



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 4/20/2022

Property Information	
Folio:	03-4108-009-2800
Property Address:	115 SALAMANCA AVE Coral Gables, FL 33134-4187
Owner	SALAMANCA115 LLC
Mailing Address	7600 SW 130 ST MIAMI, FL 33156
PA Primary Zone	5001 HOTELS & MOTELS - GENERAL Med Density
Primary Land Use	0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	10 / 8 / 0
Floors	2
Living Units	8
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	4,055 Sq.Ft
Lot Size	7,700 Sq.Ft
Year Built	1962



Assessment Information			
Year	2021	2020	2019
Land Value	\$731,500	\$731,500	\$693,000
Building Value	\$241,402	\$241,402	\$233,604
XF Value	\$3,174	\$3,174	\$0
Market Value	\$976,076	\$976,076	\$926,604
Assessed Value	\$913,564	\$830,513	\$755,012

Benefits Information				
Benefit	Type	2021	2020	2019
Non-Homestead Cap	Assessment Reduction	\$62,512	\$145,563	\$171,592
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
CORAL GABLES DOUGLAS SEC PB 25-69 W 20FT LOT 12 & ALL LOT 13 BLK 29 LOT SIZE 70.000 X 110 OR 20402-0069 04/2002 4 (2)	

Taxable Value Information			
	2021	2020	2019
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$913,564	\$830,513	\$755,012
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$976,076	\$976,076	\$926,604
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$913,564	\$830,513	\$755,012
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$913,564	\$830,513	\$755,012

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
05/04/2009	\$100	26870-1363	Corrective, tax or QCD; min consideration
12/22/2008	\$10	26736-4869	Sales which are disqualified as a result of examination of the deed
04/01/2002	\$0	20402-0069	Sales which are disqualified as a result of examination of the deed

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

115 Salamanca Ave

<b><u>Owner (Sunbiz principal address)</u></b> Salamanca 115 LLC 115 Salamanca Ave Coral Gables, FL 33134-4187	<b><u>Sunbiz (Mailing and Registered Agent address)</u></b> Salamanca 115 LLC c/o Borys S. Wenglowskyj Registered Agent 7600 SW 130 St Pinecrest, FL 33156-6124
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[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company

SALAMANCA115, LLC

### Filing Information

<b>Document Number</b>	L08000117887
<b>FEI/EIN Number</b>	80-0334598
<b>Date Filed</b>	12/31/2008
<b>Effective Date</b>	12/31/2008
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

115 SALAMANCA AVENUE  
CORAL GABLES, FL 33134

### Mailing Address

7600 SW 130 STREET  
MIAMI, FL 33156

### Registered Agent Name & Address

WENGLOWSKYJ, BORYS S  
7600 SW 130 STREET  
MIAMI, FL 33156

### Authorized Person(s) Detail

#### **Name & Address**

Title MGRM

WENGLOWSKYJ, BORYS S  
7600 SW 130 STREET  
MIAMI, FL 33156

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2020	06/19/2020
2021	04/27/2021
2022	04/06/2022

## **Document Images**

<a href="#">04/06/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/27/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/19/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/01/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/30/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/24/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/15/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/16/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/20/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/08/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/06/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/07/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/31/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/12/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">12/31/2008 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>


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**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
<a href="#">BL-18-02-2150</a>	02/09/2018	115 SALAMANCA AVE	MISCELLANEOUS WORK	REPAIR SOFFIT ( 4SQ FT), PATCH AND PAINT TO MATCH EXISTING \$400	final	02/15/2018	12/21/2021	0.00
<a href="#">ZN-17-12-1415</a>	12/08/2017	115 SALAMANCA AVE	PAINT / RESURFACE FL / CLEAN	PRESSURE CLEAN ( WALLS & ROOF) & PAINTING EXT WALLS - LT BEIGE (BM OC 6) \$400. PREVIOUS # 94010483	final	12/08/2017	03/14/2018	0.00
<a href="#">RC-12-06-9807</a>	06/26/2012	115 SALAMANCA AVE	BLDG RECERT / CRB	BUILDING RECERTIFICATION	final		06/26/2012	0.00
<a href="#">PU-10-11-2850</a>	11/02/2010	115 SALAMANCA AVE	PUBLIC RECORDS SEARCH	REQ CERT COPY OF PERMITS 94050125 02060408 CRM INV 011817	final	11/03/2010	11/03/2010	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

115 SALAMANCA AVE Coral Gables, FL 33134--418 (Address, Permit# RECT-22-05-0048)

115 SALAMANCA AVE Coral Gables, FL 33134--418 (Address)

115 SALAMANCA AVE Coral Gables, FL 33134----4 (Address, Code Case# NOVI-23-01-1745)

115 SALAMANCA AVE Coral Gables, FL 33134----4 (Address)

115 SALAMANCA AVE Coral Gables, FL 33134----4 (Address, Inspection# ICODE-030027-2023)

115 SALAMANCA AVE Coral Gables, FL 33134--418 (Address, Permit# ELEC-22-05-0429)



The City of Coral Gables

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

June 27, 2012

Salamanca 115, LLC  
7020 Holly Road  
Miami Lakes, FL 33014

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

**PROPERTY FOLIO: # 03-4108-009-2800**  
**ADDRESS: 115 Salamanca Avenue, Coral Gables, FL**

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 2012. 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, III  
Building Official

P.O. Box 141549 CORAL GABLES, FLORIDA 33114-1549 • PHONE: (305) 460-5235 • FAX (305) 460-5261

City's Exhibit #4



## The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY

CORAL GABLES, FLORIDA 33134

1/3/2022

**VIA CERTIFIED MAIL**

SALAMANCA115 LLC

7600 SW 130 ST

MIAMI, FL 33156

7020 3160 0001 1022 0683

**RE: 115 SALAMANCA AVE**

**FOLIO # 03-4108-009-2800**

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 is forty (40) years old, or older, having been built in 1962. 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 **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 letter(s) 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 and 5) Parking Lot Guardrails Requirements Form. Note all paperwork submitted must be the original signed and sealed documents (no copies). Submittal of the Report does not constitute recertification; it must be **approved** by this Department and the Letter of Recertification must be issued.

Once a **completed** Report is submitted to this Department and repairs or modifications are found to be necessary, the Building Official is able to grant an extension of one hundred fifty (150) calendar days from the date of this letter to obtain the necessary permits and perform the repairs. The structure will be recertified once a *revised* Report is submitted and approved, and all required permits are closed.

The Architect or Engineer may obtain the required Form, "*Minimum Inspection Procedural Guidelines for Building Recertification*," from the following link: [http://www.miamidade.gov/pa/property\\_recertification.asp](http://www.miamidade.gov/pa/property_recertification.asp). The **Recertification Report fee of \$500.00 and additional document and filing fees shall be submitted to the Development Services Department, 405 Biltmore Way, 3<sup>rd</sup> Floor, Coral Gables, Florida, 33134. In order to avoid delays submit in person in order to calculate the fees accordingly.**

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; 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.

The completed Report may be submitted Monday through Friday, 7:30am to 3:20pm to this Department. Contact Virginia Goizueta at [vgoizueta@coralgables.com](mailto:vgoizueta@coralgables.com) if any questions regarding building recertification.

Thank you for your prompt attention to this matter.

Manuel Z. Lopez, P.E.  
Building Official

**City's Exhibit #5**



Tracking Number:

Remove X

70203160000110220683

Copy      Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

Your package is moving within the USPS network and is on track to be delivered to its final destination. It is currently in transit to the next facility.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Moving Through Network  
In Transit to Next Facility

January 11, 2022

Departed USPS Regional Facility  
MIAMI FL DISTRIBUTION CENTER  
January 7, 2022, 2:51 am

See All Tracking History

Feedback

Text & Email Updates



USPS Tracking Plus®



Product Information



See Less ^

Track Another Package

Enter tracking or barcode numbers

## Need More Help?

Contact USPS Tracking support for further assistance.

**FAQs**



City's Exhibit #8









## The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY

CORAL GABLES, FLORIDA 33134

SALAMANCA115 LLC

7600 SW 130 ST

MIAMI, FL. 33156

4/4/2022

7021 2720 0001 4958 9841

**RE: 115 SALAMANCA AVE**

**FOLIO # 03-4108-009-2800**

Notice of Required Inspection For Recertification of 40 Years or Older Building – **SECOND NOTICE**

Dear Property Owner:

In a certified letter dated 1/3/2022, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). The letter informed you it was necessary to submit to this Department a completed Report prepared by a licensed architect or engineer within ninety (90) calendar days certifying the structure meets the requirements for recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

Please be advised the submittal of the Report is overdue and the **structure has been deemed unsafe** due to non-compliance. This may result in the revocation of the Certificate of Occupancy, as well as, being subject to other penalties as provided in the Code. A completed Report includes: 1) cover letter(s) stating the structure meets the electrical and structural requirements for recertification from a Florida Registered Architect or Professional Engineer that inspects said building, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form and 5) Parking Lot Guardrails Requirements Form; no additional documents or photographs are necessary. Note all paperwork submitted must be the original signed and sealed documents (no copies). **Additionally you will need to register in the new permitting system to submit report, see the instructions attached.**

**Failure to submit the completed Report within thirty (30) calendar days from the date of this letter will result in forwarding the matter to the City's Construction Regulation Board for further review and determination.** The completed Report may be submitted Monday through Friday, 7:30am to 2:30pm to this Department. Contact Virginia Goizueta at [vgoizueta@coralgables.com](mailto:vgoizueta@coralgables.com) if any questions regarding building recertification.

Please govern yourself accordingly.

Sincerely,

A handwritten signature in blue ink, appearing to read "Manuel Z. Lopez".

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

Tracking Number:

Remove X

70212720000149589841

Copy      Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

Your item has been delivered to an agent for final delivery in MIAMI, FL 33156 on April 8, 2022 at 5:00 pm.

Get More Out of USPS Tracking:

USPS Tracking Plus®

**Delivered to Agent**  
**Delivered to Agent for Final Delivery**  
MIAMI, FL 33156  
April 8, 2022, 5:00 pm

[See All Tracking History](#)

Feedback

Text & Email Updates



USPS Tracking Plus®



Product Information



See Less ^

Track Another Package

Enter tracking or barcode numbers

## Need More Help?

Contact USPS Tracking support for further assistance.

**FAQs**



**From:** alain santana <rctekdesign@gmail.com>  
**Sent:** Wednesday, August 24, 2022 3:25 PM  
**To:** Goizueta, Virginia <vgoizueta@coralgables.com>  
**Subject:** Re: 3700 Ponce De Leon Blvd

**CAUTION:** External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Virginia we submitted plans to the building department to remodel 2 of the units the structural report is safe and sound and meets FBC 2020  
We are waiting on the plans submitted for approval and finalized the inspection for the electrical report

thank you

On Fri, Jul 15, 2022 at 3:11 PM Goizueta, Virginia <[vgoizueta@coralgables.com](mailto:vgoizueta@coralgables.com)> wrote:

Good afternoon,

Attached please find the extension letter for repairs at 3700 Ponce De Leon Blvd.

*Virginia Goizueta*  
*Building Service Coordinator*  
*City of Coral Gables*  
Development Services Department  
405 Biltmore Way, 3rd Floor  
Coral Gables, Florida 33134

Office: 305-460-5250

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

--

**RCtek Architecture**  
**1395 Brickell Ave**  
**Miami Fl. 33131**  
**off- 305-967-6355**  
**cel 786-277-7165**

**From:** alain santana <rctekdesign@gmail.com>  
**Sent:** Wednesday, June 29, 2022 10:01 AM  
**To:** Goizueta, Virginia <vgoizueta@coralgables.com>  
**Subject:** Re: RECT-22-06-0082 (3700 PONCE DE LEON BLVD Coral Gables, FL 33134-7367)

**CAUTION:** External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Will do, thank you.

On Wed, Jun 29, 2022 at 8:59 AM Goizueta, Virginia <[vgoizueta@coralgables.com](mailto:vgoizueta@coralgables.com)> wrote:

Good morning,

Please make the payment and let me know so we can process the Building Recertification report.

Thank you

*Virginia Goizueta*  
*Building Service Coordinator*  
*City of Coral Gables*  
Development Services Department  
405 Biltmore Way, 3rd Floor  
Coral Gables, Florida 33134

Office: 305-460-5250

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

--

**RCtek Architecture**  
**1395 Brickell Ave**  
**Miami Fl. 33131**  
**off- 305-967-6355**  
**cel 786-277-7165**



## The City of Coral Gables

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

7/18/2022

*Sent via first class and  
certified mail,  
return receipt number:*

7021 1970 0000 4016 0060

Carlos J Freitas & Raquel Freitas  
6930 SW 96 Ct.  
Miami, Fl. 33176

**ADDRESS: 3700 Ponce De Leon Blvd.**  
**PROPERTY FOLIO: 03-4117-007-3540**

Dear Property Owner:

This Department has received the Building Recertification Report ("Report"), prepared by the Professionals listed below, that you submitted for the above property address. Please note the Report indicates remedial repairs must be done to the structure in order for it to meet minimum requirements stipulated for continued occupancy as prescribed in the Miami-Dade County code, Section 8-11.

The Professional that completed the Structural Report is:

John Sacco  
AR0004952  
1395 Brickell Ave, Suite 900  
Miami, Fl. 33131  
305-322-7985

The professional that completed the Electrical Report is:

John Sacco  
AR0004952  
1395 Brickell Ave, Suite 900  
Miami, Fl. 33131  
305-322-7985

**If you have any questions regarding this Report, please contact the original architect/engineer which prepared the Report.**

The report from John Sacco from John Sacco Architects dated 6/22/2022 has been submitted indicating the building, although not suitable for recertification, "can continue to be occupied while recertification and repairs are ongoing" and does not "recommend that the building be vacated".

In addition, if repairs are not completed within 180 days of the date of this letter, the City may declare the structure unsafe and take emergency action, pursuant to Section 105-96 of the City Code, to order that the Structure be vacated and to secure the Structure by installing a fence around the perimeter of the Property ("Emergency Action"). Additionally, The City may request that Florida Power and Light, without any further notice, disconnect the power to the Structure. The City may impose a special assessment lien on the property for the cost of the corrective Emergency Action, pursuant to Section 105-98 of the City Code.

**Please note that it shall be unlawful for any person, firm, or corporation or their agents to remove this notice without written permission from the Building Official.**

Once the repairs have been completed the original architect/engineer shall provide a follow-up Report and cover letter (s) indicating the structure is now recommended for recertification.

Sincerely,

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

Manuel Z. Lopez P.E.  
Deputy Building Official

cc: Peter J Iglesias, P.E., City Manager  
Chief Troy Easley, Fire Marshall  
Miriam Soler Ramos, Esq., B.C.S., City Attorney  
Cristina M. Suarez, Deputy City Attorney and City Prosecutor  
Suramy Cabrera, P.E., Building Official  
Warren Adams, Historical Resources and Cultural Arts Director  
Martha Pantin, Communications & Public Affairs Division Director  
Terri Sheppard, Code Enforcement Field Supervisor  
Construction Regulation Board File

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

CITY OF CORAL GABLES,  
Petitioner,

Case No. 23-5378

vs.

Salamanca 115 LLC  
115 Salamanca Ave  
Coral Gables, FL 33134-4187  
Respondent.

Return receipt number:

7022 2410 0002 9151 5083

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

Date: February 24, 2023

Re: 115 Salamanca Ave, Coral Gables, Fl. 33134, W 20FT LOT 12 & ALL LOT 13 BLK 29, CORAL GABLES DOUGLAS SEC. PB 25-69, and Folio: 03-4108-009-2800 (Property”),

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 8-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. **The Structure is hereby declared unsafe** by the Building Official and is presumed unsafe pursuant to Section 105-I 86(j)(13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

**Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, 2<sup>nd</sup> Florida, Coral Gables, Florida 33134, on March 13, 2023, 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, Secretary to Virginia Goizueta the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, vgoizueta@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.

**City's Exhibit #6**

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

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

Please govern yourself accordingly.



Virginia Goizueta  
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, Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (E-mail: [relejabarrieta@coralgables.com](mailto:relejabarrieta@coralgables.com), Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

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

c.

Salamanca 115 LLC  
c/o Borys S. Wenglowskyj  
Registered Agent  
7600 SW 130 St  
Pinecrest, FL 33156-6124

7022 2410 0002 9151 5090



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Title of Document Posted: Notice of Pending Building Recertification

I, JOSE IGLESIAS, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 115 SALAMANCA AVE, ON February 24, 2023, AT 10:30 AM.

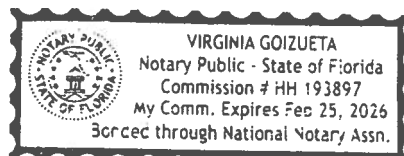
JOSE IGLESIAS  
Employee's Printed Name

[Signature]  
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 24th day of February, in the year 2023, by  
Jose Iglesias who is personally known to me.

My Commission Expires:



[Signature]  
Virginia Goizueta  
Notary Public

City's Exhibit #7





CFN 20090361685

OR Bk 26870 Pg 1363 (1pg)

RECORDED 05/19/2009 08:12:53

DEED DOC TAX 0.60

SURTAX 0.45

HARVEY RUVIN, CLERK OF COURT

MIAMI-DADE COUNTY, FLORIDA

LAST PAGE

This instrument prepared by:  
Steven L. Jones, Esq.  
9999 NE 2d Ave., Ste. 216  
Miami Shores, FL 33138

Folio No. or Parcel ID No. 03-4108-009-2800

### QUIT CLAIM DEED

THIS QUIT CLAIM DEED executed this 4 day of May, 2009 by BORYS WENGLOWSKYJ, a single man, whose post office address is 7020 Holly Road, Miami Lakes, FL 33014-2667, first party, to SALAMANCA115, LLC, a Florida limited liability company, whose post office address is 7020 Holly Road, Miami Lakes, FL 33014-2667, second party:

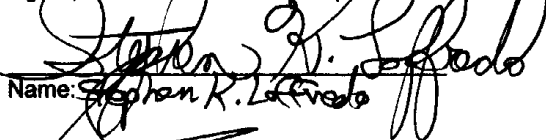
WITNESSETH, that the said first party, for and in consideration of the sum of \$10.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Miami-Dade, State of Florida, to-wit:

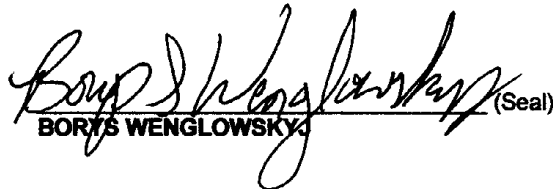
Lot 13 and the West 20 feet of Lot 12, Block 29, DOUGLAS SECTION OF CORAL GABLES, according to the Plat thereof, as recorded in Plat Book 25, Page 69, Public Records of Miami-Dade County, Florida.

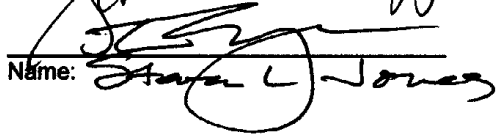
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

  
Name: Stephen R. Lefredo

 (Seal)  
BORYS WENGLOWSKYJ

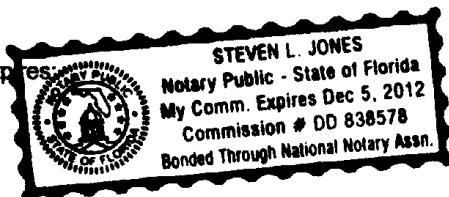
  
Name: Steven L. Jones

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared BORYS WENGLOWSKYJ, a single man, and who is (are) personally known or produced as identification, to me known to be the person(s) described in and ~~who executed the foregoing instrument and acknowledged before me the execution thereof to be her (their) act and deed.~~

WITNESS my hand and official seal this May 4, 2009

My commission expires:



Name: Steven L. Jones  
Notary Public, State of Florida

City's Exhibit #9

1900  
6731 SW 63 COURT  
MIAMI, FLORIDA 33143



[MARC@TOUZEINC.COM](mailto:MARC@TOUZEINC.COM)

21  
PH: 305 666-0874  
FAX: 305 669-5065

Building Official  
Development Services Department  
405 Biltmore Way, 3<sup>rd</sup> floor  
Coral Gables, FL 33134

April 29<sup>th</sup>, 2022



City of Coral Gables  
Development Services

**RECT-22-05-0048**

115 SALAMANCA AVE

**RE: Recertification of Buildings – 40 Years Old or Older**

Record Owner  
Property Address  
Folio #

SALAMANCA115 LLC  
115 SALAMANCA AVE  
03-4108-009-2800 Reference

Dear Building Official,

This letter shall serve to transmit the attached "MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING'S STRUCTURAL RECERTIFICATION" for the above referenced address which will provide an itemized description of the condition of the various components.

This inspection was completed on April 21<sup>st</sup>, 2022.

**I hereby certify this building as being structurally safe for its use and present occupancy**

As a routine matter, in order to avoid any possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure or electrical system. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to the extent reasonably possible. No warranty is either expressed or implied.

Respectfully,

04/29/22  
Marc Touzé, P.E.

City's Exhibit #10



MINIMUM INSPECTION PROCEDURAL GUIDELINES  
FOR BUILDING STRUCTURAL RECERTIFICATION

CASE REFERENCE NUMBER:

LICENSEE NAME: Marc O Touzé

TITLE: Professional Engineer

JURISDICTION NAME:

ADDRESS: 6731 SW 63 court

Miami, FL 33143

City of Coral Gables

SIGNATURE:

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

1. DESCRIPTION OF BUILDING

a. Name on Title: SALAMANCA115 LLC

b. Building Street Address: 115 SALAMANCA Ave

Bldg. #:

c. Legal Description: CORAL GABLES DOUGLAS SEC PB 25-69 W 20FT LOT 12 & ALL L Attached: ☒

d. Owner's Name: SALAMANCA115 LLC

e. Owner's Mailing Address: 7600 SW 130 ST MIAMI, FL 33156

f. Folio Number of Property on which Building is Located: 03-4108-009-2800

g. Building Code Occupancy Classification: 0803 Multifamily 2-9 units

h. Present Use: Multifamily

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

115 Salamanca Ave consists of 1 two story Multifamily building.

6 Units are one bed/ one bath. 2 Units are two-bed/ one bath. 8 Units total.

Units are separated by a CMU wall. Reinforced CMU with concrete columns and tie beams. Roofs are wood trusses and decking with tiles.

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: ☒

m. Additional Comments:

N/A

n. Additions to original structure:	
None apparent	
o. Total Actual Building Area of all floors: 4055	S.F.

<b>2. INSPECTIONS</b>	
a. Date of Notice of Required Inspection: May 4th, 2022	
b. Date(s) of actual inspection: March 29th , 2022 - April 21st , 2022	
c. Name, license number, discipline of practice, and qualifications of licensee submitting report:	
Marc O Touzé PE # 59525	
d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures:	
None required	
e. Are Any Structural Repairs Required? (YES/NO): No <input checked="" type="radio"/>	
1. If required, describe, and indicate acceptance:	
N/A	
f. Can the building continue to be occupied while recertification and repairs are ongoing? (YES/NO): Yes <input checked="" type="radio"/>	
1. Explanation/Conditions:	
g. Is it recommended that the building be vacated? (YES/NO): No <input checked="" type="radio"/>	
h. Has the property record been researched for violations or unsafe cases? (YES/NO): Yes <input checked="" type="radio"/>	
1. Explanation/Comments:	

*[Handwritten signature]*  
04/29/22

### 3. SUPPORTING DATA

- a. XXXX Additional sheets of written data
- b. N/A Photographs provided (where required plus each building elevation)
- c. XXXX Drawings or sketches (aerial, site, footprint, etc.)
- d. N/A Test reports

### 4. FOUNDATION

a. Describe the building foundation:

1st floor – Concrete slab on grade with various coverings appears in good condition.

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

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

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

PROVIDE PHOTO

None Apparent

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

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

1. Describe:

None Required

### 5. PRESENT CONDITION OF OVERALL STRUCTURE

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

PROVIDE PHOTO

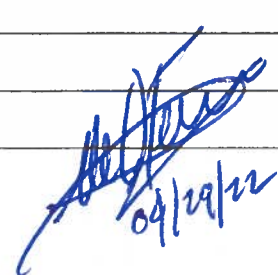
1. Bulging: Good condition

2. Settlement: Good condition Overall

3. Deflections: Good condition

4. Expansion: Good condition

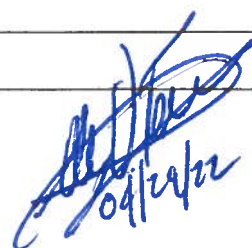
5. Contraction: Good condition



b. Portion showing distress: (Note, beams, columns, structural walls, floor, roofs, other)	PROVIDE PHOTO
None observed	
c. Surface conditions: Describe general conditions of finishes, cracking, spalling, peeling, signs of moisture penetration and stains.	PROVIDE PHOTO
Fair condition	
d. Cracks: Note location in significant members. Identify crack size as <b>HAIRLINE</b> if barely discernible; <b>FINE</b> if less than 1 mm in width; <b>MEDIUM</b> if between 1- and 2-mm width; <b>WIDE</b> if over 2 mm.	PROVIDE PHOTO
Fine cracks in ceilings	
e. General extent of deterioration: Cracking or spalling of concrete or masonry, oxidation of metals; rot or borer attack in wood.	PROVIDE PHOTO
Fair condition. Minimal stain and fade.	
f. Previous patching or repairs (Provide description and identify location):	PROVIDE PHOTO
Normal maintenance	
g. Nature of present loading: (Indicate residential, commercial, storage, other - estimate magnitude for each level)	
Normal residential	
h. Signs of overloading? (Yes/No): No	
1. Describe:	

*[Handwritten signature]*  
04/29/22

<b>6. MASONRY BEARING WALL: (Indicate good, fair, poor on appropriate lines)</b>		PROVIDE PHOTO
a. Concrete masonry units: <b>Good condition</b>		
b. Clay tile or terra cotta units:		
c. Reinforced concrete tie columns:		
d. Reinforced concrete tie beams: <b>Good condition</b>		
e. Lintel:		
f. Other type bond beams:		PROVIDE PHOTO
g. Exterior masonry finishes (choose those that apply):		
1. Stucco: <b>Fair condition</b>		
2. Veneer:		
3. Paint only:		
4. Other (describe):		
h. Interior masonry finishes (choose those that apply):		PROVIDE PHOTO
1. Vapor barrier:		
2. Furring and plaster: <b>Fair condition</b>		
3. Paneling:		
4. Paint only:		
5. Other (describe):		
i. Cracks:		PROVIDE PHOTO
1. Location (note beams, columns, other): <b>None Observed</b>		
2. Description:		
j. Spalling		PROVIDE PHOTO
1. Location (note beams, columns, other): <b>None observed</b>		
2. Description:		





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

<b>7. FLOOR AND ROOF SYSTEM</b>	
a. Roof (Must provide)	
1. Describe (roof shape, type roof covering, type roof deck, framing system, condition):	PROVIDE PHOTO
Gable roof. Approx. 3:12 slope. Tile roofing in fair condition. Wood deck in fair condition.	
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of supports:	PROVIDE PHOTO
None.	
3. Describe roof drainage system, main and overflow, and indicate condition:	PROVIDE PHOTO
Sheet flow to perimeter.	
4. Describe parapet build and current conditions:	PROVIDE PHOTO
None	
5. Describe mansard build and current conditions:	PROVIDE PHOTO
None	

*[Handwritten signature]*  
09/29/22



6. Describe roofing membrane/covering and current conditions:	PROVIDE PHOTO
Tiles in fair condition	
7. Describe any roof framing member with obvious overloading, overstress, deterioration or excessive deflection:	PROVIDE PHOTO
None observed	
8. Note any expansion joints and condition:	PROVIDE PHOTO
None	
b. Floor system(s):	
1. Describe the floor system at each level, framing, material, typical spans and indicate condition:	PROVIDE PHOTO
1st floor – Concrete slab on grade with various coverings appears in good condition.	
2nd floor– Conventional wood joists in good condition.	
2. Balconies: Indicate location, framing system, material, and condition:	PROVIDE PHOTO
South of building, Concrete, Fair Condition	
3. Stairs and escalators: indicate location, framing system, material, and condition:	PROVIDE PHOTO
Southeast and Northeast of building, Concrete, Fair Condition	
4. Ramps: indicate location, framing type, material, and condition:	PROVIDE PHOTO
N/A	
5. Guardrails: describe type, material, and condition:	PROVIDE PHOTO
Metal guardrails in good condition	
c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.	
Adequate visibility.	

*[Handwritten signature]*  
04/24/22

<b>8. STEEL FRAMING SYSTEM</b>	
a. Description of system at each level:	PROVIDE PHOTO
None Observed	
b. Steel members: describe condition of paint and degree of corrosion:	PROVIDE PHOTO
Balcony guardrails in good condition.	
c. Steel connections: describe type and condition:	PROVIDE PHOTO
None	
d. Concrete or other fireproofing: note any cracking or spalling of encased member and note where any covering was removed for inspection:	PROVIDE PHOTO
None	
e. Identify any steel framing member with obvious overloading, overstress, deterioration, or excessive deflection (provide location):	PROVIDE PHOTO
None	
f. Elevator sheave beams and connections, and machine floor beams: note condition:	PROVIDE PHOTO
N/A	

<b>9. CONCRETE FRAMING SYSTEM</b>	
a. Full description of concrete structural framing system:	PROVIDE PHOTO
Concrete spread footings. CMU walls with reinforced concrete tie beams and columns.	
b. Cracking	
1. Significant or Not significant: Not significant	
2. Location and description of members affected and type cracking:	

*[Handwritten signature]*  
09/29/22

c. General condition	
Good Condition	
d. Rebar corrosion – check appropriate line	
1. None visible: <input checked="" type="checkbox"/>	
2. Location and description of members affected and type cracking:	PROVIDE PHOTO
3. Significant but patching will suffice:	PROVIDE PHOTO
4. Significant: structural repairs required (describe):	PROVIDE PHOTO
e. Samples chipped out in spall areas:	
1. No: <input checked="" type="checkbox"/>	PROVIDE PHOTO
2. Yes, describe color, texture, aggregate, general quality:	
f. Identify any concrete framing member with obvious overloading, overstress, deterioration, or excessive deflection:	
PROVIDE PHOTO	
None Apparent	

<b>10. WINDOWS, STOREFRONTS, CURTAINWALLS AND EXTERIOR DOORS</b>	
a. Windows/Storefronts/Curtainwalls	PROVIDE PHOTO
1. Type (Wood, steel, aluminum, vinyl, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other):	
Jalousie	
2. Anchorage: type and condition of fasteners and latches:	
Fair Condition	

*[Handwritten signature]*  
04/24/22

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

*[Handwritten Signature]*  
12/29/22

4. General condition:
Good Condition
5. Describe any repairs needed:

<b>11. WOOD FRAMING</b>	
a. Fully describe wood framing system:	PROVIDE PHOTO
Conventional wood interior partition walls, 2nd floor joists, trusses	
b. Indicate the condition of the following:	PROVIDE PHOTO
1. Walls:	
Fair Condition	
2. Floors:	
Fair Condition	
3. Roof member, roof trusses:	
Fair Condition	
c. Note metal connectors (i.e., angles, plates, bolts, split pintles, other, and note condition):	PROVIDE PHOTO
None observed.	
d. Joints: note if well fitted and still closed:	PROVIDE PHOTO
Good condition	

*[Handwritten signature]*  
04/29/22

e. Drainage: note accumulations of moisture	PROVIDE PHOTO
No evidence of current water intrusion observed	
f. Ventilation: note any concealed spaces not ventilated:	PROVIDE PHOTO
Adequate ventilation at soffit vents	
g. Note any concealed spaces opened for inspection:	PROVIDE PHOTO
Adequate visibility	
h. Identify any wood framing member with obvious overloading, overstress, deterioration, or excessing deflection):	PROVIDE PHOTO
N/A	

<b>12. BUILDING FAÇADE INSPECTION (Threshold Buildings)</b>	PROVIDE PHOTO
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 BUILDING

PROVIDE PHOTO

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

None

b. Indicate condition of the special feature, its supports, and connections:

Reset Form

*[Handwritten signature]*  
01/29/22

**CERTIFICATION OF COMPLIANCE WITH PARKING LOT GUARDRAILS  
REQUIREMENTS IN CHAPTER 8C OF THE CODE OF MIAMI-DADE COUNTY**

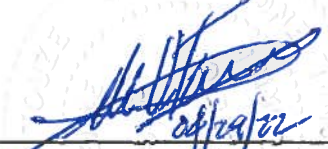
April 22<sup>nd</sup>, 2022

Re:	Folio No.	03-4108-009-2800 Reference
	Property Address	115 SALAMANCA Ave
	Building Description	115 Salamanca Ave consists of 1 two story Multifamily building. 6 Units are one bed/ one bath. 2 Units are two-bed/ one bath. 8 Units total. Units are separated by a CMU wall. Reinforced CMU with concrete columns and tie beams. Roofs are wood trusses and decking with tiles.

The undersigned states the following:

I am a Florida registered professional engineer or architect with an active license.  
On **March 3<sup>rd</sup>**, 2022, 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 the 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)

Marc O Touze, PE

(Print Name)

Seal of Architect or Engineer Executing the  
Certification Must be Affixed in the Above Space

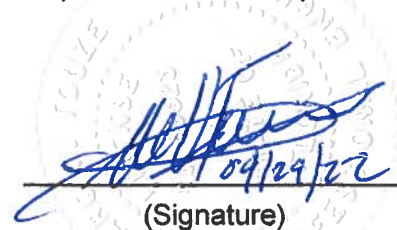


**CERTIFICATION OF COMPLIANCE WITH PARKING LOT ILLUMINATION  
STANDARDS IN CHAPTER 8C OF THE CODE OF MIAMI-DADE COUNTY**

April 29<sup>th</sup>, 2022

Re:	Folio No. 03-4108-009-2800 Reference Property Address 115 SALAMANCA Ave Building Description 115 Salamanca Ave consists of 1 two story Multifamily building. 6 Units are one bed/ one bath. 2 Units are two-bed/ one bath. 8 Units total. Units are separated by a CMU wall. Reinforced CMU with concrete columns and tie beams. Roofs are wood trusses and decking with tiles.
-----	---

1. I am a Florida registered professional engineer or architect with an active license.
2. On April 28<sup>th</sup>, 2022 at 10:35 pm, I measured the level of illumination in the parking lot(s) serving the above referenced building.
3. Maximum 3.13 foot candle per SF, Minimum 1.03 candle per SF, Minimum to Maximum ratio 1:3.03, Foot candle 1.64 averages per SF.
4. The level of illumination provided in the parking lot(s) **does meet** the minimum standards for the occupancy classification of the building as established in Section 8C-3 of the Code of Miami-Dade County.
5. Meter used is manufactured by Extech Instruments (EA31) meter Calibrated per NIST standards.

  
(Signature)

Marc O Touze, PE  
(Print Name)

Seal of Architect or Engineer Executing the  
Certification must be affixed in the Above Space



TOUZÉ ENGINEERING CONSULTANTS INC.

6731 SW 63 COURT  
MIAMI, FLORIDA 33143

MARC@TOUZEINC.COM

PH: 305 666-0874  
FAX: 305 669-5065

Building Official  
Development Services Department  
405 Biltmore Way, 3<sup>rd</sup> floor  
Coral Gables, FL 33134

April 29<sup>th</sup>, 2022

**RE: Recertification of Buildings – 40 Years Old or Older**

Record Owner	SALAMANCA115 LLC
Property Address	115 SALAMANCA AVE
Folio #	03-4108-009-2800 Reference

Dear Building Official,

This letter shall serve to transmit the attached "MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING'S ELECTRICAL RECERTIFICATION" for the above referenced address which will provide an itemized description of the condition of the various components.

This inspection was completed on April 21<sup>st</sup>, 2022.

**I hereby certify this building as needing electrical remediation for its intended use and occupancy.**

As a routine matter, in order to avoid any possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure or electrical system. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to the extent reasonably possible. No warranty is either expressed or implied.

Respectfully,

  
Marc Touzé, P.E.



MINIMUM INSPECTION PROCEDURAL GUIDELINES  
FOR BUILDING ELECTRICAL RECERTIFICATION

CASE REFERENCE NUMBER:

LICENSEE NAME: Marc O Touzé

TITLE: Professional Engineer PE # 59525

JURISDICTION NAME:

ADDRESS: 6731 SW 63 court

Miami, FL 33143

City of Coral Gables

SIGNATURE: 

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

1. DESCRIPTION OF BUILDING

a. Name on Title: SALAMANCA115 LLC

b. Building Street Address: 115 SALAMANCA Ave

Bldg. #:

c. Legal Description: CORAL GABLES DOUGLAS SEC PB 25-69 W 20FT LOT 12 & ALL Attached: ☒

d. Owner's Name: SALAMANCA115 LLC

e. Owner's Mailing Address: 7600 SW 130 ST MIAMI, FL 33156

f. Folio Number of Property on which Building is Located: 03-4108-009-2800

g. Building Code Occupancy Classification: 0803 Multifamily 2-9 units

h. Present Use: Multifamily

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

115 Salamanca Ave consists of 1 two story Multifamily building.

6 Units are one bed/ one bath. 2 Units are two-bed/ one bath. 8 Units total.

Units are separated by a CMU wall. Reinforced CMU with concrete columns and tie beams. Roofs are wood trusses and decking with tiles.

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: ☒

m. Additional Comments:

N/A

<b>2. INSPECTIONS</b>	
a. Date of Notice of Required Inspection: May 4th, 2022	
b. Date(s) of actual inspection: March 29th, 2022 - April 21st, 2022	
c. Name and qualifications of licensee submitting report:	
Marc O Touzé PE # 59525	
d. Are Any Electrical Repairs Required? (YES/NO): Yes	
1. If required, describe, and indicate acceptance:	
Main electrical room is equipped with a Zinsco panel that needs to be replaced. Meter centers need to be replaced. Remediations and electrical permit is required. Outdated switchgear requires replacement.	
e. Can the building continue to be occupied while recertification and repairs are ongoing? (YES/NO): Yes	
1. Explanation/Conditions:	
Building is safe to be occupied during remediations as long as the remediations process does not exceed 6 months.	

<b>3. ELECTRICAL SERVICE</b>					PROVIDE PHOTO
a. Size:	Voltage ( 240 )	Amperage ( 400 )	Type: Fuses ( )	Breakers ( XXX )	
b. Phase:	Three-Phase ( <input type="checkbox"/> )	Single Phase ( <input checked="" type="checkbox"/> )			
c. Condition:	Good ( <input type="checkbox"/> )	Fair ( <input type="checkbox"/> )	Needs Repair ( <input checked="" type="checkbox"/> )		
Comments:					
Remediations and electrical permit is required. Zinsco panel needs to be replaced. Meter centers need to be replaced.					

<b>4. METERING EQUIPMENT</b>					PROVIDE PHOTO
1. Clearances:	Good ( <input type="checkbox"/> )	Fair ( <input type="checkbox"/> )	Needs Correction ( <input checked="" type="checkbox"/> )		
Comments:					
Remediations and electrical permit is required. Zinsco panel needs to be replaced. Meter centers need to be replaced.					

*[Handwritten Signature]*  
04/24/22

5. ELECTRIC ROOMS				PROVIDE PHOTO
1. Clearances:	Good	( <input checked="" type="checkbox"/> )	Fair	( <input type="checkbox"/> )
			Needs Correction	( <input type="checkbox"/> )
Comments:				
N/A				

6. GUTTERS				PROVIDE PHOTO
1. Location:	Good	( <input checked="" type="checkbox"/> )	Needs Repair	( <input type="checkbox"/> )
2. Taps and Fill:	Good	( <input checked="" type="checkbox"/> )	Needs Repair	( <input type="checkbox"/> )
Comments:				

7. ELECTRICAL PANELS				PROVIDE PHOTO
1. Panel # ( H )	Location: Electrical Room			
	Good	( <input checked="" type="checkbox"/> )	Needs Repair	( <input type="checkbox"/> )
2. Panel # ( 1-8 )	Location: Individual Units			
	Good	( <input checked="" type="checkbox"/> )	Needs Repair	( <input type="checkbox"/> )
3. Panel # ( )	Location:			
	Good	( <input type="checkbox"/> )	Needs Repair	( <input type="checkbox"/> )
4. Panel # ( )	Location:			
	Good	( <input type="checkbox"/> )	Needs Repair	( <input type="checkbox"/> )
5. Panel # ( )	Location:			
	Good	( <input type="checkbox"/> )	Needs Repair	( <input type="checkbox"/> )

*[Handwritten signature]*  
04/24/22

Comments:

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

<b>9. GROUNDING OF SERVICE</b>		PROVIDE PHOTO
	Good	( <input checked="" type="checkbox"/> )
	Needs Repair	( <input type="checkbox"/> )
Comments:		
N/A		

<b>10. GROUNDING OF EQUIPMENT</b>		PROVIDE PHOTO
	Good	( <input checked="" type="checkbox"/> )
	Needs Repair	( <input type="checkbox"/> )
Comments:		
N/A		

*[Handwritten signature]*  
08/29/22

**11.SERVICE CONDUIT/RACEWAYS**

PROVIDE PHOTO

Good ( ☒ )Needs Repair ( ☐ )

Comments:

N/A

**12.GENERAL CONDUIT/RACEWAYS**

PROVIDE PHOTO

Good ( ☒ )Needs Repair ( ☐ )

Comments:

N/A

**13.WIRE AND CABLES**

PROVIDE PHOTO

Good ( ☒ )Needs Repair ( ☐ )

Comments:

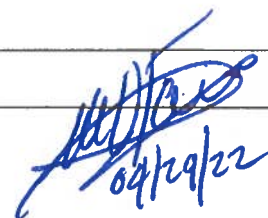
N/A

**14.BUSWAYS**

PROVIDE PHOTO

Good ( ☒ )Needs Repair ( ☐ )

Comments:





**15.THERMOGRAPHY INSPECTION RESULTS**

PROVIDE PHOTO

(ADD SHEETS AS REQUIRED)

Comments:

Not provided. Electrical service upgrades will be performed.

**16.OTHER CONDUCTORS**

PROVIDE PHOTO

Good ( ☐ )Needs Repair ( ☐ )

Comments:

Not present

**17.TYPES OF WIRING METHODS**

PROVIDE PHOTO

- |                            |  |   |   |
|----------------------------|--|---|---|
| 1. Conduit Raceways Rigid: | Good ( <input checked="" type="checkbox"/> ) | Needs Repair ( <input type="checkbox"/> ) | N/A ( <input type="checkbox"/> )            |
| 2. Conduit PVC:            | Good ( <input type="checkbox"/> )            | Needs Repair ( <input type="checkbox"/> ) | N/A ( <input checked="" type="checkbox"/> ) |
| 3. NM Cable:               | Good ( <input type="checkbox"/> )            | Needs Repair ( <input type="checkbox"/> ) | N/A ( <input checked="" type="checkbox"/> ) |
| 4. Other:                  | Good ( <input type="checkbox"/> )            | Needs Repair ( <input type="checkbox"/> ) | N/A ( <input checked="" type="checkbox"/> ) |

a. Other Wiring (Specify):

Comments:

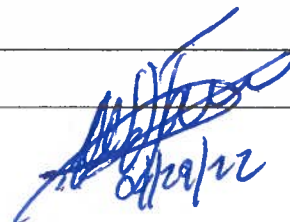
**18.EMERGENCY LIGHTING**

PROVIDE PHOTO

Good ( ☐ )Needs Repair ( ☐ )N/A ( ☒ )

Comments:

Not installed or required



**19. BUILDING EGRESS ILLUMINATION**

PROVIDE PHOTO

Good ( ☒ )Needs Repair ( ☐ )N/A ( ☐ )

Comments:

**20. FIRE ALARM SYSTEM**

PROVIDE PHOTO

Good ( ☐ )Needs Repair ( ☐ )N/A ( ☒ )

Comments:

Not installed or required

**21. SMOKE DETECTORS**

PROVIDE PHOTO

Good ( ☒ )Needs Repair ( ☐ )N/A ( ☐ )

Comments:

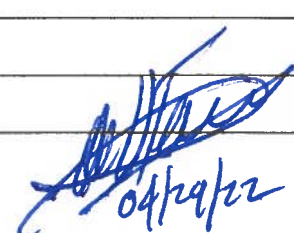
**22. EXIT LIGHTS**

PROVIDE PHOTO

Good ( ☐ )Needs Repair ( ☐ )N/A ( ☒ )

Comments:

Not installed or required



<b>23.EMERGENCY GENERATOR</b>			<b>PROVIDE PHOTO</b>
Good ( <input type="checkbox"/> )	Needs Repair ( <input type="checkbox"/> )	N/A ( <input checked="" type="checkbox"/> )	
Comments:			
Not present			

<b>24.WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS</b>			<b>PROVIDE PHOTO</b>
Good ( <input checked="" type="checkbox"/> )	Requires Additional Illumination( <input type="checkbox"/> )	N/A ( <input type="checkbox"/> )	
Comments:			

<b>25.OPEN OR UNDER COVER PARKING GARAGE AND EGRESS ILLUMINATION</b>			<b>PROVIDE PHOTO</b>
Good ( <input checked="" type="checkbox"/> )	Requires Additional Illumination( <input type="checkbox"/> )	N/A ( <input type="checkbox"/> )	
Comments:			

<b>26.SWIMMING POOL WIRING</b>			<b>PROVIDE PHOTO</b>
Good ( <input type="checkbox"/> )	Needs Repair ( <input type="checkbox"/> )	N/A ( <input checked="" type="checkbox"/> )	
Comments:			
N/A			

*[Handwritten signature]*  
04/29/22

**27.WIRING TO MECHANICAL EQUIPMENT**

PROVIDE PHOTO

Good ( ☒ )Needs Repair ( ☐ )N/A ( ☐ )

Comments:

**28.ADDITIONAL COMMENTS**

Reset Form





City of Coral Gables  
Development Services

# Office Set

**RECT-22-05-0048**

115 SALAMANCA AVE

Folio #: 0341080092800

Description: BUILDING  
RECERTIFICATION (YEAR BUILT  
1962)

EL EC 72050129  
ME \_\_\_\_\_  
PL \_\_\_\_\_

USE AND OCCUPANCY \_\_\_\_\_  
OCCUPANT LOAD \_\_\_\_\_  
BUILDING CODE \_\_\_\_\_ VERSION \_\_\_\_\_  
CONSTRUCTION TYPE \_\_\_\_\_

RESIDENTIAL \_\_\_\_\_ NON-RESIDENTIAL \_\_\_\_\_

INDICATE THE TYPE OF FLOOD ZONE AND  
PROPOSED LOWEST FLOOR ELEVATION OR  
FLOOD PROOFING ELEVATION IN RELATION TO  
MEAN SEA LAND LEVEL (M.S.L.)

	DISTRICT	REQUIRED	PROPOSED
CHH	_____	_____	_____
SFH	_____	_____	_____
OTHER	_____	_____	_____

NEW CONSTRUCTION	SUBSTANTIAL IMPROVEMENT
YES _____	YES _____
NO _____	NO _____

Special Inspector required  
for the following:

- ☐ Special Inspector for PILING  
☐ Special Inspector for REINFORCED MASONRY  
☐ Special Inspector for \_\_\_\_\_

Section	Approved	
	By	Date
<input checked="" type="checkbox"/> BUILDING	<u>147</u>	<u>5/3/22</u>
<input type="checkbox"/> CONCURRENCY		
<input checked="" type="checkbox"/> ELECTRICAL		
<input type="checkbox"/> FEMA		
<input type="checkbox"/> FIRE		
<input type="checkbox"/> HANDICAP		
<input type="checkbox"/> HISTORICAL		
<input type="checkbox"/> LANDSCAPE		
<input type="checkbox"/> MECHANICAL		
<input type="checkbox"/> PLUMBING		
<input type="checkbox"/> PUBLIC WORKS		
<input type="checkbox"/> STRUCTURAL		
<input type="checkbox"/> ZONING		
<input type="checkbox"/> CITY ARCHITECT		
<input type="checkbox"/> OWNER BUILDER		

Subject to compliance with all Federal, State, County  
and City rules and regulations. City assumes no  
responsibility for accuracy of or results from these plans.  
THIS COPY OF PLANS MUST BE AVAILABLE ON  
BUILDING SITE OR AN INSPECTION WILL NOT BE  
MADE.

APPROVAL OF THIS SET OF PLANS DOES NOT  
CONSTITUTE APPROVAL OF ANY STRUCTURE OR  
CONDITION NOT IN COMPLIANCE WITH ANY  
APPLICABLE CODES