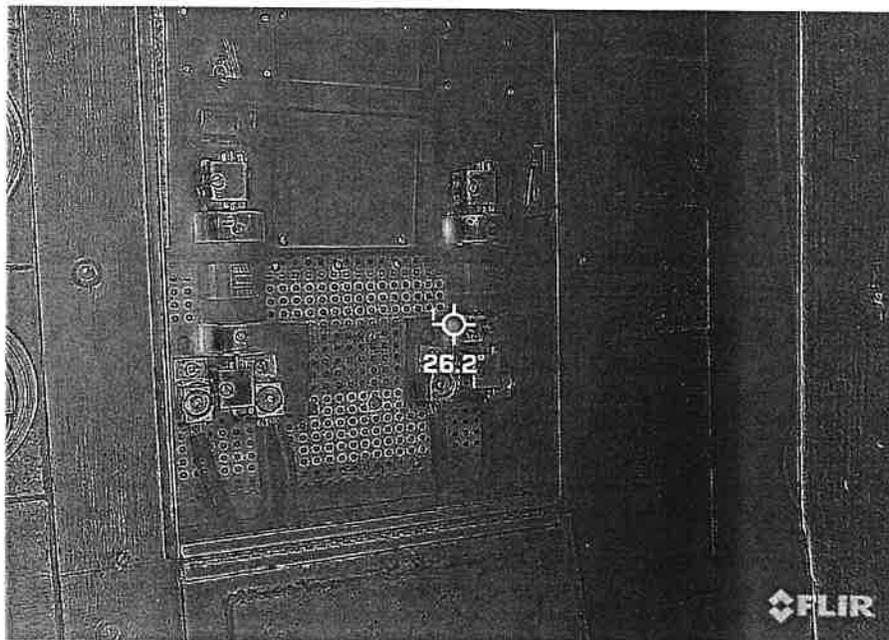
Main 1 of 1 - 500 Amps - Meter Stack



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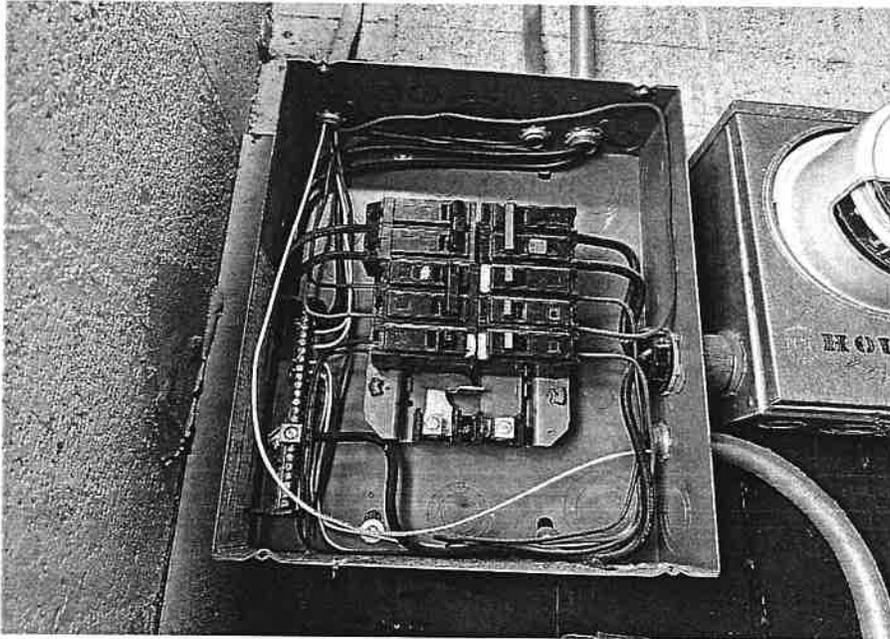
Main 1 of 1 – 500 Amps Fused Disconnect – 1PH, 120/240V - Opened



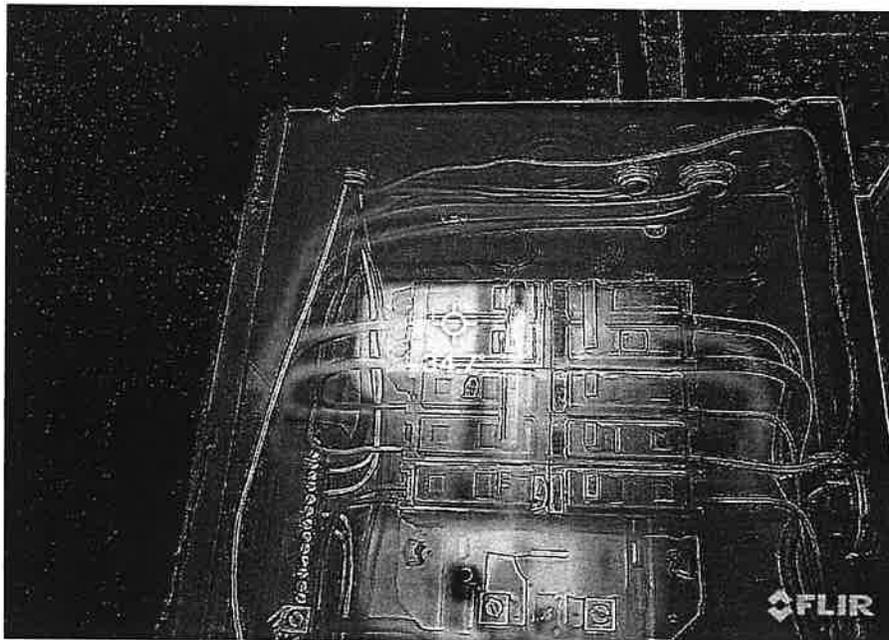
Item 1: Main 1 of 1 at 26.2C (delta 4.2C)



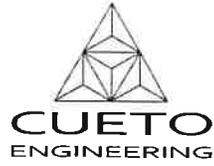
• 2030 S Douglas Rd, Suite #202, Coral Gables, FL 33134 • www.cuetoengineering.com •
• Office: (786) 563-3056 • Email: info@cuetoeng.com • FL Reg #29935 •



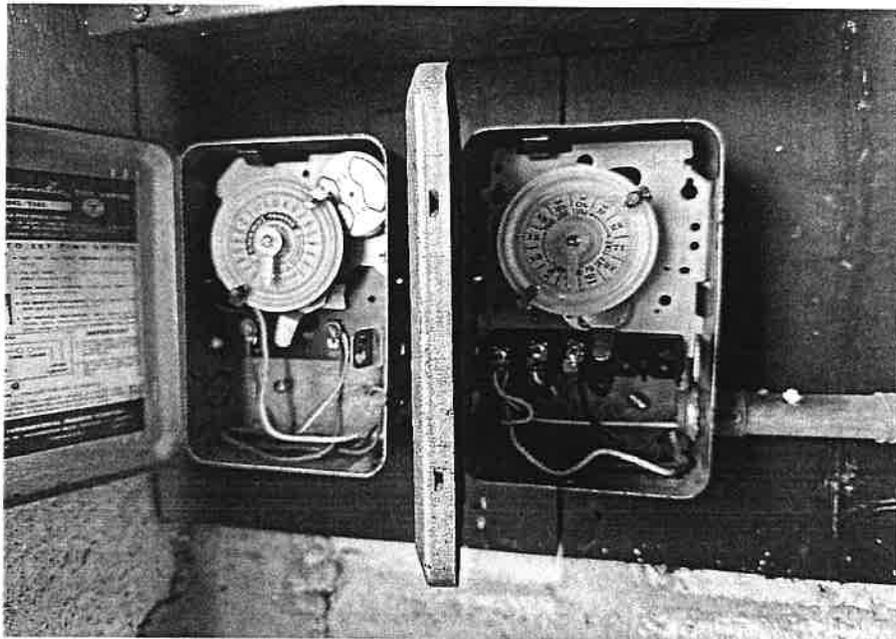
Panel H Opened -



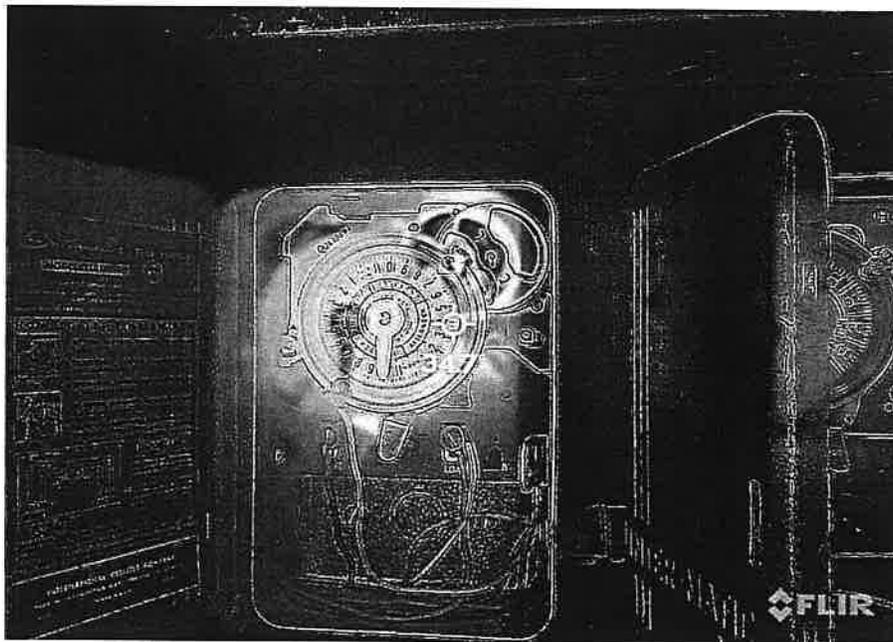
Item 2: Panel H at 34.7C (delta 12.7C)



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• Office: (786) 563-3056 • Email: info@cuetoeng.com • FL Reg #29935 •



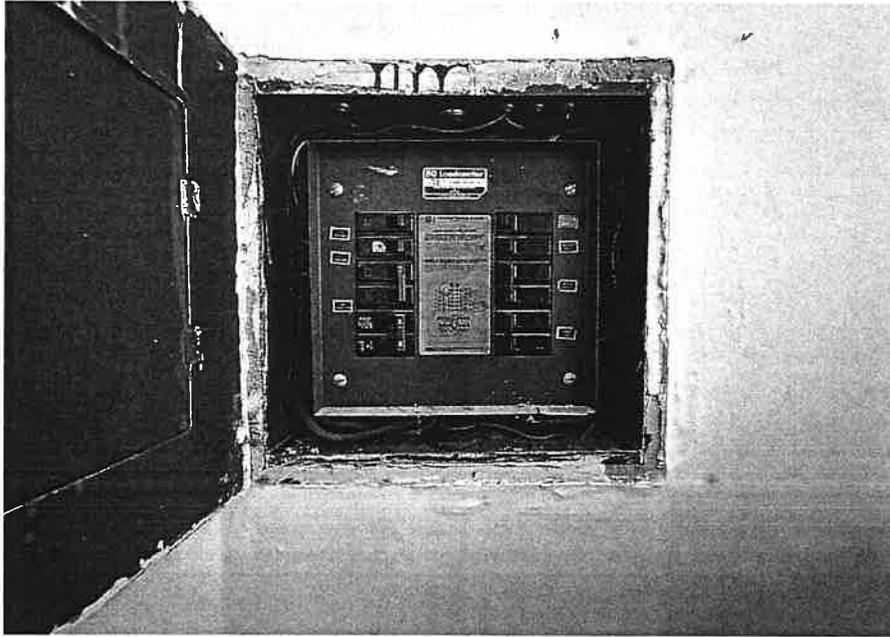
Time Clocks -



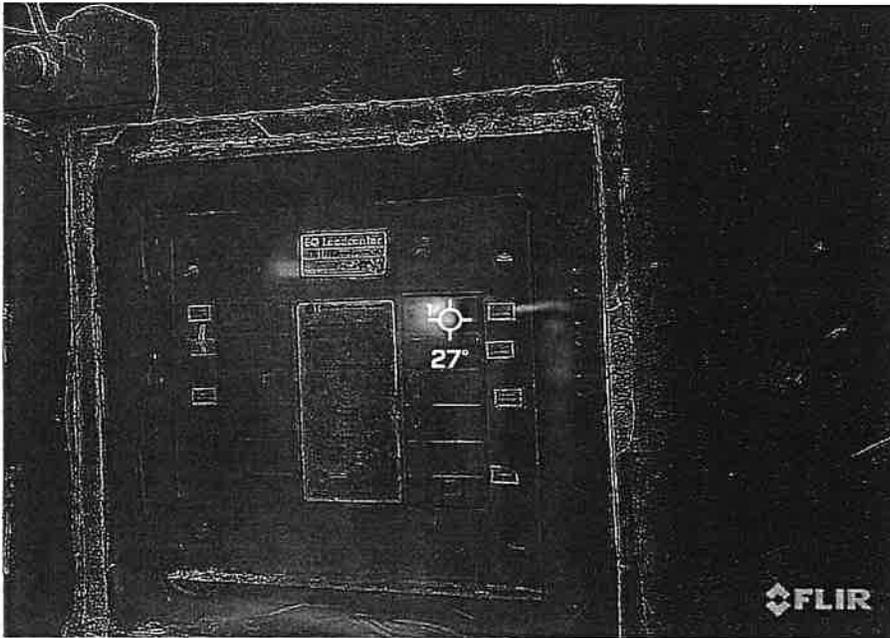
Item 3: Time Clock at 34.7C (delta 12.7C)



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Typical Dwelling Unit Electrical Panel – Opened -



Item 4: Typical Panel at 27.0C (delta 5.0C) -



**CERTIFIED
INFRARED
THERMOGRAPHER**
Level-II No. 14426

David A. Belsky

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

03/31/2022

Date

R. James Seffrih
Director



Continuing Education Hours: 32



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November 6, 2025

Coral Gables Building Department
Attn: Building Official
405 Biltmore Way
Coral Gables, FL 33134

RE: Building Recertification Letter of Compliance - Electrical

CASE NO: RECT-24-04-0296
FOLIO NO: 03-4108-007-1390
PROPERTY ADDRESS: 1960 Douglas Road Coral Gables, FL 33134

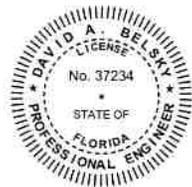
To Whom It May Concern,

Documentation substantiating completion of the required repairs for building recertification was submitted to our office for review, which included the following:

- Permit history (Permit # ELER-25-01-2782)
Construction documents
Inspection logs
- Photographs of the repair process

Based on this information, the building may be considered safe for continued use under the present occupancy and may be re-certified until the next recertification cycle.

If you have any questions concerning this letter, please contact our office at your convenience. Thank you for your consideration.

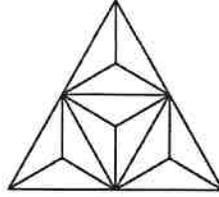


This item has been electronically signed and sealed by David A. Belsky, FL P.E. 37234, using a digital signature. Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies.
2025.11.06 08:10:23 -05'00'

Respectfully Submitted,

David A Belsky, PE
Senior Electrical Engineer
Cueto Engineering, LLC
FL PE #37234

Disclaimer: As a routine matter, in order to avoid possible misunderstanding, nothing in this letter should be construed directly or indirectly as a guarantee for any portion or future function of the building. To the best of my knowledge and ability, this evaluation represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to the extent reasonably possible. I assume no liability for the misuse of this information and reserve the right to update this letter should additional information become available.



CUETO ENGINEERING

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THERMOGRAPHIC RECERTIFICATION REPORT

INSPECTION NUMBER

23-INS-0024

PROJECT

Mejo Group

LOCATION

1960 Douglas Road

Coral Gables, FL 33134

PREPARED BY

David A. Belsky, P.E.

FL PE Lic. # 37234

CIT-II #14426



David A Belsky

Digitally signed by David A Belsky
DN: c=US, o=Cueto Engineering,
dnQualifier=A01410C00000189A7
41B326000EF8A9, cn=David A
Belsky
Date: 2024.04.15 14:12:27 -04'00'

April 15, 2024



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BACKGROUND:

The enclosed Thermographic report has been prepared for the purpose of identifying general conditions and observed deficiencies in the electrical systems of the subject building. A visual, non-destructive inspection was performed on April 10, 2024, by David A. Belsky, P.E., Level II Thermographer, of Cueto Engineering, LLC. Access was provided so that a visual inspection could be performed.

METHODOLOGY:

A FLIR ONE PRO (S/N 435-006-01) infrared camera with a thermal resolution of 160X120, was attached to an iPhone and supported by the FLIR software application. The emissivity value was set at 0.95 for plastic material and 0.6 for metallic surfaces. Infrared images and measurements were taken approximately 3-5 feet from the subject surface and recorded for a qualitative analysis. As a point of reference, conductor ampacities for insulation, breakers, bus bars and electrical connections are rated at 75 degrees Celsius as an industry standard. Thermal imagery measurements above this value were identified for further evaluation.

Delta-T values were considered in evaluating thermal conditions by using the difference between recorded ambient temperatures and thermal imaging measured temperatures. The following chart represents the severity of corrective action as it relates to Delta-T:

<u>Priority</u>	<u>Delta-T</u>	<u>Corrective Action</u>
5	0 - < 10	None required
4	10 - < 20	Eventual Maintenance required
3	20 - < 30	Repair required
2	30 - < 40	Immediate repair required
1	> 40	Unsafe condition

GENERAL OBSERVATIONS:

The apartment building located at 1960 S Douglas Road is provided with FPL overhead, single phase, 120/240-volt service. The service entrance is connected to a 500-amp main disconnect and assembled meter stacks.

The outside ambient temperature was recorded at 22 degrees Celsius. The interior air-conditioned



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ambient temperature was recorded at 22 degrees Celsius.

CONCLUSION:

All the recorded Delta-T values were in the priority 5 or 4 range where no corrective action or eventual maintenance are indicated.

***No anomalies were found that required inclusion in this report. ***

DISCLAIMER:

The observations, evaluation, recommendations, conclusions, and opinions expressed herein have been prepared within a reasonable degree of engineering certainty. They are based on the results and interpretations of activities performed at the site, the information available at the time the report was issued, and the education, training, knowledge, skill, and experience of the licensed professional engineer named and shown as the author. To the best ability and knowledge of the licensed professional engineer, this report represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to the extent reasonably possible. 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 or future function of the building.

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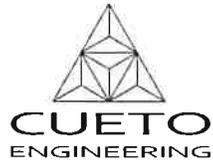
PHOTOGRAPHS OF INSPECTION:



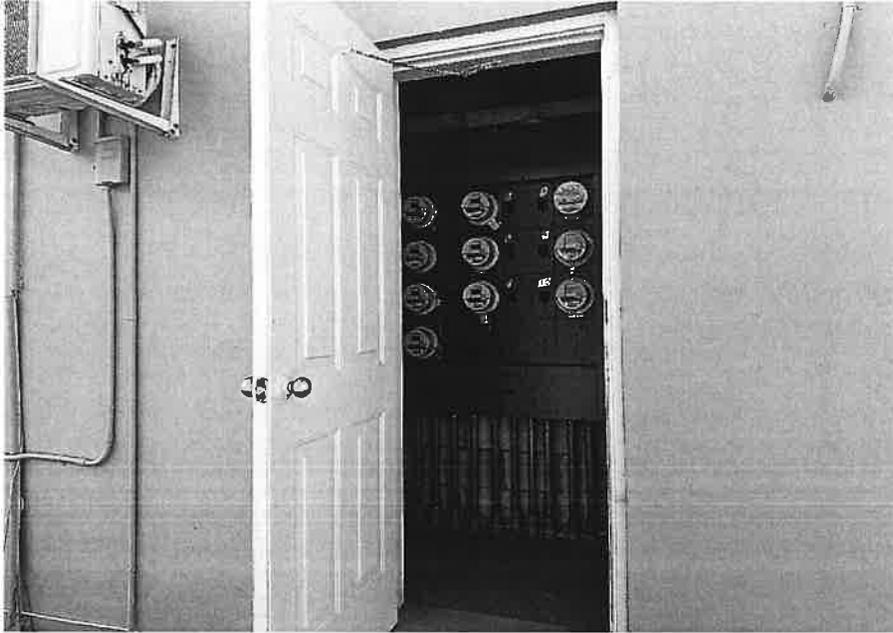
FPL Overhead Service – Single Phase 120/240 Volts, 3 Wire



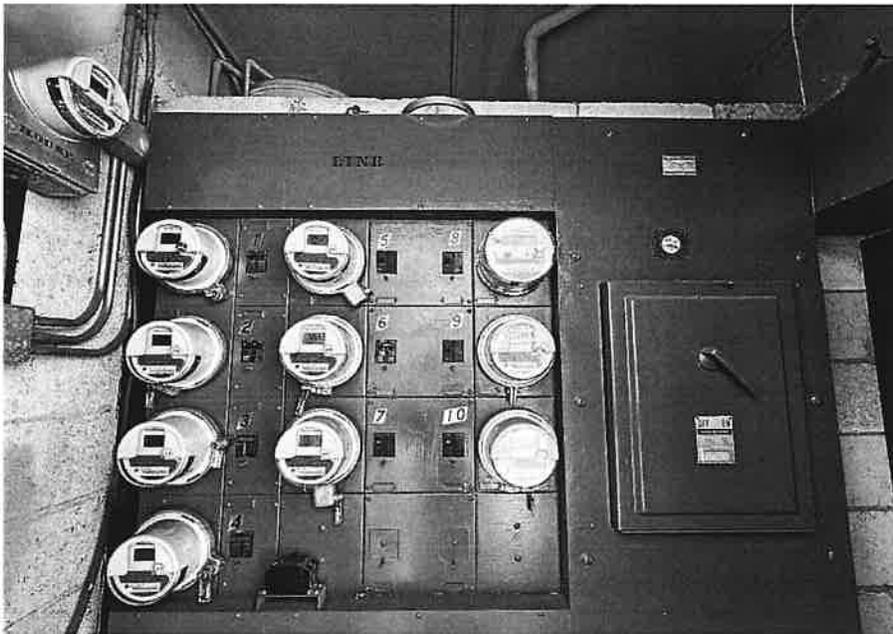
Electrical Room Location-



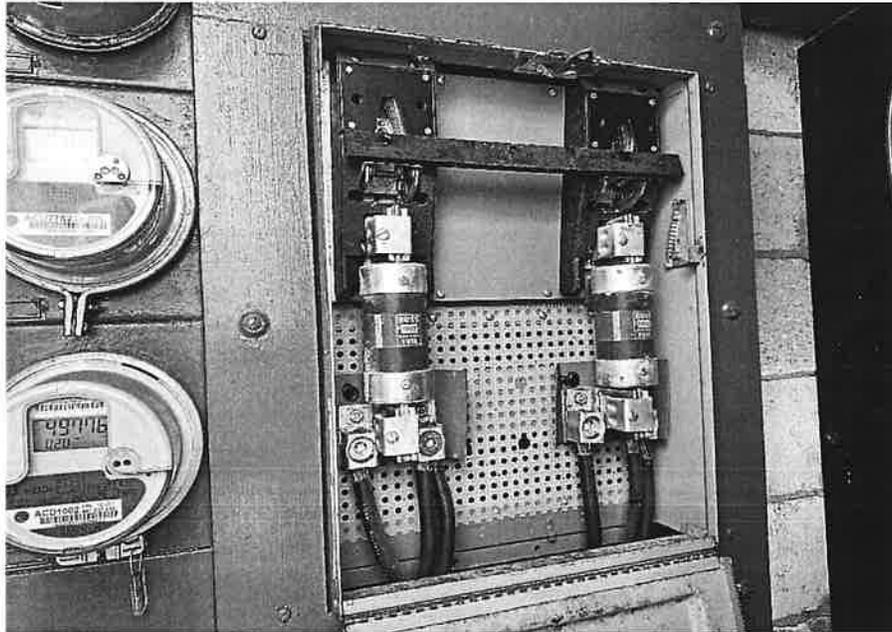
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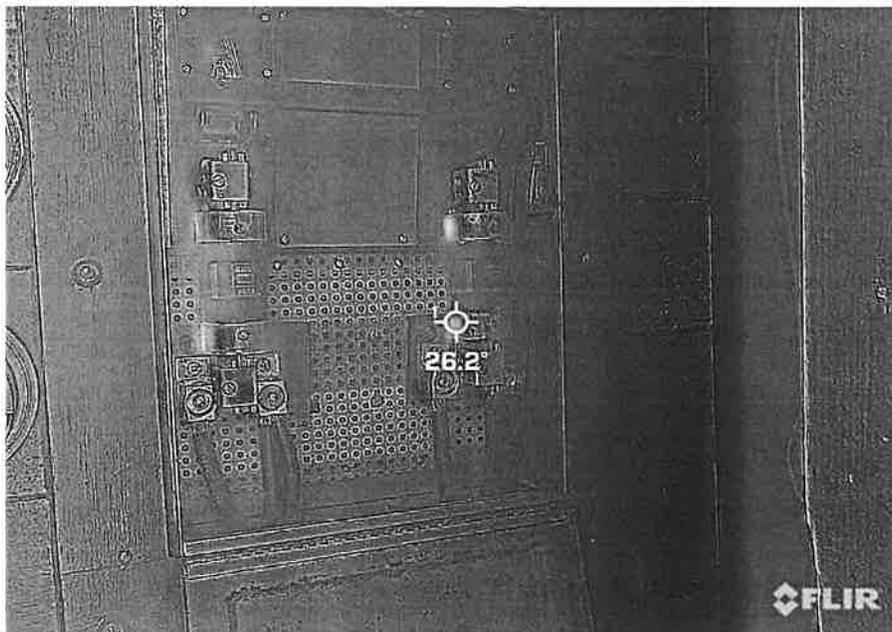
Electrical Room Entrance -



Main 1 of 1 - 500 Amps - Meter Stack



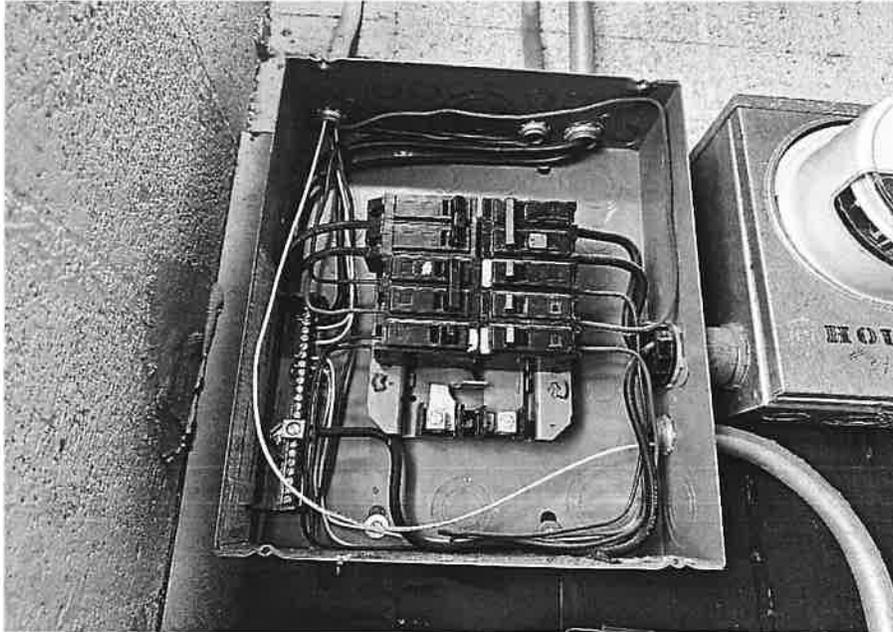
Main 1 of 1 – 500 Amps Fused Disconnect – 1PH, 120/240V - Opened



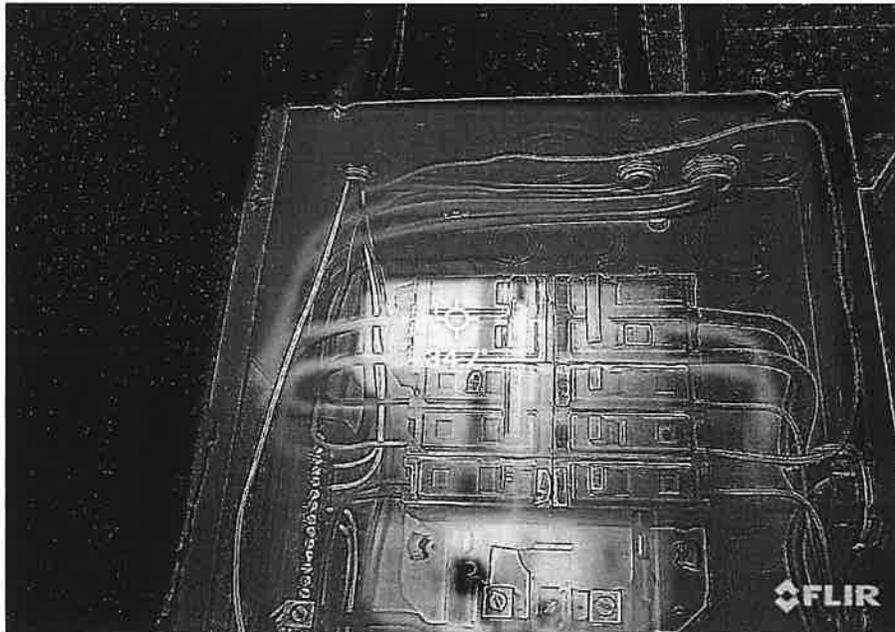
Item 1: Main 1 of 1 at 26.2C (delta 4.2C)



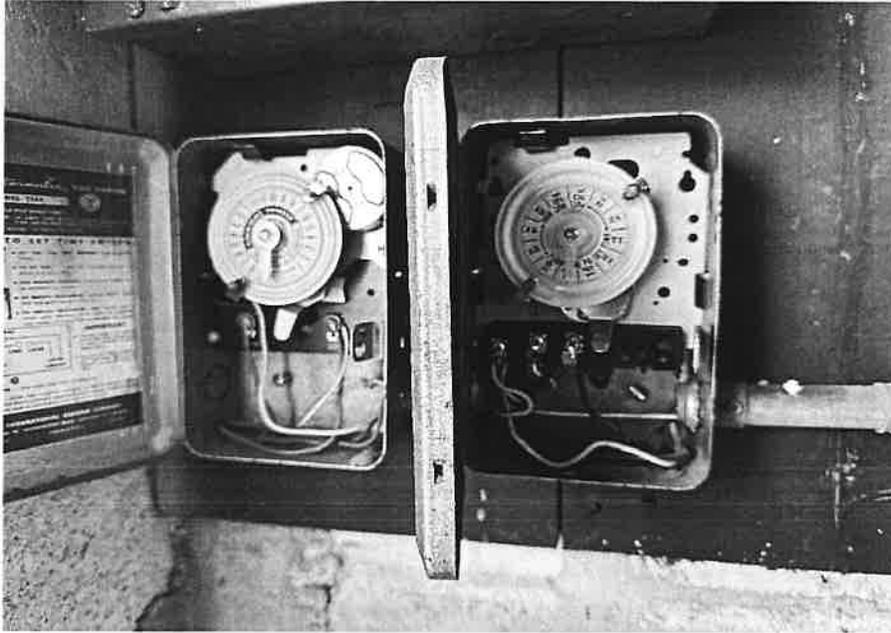
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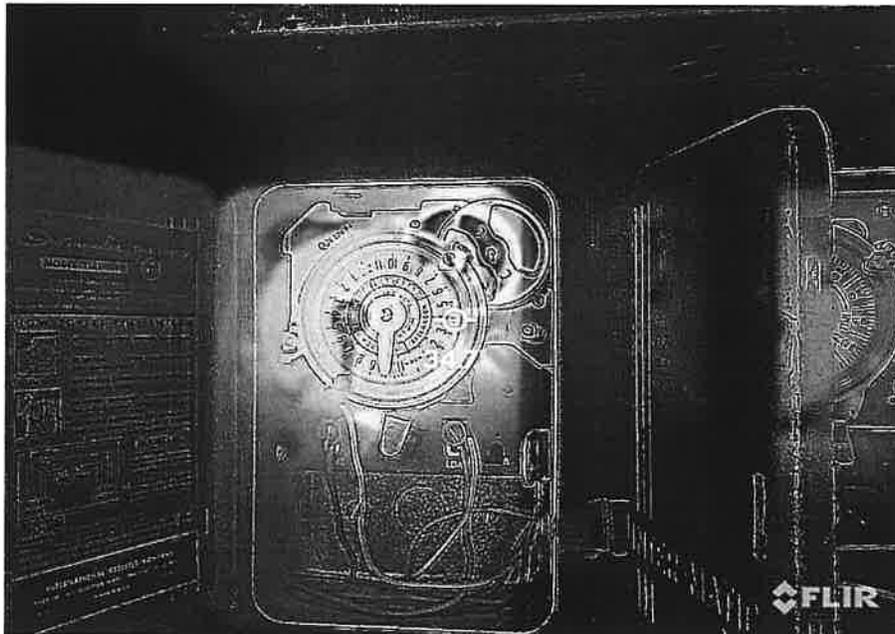
Panel H Opened -



Item 2: Panel H at 34.7C (delta 12.7C)



Time Clocks -



Item 3: Time Clock at 34.7C (delta 12.7C)



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Typical Dwelling Unit Electrical Panel – Opened -



Item 4: Typical Panel at 27.0C (delta 5.0C) -



**CERTIFIED
INFRARED
THERMOGRAPHER**
Level-II No. 14426

David A. Belsky

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

03/31/2022

Date


R. James Seffrin
Director



Continuing Education Hours: 32

Pinnacle Electric, Inc.
9500 Thanksgiving Drive
Cutler Bay, Florida 33157
EC13001395

1960 Douglas Road



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

miamidade.gov/building

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

Date: Jan. 16th, 2024

Case No. _____ FYear 2024

Property Address: 1960 Douglas Road Coral Gables, FL 33134, Bldg. No.: 1, Sq. Ft.: 7,118

Folio Number: 03-4108-007-1390

Building Description: Two story CBS block on concrete slab - exterior corridor - apartment building

1. I am a Florida registered professional engineer architect with an active license.
2. On, 20 25, Jan. 15th at 8:00 AM PM, I measured the level of illumination in the parking lot(s) serving the above referenced building.
3. Maximum 2.6 foot candle
Minimum 1.1 foot candle
Maximum to Minimum Ratio 2.3 : 1.0, foot candle
4. The level of illumination provided in the parking lot meets does not meet the minimum standards for the occupancy classification of the building as established in Section 8C-3 of Miami-Dade County Code.



Signature and Seal of Professional

This area has been digitally signed and sealed by Gilbert Pichardo, PE (PE 13478) using a digital signature. Printed copies of this document are not considered original and the signature must be verified on any electronic copies.
2025.01.16 14:28:02 -05'00'

Gilbert Pichardo, PE

Print Name Engineer or Architect



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

miamidade.gov/building

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

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Minimum 1.1 foot candle
Maximum to Minimum Ratio 2.3 : 1.0, foot candle
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This item has been digitally signed and sealed by Gilbert Pichardo, PE (FL PE# 74017) using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies. 2025.01.16 14:30:03 -05'00'

Signature and Seal of Professional

Gilbert Pichardo, PE

Print Name Engineer or Architect

Pinnacle Electric, Inc.
9500 Thanksgiving Drive
Cutler Bay, Florida 33157
EC13001395

1960 Douglas Road

City of Coral Gables

Permit Number: ELER-25-01-2782

Permit Issue Date: 01/31/2025

Passed Final Date: 07/02/2025

Corrected Items as per Engineer's Report:

Replaced Main 1 of 1: Old fuses with new 500amp Fuses (Picture 1)

Replaced Bolts on Gutter and Raceway covers as requested in Electrical Room (Picture 2)

Upgraded Service Ground to 1/0 CU, with Ground Rods and bonded to CWP (Picture 3)

Installed Equipment Ground, Grounding Bushing and installed 15amp Breaker to remove double wire installation in Panel H (Picture 4)

Installed combination Emergency Exit lights at both stairwells (Picture 5)

Installed new batteries and/or replaced smoke detectors as needed (Picture 6)

Installed new smoke detectors in bedrooms as required by Electrical Inspector (picture 7)

Installed new GFCI receptacles in all kitchens and bathrooms (Picture 8)

Checked and provided maintenance to all electrical panels (Picture 9)

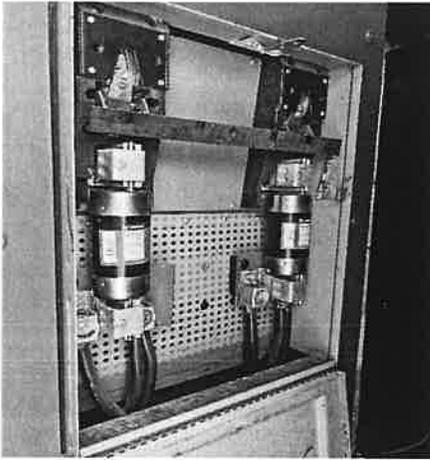
Installed new fixture in second floor Storage Room to remedy dangling wiring device (Picture 10)

Upgraded Parking Lot lighting (Compliance attached)

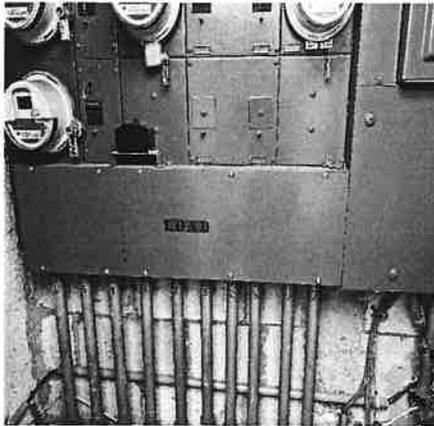
Pinnacle Electric, Inc.
9500 Thanksgiving Drive
Cutler Bay, Florida 33157
EC13001395

1960 Douglas Road

Picture 1



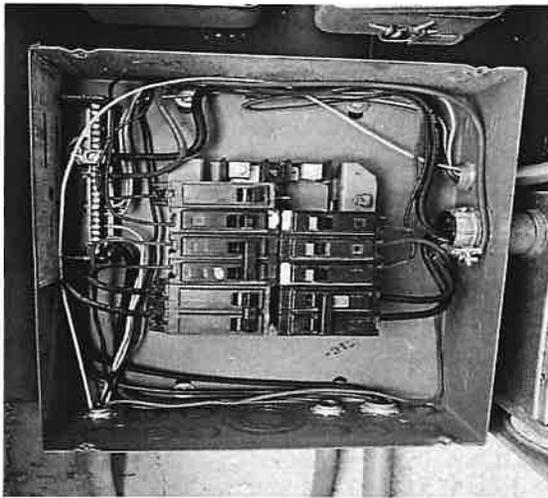
Picture 2



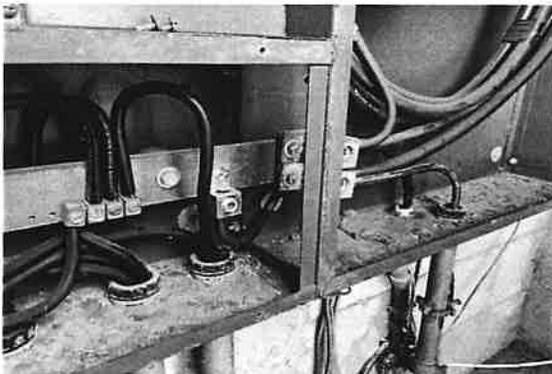
Pinnacle Electric, Inc.
9500 Thanksgiving Drive
Cutler Bay, Florida 33157
EC13001395

1960 Douglas Road

Picture 3



Picture 4



Pinnacle Electric, Inc.
9500 Thanksgiving Drive
Cutler Bay, Florida 33157
EC13001395

1960 Douglas Road

Picture 5



Picture 6



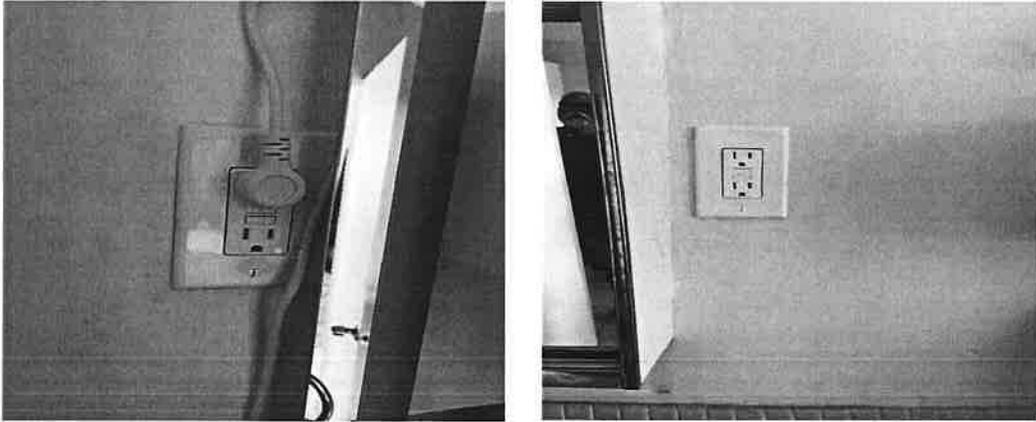
Picture 7



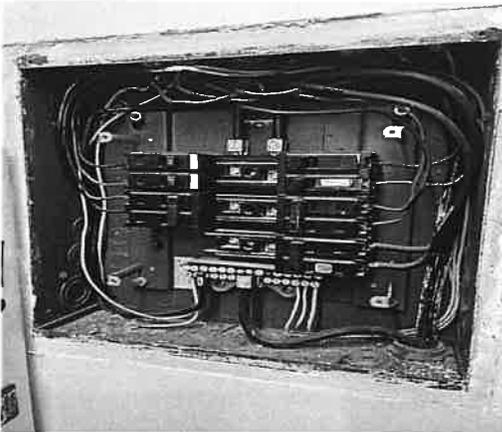
Pinnacle Electric, Inc.
9500 Thanksgiving Drive
Cutler Bay, Florida 33157
EC13001395

1960 Douglas Road

Picture 8

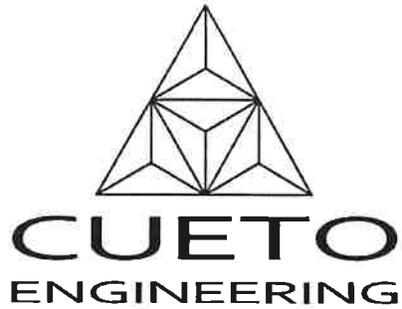


Picture 9



Picture 10





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ELECTRICAL RECERTIFICATION PHOTO REPORT

INSPECTION NUMBER

23-INS-0024

PROJECT

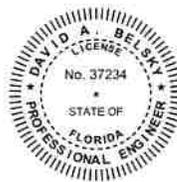
Electrical Recertification Inspection
Mejo Group

LOCATION

1960 Douglas Road
Coral Gables, FL 33134

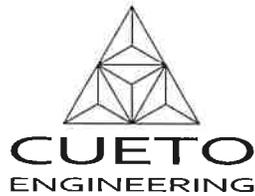
PREPARED BY

David A. Belsky, P.E.
FL PE Lic. # 37234



This item has been electronically signed and sealed by David A. Belsky, FL P.E. 37234, using a digital signature. Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies.
2025.11.06 08:11:41 -05'00'

November 6, 2025



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• Office: (786) 563-3056 • Email: info@cuetoeng.com • FL Reg #29935 •

BACKGROUND:

The enclosed photo report has been prepared for the purpose of identifying general conditions and observed deficiencies in the electrical systems of the subject building. A visual, non-destructive inspection was performed on April 10, 2024, and on April 11, 2024, by David A. Belsky, P.E. of Cueto Engineering, LLC. Access was provided so that a visual inspection could be performed. Numerous photographs were taken depicting various existing conditions.

RECOMMENDATIONS

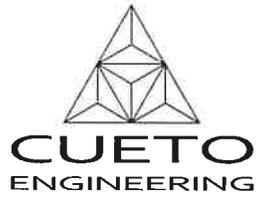
Construction documents for all required electrical repairs shall be prepared in accordance with applicable codes and standards by a licensed design professional (i.e., Professional Engineer) and properly permitted unless specifically exempt from permitting as determined by the local authority having jurisdiction. Any repairs performed without a permit and/or in progress inspections may be considered unacceptable, which may result in additional work, fees, violations, and penalties.

Specific Repairs: All necessary repairs have been completed as per Permit ELER-25-01-2782. See the end of this report for repair photos.

DISCLAIMER:

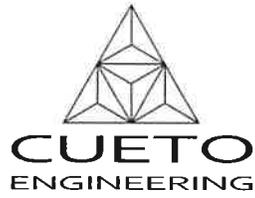
The observations, evaluation, recommendations, conclusions, and opinions expressed herein have been prepared within a reasonable degree of engineering certainty. They are based on the results and interpretations of activities performed at the site, the information available at the time the report was issued, and the education, training, knowledge, skill, and experience of the licensed professional engineer named and shown as the author. To the best ability and knowledge of the licensed professional engineer, this report represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to the extent reasonably possible. 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 or future function of the building.

The contents of this report are confidential and intended for the use of the above-listed client and its representatives. Contents of this report may also be privileged or otherwise protected by work product immunity or other legal rules. Cueto Engineering, LLC assumes no liability for the misuse



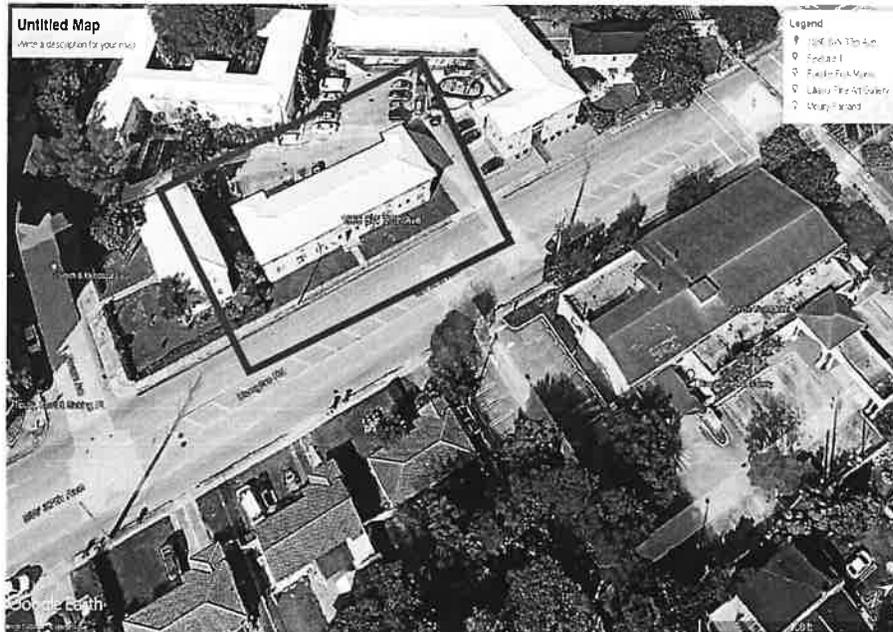
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of this information by others and reserves the right to update this report should additional information become available.



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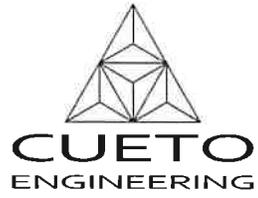
PHOTOGRAPHS OF INSPECTION:



Aerial View Bldg 1 – 1960 SW 37th Avenue, Coral Gables, FL 33134



Street View Bldg 1 – 1960 SW 37th Avenue, Coral Gables, FL 33134



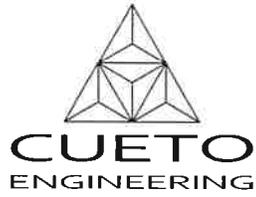
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FPL Overhead Service – Single Phase 120/240 Volts, 3 Wire



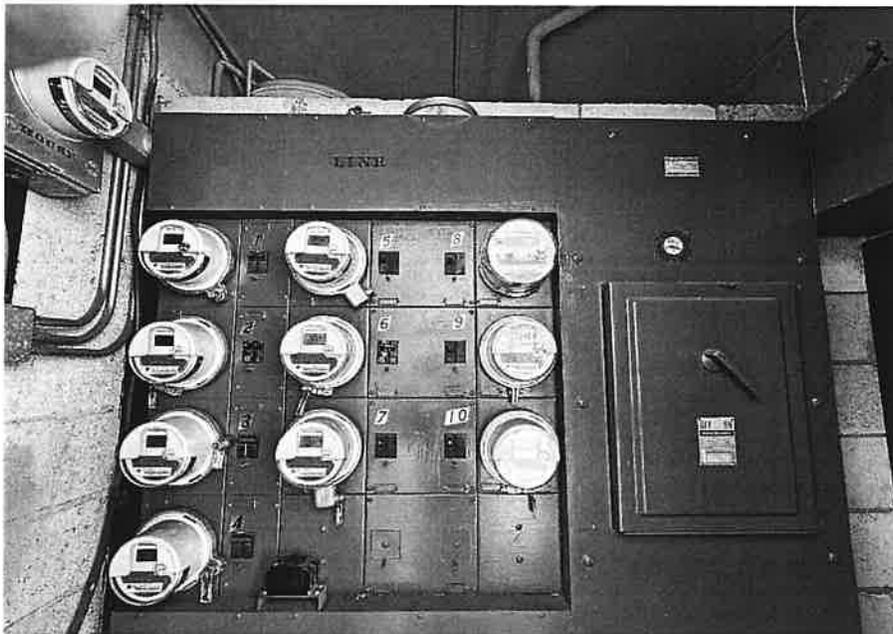
Electrical Room Location-



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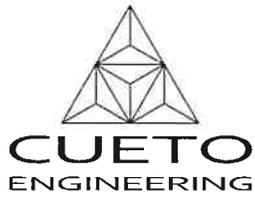


Electrical Room Entrance -

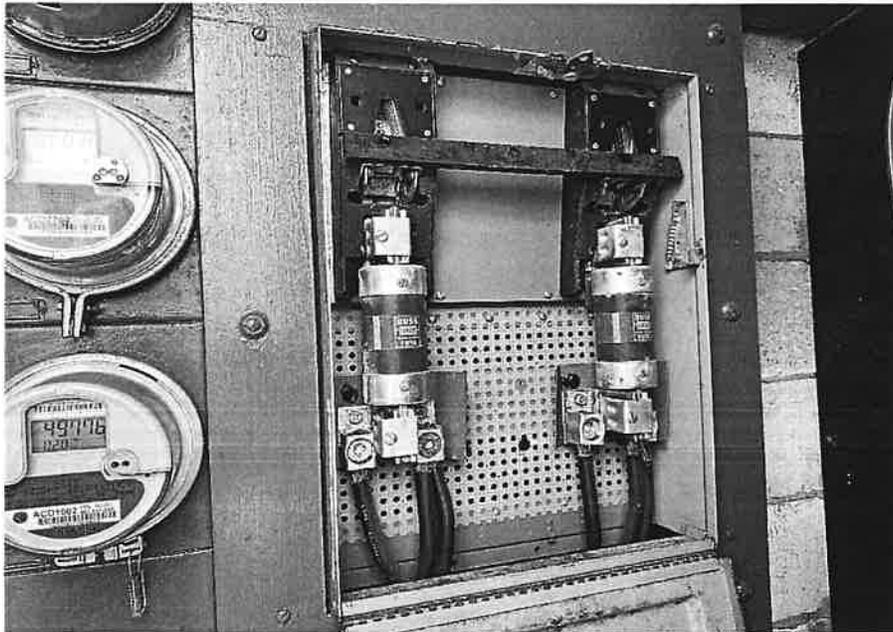


Main 1 of 1 - 500 Amps - Meter Stack - Gutter and Raceway bolts replaced)

(See end of this report)



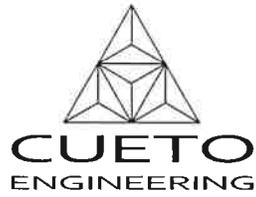
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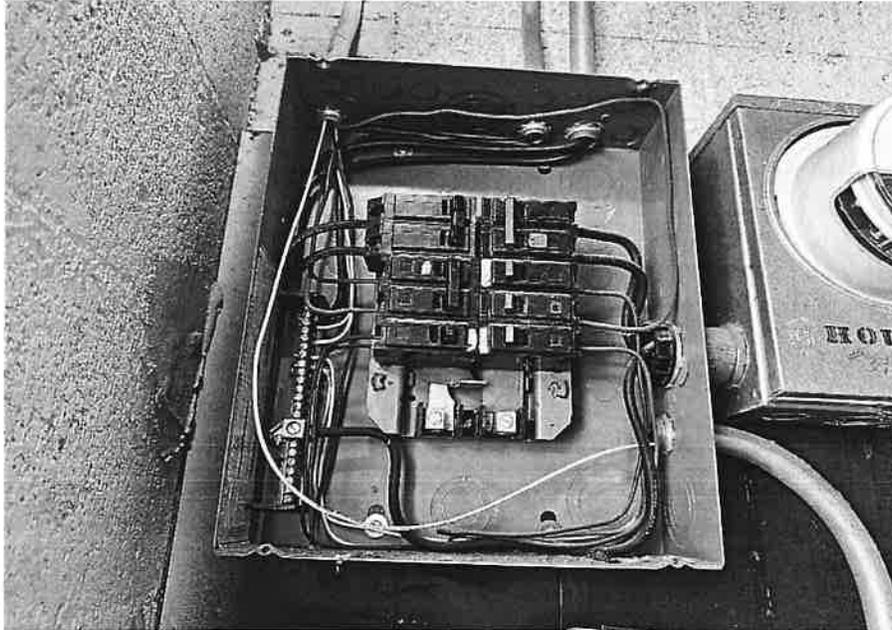
Main 1 of 1 – 500 Amps Fused Disconnect – 1PH, 120/240V – New Fuses Installed
(See end of this report)



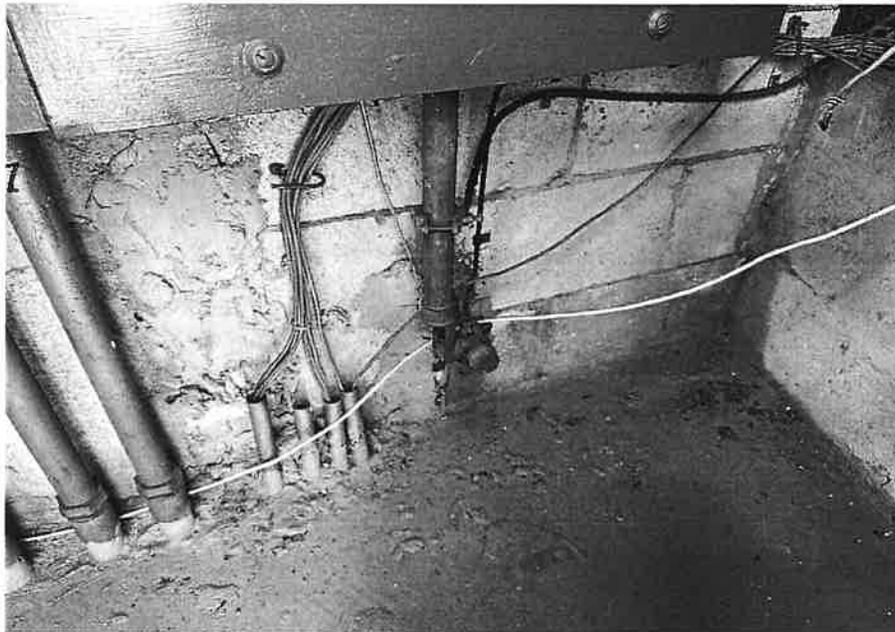
Panel H – Electrical Room



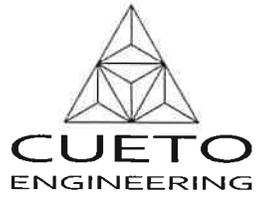
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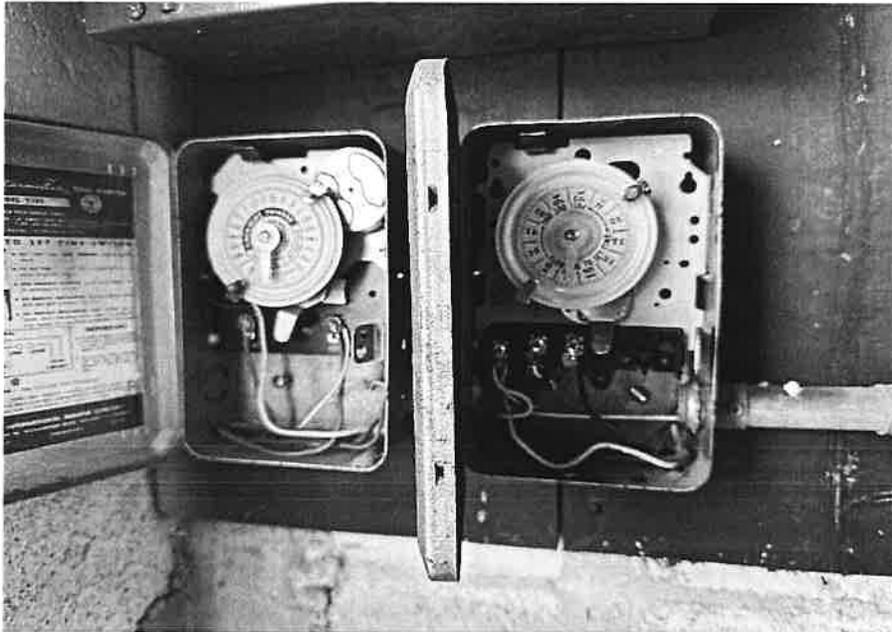
Panel H Opened – Equipment ground and wiring repaired.
(See end of this report)



Service Ground Connection – Service Ground Upgraded.
(See end of this report)



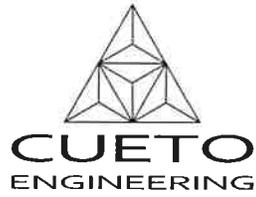
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Time Clocks -



Weather Head Connection to Service Entrance -



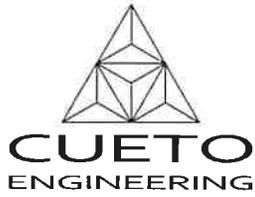
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Provide Exit/Emergency Light Combo for Exterior Corridor and Stairwell
Repaired (See end of this report)



Provide Exit/Emergency Light Combo for Exterior Corridor and Stairwell
Repaired (See end of this report)



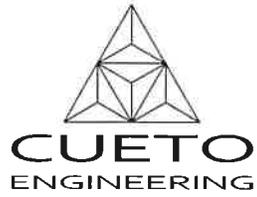
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Typical Dwelling Unit Smoke Detector – Maintenance -
Repaired (See end of this report)



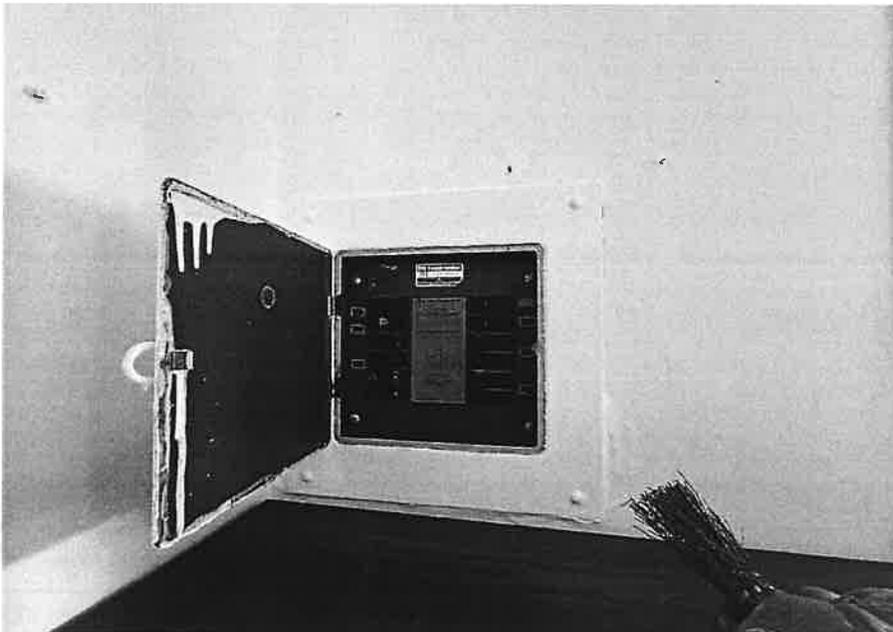
Typical Dwelling Unit Kitchen Receptacle – Replace with GFCI -
Repaired (See end of this report)



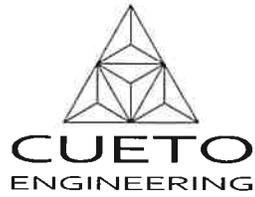
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Typical Dwelling Unit Bathroom Receptacle – Replace with GFCI
Repaired (See end of this report)



Typical Dwelling Unit Electrical Panel
Repaired (See end of this report)



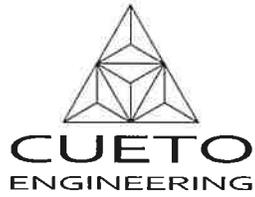
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Typical Dwelling Unit Electrical Panel – Opened -



Properly install dangling wiring device –
Repaired (See end of this report)



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Lighting Levels Low in Parking Lot -
Repaired (See end of this report)



Lighting Levels Low in Parking Lot -
Repaired (See end of this report)



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

CASE REFERENCE NUMBER:

RECT-24-04-0296

LICENSEE NAME: David A. Belsky

TITLE: Senior Electrical Engineer - Cueto Engineering -

JURISDICTION NAME:

City of Coral Gables

ADDRESS: 2030 South Douglas Road, Suite 202

Coral Gables, FL 33134



The seal for the State of Florida is hereby acknowledged by David A. Belsky, P.E. 12/24/24
 as a condition of the license issued by the Department of Regulatory and Economic Resources
 on 12/24/24. The seal is the property of the Department of Regulatory and Economic Resources
 and shall not be used for any other purpose.

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

1. DESCRIPTION OF BUILDING	
a. Name on Title: MEJO CORP % DANIEL FLIGELMAN	
b. Building Street Address: 1960 DOUGLAS RD CORAL GABLES, FL 33134	Bldg. #: 1
c. Legal Description: CORAL GABLES SEC L PB 8-85 LOTS 6 TO 9 INC BLK 13 LOT SIZE Attached: <input type="checkbox"/>	
d. Owner's Name: MEJO CORP % DANIEL FLIGELMAN	
e. Owner's Mailing Address: 2109 SUNRISE KEY BLVD FORT LAUDERDALE, FL 33304	
f. Folio Number of Property on which Building is Located: 03-4108-007-1390	
g. Building Code Occupancy Classification: Group R-2	
h. Present Use: Apartments -	
i. General Description of building (overall description, structural systems, special features):	
Two story CBS block construction on concrete slab -	
j. Number of Stories: 2	k. Is this a Threshold Building as per 553.71(12) F.S. (Yes/No): No
l. Provide an aerial of the property identifying the building being certified on a separate sheet. Attached: <input checked="" type="checkbox"/>	
m. Additional Comments:	

2. INSPECTIONS

a. Date of Notice of Required Inspection: **January 31, 2024**

b. Date(s) of actual inspection: **April 10, 2024 & April 11, 2024**

c. Name and qualifications of licensee submitting report:

David A. Belsky, P.E. (Lic#37234)

d. Are Any Electrical Repairs Required? (YES/NO): **No**

1. If required, describe, and indicate acceptance:

All necessary repairs have been completed under Permit ELER-25-01-2782.

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

1. Explanation/Conditions:

All necessary repairs have been completed under Permit ELER-25-01-2782.

3. ELECTRICAL SERVICE

PROVIDE PHOTO 3

a. Size: Voltage (**240**) Amperage (**500**) Type: Fuses (**XXX**) Breakers ()

b. Phase: Three-Phase () Single Phase ()

c. Condition: Good () Fair () Needs Repair ()

Comments:

4. METERING EQUIPMENT

PROVIDE PHOTO 4

1. Clearances: Good () Fair () Needs Correction ()

Comments:

5. ELECTRIC ROOMS

Not Applicable:

PROVIDE PHOTO 5

1. Clearances: Good () Fair () Needs Correction ()

Comments:

Four empty horizontal lines for providing comments.

6. GUTTERS

Not Applicable:

PROVIDE PHOTO 6

1. Location: Good () Needs Repair ()

2. Taps and Fill: Good () Needs Repair ()

Comments:

Four empty horizontal lines for providing comments.

7. ELECTRICAL PANELS

PROVIDE PHOTO 7

1. Panel # (H) Location: **Electrical Room**

Good () Needs Repair ()

2. Panel # (Dwelling) Location: **Dwelling Units -**

Good () Needs Repair ()

3. Panel # () Location:

Good () Needs Repair ()

4. Panel # () Location:

Good () Needs Repair ()

5. Panel # () Location:

Good () Needs Repair ()

Use separate sheets for additional panels.

Comments:

8. BRANCH CIRCUITS (Exiting panel enclosure)				PROVIDE PHOTO 8
1. Identified:	Yes (<input checked="" type="radio"/>)	Must be Identified (<input type="radio"/>)		
2. Conductors:	Good (<input checked="" type="radio"/>)	Deteriorated (<input type="radio"/>)	Must be Replaced (<input type="radio"/>)	
Comments:				
<hr/>				

9. GROUNDING OF SERVICE		PROVIDE PHOTO 9
	Good (<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>)
Comments:		
<hr/>		
<hr/>		
<hr/>		

10. BRANCH CIRCUIT EQUIPMENT GROUNDING SYSTEM		PROVIDE PHOTO 10
	Good (<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>)
Comments:		
<hr/>		
<hr/>		
<hr/>		

11. SERVICE CONDUIT/RACEWAYS

PROVIDE PHOTO 11

Good ()

Needs Repair ()

Comments:

12. GENERAL CONDUIT/RACEWAYS

PROVIDE PHOTO 12

Good ()

Needs Repair ()

Comments:

13. WIRE AND CABLES

PROVIDE PHOTO 13

Good ()

Needs Repair ()

Comments:

14. BUSWAYS

Not Applicable:

PROVIDE PHOTO 14

Good ()

Needs Repair ()

Comments:

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

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

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

Comments:

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

Comments:

17.TYPES OF WIRING METHODS**PROVIDE PHOTO 17**1. Conduit Raceways Metallic: Good () Needs Repair () N/A ()2. Conduit PVC: Good () Needs Repair () N/A ()3. NM Cable: Good () Needs Repair () N/A ()4. Other Conductors/Cables: Good () Needs Repair () N/A ()

a. Other Conductors/Cables (Specify):

Comments:

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

Comments:

19. BUILDING EGRESS ILLUMINATION

PROVIDE PHOTO 19

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

Comments:

20. FIRE ALARM SYSTEM

PROVIDE PHOTO 20

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

Comments:

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

Not Applicable:

PROVIDE PHOTO 21

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

Comments:

22. EXIT LIGHTS

PROVIDE PHOTO 22

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

Comments:

23.EMERGENCY GENERATOR

PROVIDE PHOTO 23

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

Comments:

24.WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS

PROVIDE PHOTO 24

Good () Requires Additional Illumination() N/A ()

Comments:

25.OPEN OR UNDER COVER PARKING GARAGE AND EGRESS ILLUMINATION

PROVIDE PHOTO 25

Good () Requires Additional Illumination() N/A ()

Comments:

26.SWIMMING POOL WIRING

PROVIDE PHOTO 26

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

Comments:

27. WIRING TO MECHANICAL EQUIPMENT**PROVIDE PHOTO 27**Good ()Needs Repair ()N/A ()

Comments:

28. UNDERGROUND OR LOWER-LEVEL PARKING GARAGESN/A: **PROVIDE PHOTO 28**

CHECKLIST ITEMS TO CONFIRM OR CONSIDER FOR UNDERGROUND PARKING GARAGE:

Number of Levels Below Grade Plane:

A. Are the sump pumps operational? Select: (Yes/Need Repair/N/A)

Explanation:

B. If the elevator(s) travel below grade plane:

1. Are they programmed to return to a level at or above BFE plus freeboard:

Select: (Yes, No, Needs Repair, Will Retrofit):

Explanation:

2. Are they equipped with sensors that prevent the cab from descending into a flooded hoistway?

Select: (Yes, No, Needs Repair, Will Retrofit):

Explanation:

C. Are the branch electrical circuits feeding devices below grade plane protected by a Ground Fault Circuit Interrupter (GFCI) breaker?

Select: (Yes, No, Needs Repair, Will Retrofit):

Explanation:

29. GENERAL ADDITIONAL COMMENTS

All necessary repairs have been completed under Permit ELER-25-01-2782.

Reset Form



City of Coral Gables
405 Biltmore Way
Coral Gables, FL 33134

Permit	Permit NO.: ELER-25-01-2782
	Permit Type: Electrical Residential
	Work Classification: Other
	Permit Status: Final
Issue Date: 01/31/2025	Expiration: 12/29/2025

Location Address	Parcel Number	Building Code Version
1960 DOUGLAS RD, Coral Gables, FL 33134-4684	0341080071390	FBC 2020
Owner Name	MEJO CORP, % DANIEL FLIGELMAN	

Contacts

Ivan Martinez, PINNACLE ELECTRIC INC 9500 THANKSGIVING DR. CUTLER BAY, FL 33157 (305) 609-3792 pinnacleelectric@bellsouth.net	Applicant	Ivan Martinez, PINNACLE ELECTRIC INC 9500 THANKSGIVING DR. CUTLER BAY, FL 33157 (305) 609-3792 pinnacleelectric@bellsouth.net	Applicant
Ivan Martinez, PINNACLE ELECTRIC INC 9500 THANKSGIVING DR. CUTLER BAY, FL 33157 (305) 609-3792 pinnacleelectric@bellsouth.net	Contractor	Jeff Abers 2109 Sunrise Key Blvd, Ft Lauderdale, FL 33304 (954) 463-0585 jeffabers@gmail.com	Owner
Ivan Martinez, PINNACLE ELECTRIC INC 9500 THANKSGIVING DR, CUTLER BAY, FL 33157 (305) 609-3792 pinnacleelectric@bellsouth.net	Qualifier		

Description: Repairs due to Recertification Report. Replace Receptacles in bath and kitchens. Upgrade Service Ground to 1/0 to two Ground Rods.	Valuation: \$2,200.00
	Total Sq Feet: 0.00

Fees	Amount	Payments	Amt Paid
Dept of Business and Professional Regulation	\$2.00	Total Fees	\$218.67
BCAIB	\$3.00	Credi Card	\$218.67
Lien Law	\$5.00	Amount Due:	\$0.00
Residential Upfront Fee	\$200.00		
Code Compliance Fee	\$1.32		
Ordinance 2006-27 Filing Fee (\$1 per page)	\$3.00		
Document preservation fee (\$1.45 per page)	\$4.35		
Total:	\$218.67		

A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. (F.S. 713.135)

THE NOTICE OF COMMENCEMENT MUST BE DISPLAYED AT THE JOB SITE.



City of Coral Gables
405 Biltmore Way
Coral Gables, FL 33134

Permit	Permit NO.: ELER-25-01-2782
	Permit Type: Electrical Residential
	Work Classification: Other
	Permit Status: Final
Issue Date: 01/31/2025	Expiration: 12/29/2025

NOTICE: In addition to the requirements of this permit there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies. Please be advised that in accordance with City Ordinance No. 2765, it is the responsibility of the property owner to repair all broken sidewalks. Compliance must be obtained prior to final Public Works approval.

A CERTIFICATE OF OCCUPANCY OR COMPLETION MUST BE SECURED
BEFORE THIS BUILDING CAN BE USED FOR ANY PURPOSE.

January 31, 2025

Issued By: Kathy Arguinzoni

Date

Required Inspections:

Inspection Type	Inspector Initials	Date
Electrical – Grounding		
Electrical - Slab		
Electrical Rough		
Electrical Underground		
Final Electrical		



CITY OF CORAL GABLES
Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FL 33134

2/2/2023

VIA CERTIFIED MAIL

7021 1970 0000 4015 8722

MEJO CORP
% DANIEL FLIGELMAN
2109 SUNRISE KEY BLVD
FORT LAUDERDALE, FL 33304

RE: 1960 DOUGLAS RD
FOLIO # 341080071390
Process Number TBD

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

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

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is thirty (30) years old, or older, having been built in 1964. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a qualified individual must inspect said building and a **completed** Recertification Report ("Report") must be submitted by you to this Department **in 2024**. A completed Report includes 1) Cover letters stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be **approved** and the Letter of Recertification must be issued by this Department.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Thank you for your prompt attention to this matter.



Manuel Z. Lopez, P.E.
Building Official

Mejo
12330 Pine!