

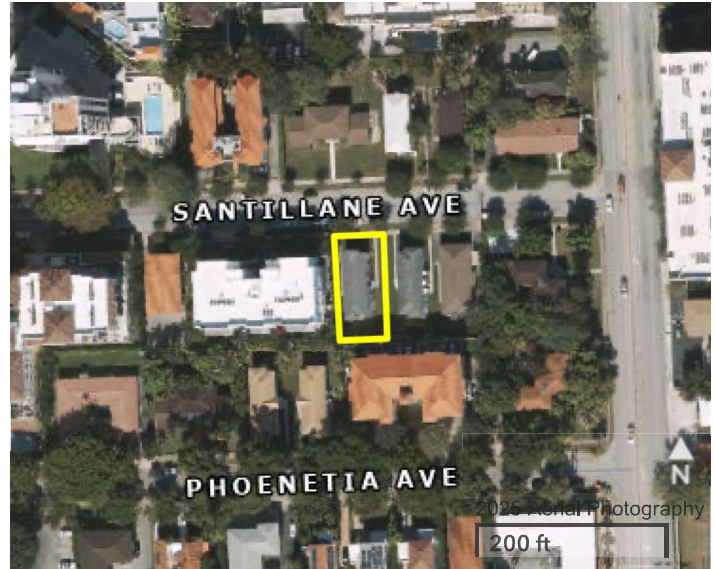


PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 12/29/2025

PROPERTY INFORMATION				
Folio	03-4108-009-1290			
Property Address	20 SANTILLANE AVE CORAL GABLES, FL 33134-0000			
Owner	ALBERT F MUZAURIETA , ANNA B MUZAURIETA			
Mailing Address	33 S MAIN ST SHARON, CT 06069-2243			
Primary Zone	3801 MULTI-FAMILY MED DENSITY			
Primary Land Use	0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS			
Beds / Baths /Half	8 / 4 / 0			
Floors	2			
Living Units	4			
Actual Area	3,184 Sq.Ft			
Living Area	3,184 Sq.Ft			
Adjusted Area	2,866 Sq.Ft			
Lot Size	5,506 Sq.Ft			
Year Built	1944			
ASSESSMENT INFORMATION				
Year	2025	2024	2023	
Land Value	\$991,080	\$825,900	\$825,900	
Building Value	\$206,810	\$206,810	\$193,885	
Extra Feature Value	\$0	\$0	\$0	
Market Value	\$1,197,890	\$1,032,710	\$1,019,785	
Assessed Value	\$1,015,627	\$923,298	\$839,362	
BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Non-Homestead Cap	Assessment Reduction	\$182,263	\$109,412	\$180,423
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				
LOT 8 BLK 14				
LOT SIZE 50.060 X 110				
OR 20440-4999 05/2002 1				



TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,015,627	\$923,298	\$839,362
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,197,890	\$1,032,710	\$1,019,785
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,015,627	\$923,298	\$839,362
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,015,627	\$923,298	\$839,362

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
03/07/2012	\$420,000	28028-3559	Qual by exam of deed
09/28/2011	\$315,100	27867-1414	Financial inst or "In Lieu of Foreclosure" stated
03/01/2006	\$840,000	24350-1434	Sales which are qualified
05/01/2002	\$545,000	20440-4999	Sales which are qualified

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>

CITY'S EXHIBIT #1

20 Santillane Ave as of 12-29-25

<u>Owner (property appraiser address)</u>	<u>Owner (deed address)</u>
ALBERT F MUZAURIETA and ANNA B MUZAURIETA 33 S MAIN ST SHARON, CT 06069-2243	ALBERT F MUZAURIETA and ANNA B MUZAURIETA 615 E. 11 ST, #4-B NEW YORK, NY 10009-4199

City of Coral Gables

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Permits and Inspections: Search Results

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Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
CE-19-03-5187	03/11/2019	20 SANTILLANE AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	GOVQA - CE283994	final	03/18/2019	03/18/2019	0.00
RC-14-05-3322	05/19/2014	20 SANTILLANE AVE	BLDG RECERT / CRB	40 YEAR OR OLDER BUILDING RECERTIFICATION	final	05/19/2014	05/20/2014	0.00
CE-13-07-0205	07/03/2013	20 SANTILLANE AVE	CODE ENF WARNING PROCESS	WT13417 SEC 5-1404 ZONING CODE PAK PARKING OF VEHICLE ON LAWN/WALKWAY NEXT TO BUILDING ON WEST SIDE OF PROPERTY.	final		07/03/2013	0.00
PS-12-04-8107	04/11/2012	20 SANTILLANE AVE	TREE REMOVAL/MITIGATION	TREE REMOVAL 1-FICUS SPP.CAUSING DAMAGE TO BLD.	final	04/13/2012	04/13/2012	0.00
CE-12-02-6915	02/10/2012	20 SANTILLANE AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	02/10/2012	02/10/2012	0.00
ZN-11-10-7485	10/26/2011	20 SANTILLANE AVE	PAINT / RESURFACE FL / CLEAN	CLEAN/PAINT WALLS HC 29 (LT BEIGE) AND TRIM NAVAJO WHITE \$2,500	final	10/26/2011	12/09/2011	0.00
CE-11-05-5630	05/06/2011	20 SANTILLANE AVE	CODE ENF LIEN SEARCH	LIEN SEARCH (20 SANTILLANE AVE.)	final	05/06/2011	05/06/2011	0.00
CE-11-02-5312	02/15/2011	20 SANTILLANE AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T37895 SEC 54-153 CITY CODE (DAY) TRASH ON R/W 3 DAYS PRIOR TO SCHEDULED P/U (TUES 12:46 PM). MUST REMOVE. PREVIOUS WARNING ISSUED 3/3/10.	canceled	02/15/2011		0.00
CE-11-01-4373	01/06/2011	20 SANTILLANE AVE	CODE ENF TICKET PROCESS DAILY RUNNING FINE	T37888 SEC 3-209 ZC (CUV) FAILURE TO RENEW CERTIFICATE OF USE. WARNING LETTER SENT BY ZONING, TICKET ISSUED 12/22/10.	canceled	01/06/2011		0.00
CE-10-12-4746	12/22/2010	20 SANTILLANE AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T37881 SEC 3-209 ZC (CUV) FAILURE TO RENEW	canceled	12/22/2010		0.00

CITY'S EXHIBIT #3

				CERTIFICATE OF USE #831. MUST RENEW				
CE-10-03-3121	03/03/2010	20 SANTILLANE AVE	CODE ENF WARNING PROCESS	WT3146 SEC 54- 153 CC (DAY) TRASH ON SWALE (BOX) 2 DAYS PRIOR TO WCHEDULED P/U. MUST REMOVE.	final	03/03/2010	03/30/2011	0.00
CE-10-01-3489	01/21/2010	20 SANTILLANE AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T37003 SEC 5- 1404 ZC (PAK) PARKING ON UNAPPROVED SURFACE (LAWN). MAY PARK IN DRIVEWAY, PAVED & PERMITTED LOT, GARAGE, OR STREET. WARNING ISSUED 1/13/10/	final	01/21/2010	03/15/2012	0.00
CE-10-01-3215	01/15/2010	20 SANTILLANE AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T37001 SEC 5- 1907 ZC (SNR) MAINTAINING A REAL ESTATE SIGN OVER 40 SQ INCHES IN A RESIDENTIAL AREA. WARNING ISSUED 1/13/10.	final	01/15/2010	03/15/2012	0.00
CE-10-01-3086	01/13/2010	20 SANTILLANE AVE	CODE ENF WARNING PROCESS	WT3449 SEC 5- 1404 ZC (PAK) PARKING ON UNAPPROVED SURFACE - GRASS. MAY PARK IN PARKING LOT, DRIVEWAY, OR CITY SWALE.	final	01/13/2010	01/13/2010	0.00
CE-10-01-3084	01/13/2010	20 SANTILLANE AVE	CODE ENF WARNING PROCESS	WT3448 SEC 5- 1907 ZC (SNR) MAINTAINING A REAL ESTATE SIGN IN A RESIDENTIAL AREA OVER 40 SQ INCHES.	final	01/13/2010	01/13/2010	0.00
CE-09-09-2385	09/16/2009	20 SANTILLANE AVE	CODE ENF WARNING PROCESS	WT3802 SEC34- 21 CC (LOT) LOT OVERGROWN	final	09/16/2009	05/06/2011	0.00

ENERGOV

2024 - 2025

BLDR-25-09-8045	FBC Residential	Windows/Doors/Garage Doors/Shutters/Awnings/Canopy	Denied	09/04/2025			change windows and exterior doors for New Impact windows and doors	20 SANTILLANE AVE
ELEC-25-03-3290	Electrical Commercial	Other	Expired	03/04/2025	12/08/2025		Electrical Repairs due to building recertification - RECT24-11-0417	20 SANTILLANE AVE
RECT-24-11-0417	Building Recertification	Recertification	Denied	11/16/2024			BUILDING RECERTIFICATION (YEAR BUILT 1944)-CRB CASE 24-8221	20 SANTILLANE AVE
RECT-24-09-0403	Building Recertification	Recertification	Cancelled	09/24/2024		03/25/2025	CANCELLED SEE RECT-24-11-0417	20 SANTILLANE AVE
ZONC-24-05-0421	Zoning Commercial	Painting	Finalized	05/01/2024	11/04/2024	05/24/2024	Painting the Exterior of the Building - Sherwin Williams SW 7008 - Alabaster	20 SANTILLANE AVE



The City of Coral Gables

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

May 20, 2014

ALBERT F & ANNA B MUZAURIETA
615 E 11 ST 4-B
NEW YORK, NY 10009

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

PROPERTY FOLIO: # 03-4108-009-1290
ADDRESS 20 SANTILLANE AVE. CORAL GABLES, FL 33134

Dear Property Owner/Manager:

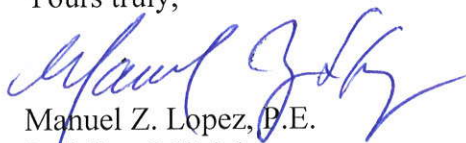
This Office is in receipt of your structural and electrical report stating that the above referenced building has been examined and found to be structurally and electrically safe for its continued occupancy.

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

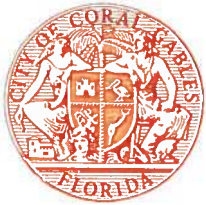
The expiration date of this approval, as stated in said Code, is 10 years from 2014. This recertification letter does not exclude the building from subsequent inspections as deemed necessary by the Building Official, as specified in the Florida Building Code.

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

Yours truly,


Manuel Z. Lopez, P.E.
Building Official

CITY'S EXHIBIT #4



The City of Coral Gables

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

5/3/2022

ALBERT F MUZAURIETA
ANNA B MUZAURIETA
4 PETER COOPER RD APT 14G
NEW YORK, NY 10010-6740

VIA CERTIFIED MAIL

7021 2720 0001 4958 9278

RE: 20 SANTILLANE AVE
FOLIO # 341080091290

*****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 1944.

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 9606

ALBERT F MUZAURIETA
ANNA B MUZAURIETA
4 PETER COOPER RD APT 14G
NEW YORK, NY 10010-6740

RE: 20 SANTILLANE AVE
FOLIO # 341080091290
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 1944. 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.

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

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 1516

ALBERT F MUZAURIETA
ANNA B MUZAURIETA
33 S MAIN ST
SHARON, CT 06069-2243

RE: 20 SANTILLANE AVE
FOLIO # 03-4108-009-1290

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 1944. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a qualified individual must inspect said building and a **completed** Recertification Report ("Report") must be submitted by you to this Department within **ninety (90) calendar days** from the **date of this letter**. A completed Report includes 1) Cover letters stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be **approved** and the Letter of Recertification must be issued by this Department.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Manuel Z. Lopez, P.E.
Building Official



CITY OF CORAL GABLES

DEVELOPMENT SERVICES DEPARTMENT
427 BILTMORE WAY
CORAL GABLES, FL 33134

5/10/2024

VIA CERTIFIED MAIL

7022 2410 0002 9144 7063

ALBERT F MUZAURIETA
ANNA B MUZAURIETA
33 S MAIN ST
SHARON, CT. 06069-2243

RE: 20 SANTILLANE AVE
FOLIO # 03-4108-009-1290

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

Dear Property Owner:

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

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

See original notice for additional information.

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

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

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

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

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

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

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

Please govern yourself accordingly.

Sincerely,

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

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



CITY OF CORAL GABLES

7019 1640 0001 2647 4705

DEVELOPMENT SERVICES DEPARTMENT

6/17/2024

427 BILTMORE WAY

CORAL GABLES, FL 33134

ALBERT F MUZAURIETA

ANNA B MUZAURIETA

33 S MAIN ST

SHARON, CT 06069-2243

RE: 20 SANTILLANE AVE

FOLIO # 03-4108-009-4340

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

Dear Property Owner:

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

See previous correspondence for additional information.

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

Please govern yourself accordingly.

Sincerely,

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

Manuel Z. Lopez, P.E.

Building Official

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 24-8221
RECT-24-11-0417

vs.

Certified Mail Return Receipt & Via USPS Regular Mail
9589 0710 5270 1801 7220 75

Albert F Muzaurieta, Anna B Muzaurieta
33 S Main St.
Sharon, CT 06069-2243
Respondent.

NOTICE OF INTENT TO LIEN AND HEARING

Date: June 30, 2026

Re: 20 Santillane Ave, Coral Gables, FL 33134, Lot 8 Blk 14, Coral Gables Douglas Sec, PB 25-69, and folio no. 03-4108-009-1290. ("Property").

On December 4, 2024 and January 14, 2026, the City's Construction Regulation Board entered an order in this matter imposing a deadline for compliance and providing for the accrual of fines for each day that the non-compliance continues and for payment of administrative and investigative costs, as applicable ("Order"). According to our records, the property has not been recertified & you did not comply with the deadline in the Order or pay the costs. Moreover, fines have accrued that also have not been paid. Therefore, the City intends to record a certified copy of the Order in the Public Records of Miami-Dade County, Florida, which will constitute a lien.

The amount currently due is \$132,000.00, which may be accruing additional fines on a daily basis and may include administrative and investigative costs.

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Fairchild Tropical Boardroom, 427 Biltmore Way, Coral Gables, Florida 33134, on July 13, 2026, at 2:00 p.m. The hearing shall be strictly limited to determining whether and when you corrected the code violations and paid the civil penalties and costs, if any, as required by the Order of the Board previously entered in this case. The Board may also issue an order, having the force of law, commanding whatever steps are necessary to bring a violation into compliance, to enforce Article III of Chapter 105, of the City Code, or as otherwise authorized by Section 101-57 of the City Code. Any applicable fines shall continue to accrue while the hearing is pending and, if you are not successful at the hearing, fines will have accrued retroactive to the deadline in the Order. You shall also be liable for the reasonable costs of the administrative hearing, if you are unsuccessful at the hearing.

Please note that, as provided in the Board's Order and notwithstanding the pending hearing, **the Building Official may take further enforcement action, to immediately, and without further order from the Board, order that the structure BE VACATED, boarded, secured, and posted (including, but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy and the City may DEMOLISH the Structure.** The City may sell as salvage or require the demolition contractor to dispose of the contents of the Structure. The Board may also enter an order of demolition and assess all costs of the proceedings and demolition and other required action for which the City shall have a lien against the Owner and the Property. Until the Structure is recertified in compliance the terms of the Board's Order, the City shall not issue any further development approvals for the Property,

including, but not limited to, building permits, unless the development approval is required to comply with the terms of the Board's Order.

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, Secretary to the Board, 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. and the main number is (305) 460-5245, ext. 0. Your immediate attention to this matter would be appreciated. Please call me to discuss your options regarding fines associated with this case.

Sincerely,

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.

CC: Albert F Muzaurieta and Anna B Muzaurieta, 615 E 11 St, #4-B, New York, NY 10009-4199
9589 0710 5270 1801 7220 82



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Title of Document Posted: Notice of Intent to Lien and Hearing

I, Brayan Seiva, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 20 SANTILLANE AVE, ON 7/1/26 AT
2:39 PM.

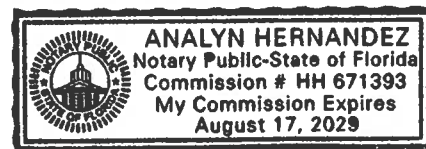
Brayan Seiva
Employee's Printed Name

B. Seiva
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 2nd day of July, in the year 2026, by
Brayan Selva who is personally known to me.

My Commission Expires:



[Signature]
Notary Public

City's Exhibit #7

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

CITY OF CORAL GABLES,
Petitioner,

Case No. 24-8221
RECT-24-11-0417

vs.

Certified Mail Return Receipt & Via USPS Regular Mail
9589 0710 5270 1801 7220 75

Albert F Muzaurieta, Anna B Muzaurieta
33 S Main St.
Sharon, CT 06069-2243
Respondent.

NOTICE OF INTENT TO LIEN AND HEARING

Date: June 30, 2026

Re: **20 Santillane Ave**, Coral Gables, FL 33134, Lot 8 Blk 14, Coral Gables Douglas Sec, PB 25-69, and folio no. 03-4108-009-1290, ("Property").

On December 4, 2024 and January 14, 2026, the City's Construction Regulation Board entered an order in this matter imposing a deadline for compliance and providing for the accrual of fines for each day that the non-compliance continues and for payment of administrative and investigative costs, as applicable ("Order"). According to our records, the property has not been recertified & you did not comply with the deadline in the Order or pay the costs. Moreover, fines have accrued that also have not been paid. Therefore, the City intends to record a certified copy of the Order in the Public Records of Miami-Dade County, Florida, which will constitute a lien.

The amount currently due is \$132,000.00, which may be accruing additional fines on a daily basis and may include administrative and investigative costs.

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Fairchild Tropical Boardroom, 427 Biltmore Way, Coral Gables, Florida 33134, on **July 13, 2026, at 2:00 p.m.** The hearing shall be strictly limited to determining whether and when you corrected the code violations and paid the civil penalties and costs, if any, as required by the Order of the Board previously entered in this case. The Board may also issue an order, having the force of law, commanding whatever steps are necessary to bring a violation into compliance, to enforce Article III of Chapter 105, of the City Code, or as otherwise authorized by Section 101-57 of the City Code. Any applicable fines shall continue to accrue while the hearing is pending and, if you are not successful at the hearing, fines will have accrued retroactive to the deadline in the Order. You shall also be liable for the reasonable costs of the administrative hearing, if you are unsuccessful at the hearing.

Please note that, as provided in the Board's Order and notwithstanding the pending hearing, **the Building Official may take further enforcement action, to immediately, and without further order from the Board, order that the structure BE VACATED, boarded, secured, and posted (including, but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy and the City may DEMOLISH the Structure.** The City may sell as salvage or require the demolition contractor to dispose of the contents of the Structure. The Board may also enter an order of demolition and assess all costs of the proceedings and demolition and other required action for which the City shall have a lien against the Owner and the Property. Until the Structure is recertified in compliance the terms of the Board's Order, the City shall not issue any further development approvals for the Property,

Page 1 of 2

7/1/26, 2:39 PM

CITY'S EXHIBIT #8





Return to:
Guaranty Trust & Title, Inc
1909 Tyler Street, Ste 306
Hollywood, FL 33020
This Instrument Was Prepared By:
ROBERT JAMES JULIA, ESQ.
9831 N.W. 58 STREET, STE. 132
DORAL, FL 33178

CFN 2012R0173272
OR Bk 28028 Pgs 3559 - 3560 (2pgs)
RECORDED 03/09/2012 16:11:06
DEED DOC TAX 2,520.00
SURTAX 1,890.00
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

WARRANTY DEED

THIS INDENTURE, Made this 7 day of **MARCH, 2012** BETWEEN **TERRAMERICA GROUP, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY**, whose post office address is: 8061 N.W. 186 TERRACE, HIALEAH, FL 33015 of the County of MIAMI-DADE, State of Florida, Grantor*, and **ALBERT F. MUZAURIETA AND ANNA B. MUZAURIETA, HUSBAND AND WIFE** whose post office address is: 615 E. 11 Street #4-B, New York, NY 10009 Grantee*

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporation, trusts and trustees)

WITNESSETH That said grantor, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said grantee, and grantee's successors and assigns forever, the following described land, situated, lying and being in **MIAMI-DADE** County, Florida to-wit:

The Parcel Identification Number (Folio Number): 03 41080091290.

LOT 8, BLOCK 14, CORAL GABLES DOUGLAS SECTION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE(S) 69, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

THIS CONVEYANCE IS SUBJECT TO:

1. Real Estate Taxes for 2012 and subsequent years;
2. Applicable zoning ordinances;
3. Conditions, restrictions, limitations and easements of record, if any; but this provision shall not operate to reimpose same.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend same against the lawful claims of all persons whomsoever.

"Grantor" and "grantee" are used for singular or plural, as context requires.

CITY'S EXHIBIT #9

IN WITNESS WHEREOF, the Grantor has hereunto set grantor's hand and seal the day and year first above written.

**Signed, sealed and delivered in
our presence:**

**TERRAMERICA GROUP, L.L.C., A FLORIDA LIMITED LIABILITY
COMPANY**

BY:

Victor Quintero

VICTOR QUINTERO, SOLE MANAGER
8061 N.W. 186 TERRACE
HIALEAH, FL 33015

PRINT:

Amaury Lantigua

PRINT:

Amaury Lantigua

STATE OF FLORIDA)

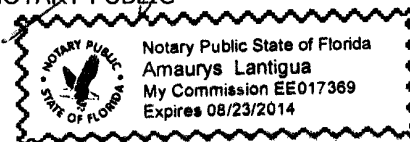
) SS:

COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 7th day of March, 2012 by VICTOR QUINTERO, SOLE MANAGER OF TERRAMERICA GROUP, L.L.C. A FLORIDA LIMITED LIABILITY COMPANY, who is personally known to me or who has produced a driver's license as identification and who did take an oath.

Amaury Lantigua
NOTARY PUBLIC

My Commission Expires:



Date: _____

Building Department

RE: Safety Structural Inspection for Building Recertification (25 years or older)

Property Address: _____

Folio No. _____ Case Number: _____

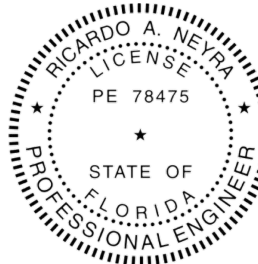
Owner Name: _____

Dear Building Official:

I, **RICARDO A. NEYRA, P.E.** with registration in the State of Florida, having performed the required structural inspections for recertification for above referenced building located at (_____) on _____, hereby attest to the best of my knowledge, belief and professional judgment, that based on the conditions observed on the date of the inspection:

Should you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,



If this item has been digitally signed and sealed by RICARDO A, NEYRA, P.E. (Certificate Issuer: GLOBALSIGN GCC R6 AATL CA 2020), on the date adjacent to the seal, printed copies of this document is not considered signed and sealed and the signature must be verified on any electronic copies.

Engineer: RICARDO A. NEYRA License No.: 78475



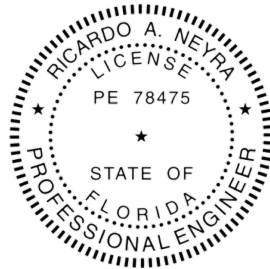
Miami Engineering & Inspections Inc.
State of Florida Registry - CA #30641
5900 NW 7 ST MIAMI, FL 33126
(305) 905-9601
mei@meinspections.com
<https://meinspections.com>



MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING STRUCTURAL RECERTIFICATION

CASE REFERENCE NUMBER:

JURISDICTION NAME:



LICENSEE NAME: _____

TITLE: _____

ADDRESS: _____

SIGNATURE:

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

1. DESCRIPTION OF BUILDING

a. Name on Title:

b. Building Street Address:

Bldg. #:

c. Legal Description:

Attached: ☐

d. Owner's Name:

e. Owner's Mailing Address:

f. Folio Number of Property on which Building is Located:

g. Building Code Occupancy Classification:

h. Present Use:

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

j. Number of Stories:

k. Is this a Threshold Building¹ as per 553.71(12) F.S. (Yes/No):

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

m. Additional Comments:

CITY'S EXHIBIT #10

n. Additions to original structure:	
o. Total Actual Building Area of all floors:	S.F.

2. INSPECTIONS	
a. Date of Notice of Required Inspection:	
b. Date(s) of actual inspection:	
c. Name, license number, discipline of practice, and qualifications of licensee submitting report:	
d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures: N/A:	
e. Are Any Structural Repairs Required? (YES/NO):	
1. If required, describe, and indicate acceptance:	
f. Can the building continue to be occupied while recertification and repairs are ongoing? (YES/NO):	
1. Explanation/Conditions:	
g. Is it recommended that the building be vacated? (YES/NO):	
h. Has the property record been researched for violations or unsafe cases? (YES/NO):	
1. Explanation/Comments:	

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

- a. _____ Number of Additional sheets of written data
- b. _____ 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:

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

c. Signs of differential settlement? (Yes/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):

f. Is there additional sub-soil investigation required? (Yes/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:

2. Settlement:

3. Deflections:

4. Expansion:

5. Contraction:

b. Portion showing distress: (Note, beams, columns, structural walls, floor, roofs, other)	PROVIDE PHOTO 5b
c. Surface conditions: Describe general conditions of finishes, cracking, spalling, peeling, signs of moisture penetration and stains.	PROVIDE PHOTO 5c
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
e. General extent of deterioration: Cracking or spalling of concrete or masonry, oxidation of metals; rot or borer attack in wood.	PROVIDE PHOTO 5e
f. Previous patching or repairs (Provide description and identify location):	PROVIDE PHOTO 5f
g. Nature of present loading: (Indicate residential, commercial, storage, other.)	
h. Signs of overloading? (Yes/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:			
b. Clay tile or terra cotta units:			
c. Reinforced concrete tie columns:			
d. Reinforced concrete tie beams:			
e. Lintel:			
f. Other type bond beams:			PROVIDE PHOTO 6f
g. Exterior masonry finishes (choose those that apply):			
1. Stucco:			
2. Veneer:			
3. Paint only:			
4. Other (describe):			
h. Interior masonry finishes (choose those that apply):			PROVIDE PHOTO 6h
1. Vapor barrier:			
2. Furring and plaster:			
3. Paneling:			
4. Paint only:			
5. Other (describe):			
i. Cracks:			PROVIDE PHOTO 6i
1. Location (note beams, columns, other):			
2. Description:			
j. Spalling			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:	
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):	
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
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of supports:	PROVIDE PHOTO 7a2
3. Describe roof drainage system, main and overflow, and indicate condition:	PROVIDE PHOTO 7a3
4. Describe parapet build and current conditions:	PROVIDE PHOTO 7a4
5. Describe mansard build and current conditions:	PROVIDE PHOTO 7a5

6. Describe roofing membrane/covering and current conditions:	PROVIDE PHOTO 7a6
7. Describe any roof framing member with obvious overloading, overstress, deterioration or excessive deflection:	PROVIDE PHOTO 7a7
8. Note any expansion joints and condition:	PROVIDE PHOTO 7a8
b. Floor system(s):	
1. Describe the floor system at each level, framing, material, typical spans and indicate condition:	PROVIDE PHOTO 7b1
2. Balconies: Indicate location, framing system, material, and condition:	N/A: PROVIDE PHOTO 7b2
3. Stairs and escalators: indicate location, framing system, material, and condition:	N/A: PROVIDE PHOTO 7b3
4. Ramps: indicate location, framing type, material, and condition:	N/A: PROVIDE PHOTO 7b4
5. Guardrails and handrails: describe type, material, and condition:	N/A: PROVIDE PHOTO 7b5
c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.	

8. STEEL FRAMING SYSTEM		This Section is Not Applicable:
a. Description of system at each level:		PROVIDE PHOTO 8a
b. Steel members: describe condition of paint and degree of corrosion:		PROVIDE PHOTO 8b
c. Steel connections: describe type and condition:		PROVIDE PHOTO 8c
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
e. Identify any steel framing member with obvious overloading, overstress, deterioration, or excessive deflection (provide location):		PROVIDE PHOTO 8e
f. Elevator sheave beams and connections, and machine floor beams: note condition: N/A:		PROVIDE PHOTO 8f

9. CONCRETE FRAMING SYSTEM		This Section is Not Applicable:
a. Full description of concrete structural framing system:		PROVIDE PHOTO 9a
b. Cracking		PROVIDE PHOTO 9b
1. Significant or Not significant :		
2. Location and description of members affected and type cracking:		

c. General condition		
d. Rebar corrosion – check appropriate line		
1. None visible: ☐		
2. Location and description of members affected and type cracking:	N/A	PROVIDE PHOTO 9d2
3. Significant but patching will suffice:	N/A	PROVIDE PHOTO 9d3
4. Significant: structural repairs required (describe):	N/A	PROVIDE PHOTO 9d4
e. Samples chipped out in spall areas:		
1. No: ☐		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

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):		
2. Anchorage: type and condition of fasteners and latches:		

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

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

11. WOOD FRAMING	This Section is Not Applicable:
a. Fully describe wood framing system:	PROVIDE PHOTO 11a
b. Indicate the condition of the following:	PROVIDE PHOTO 11b
1. Walls:	
2. Floors:	
3. Roof member, roof trusses:	
c. Note metal connectors (i.e., angles, plates, bolts, split pintles, other, and note condition):	PROVIDE PHOTO 11c
d. Joints: note if well fitted and still closed:	PROVIDE PHOTO 11d

e. Drainage: note accumulations of moisture	PROVIDE PHOTO 11e
f. Ventilation: note any concealed spaces not ventilated:	PROVIDE PHOTO 11f
g. Note any concealed spaces opened for inspection:	PROVIDE PHOTO 11g
h. Identify any wood framing member with obvious overloading, overstress, deterioration, or excessing deflection):	PROVIDE PHOTO 11h

12. BUILDING FAÇADE INSPECTION (Threshold Buildings)	This Section is N/A:	PROVIDE PHOTO 12
a. Identify and describe the exterior walls and appurtenances on all sides of the building. (Cladding type, corbels, precast appliques, etc.)		
b. Identify the attachment type of each appurtenance type (mechanically attached or adhered):		
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):		

13. SPECIAL OR UNUSUAL FEATURES IN THE BUILDING	This 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.)		
b. Indicate condition of the special feature, its supports, connections, and if repairs are required:		

14. UNDERGROUND OR LOWER-LEVEL PARKING GARAGES	This 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 season ² 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:		
5. Is the garage entrance elevation lower than the base flood elevation? Select: (Yes or No)		
Explanation:		
6. List use of structure above the underground portion of the parking garage. (e.g. parking, terrace, occupiable space):		
Describe:		
7. Does underground parking structure show any evidence of bulging, settlement, cracking or deflection? Describe:		
Describe:		

8. Describe general surface conditions (cracking, spalling, peeling, or staining)
Explanation:
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:
2. Is there any evidence of previous patching or repairs? (Yes or No):
Explanation:

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)

STRUCTURAL PHOTOS

PROPERTY APPRAISER RECORDS

PROPERTY INFORMATION ⓘ	
Folio: 03-4108-009-1340	
Sub-Division: CORAL GABLES DOUGLAS SEC	
Property Address 23 PHOENETIA AVE	
Owner CARLOS VALERA &W MARISABEL C VALERA	
Mailing Address 1350 ALHAMBRA CIR CORAL GABLES, FL 33134-3522	
PA Primary Zone 3801 MULTI-FAMILY MED DENSITY	
Primary Land Use 0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS	
Beds / Baths /Half	8 / 4 / 0
Floors	2
Living Units	4
Actual Area	3,539 Sq.Ft
Living Area	3,539 Sq.Ft
Adjusted Area	3,144 Sq.Ft
Lot Size	5,500 Sq.Ft
Year Built	1946



Aerial view of the property with a yellow box highlighting the building. The image shows a multi-story building with a white roof and surrounding greenery. The yellow box is positioned over the building, indicating the area of interest for structural photos.

STRUCTURAL PHOTOS

Front Elevation (NORTH) street view



STRUCTURAL PHOTOS

REAR ELEVATION (SOUTH)



STRUCTURAL PHOTOS

WEST SIDE VIEW (view from rear)



STRUCTURAL PHOTOS

EAST SIDE VIEW



STRUCTURAL PHOTOS

4.FOUNDATION

Pier and pile concrete wall footing under reinforced concrete columns and CMU bearing walls



STRUCTURAL PHOTOS



5. PRESENT CONDITION OF OVERALL STRUCTURE

STRUCTURAL PHOTOS

Good general overall condition



STRUCTURAL PHOTOS

6. MASONRY BEARING WALL



STRUCTURAL PHOTOS

7. FLOOR AND ROOF SYSTEM

Roof covering
CONCRETE TILE IN GOOD CONDITION
NO EQUIPMENT ON ROOF, NO DRAINAGE, NO PARAPET BUILD AND MANSARD



STRUCTURAL PHOTOS

WOOD DECK AND FRAMING IN BOTH FLOORS

WOOD STAIRS, NO BALCONIES, NO RAMPS, METAL GUARDRAILS

Interior stairs



STRUCTURAL PHOTOS

Concrete steps at entrance and rear egress, metal handrails



STRUCTURAL PHOTOS

8. STEEL FRAMING SYSTEM

No steel framing, no photos will be provided

9. CONCRETE FRAMING SYSTEM

(CMU) bearing walls, concrete columns, tie beam and lintel

Concrete framing system in good condition



STRUCTURAL PHOTOS

10. WINDOWS, STOREFRONT, CURTAINWALL AND EXTERIOR DOORS

Typical exterior doors and windows in good condition



STRUCTURAL PHOTOS

Exterior doors



STRUCTURAL PHOTOS

11 WOOD FRAMING

Roof framing by wood rafter, wood on roof deck, metal plates, bolts in good condition, joints in good condition



STRUCTURAL PHOTOS

Wood joist on floor deck



STRUCTURAL PHOTOS

Well-ventilated on eaves



12. BUILDING FAÇADE INSPECTION

N/A

13. SPECIAL OR UNUSUAL FEATURE IN THE BUILDING

N/A

14. UNDERGROUND OR LOWER-LEVEL PARKING GARAGE

N/A

Date: _____

Building Department

RE: Safety Electrical Inspection for Building Recertification (25 years or older)

Property Address: _____

Folio No. _____ Case Number: _____

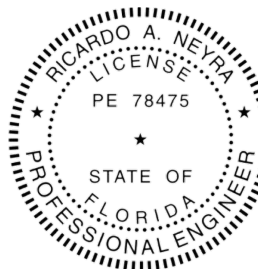
Owner Name: _____

Dear Building Official:

I, **RICARDO A. NEYRA, P.E.** with registration in the State of Florida, having performed the required electrical inspections for recertification for above referenced building located at (_____) on _____, hereby attest to the best of my knowledge, belief and professional judgment, that based on the conditions observed on the date of the inspection:

Should you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,



If this item has been digitally signed and sealed by RICARDO A, NEYRA, P.E. (Certificate Issuer: GLOBALSIGN GCC R6 AATL CA 2020), on the date adjacent to the seal, printed copies of this document is not considered signed and sealed and the signature must be verified on any electronic copies.

Engineer: RICARDO A. NEYRA License No.: 78475



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mei@meinspections.com
<https://meinspections.com>



MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING ELECTRICAL RECERTIFICATION

CASE REFERENCE NUMBER:

LICENSEE NAME: _____

TITLE: _____

JURISDICTION NAME:

ADDRESS: _____

SIGNATURE: _____

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

1. DESCRIPTION OF BUILDING

a. Name on Title:

b. Building Street Address:

Bldg. #:

c. Legal Description:

Attached: ☐

d. Owner's Name:

e. Owner's Mailing Address:

f. Folio Number of Property on which Building is Located:

g. Building Code Occupancy Classification:

h. Present Use:

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

j. Number of Stories:

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

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

m. Additional Comments:

2. INSPECTIONS

a. Date of Notice of Required Inspection:

b. Date(s) of actual inspection:

c. Name and qualifications of licensee submitting report:

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

1. If required, describe, and indicate acceptance:

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

1. Explanation/Conditions:

3. ELECTRICAL SERVICE

PROVIDE PHOTO 3

a. Size: Voltage () Amperage () Type: Fuses () 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:					

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

7. ELECTRICAL PANELS				PROVIDE PHOTO 7
1. Panel # ()	Location:			
	Good ()	Needs Repair	()	
2. Panel # ()	Location:			
	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	()	Must be Identified	()	
2. Conductors:	Good	()	Deteriorated	()	Must be Replaced ()
Comments:					

9. GROUNDING OF SERVICE				PROVIDE PHOTO 9	
	Good	()	Needs Repair	()	
Comments:					

10. BRANCH CIRCUIT EQUIPMENT GROUNDING SYSTEM				PROVIDE PHOTO 10	
	Good	()	Needs Repair	()	
Comments:					

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 RESULTS	Not 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):		
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 GARAGES	N/A:	PROVIDE PHOTO 28
CHECKLIST ITEMS TO CONFIRM OR CONSIDER FOR UNDERGROUND PARKING GARAGE:		
Number of Levels Below Grade Plane:		
A. Are the sump pumps operational? Select: (Yes/Need Repair/N/A)		
Explanation:		
B. If the elevator(s) travel below grade plane:		
1. Are they programmed to return to a level at or above BFE plus freeboard:		
Select: (Yes, No, Needs Repair, Will Retrofit):		
Explanation:		
2. Are they equipped with sensors that prevent the cab from descending into a flooded hoistway?		
Select: (Yes, No, Needs Repair, Will Retrofit):		
Explanation:		
C. Are the branch electrical circuits feeding devices below grade plane protected by a Ground Fault Circuit Interrupter (GFCI) breaker?		
Select: (Yes, No, Needs Repair, Will Retrofit):		
Explanation:		

29. GENERAL ADDITIONAL COMMENTS

ELECTRICAL PHOTOS

PROPERTY APPRAISER RECORDS

PROPERTY INFORMATION ⓘ	
Folio: 03-4108-009-1340	
Sub-Division: CORAL GABLES DOUGLAS SEC	
Property Address 23 PHOENETIA AVE	
Owner CARLOS VALERA &W MARISABEL C VALERA	
Mailing Address 1350 ALHAMBRA CIR CORAL GABLES, FL 33134-3522	
PA Primary Zone 3801 MULTI-FAMILY MED DENSITY	
Primary Land Use 0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS	
Beds / Baths /Half	8 / 4 / 0
Floors	2
Living Units	4
Actual Area	3,539 Sq.Ft
Living Area	3,539 Sq.Ft
Adjusted Area	3,144 Sq.Ft
Lot Size	5,500 Sq.Ft
Year Built	1946



ELECTRICAL PHOTOS

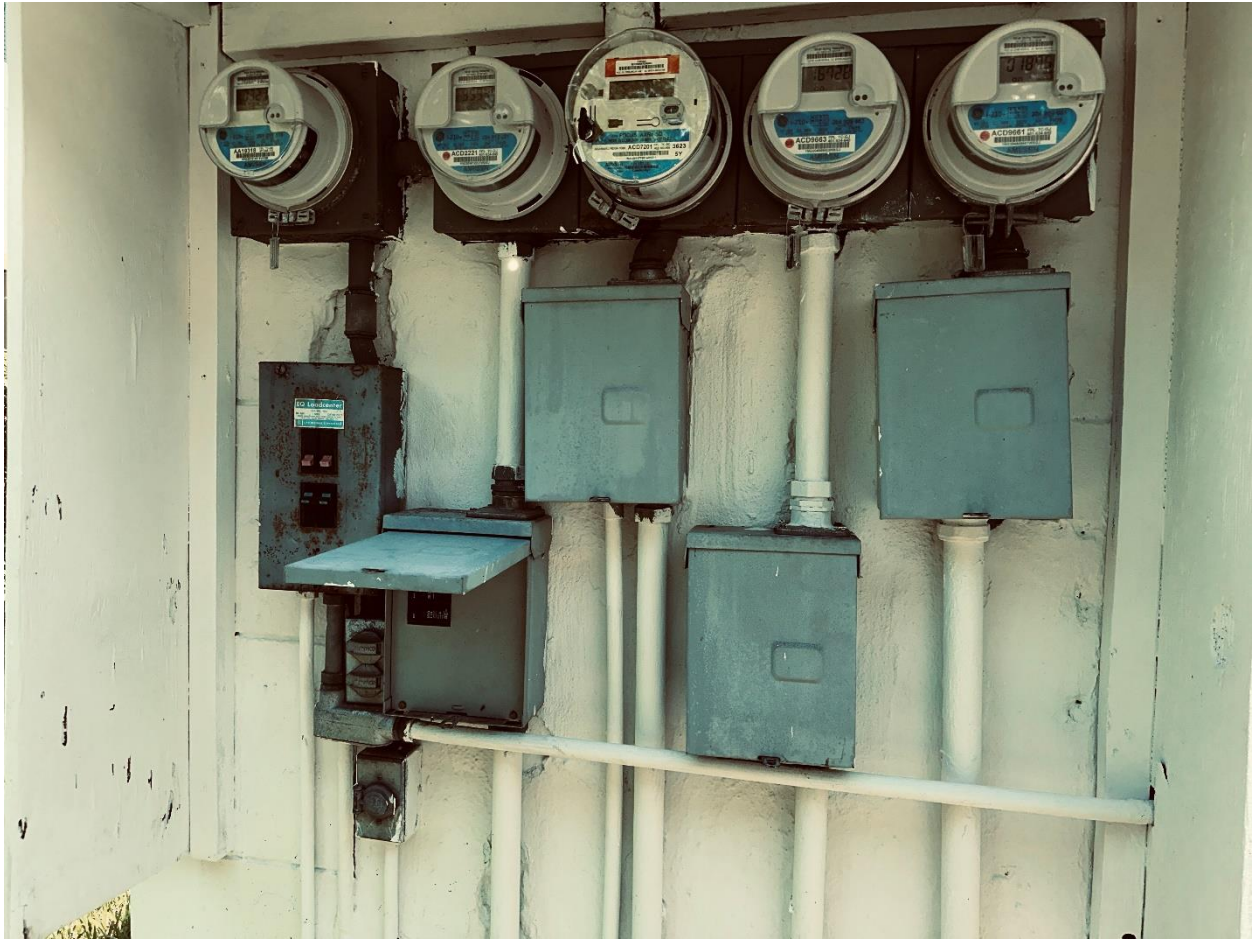
3.ELECTRICAL SERVICE



ELECTRICAL PHOTOS

4. METERING EQUIPMENT

ELECTRICAL METER



ELECTRICAL PHOTOS

5. ELECTRICAL ROOM :



6. GUTTER

N/A, NONE PHOTO WILL BE PROVIDED

ELECTRICAL PHOTOS

7.ELECTRICAL PANELS: Panel inside units

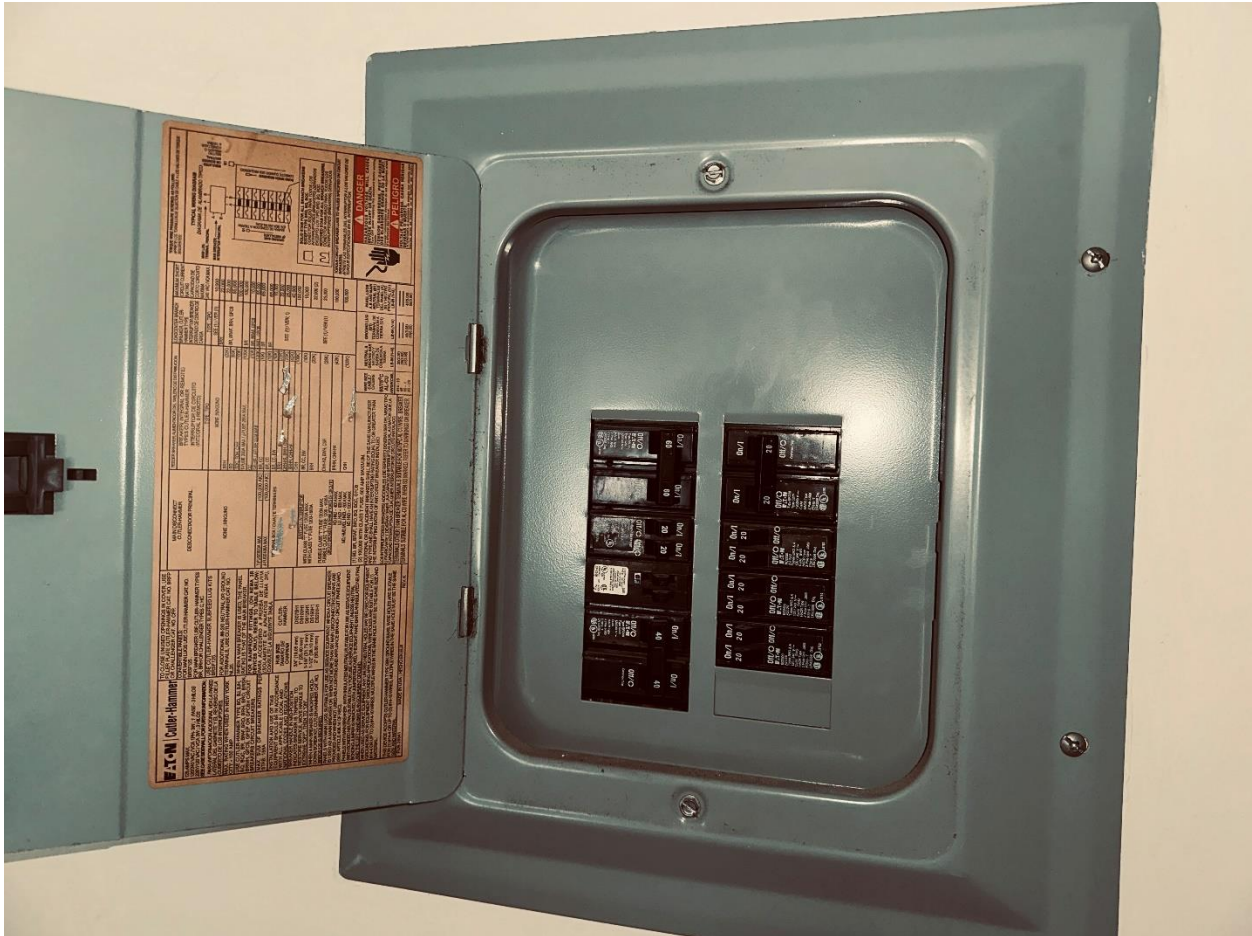


ELECTRICAL PHOTOS



ELECTRICAL PHOTOS

8. BRANCH CIRCUITS: Panel need schedule



ELECTRICAL PHOTOS

9. GROUND SERVICE: grounding to metal rod



ELECTRICAL PHOTOS

10. BRANCH CIRCUITS GROUNDING



ELECTRICAL PHOTOS

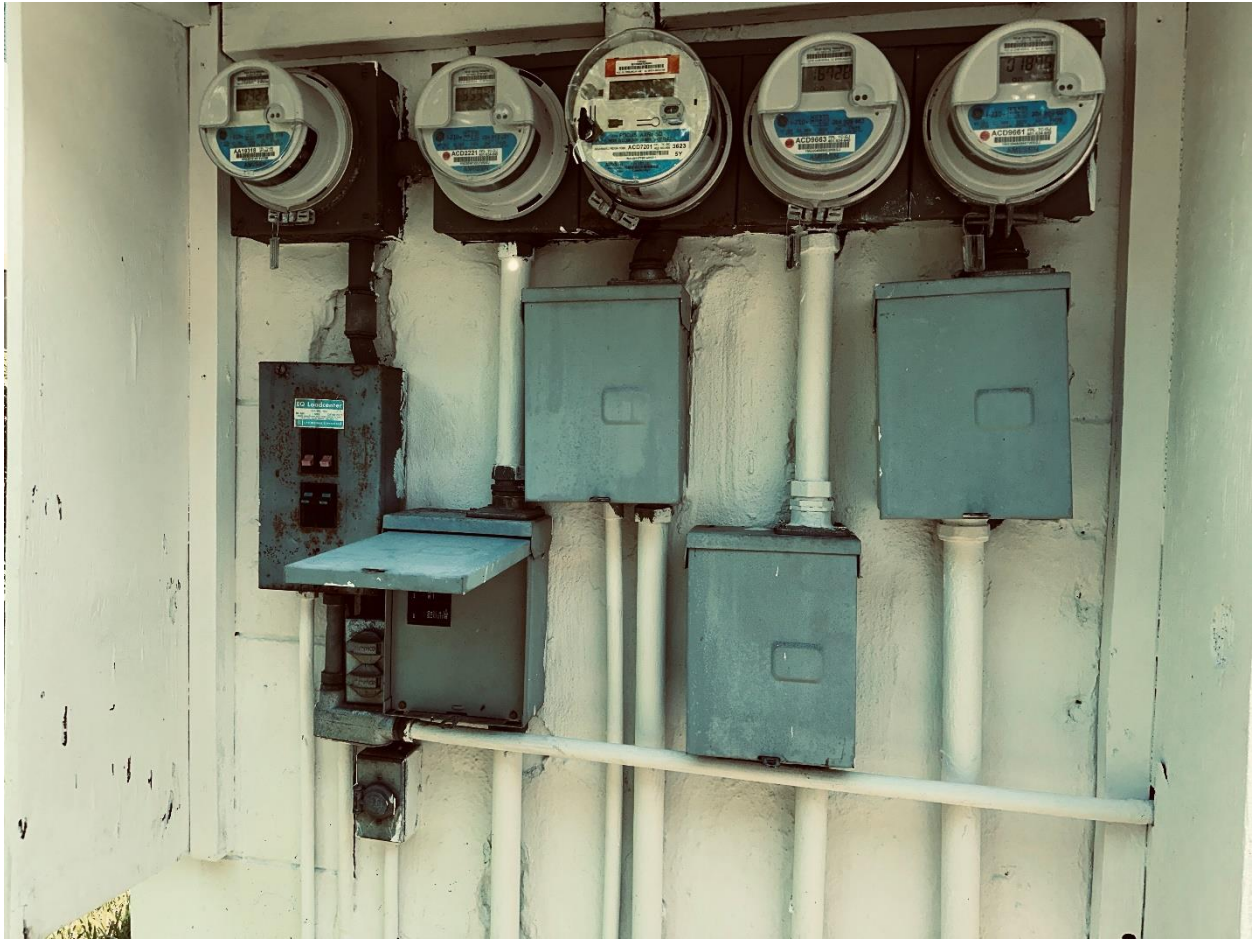
11. SERVICE CONDUIT/RACEWAY



ELECTRICAL PHOTOS

12. GENERAL CONDUIT,RACEWAY

GENERAL CONDUITS



ELECTRICAL PHOTOS

13.WIRE AND CABLES

Existing cloth wiring



14. BUSWAY

Photos not applicable for this section

15.THERMOGRAPHY INSPECTION

N/A, Photos not applicable for this section

ELECTRICAL PHOTOS

16.OTHER CONDUCTORS



ELECTRICAL PHOTOS

17. TYPES OF WIRING



ELECTRICAL PHOTOS

18. EMERGENCY LIGHTS



ELECTRICAL PHOTOS

19. BUILDING EGREES



20. FIRE ALARM SYSTEM

N/A No fire alarm System

ELECTRICAL PHOTOS

21. SMOKE DETECTORS

Missing smoke detectors inside sleeping rooms



ELECTRICAL PHOTOS

22. EXIT LIGHT



23. EMERGENCY GENERATOR

N/A, No generator, NO PHOTO FOR THIS SECTION

ELECTRICAL PHOTOS

24. WIRING IN OPEN OR UNDER COVER PARKING GARAGE AAREAS

N/A, Parking is on the street right of way

25. OPEN OR UNDER COVER PARKING GARAGE

N/A, Parking is on the street right of way, missing security lighting on perimeter areas



26. SWIMMING POOL WIRING

N/A

ELECTRICAL PHOTOS

27. WIRING TO MECHANICAL EQUIPMENT

Need wiring repairs after panels upgrade

28.UNDERGROUND OR LOWER-LEVEL PARKING GARAGE

N/A, Not photos for this section

29.GENERAL ADDITIONAL COMMENTS

N/A, Not photos for this section



PROPERTY: 20 Santillane Ave
Inspection date: 06/18/2024

Delivered: danny@danieljdiaz.com

Issues Found/Deficiencies

Please check that all problems have been corrected before ordering the reinspection, otherwise you will incur in additional fees for subsequent re-inspections.

STRUCTURAL

- No structural issues

ELECTRICAL

- Service entrance wires damaged due overheating, damaged insulation.
- Provide approved permit record for electrical service alteration and new panels installed (unit's mains disconnect installed of 100amp, feeders and return wires to units with different sizes)
- Need replace existing cloths wires on branch circuits inside all units
- Improper breakers size of 20 amps for # 14 wires in panels inside units
- Missing smoke detectors inside sleeping room as required by code, provide a hardwires or Lithium battery operated good for 10 years
- Expired fire extinguisher at the timer of the inspection
- Provide Id on mains disconnects and schedule in panels
- Defective lights fixture inside units
- Panels with double tap
- Missing connectors/ fitting in panels
- Need fill cap unused opening in panels
- Defective exit and emergency signs
- Need provide exterior perimeter lighting

THERMOGRAPHY

- In order to avoid a thermography reinspection fee a final thermography inspection will be provided on final inspection after electrical permits have been closed

SOME GENERAL COMMENTS/DISCLAIMERS

These comments/disclaimers might or might not apply to this subject property inspection.

MIAMI ENGINEERING AND INSPECTIONS INC

5900 SW 7th Street, MIAMI, FL 33126

PH: 305-905-9601

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This and any other information provided, like deficiencies, issues, photometric, pictures, maps, sketches, etc., has been only provided **as INFORMATIVE**, it is **ONLY a sample** of the problems found and **NOT** all problems the property might have.

Issues found, apply for all units, locations, zones, etc., in the **whole** building, even if they were only found in the sample inspected.

Corrections should be done in the **entire** building.

Qualified Contractors must evaluate the **entire** building, and repair **as required**.

Permits and Inspections from the Authority Having Jurisdiction might be required to perform corrections.

Miami Engineering and Inspections is **NOT** responsible for repairs performed **WITHOUT** proper permits and they might **NOT** be approved by the Engineer of Record in Responsible Charge of the inspection.

Please, ask your Licensed Contractor to **attest**, in letterhead, when permits are **NOT** required because repairs/corrections are **NOT** regulated by the Code.

Always perform repairs or corrections with **qualified licensed contractors**, only use a handyman for very simple corrections not regulated by the Code.

OUT OF THE SCOPE OF THE INSPECTION:

Research in Microfilm Section and Property Appraiser for: proper construction permits, and final construction inspections granted by the Authority Having Jurisdiction (AHJ), building code violations, zoning violations, zoning resolutions, citations, liens, open and expired permits, unsafe structure cases and records in general, plans, designs, and everything not stated in the proposal, is **OUT** of the scope of this work.

If any research is performed, will be conducted **ONLINE ONLY, only as informative**, and will **NOT** be a thorough investigation, therefore, Public cannot rely on the results.

Owner is **responsible** for work performed without proper authorization and to provide proper documentation when requested by the Engineer of Record or by the Authority Having Jurisdiction.

For properties located in Miami-Dade County, illumination in the parking lot should meet **Code 8C-3** for minimum level, and maximum to minimum ratio, according to the building occupancy. Please see https://library.municode.com/fl/miami_

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[_dade_county/codes/code_of_ordinances?nodeId=PTIIICOR_CH8CBUSEME_S8C-3ILOPPALOALACTHPANOARUNWIBU](#)

To take measurements, a light meter should be placed horizontally in the parking surface, allowing all sources of light. A parking lot includes the parking spaces and maneuvering areas.

Report is only valid for **NINETY DAYS (90) DAYS** from the date stated in the inspection report.

Fee for reinspection, when required, will be as stated in the proposal approved before performing the inspection.

After NINETY DAYS (90) DAYS, the initial inspection is **NOT valid**, the engineer will have **NO responsibility** and **NO obligation** to reinspect after stated on invoice/estimate provided to the owner/ agent.

After **NINETY DAYS (90) DAYS**, a new fee will be discussed for a possible reinspection, and if all parties agree, reinspection will be performed, otherwise, owner will need to hire another Engineer/Architect to complete the process.

Please check that all problems have been corrected before ordering the reinspection, otherwise you will incur in additional fees for subsequent reinspections.

Conditions, Disclaimers, Requirements, Exclusions, Policies, Procedures, etc., have been stated in the **GENERAL INSPECTION AGREEMENT**.

This inspection was performed, therefore that means, that you orally agreed with the agreement, EVEN if you FAILED to produce a signature.

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Defective lights fixture inside units



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Circuits with Cloths wires



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Missing connectors/fitting in panels



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Expired fire extinguisher





Missing schedule in panels

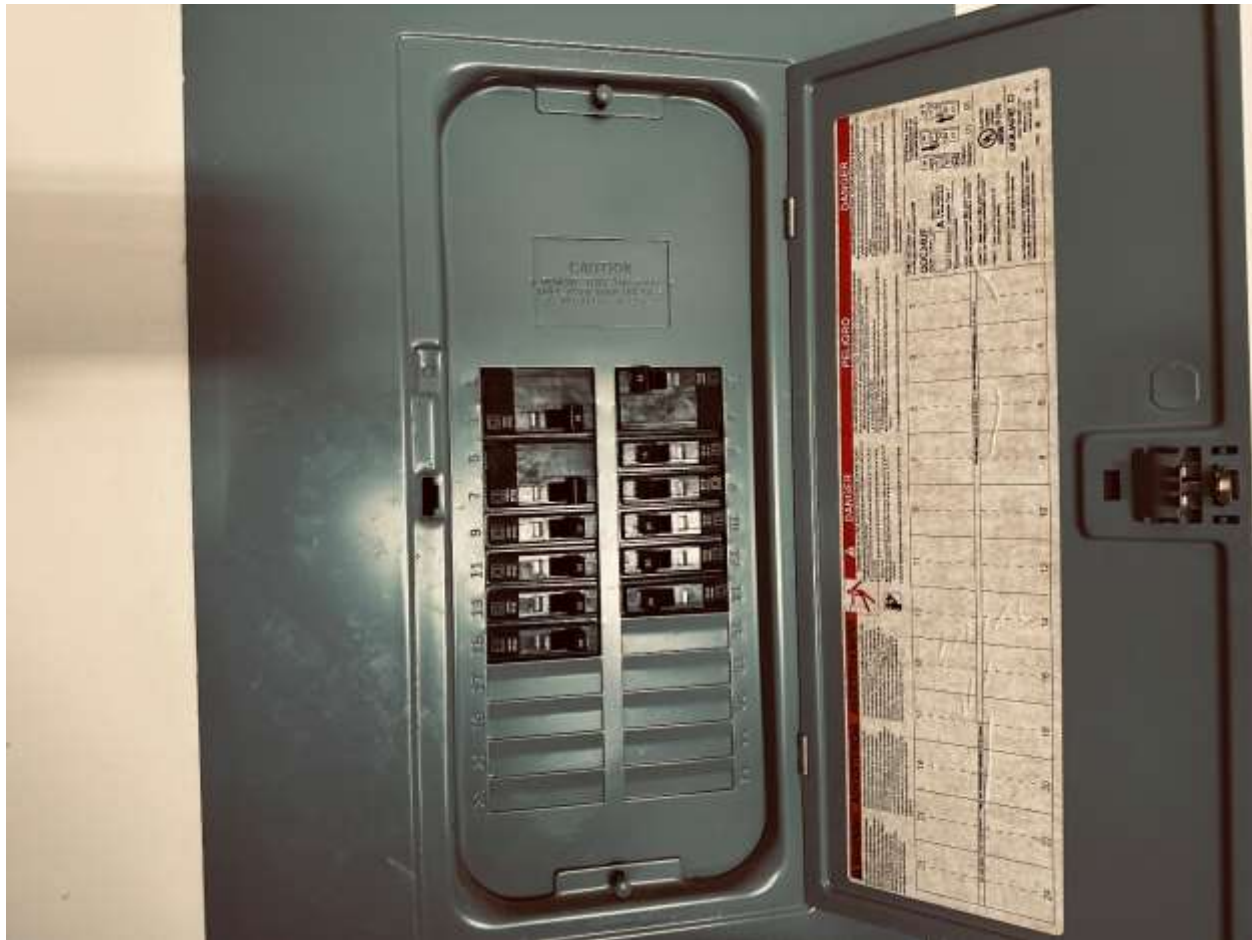


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Improper wiring on sprinkler pump



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Damaged feeders at service entrance



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Double tap in panels



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Damaged exit sign



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Date: 11/18/2024

u/L 11/20/24

City of Coral Gables

Building Department

RE: Safety Structural Inspection for Building Recertification (25 years or older)

Property Address: 20 Santillane Ave, Coral Gables, FL 33134

Folio No. 03-4108-009-1290 Case Number: RECT-24-09-0403

Owner Name: ALBERT F MUZAURIETA ANNA B MUZAURIETA

Dear Building Official:

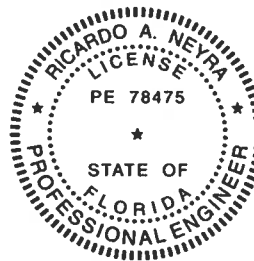
I, **RICARDO A. NEYRA, P.E.** with registration in the State of Florida, having performed the required structural inspections for recertification for above referenced building located at (20 Santillane Ave, Coral Gables, FL 331) on 06/18/2024, hereby attest to the best of my knowledge, belief and professional judgment, that based on the conditions observed on the date of the inspection:

I certify that this building IS structurally safe for its use and present occupancy as per Florida Building Code and Miami Dade County Chapter 8-11(f) in conformity with the minimum inspection procedural guidelines as issued by the Board of Rules and Appeals.

Should you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,

Digitally signed by
Ricardo A. Neyra
Date: 2024.11.18
08:53:30
-05'00'



If this item has been digitally signed and sealed by RICARDO A, NEYRA, P.E. (Certificate Issuer: GLOBALSIGN GCC R6 AATL CA 2020), on the date adjacent to the seal, printed copies of this document is not considered signed and sealed and the signature must be verified on any electronic copies.

Engineer: RICARDO A. NEYRA

License No.: 78475



Miami Engineering & Inspections Inc.
State of Florida Registry - CA #30641
5900 NW 7 ST MIAMI, FL 33126
(305) 905-9601
mei@meinspections.com
<https://meinspections.com>

Date: 11/18/2024

City of Coral Gables

Building Department

RE: Safety Electrical Inspection for Building Recertification (25 years or older)

Property Address: 20 SANTILLANE AVE, CORAL GABLES, FL 33134

Folio No. 03-4108-009-1290

Case Number: RECT-24-09-0403

Owner Name: ALBERT F MUZAURIETA ANNA B MUZAURIETA

Dear Building Official:

I, RICARDO A. NEYRA, P.E. with registration in the State of Florida, having performed the required electrical inspections for recertification for above referenced building located at (20 SANTILLANE AVE, CORAL GABLES) on 06/18/2024, hereby attest to the best of my knowledge, belief and professional judgment, that based on the conditions observed on the date of the inspection:

The subject building IS NOT ELECTRICALLY suitable for recertification.

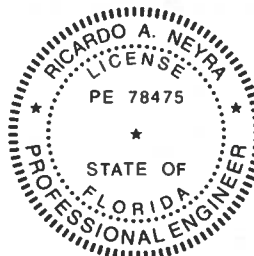
Although not suitable for recertification, it does not pose an immediate threat to life or danger of imminent collapse, and may continue occupancy until repairs are completed. Repairs should not exceed 180 days. If more time is needed, a determination on the acceptance of continued occupancy will again be evaluated.

Should you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,



Digitally signed by
Ricardo A. Neyra
Date: 2024.11.20
09:02:17
-05'00'



If this item has been digitally signed and sealed by RICARDO A, NEYRA, P.E. (Certificate Issuer: GLOBALSIGN GCC R6 AATL CA 2020), on the date adjacent to the seal, printed copies of this document is not considered signed and sealed and the signature must be verified on any electronic copies.

Engineer: RICARDO A. NEYRA

License No.: 78475



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

Date: _____

Case No. _____ FYear _____

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

Folio Number: _____

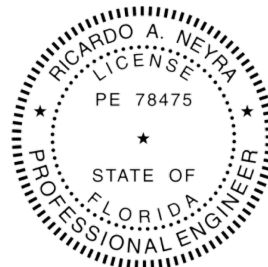
Building Description: _____

1. I am a Florida registered professional ☐ engineer ☐ architect with an active license.
2. On, 20 _____ at _____ ☐ AM ☐ PM, I measured the level of illumination in the parking lot(s) serving the above referenced building.
3. Maximum _____ foot candle
Minimum _____ foot candle
Maximum to Minimum Ratio _____ : _____, 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

Print Name Engineer or Architect

PARKING IS ON THE STREET RIGHT OF WAY



CERTIFICATION OF COMPLIANCE WITH PARKING LOT GUARDRAILS

Re: Case No. _____ FYear _____
Property Address: _____, Bldg. No.: _____, Sq. Ft.: _____
Building Description: _____

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

On _____ 20_____, 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

Print Name

Date

