



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
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$913,564	\$830,513	\$755,012
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$976,076	\$976,076	\$926,604
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$913,564	\$830,513	\$755,012
Regional			
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

<u>Owner (Sunbiz principal address)</u> Salamanca 115 LLC 115 Salamanca Ave Coral Gables, FL 33134-4187	<u>Sunbiz (Mailing and Registered Agent address)</u> 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

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

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

Document Images

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


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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
BL-18-02-2150	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
ZN-17-12-1415	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
RC-12-06-9807	06/26/2012	115 SALAMANCA AVE	BLDG RECERT / CRB	BUILDING RECERTIFICATION	final		06/26/2012	0.00
PU-10-11-2850	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. 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. 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 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



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 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: Goizueta, Virginia
Sent: Thursday, June 9, 2022 8:23 AM
To: Borys <borys074@yahoo.com>
Subject: Letter of extension to make repairs for 115 Salamanca Ave

Good morning,

Attached please find a copy of the "Letter of extension to make repairs" for 115 Salamanca Ave; the original was mailed.

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



The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY

CORAL GABLES, FLORIDA 33134

6/6/2022

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

7021 1970 0000 4016 1463

Salamanca 115 LLC
7600 SW 130 Street
Miami, Fl. 33156

ADDRESS: 115 Salamanca Ave
PROPERTY FOLIO: 03-4108-009-2800

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:

Marc O. Touze
PE#59525
6731 SW 63 Court
Miami, Fl. 33143
305-666-0874

The professional that completed the Electrical Report is:

Marco O Touze
PE#59525
6731 SW 63 Court
Miami, Fl. 33143
305-666-0874

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

A letter from Marco O Touze from Touze Engineering Consultants INC dated April 29,2022 has been submitted indicating "the building, although not suitable for recertification, it does not pose an immediate threat to life and may continue occupancy until repairs are completed".

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

From: Borys <borys074@yahoo.com>
Sent: Tuesday, May 24, 2022 9:00 AM
To: Goizueta, Virginia <vgoizueta@coralgables.com>
Subject: 115 Salamanca Avenue update

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

Hello, Ms. Goizueta,

With the regard to the above referenced address, in the City of Coral Gables, I just wanted to update you that I currently having the plans prepared by my Electrical Contractor in support of pulling the Electrical Permit for remediation work as stated in the Recertification report.

Thank you, I wish you a nice Tuesday,

Borys Wenglowczyk
Salamanca115 LLC
From: Goizueta, Virginia
Sent: Tuesday, May 3, 2022 10:51 AM
To: Borys <borys074@yahoo.com>
Subject: RE: 115 Salamanca Avenue update

Thank you,

You can also follow the plan review via on-line.

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

From: Borys <borys074@yahoo.com>
Sent: Tuesday, May 3, 2022 10:36 AM
To: Goizueta, Virginia <vgoizueta@coralgables.com>
Subject: Re: 115 Salamanca Avenue update

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

Hello, Ms. Goizueta,

The balance has now been paid by VISA cc.
Thank you for your reply and have a good day.

Borys Wenglowczyk
Salamanca115 LLC

On Tuesday, May 3, 2022, 08:31:06 AM EDT, Goizueta, Virginia <vgoizueta@coralgables.com> wrote:

Good morning,

We have received the Building Recertification Report.

I've created an invoice; you should be receiving a payment request via e-mail. Please pay via the web, so we can process the submittal.

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

From: Borys <borys074@yahoo.com>
Sent: Monday, May 2, 2022 9:05 PM
To: Goizueta, Virginia <vgoizueta@coralgables.com>
Subject: Re: 115 Salamanca Avenue update

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

Good Morning, Ms. Goizueta,

Re: Folio #03-4108-009-2800

In reference to the above Folio #, whose address is 115 Salamanca Avenue, I turned in to your Department the full Recertification Report earlier today. I also filled out the requested form as directed.

Also enclosed with the Report is an original note from my doctor's office with the reason my report was overdue and not turned in by April 4, 2022. I felt an explanation was necessary.

I am ready to pay the Recertification report, document, and filing fees by VISA credit card. Thank you.

Borys Wenglowczyk

Salamanca115 LLC

On Thursday, April 21, 2022, 12:42:26 PM EDT, Goizueta, Virginia <vgoizueta@coralgables.com> wrote:

Good afternoon,

We accept checks and all credit cards.

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

From: Borys <borys074@yahoo.com>
Sent: Thursday, April 21, 2022 11:26 AM
To: Goizueta, Virginia <vgoizueta@coralgables.com>
Subject: 115 Salamanca Avenue update

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

Hello,

This is in regards to the above address, my 8-unit apartment building that is currently undergoing its decadal Building Recertification. I am Borys Wenglowczyk, the owner / manager of Salamanca115, LLC. The firm currently preparing the inspection report is Touze Electrical Consultants, Inc., Marc Touze, Owner. The folio number for my building is 03-4108-009-2800. Thank you for your reply to my previous email of April 11, 2022.

The process is progressing well, and I will very soon provide your Department with the Recertification report, well within the 30 day deadline as stated in your certified letter effective date of April 4, 2022. Please also inform Mr. Manuel Z. Lopez of this information.

Upon dropping off the report to you in person, what forms of payment will be accepted? May I pay the Recertification report fee by VISA credit card?

Thank you,

Borys S. Wenglowczyk

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

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

From: Goizueta, Virginia

Sent: Monday, April 11, 2022 8:10 AM

To: Borys <borys074@yahoo.com>

Subject: RE: Folio Number 03-4108-009-2800

Good morning,

The report must have the original signatures and shall be submitted in person.

Once the report is submitted, we will calculate the fee and payment will be required for the City to review the 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

From: Borys <borys074@yahoo.com>

Sent: Sunday, April 10, 2022 11:36 PM

To: Goizueta, Virginia <vgoizueta@coralgables.com>

Subject: Folio Number 03-4108-009-2800

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

Virginia Goizueta

Development Services Department

Coral Gables City Hall

405 Biltmore Way
Coral Gables, Florida 33134

Dear Ms. Goizueta,

This email is in reference to the above referenced property, located at 115 Salamanca Avenue, Coral Gables, 33134. On Friday, April 8, 2022, I received a Second notice Certified letter in the mail from your Department indicating that the Completed Report is overdue. The letter was dated April 4, 2022, with the original Recertification Notice letter being dated on January 3 of this year. I wish to communicate the following with the Department, namely:

On Thursday, March 17, 2022, I signed a contract with Touze Engineering Consultants Inc. (Marc Touze, P.E., marc@touzeinc.com, Owner) to perform the inspections and prepare the Complete Recertification report for 115 Salamanca Avenue. The structural, electrical, guardrails, and parking lot illumination inspections were performed on Tuesday, March 29, 2022. I am now waiting for the completed Report.

During the 30-day period outlined in the April 4, 2022, letter, I will submit to the Department a report of the inspection findings, which may include a Punch List of items that need corrections / repair. I also registered online with the Department this past Friday, April 8, when I received the second notice by Certified mail.

At that time I submit the Report, do you require that the \$500 Recertification report fee be paid, or should that be paid at the end of the 150-day repair period when the revised Report is submitted?

Should I submit that report in person to the Department at City Hall, or can it be emailed to you?

Thank you for your attention to this matter,

Borys Wenglowczyk
Salamanca115, LLC

From: Goizueta, Virginia
Sent: Thursday, March 9, 2023 3:43 PM
To: Borys <borys074@yahoo.com>
Subject: RE: 115 Salamanca Avenue Request

Good afternoon,

The Building Official has approved the CRB hearing deferment; however, the electrical permit will need to be obtained in order grant an extension.

Our records indicate the permit was created by the electrical chief but a permit application has not been submitted by the electrical contractor so it has not been issued.

Virginia Goizueta
Building Service Coordinator
City of Coral Gables
Development Services Department
427 Biltmore Way,
Coral Gables, Florida 33134
Office: 305-460-5250

From: Borys <borys074@yahoo.com>
Sent: Thursday, March 9, 2023 11:50 AM
To: Goizueta, Virginia <vgoizueta@coralgables.com>
Subject: 115 Salamanca Avenue Request

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

Hello, Ms. Goizueta,

This is in regards to Case #23-5378, and a follow-up to our conversation at the Developmental Services Department office on Wednesday, March 1.

Please see attached PDF document of Request for Continuance for the above address. A signed copy has also been mailed by Certified mail to Departmental address provided.

Thank you,

Borys S. Wenglowczyk, MGRM
Salamanca115, LLC

Goizueta, Virginia

From: Borys <borys074@yahoo.com>
Sent: Thursday, March 9, 2023 11:50 AM
To: Goizueta, Virginia
Subject: 115 Salamanca Avenue Request
Attachments: Request for Continuance 392023.pdf

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

Hello, Ms. Goizueta,

This is in regards to Case #23-5378, and a follow-up to our conversation at the Developmental Services Department office on Wednesday, March 1.

Please see attached PDF document of Request for Continuance for the above address. A signed copy has also been mailed by Certified mail to Departmental address provided.

Thank you,

Borys S. Wenglowczyk, MGRM
Salamanca115, LLC

Borys Wenglowczyk, MGRM
Salamanca115, LLC
7600 SW 130 Street
Miami, FL 33156
March 9, 2023

Ms. Virginia Goizueta
Secretary to the Construction Regulation Board
City of Coral Gables Developmental Services Department
405 Biltmore Way, 3rd Floor
Coral Gables, FL 33134

Re: Case No. 23-5378

Dear Ms. Goizueta:

I hereby request a continuance to the next meeting in April, 2023 of the Construction Regulation Board of the City of Coral Gables.

I require the extra time to prepare the necessary documents and timeline of required electrical construction to present to the Board at the hearing. I will be using Edd Helms Electrical for the required remediation.

Thank you very much, and I look forward to presenting my case at the April meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "Borys S. Wenglowczyk", written in a cursive style.

Borys S. Wenglowczyk, MGRM
Salamanca 115, LLC

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, 2nd 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.

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, 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, 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.

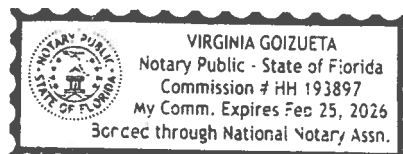
JOSE IGLESIAS
Employee's Printed Name

[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:

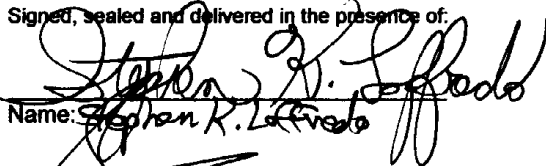
WITNESSETH, that the said first party, for and in consideration of the sum of \$10.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which 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:

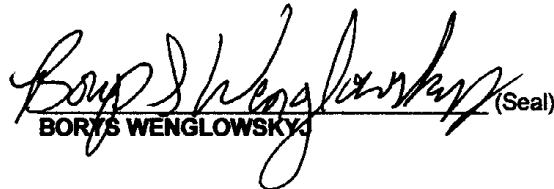
Lot 13 and the West 20 feet of Lot 12, Block 29, DOUGLAS SECTION OF CORAL GABLES, according to the Plat thereof, as recorded in Plat Book 25, Page 69, Public Records of Miami-Dade County, Florida.

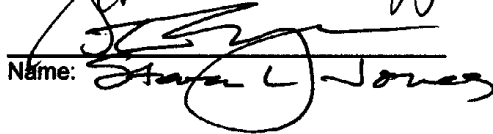
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the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

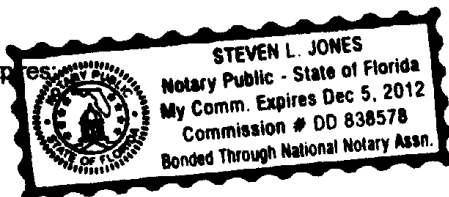

Name: Steven L. Jones

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



TOUZÉ ENGINEERING CONSULTANTS INC.

MARC@TOUZEINC.COM

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

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

April 29th, 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 21st, 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.

2. INSPECTIONS	
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:	

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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

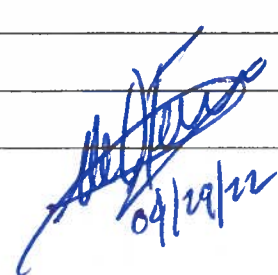
1. Bulging: Good condition

2. Settlement: Good condition Overall

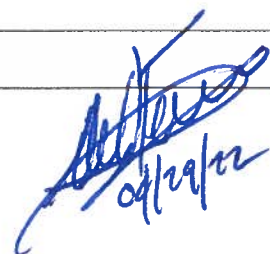
3. Deflections: Good condition

4. Expansion: Good condition

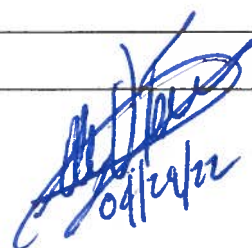
5. Contraction: Good condition



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 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
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:	



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

7. FLOOR AND ROOF SYSTEM	
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	

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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.	

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04/24/22

8. STEEL FRAMING SYSTEM	
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	

9. CONCRETE FRAMING SYSTEM	
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	

10. WINDOWS, STOREFRONTS, CURTAINWALLS AND EXTERIOR DOORS	
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:

11. WOOD FRAMING	
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	

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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	

12. BUILDING FAÇADE INSPECTION (Threshold Buildings)	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

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

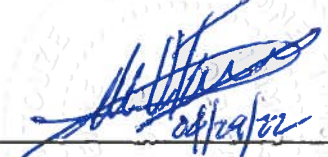
April 22nd, 2022

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 3rd**, 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 29th, 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 28th, 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, 3rd floor
Coral Gables, FL 33134

April 29th, 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 21st, 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

2. INSPECTIONS
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.

3. ELECTRICAL SERVICE	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.	

4. METERING EQUIPMENT	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"/>)

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04/24/22

Comments:

8. BRANCH CIRCUITS				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:				

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

10. GROUNDING OF EQUIPMENT		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:

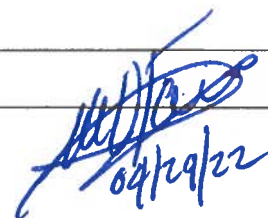
N/A

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:

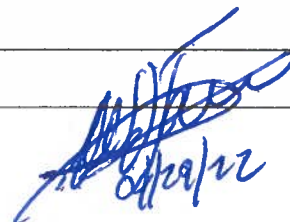
18.EMERGENCY LIGHTING

PROVIDE PHOTO

Good (☐)Needs Repair (☐)N/A (☒)

Comments:

Not installed or required

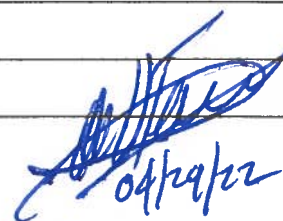


19. BUILDING EGRESS ILLUMINATION	PROVIDE PHOTO
Good (<input checked="" type="checkbox"/>) Needs Repair (<input type="checkbox"/>) N/A (<input type="checkbox"/>)	
Comments:	

20. FIRE ALARM SYSTEM	PROVIDE PHOTO
Good (<input type="checkbox"/>) Needs Repair (<input type="checkbox"/>) N/A (<input checked="" type="checkbox"/>)	
Comments:	
Not installed or required	

21. SMOKE DETECTORS	PROVIDE PHOTO
Good (<input checked="" type="checkbox"/>) Needs Repair (<input type="checkbox"/>) N/A (<input type="checkbox"/>)	
Comments:	

22. EXIT LIGHTS	PROVIDE PHOTO
Good (<input type="checkbox"/>) Needs Repair (<input type="checkbox"/>) N/A (<input checked="" type="checkbox"/>)	
Comments:	
Not installed or required	

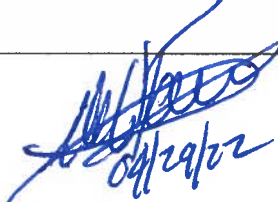

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23.EMERGENCY GENERATOR	PROVIDE PHOTO
Good (<input type="checkbox"/>) Needs Repair (<input type="checkbox"/>) N/A (<input checked="" type="checkbox"/>)	
Comments:	
Not present	

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

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

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


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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