



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 11/10/2015

Property Information	
Folio:	03-4108-052-0001
Property Address:	1100 Salzedo st
Owner	REFERENCE ONLY
Mailing Address	
Primary Zone	5000 HOTELS & MOTELS - GENERAL
Primary Land Use	0000 REFERENCE FOLIO
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	11
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	1974



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

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

Short Legal Description
SALZEDO PLAZA CONDO CORAL GABLES DOUGLAS SEC PB 25-6 LOT A & S10FT LOT 1 BLK 10 & LOT 10 BLK 18

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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

Version:

CITY'S

EXHIBIT 1

Click on the Folio number to view property details

FOLIO: 03-4108-052-0010
SUB-DIVISION: SALZEDO PLAZA CONDO
OWNER: DIEGO GONZALEZ
ADDRESS: 1100 SALZEDO ST 1A
CORAL GABLES

1

FOLIO: 03-4108-052-0020
SUB-DIVISION: SALZEDO PLAZA CONDO
OWNER: LA AGRAMONTINA LLC
ADDRESS: 1100 SALZEDO ST 1C
CORAL GABLES

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FOLIO: 03-4108-052-0030
SUB-DIVISION: SALZEDO PLAZA CONDO
OWNER: LUCAMPA LLC
ADDRESS: 1100 SALZEDO ST 1D
CORAL GABLES

3

FOLIO: 03-4108-052-0040
SUB-DIVISION: SALZEDO PLAZA CONDO
OWNER: ORLANDO COLLAZO
MARYGAREN REYES COLLAZO
ADDRESS: 1100 SALZEDO ST 2A
CORAL GABLES

4

FOLIO: 03-4108-052-0050
SUB-DIVISION: SALZEDO PLAZA CONDO
OWNER: LAZARO R SANCHEZ
ADDRESS: 1100 SALZEDO ST 2B
CORAL GABLES

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FOLIO: 03-4108-052-0060
SUB-DIVISION: SALZEDO PLAZA CONDO
OWNER: ALFRED BEIS & W VICTORIA I
ADDRESS: 1100 SALZEDO ST 2C
CORAL GABLES

6

FOLIO: 03-4108-052-0070
SUB-DIVISION: SALZEDO PLAZA CONDO
OWNER: MARGOTH C DIAZ &
ISMAEL CORTES
ADDRESS: 1100 SALZEDO ST 2D
CORAL GABLES

7

FOLIO: 03-4108-052-0080
SUB-DIVISION: SALZEDO PLAZA CONDO
OWNER: DORIS PORTU ONA JTRS
KATERINA LORIS ONA JTRS
ADDRESS: 1100 SALZEDO ST 3A
CORAL GABLES

8

FOLIO: 03-4108-052-0090
SUB-DIVISION: SALZEDO PLAZA CONDO
OWNER: CESAR F ABUD
ADDRESS: 1100 SALZEDO ST 3B
CORAL GABLES

9

FOLIO: 03-4108-052-0100
SUB-DIVISION: SALZEDO PLAZA CONDO
OWNER: MARIA ALEXANDRA CANAHUATI
ADDRESS: 1100 SALZEDO ST 3C
CORAL GABLES

10

FOLIO: 03-4108-052-0110
SUB-DIVISION: SALZEDO PLAZA CONDO
OWNER: RICARDO RIVAS
ADDRESS: 1100 SALZEDO ST 3D
CORAL GABLES

11

1100 Salzedo St



2014

S-26 Not Complied



The City of Coral Gables

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

4/1/2014

VIA CERTIFIED MAIL

SALZEDO PLAZA CONDO ASSOCIATION
PO BOX 4216
CORAL GABLES , FL 33134

91 7108 2133 3932 6024 3021

RE: 1100 SALZEDO ST, CORAL GABLES, FL
Folio # 03-4108-052-0001
Recertification of Building 40 Years or older

Gentlemen:

This Department has been advised that the subject building is forty (40) years old, or older, having been built in year 1974.

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

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

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

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

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

Sincerely,

Manuel Z. Lopez

Manuel Z. Lopez, P.E.
Building Official

CITY'S

EXHIBIT

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The City of Coral Gables

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

7/22/2014

SALZEDO PLAZA CONDO ASSOCIATION
PO BOX 4216
CORAL GABLES, FL 33134

VIA CERTIFIED MAIL

91 7108 2133 3932 6021 9835

Re: Building Recertification
1100 SALZEDO ST
Folio # 03-4108-052-0001

Dear Property Owner:

In a certified letter dated 4/1/2014, this Department notified you the property referenced above requires a 40-year building recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). The letter informed you it was necessary to furnish this Department a report prepared by a licensed architect or engineer within 90-days specifying the building meets the requirements for building recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

Please be advised that as of 7/1/2014 the report will be overdue and this building will be deemed to be in NON-COMPLIANCE. This may result in the revocation of the Certificate of Occupancy, as well as, being subject to other penalties as provided in the Code.

Failure to contact us before 10/22/2014, will result in our forwarding this building information to the Miami-Dade County Unsafe Structures Board for further determination.

Please govern yourself accordingly.

Sincerely,

Manuel Z. Lopez

Manuel Z. Lopez, P.E.
Building Official



The City of Coral Gables

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

6/2/2015

SALZEDO PLAZA CONDO ASSOCIATION
PO BOX 4216
CORAL GABLES, FL 33134

****FINAL NOTICE****

VIA CERTIFIED MAIL

91 7108 2133 3932 7095 9738

Re: Building Recertification
1100 SALZEDO ST
Folio # 03-4108-052-0001

Dear Property Owner:

In a certified letter dated 4/1/2014, this Department notified you the property referenced above requires a 40-year building recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). The letter informed you it was necessary to furnish this Department a report prepared by a licensed architect or engineer within 90-days specifying the building meets the requirements for building recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

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

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

Please govern yourself accordingly.

Sincerely,

Manuel Z. Lopez

Manuel Z. Lopez, P.E.
Building Official



The City of Coral Gables

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

6/2/2015

VIA CERTIFIED MAIL

SALZEDO PLAZA CONDO ASSOCIATION
PO BOX 4216
CORAL GABLES , FL 33134

RE: 1100 SALZEDO ST,CORAL GABLES, FL
Folio # 03-4108-052-0001
Recertification of Building 40 Years or older

Gentlemen:

This Department has been advised the above referenced property address is forty (40) years old, or older, having been built in 4/1/2014.

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

The architect or engineer chosen to perform the inspection may obtain the required Form, "*Minimum Inspection Procedural Guidelines for Building Recertification*," from the link below: <http://www.miamidade.gov/building/form-checklist.asp>. In addition to the Form a cover letter must state the property meets the requirement for building recertification; no additional documents or photographs are necessary.

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

BUILDING RECERTIFICATION SECTION
Development Services Department
405 Biltmore Way, 3rd Floor
Coral Gables, Florida 33134

Any questions may be directed to (305) 460-5250. Thank you for your prompt consideration.

Sincerely,

A handwritten signature in cursive script that reads "Manuel Z. Lopez".

Manuel Z. Lopez, P.E.
Building Official



The City of Coral Gables

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

August 21, 2015

VIA CERTIFIED MAIL

91 7108 2133 3932 5928 3205

Clear Sky Property Management
2929 S.W. 3rd Avenue, Suite 330
Miami, Florida 33129

Re: 1100 Salzedo Street
Folio # 03-4108-073-0020

Dear Property Owner/Manager:

This Department has received your request dated August 14, 2015 for an extension to provide us with the Recertification Report for the above referenced property.

By these means, I am granting you sixty (60) days from the date of this letter to provide the Recertification Report. If you have further questions please contact me at (305) 460-5242.

Sincerely,

Manuel Z. Lopez

Manuel Z. Lopez, P.E.
Building Official

CITY OF CORAL GABLES.

Case # 15-4526

Petitioner,

vs.

SALZEDO PLAZA, A CONDOMINIUM
ASSOCIATION, INC.,
a Florida not for profit company,

Respondent.

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

Date: November 24, 2015

To:

**Condominium Association (Registered
Agent)**

Salzedo Plaza, a Condominium
Association, Inc.
c/o Clear Sky Property Management LLC
Registered Agent
2929 SW 3 Avenue, Suite 330
Miami, FL 33129-2710

Return receipt number:

91 7108 2133 3932 6217 1797

and via e-mail to Ketty M. Urbay, LCAM
Property Manager, the Condominium
Association's representative, at
kurbay@clearskymanagement.com

CITY'S

EXHIBIT

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Re: The three-story multifamily condominium building consisting of 11 units ("Structure") built in 1974 (40-year recertification required) and located at 1100 Salzedo Street, Coral Gables, FL 33134-2844, legally described as: Lot A and South 10 feet of Lot 1, in Block 10, and Lot 10 in Block 18 of REVISED PLAT CORAL GABLES DOUGLAS SECTION, according to the Plat thereof, as recorded in Plat Book 25, at Page 6, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-052-0001 ("Property").

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

On April 1, 2014, the City sent the Property Owner a 90-day Notice of Required Inspection for the Property's requesting an inspection report conforming to the minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, pursuant to Section 8-11(f) of the Miami-Dade County Code ("Report").

On July 22, 2014 and June 2, 2015, the City sent the Property Owner the City sent the Property Owner notices that the Report was past due.

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

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on December 14, 2015, at 2:00 p.m.

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

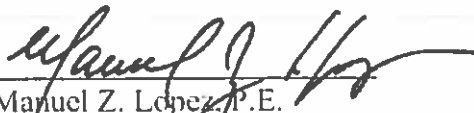
If the Required Action is not completed before the above hearing date, the Building Official may order that the structure be vacated, boarded, secured, and posted (including, but not limited to,

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 recover the costs incurred against the Property and the Owner of record.

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


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

Please govern yourself accordingly.


Manuel Z. Lopez, P.E.
Building Official

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that, on November 24, 2015, a true and correct copy of the foregoing notice was served via certified mail, return receipt requested, by first class mail, via e-mail at any e-mail address indicated above, and by hand-delivery or posting at the Property.


Manuel Z. Lopez, P.E.
Building Official

NOTICES

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

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

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



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint/Case #: 15-4526

Title of Document Posted: Construction Regulation Board Case

I, Claudio Ramos, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 1100 Salzedo St., ON 11-24-15.
AT 11:40 am.

Claudio 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 this 24th day of November, in
the year 20 15, by Claudio Ramos who is personally known to
me.

My Commission Expires:

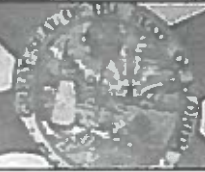


Belkys Garcia
Notary Public



1100 Salzedo Street





Detail by Entity Name

Florida Not For Profit Corporation

SALZEDO PLAZA, A CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	731512
FEI/EIN Number	59-1660324
Date Filed	12/17/1974
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	10/01/2007
Event Effective Date	NONE

Principal Address

1100 SALZEDO STREET
CORAL GABLES, FL 33134

Changed: 03/14/2013

Mailing Address

PO BOX 14-4216
CORAL GABLES, FL 33114-4216

Changed: 04/30/2015

Registered Agent Name & Address

CLEAR SKY PROPERTY MANAGEMENT
2929 SW 3 AVENUE
SUITE 330
MIAMI, FL 33129

Name Changed: 03/14/2013

Address Changed: 04/30/2014

Officer/Director Detail

Name & Address

Title S

CITY'S

EXHIBIT

4

PORTU-OÃA, DORIS
405 SAN SOVINE AVE
CORAL GABLES, FL 33146

Title TD

SANCHEZ, LAZARO
3429 FORREST DR.
HOLLYWOOD, FL 33021

Title P

DIEGO, GONZALEZ
2351 SW 37 AVE APT# 812
MIAMI, FL 33145

Annual Reports

Report Year	Filed Date
2013	03/14/2013
2014	04/30/2014
2015	04/30/2015

Document Images

04/30/2015 -- ANNUAL REPORT	View image in PDF format
04/30/2014 -- ANNUAL REPORT	View image in PDF format
03/14/2013 -- ANNUAL REPORT	View image in PDF format
04/28/2012 -- ANNUAL REPORT	View image in PDF format
04/07/2011 -- ANNUAL REPORT	View image in PDF format
04/28/2010 -- ANNUAL REPORT	View image in PDF format
04/12/2009 -- ANNUAL REPORT	View image in PDF format
04/30/2008 -- ANNUAL REPORT	View image in PDF format
10/01/2007 -- Amendment	View image in PDF format
08/06/2007 -- Off/Dir Resignation	View image in PDF format
08/06/2007 -- Off/Dir Resignation	View image in PDF format
04/16/2007 -- ANNUAL REPORT	View image in PDF format
04/29/2006 -- ANNUAL REPORT	View image in PDF format
07/28/2005 -- Amendment	View image in PDF format
01/12/2005 -- ANNUAL REPORT	View image in PDF format
05/03/2004 -- ANNUAL REPORT	View image in PDF format
07/18/2003 -- ANNUAL REPORT	View image in PDF format
05/16/2001 -- ANNUAL REPORT	View image in PDF format
08/08/2000 -- ANNUAL REPORT	View image in PDF format

04/12/1999 -- ANNUAL REPORT	View image in PDF format
04/15/1998 -- ANNUAL REPORT	View image in PDF format
06/27/1997 -- ANNUAL REPORT	View image in PDF format
06/13/1996 -- ANNUAL REPORT	View image in PDF format
04/24/1995 -- ANNUAL REPORT	View image in PDF format

Copyright and Privacy Policies
State of Florida, Department of State

Garcia, Belkys

From: alp@alp-law.com
Sent: Tuesday, December 01, 2015 12:05 PM
To: Garcia, Belkys; Goizueta, Virginia
Subject: FW: 1100 Salzedo St. - unsafe structures case for failure to recertify

FYI

Very truly yours,

Alexander L. Palenzuela
Law Offices of Alexander L. Palenzuela, P.A.
1200 Brickell Avenue, Suite 1440
Miami, FL 33131-3205
main (305) 375-9510, ext. 303
direct +1 (305) 417-9007
fax (305) 375-9511
alp@alp-law.com
www.alp-law.com

PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING

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Tax Advice Disclosure: To ensure compliance with requirements imposed by the IRS under Circular 230, we inform you that any U.S. federal tax advice contained in this communication (including any attachments), unless otherwise specifically stated, was not intended or written to be used, and cannot be used, for the purpose of (1) avoiding penalties under the Internal Revenue Code or (2) promoting, marketing or recommending to another party any matters addressed herein.

From: Alexander Palenzuela <alp@alp-law.com>
Date: Thursday, November 19, 2015 at 6:55 PM
To: "Ketty M. Urbay" <kurbay@clearskymanagement.com>
Subject: 1100 Salzedo St. - unsafe structures case for failure to recertify

Dear Ms. Urbay:

I saw your name on a letter in the recertification file for the above property. I would like to let you know that the City is preparing this case for the December 14, 2015, Construction Regulation Board hearing at 2p.m. If you have the recertification report, please submit it. Please feel free to contact me, if you have any questions or concerns.

Thank you.

CITY'S

EXHIBIT

5

Very truly yours,

Alexander L. Palenzuela
Law Offices of Alexander L. Palenzuela, P.A.
1200 Brickell Avenue, Suite 1440
Miami, FL 33131-3205
main (305) 375-9510, ext. 303
direct +1 (305) 417-9007
fax (305) 375-9511
alp@alp-law.com
www.alp-law.com

PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING

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August 14, 2015

Development Services Department
City Hall 405 Biltmore Way
Coral Gables, Florida 33134

Via Certified mail #7014 2870 0000 5039 4842 and via email to mlopez@coralgables.com

Re: Building Recertification
1100 Salzedo Street
Folio # 03-4108-073-0020

Dear Inspector Lopez,

The final notice for the above referenced caught me off guard as I was not aware of this issue with the Salzedo Plaza Condominium's 40 Year re-certification. I am now overseeing this building in tandem with my field manager Ana Pou and we located previous notices that were being sent to 1514 Salzedo Street #2 and had somehow made their way to one of the Board members that brought it to our attention.

I do apologize for this issue and we have contacted an engineer to provide his proposal for the cost to evaluate the building and provide a report for submission to your department.

We ask that you please provide us with an extension of 120 days and not transfer this building to Unsafe structures.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ketty M. Urbay". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Ketty M. Urbay, LCAM Property Manager

kurbay@clearskymanagement.com

Direct: 786-236-8527

CITY'S

EXHIBIT

6



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

Permits and Inspections: Search Results

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

[New Permit Search](#)

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
BL-08-07-1396	07/25/2008	1100 SALZEDO ST	ROOF / LIGHT WEIGHT CONC	REROOF FLAT ONLY \$26,000 GAF MATERIAL CORP, GAF RUBEROID MODIFIED BITUMENROOF SYSTEM FOR CONCRETEDECKS	final	07/29/2008	09/19/2008	0.00
CE-11-05-5372	05/03/2011	1100 SALZEDO ST	CODE ENF WARNING PROCESS	WT16275 SEC 54-153 CITY CODE (DAY) TRASH ON R/W 3 DAYS BEFORE SCHEDULED P/U. CABINET DOORS IN STREET PARKING AREA. MUST REMOVE.	final	05/03/2011	05/03/2011	0.00
CE-13-06-1785	06/26/2013	1100 SALZEDO ST	CODE ENF WARNING PROCESS	WT16809 5-1901 ZONING CODE (SNP) REFERED BY M.KATTOU MAINTAINING A SIGN WHICH HAS BEEN PAINTED OR INSTALLED WITHOUT NECESSARY APPROVAL AND PERMIT. "NO PETS PLEASE"	final	06/26/2013	06/27/2013	0.00
CE-14-04-2309	04/05/2014	1100 SALZEDO ST	CODE ENF LIEN SEARCH	LIEN SEARCH	final	04/15/2014	04/15/2014	0.00
CE-14-06-3594	06/21/2014	1100 SALZEDO ST	CODE ENF LIEN SEARCH	LIEN SEARCH	final	07/03/2014	07/03/2014	0.00
CE-14-06-4254	06/27/2014	1100 SALZEDO ST	CODE ENF LIEN SEARCH	LIEN SEARCH	final	07/03/2014	07/03/2014	0.00
CE-15-07-6055	07/30/2015	1100 SALZEDO ST	CODE ENF LIEN SEARCH	LIEN SEARCH	final	08/13/2015	08/13/2015	0.00
CE-15-11-5021	11/03/2015	1100 SALZEDO ST	CODE ENF LIEN SEARCH	LIEN SEARCH	final	11/06/2015	11/06/2015	0.00
ME-12-01-6165	01/06/2012	1100 SALZEDO ST	MECH COMMERCIAL / RESIDENTIAL WORK	DF&F WORK INSTALLED AND PERMIT WAS NEVER PAID FOR//A/C CHANGE OUT OF 2.5 TON SPLIT SYSTEM ON ROOF \$2080	final	04/13/2012	06/20/2013	0.00

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PU-12-03-8010	03/13/2012	1100	PUBLIC	REQ COPY OF	final	03/14/2012	03/14/2012	0.00
		SALZEDO ST	RECORDS	PERMIT 22635B				
			SEARCH					

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



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

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

Occupant Name:	1100 Salzedo St Condominium - 12 units	Inspection Date:	5/29/2015
Address:	1100 Salzedo Street	InspectionType:	Reinspection
City:	Coral Gables	Inspected By:	Leonard Veight 305-460-5577 lveight@coralgables.com
Suite:		Occ. Sq. Ft.:	0

FL NFPA 01 13
Floor 1

Firefighter elevator key

11.3.1.2 Excerpt: All existing elevators having a travel distance of 25...

OK Violation cleared on 5/29/2015

FL NFPA 101 13
Floor 1

Chapter 7 Means of Egress

7.8.1.2 Excerpt: Illumination of means of egress shall be continuous during...

OK Violation cleared on 5/29/2015

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

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

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

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

Signature on file

CITY'S

EXHIBIT

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Company

Representative:

Ana Pou
5/29/2015

Signature on file

Inspector:

Leonard Veight
5/29/2015