



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 1/23/2022

Property Information	
Folio:	03-4117-005-7120
Property Address:	250 CATALONIA AVE Coral Gables, FL 33134-6735
Owner	CATALONIA OFFICES 2018 LLC
Mailing Address	250 CATALONIA AVE 801 CORAL GABLES, FL 33134 USA
PA Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1813 OFFICE BUILDING - MULTISTORY : OFFICE BUILDING
Beds / Baths / Half	0 / 0 / 0
Floors	8
Living Units	0
Actual Area	Sq Ft
Living Area	Sq Ft
Adjusted Area	64,640 Sq Ft
Lot Size	26,000 Sq Ft
Year Built	1971



Assessment Information			
Year	2021	2020	2019
Land Value	\$8,060,000	\$6,750,000	\$8,450,000
Building Value	\$100,000	\$100,000	\$100,000
XF Value	\$0	\$0	\$0
Market Value	\$8,160,000	\$6,850,000	\$8,550,000
Assessed Value	\$7,535,000	\$6,850,000	\$6,050,000

Benefits Information				
Benefit	Type	2021	2020	2019
Non-Homestead Cap	Assessment Reduction	\$625,000		\$2,500,000

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

Short Legal Description	
C GAB CRAFTS SEC PB 10-40 LOTS 6-7 & W1/2 LOT 8 & LOTS 22 THRU 25 BLK 29 LOT SIZE 260.000 X 100 OR 9571 1080	

Taxable Value Information			
	2021	2020	2019
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$7,535,000	\$6,850,000	\$6,050,000
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$8,160,000	\$6,850,000	\$8,550,000
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$7,535,000	\$6,850,000	\$6,050,000
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$7,535,000	\$6,850,000	\$6,050,000

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
09/09/2019	\$100	31599-1081	Corrective, tax or QCD; min consideration
01/01/1977	\$2,097,200	00000-00000	Sales which are qualified

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>

List of Service Addresses for February 2022 Unsafe Structures Cases

1) 250 Catalonia Ave

Owner (Registered Agent address)

Catalonia Offices 2018, LLC

c/o Ninotchka Hecht

Registered Agent

250 Catalonia Ave, Ste 801

Coral Gables, FL 33134-6727

CITY'S

EXHIBIT

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

Detail by Entity Name

Florida Limited Liability Company
CATALONIA OFFICES 2018, LLC

Filing Information

Document Number L18000275037
FEI/EIN Number 83-3051880
Date Filed 11/29/2018
State FL
Status ACTIVE

Principal Address

250 CATALONIA AVE STE 801
CORAL GABLES, FL 33134

Mailing Address

250 CATALONIA AVE STE 801
CORAL GABLES, FL 33134

Registered Agent Name & Address

HECHT, NINOTCHKA
250 CATALONIA AVE STE 801
CORAL GABLES, FL 33134

Authorized Person(s) Detail

Name & Address

Title MGR

NARDI ARIZA, MARIA DOLORES
250 CATALONIA AVE STE 801
CORAL GABLES, FL 33134

Annual Reports

Report Year	Filed Date
2019	02/28/2019

2020	02/23/2020
2021	03/07/2021

Document Images[03/07/2021 -- ANNUAL REPORT](#)[View image in PDF format](#)[02/23/2020 -- ANNUAL REPORT](#)[View image in PDF format](#)[02/28/2019 -- ANNUAL REPORT](#)[View image in PDF format](#)[11/29/2018 -- Florida Limited Liability](#)[View image in PDF format](#)


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Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
CE-21-12-6222	12/09/2021	250 CATALONIA AVE	CODE ENF BOARD/MITIGATION	SETTLEMENT AGREEMENT FOR CASE: CE293735	final	12/09/2021	12/09/2021	0.00
EX-21-11-6293	11/08/2021	250 CATALONIA AVE	PERMIT EXTENSION & RENEWAL	RENEWAL FOR ZN-19-02-3865 - 60 DAYS COMM EXT PAINT IN SW7647 CRUSHED ICE (SIMILAR TO SW 7003) - \$80,000	final	11/10/2021	11/10/2021	0.00
BL-21-11-6297	11/08/2021	250 CATALONIA AVE	BLD SIMPLE CHANGE OF CONTRACTOR	CHANGE OF CONTRACTOR - BL-19-10-4322 TILING OF BATHROOMS & JANITOR SINK AREAS FLOORS 3 -8 \$6800	issued	11/08/2021		0.00
RC-21-07-7894	07/16/2021	250 CATALONIA AVE	BLDG RECERT / CRB	BUILDING RECERTIFICATION (YEAR BUILT 1971)	issued	07/16/2021		0.00
BL-21-04-7534	04/19/2021	250 CATALONIA AVE	BLD SIMPLE CHANGE OF CONTRACTOR	CHANGE OF CONTACTOR FROM BL-15-06-5689 RE-TILE EXISTING GROUND FLOOR LOBBY \$2,500	final	04/19/2021	06/29/2021	0.00
BL-21-04-7533	04/19/2021	250 CATALONIA AVE	BLD SIMPLE CHANGE OF CONTRACTOR	CHANGE OF CONTRACTOR FROM BL-19-05-5982 DF & FINE ** INSTALL TILE IN ELEVATOR LOBBIES ON FLOORS 3 TO 8 \$17,000	final	04/19/2021	07/15/2021	0.00
CE-21-04-6972	04/06/2021	250 CATALONIA AVE	CODE ENF BOARD/MITIGATION	Code Board Admin Fee - GovQA - CE293735	final	04/06/2021	04/06/2021	0.00
BL-20-11-5767	11/19/2020	250 CATALONIA AVE	AWNINGS / CANOPY	NEW AWNING(1) @ THIRD FLOOR HALWAY BALCONY COOLSHADE COOL 431 CINDER \$6430	canceled		10/22/2021	0.00
BL-20-09-5293	09/15/2020	250 CATALONIA AVE	ROOF / LIGHT WEIGHT CONC	CANCELED CREATED IN ERROR REROOF BORALSAXONY 900 ROOF TILE COLOR: MIDNIGHT BLACK \$82300	canceled		06/29/2021	0.00
BL-20-09-5192	09/11/2020	250 CATALONIA AVE	BLD SIMPLE CHANGE OF CONTRACTOR	CHANGE OF CONTRACTOR FROM BL-19-02-4415 *DF & FINE *** STOREFRONT, WINDOWS & DOORS (FRAME: BRONZE; GLASS: LT. GRAY, STAIRS), RAILINGS, LANDSCAPING, PLANTERS \$340,000	stop work	10/02/2020		0.00
RV-20-06-6735	06/17/2020	250 CATALONIA AVE	REVISION TO PERMIT	REVISION (BUILDING)	final	10/05/2021	10/05/2021	0.00
PL-19-11-4865	11/22/2019	250	PLUMB COMMERCIAL /	PLUMBING WORK FOR	issued	01/18/2022		0.00

CITY'S
EXHIBIT 3

		CATALONIA AVE	RESIDENTIAL WORK	COMM. TILING OF BATHROOMS & JANITOR SINK AREAS FLOORS 3 -8 { FIXTURE RESET ONLY }					
SD-19-11-4674	11/19/2019	250 CATALONIA AVE	SHOP DRAWINGS	SHOP DRAWINGS (STOREFRONT, WINDOWS & DOORS)	pending				0.00
BL-19-10-4322	10/03/2019	250 CATALONIA AVE	INTERIOR ALTERATION ONLY	CHANGE OF CONTRACTOR - BL-21-11-6297 TILING OF BATHROOMS & JANITOR SINK AREAS FLOORS 3 -8 \$6800	stop work	04/10/2020			0.00
CE-19-08-5131	08/12/2019	250 CATALONIA AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	GOVQA - CE285870 - paid by Barzana Realty P.A.	final	09/13/2019	09/13/2019		0.00
UP-19-05-5984	05/30/2019	250 CATALONIA AVE	UPFRONT FEE - THIS IS NOT A PERMIT	UPFRONT FEE FOR BL19055982 INSTALL TILE IN ELEVATOR LOBBIES ON FLOORS 3 TO 8 \$17000	final	05/30/2019	05/30/2019		0.00
BL-19-05-5982	05/30/2019	250 CATALONIA AVE	COMMERCIAL FLOORING (INTERIOR ONLY)	CHANGE OF CONTRACTOR TO BL-21-04-7533 DF & FINE ** INSTALL TILE IN ELEVATOR LOBBIES ON FLOORS 3 TO 8 \$17,000	canceled	06/27/2019	04/19/2021		0.00
BL-19-03-6260	03/29/2019	250 CATALONIA AVE	ROOF / LIGHT WEIGHT CONC	RE-ROOF FLAT TPO OVER TAPERED ISO INSULATIONS \$198,000	final	04/04/2019	06/25/2019		0.00
EL-19-02-4484	02/28/2019	250 CATALONIA AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	CANCELED COMM INTERIOR DEMO ONLY AT UNIT 804 ELECTRIC	canceled		06/24/2021		0.00
BL-19-02-4415	02/27/2019	250 CATALONIA AVE	INT / EXT ALTERATIONS	CHANGE OF CONTRACTOR TO BL20095192 *DF & FINE *** STOREFRONT, WINDOWS & DOORS (FRAME: BRONZE; GLASS: LT. GRAY, STAIRS), RAILINGS, LANDSCAPING, PLANTERS \$340,000	canceled	10/11/2019	09/11/2020		0.00
UP-19-02-4282	02/25/2019	250 CATALONIA AVE	UPFRONT FEE - THIS IS NOT A PERMIT	UPFRONT FEE FOR BL19024281 COMM INTERIOR DEMO ONLY AT UNIT 804 \$4000	final	02/25/2019	02/25/2019		0.00
BL-19-02-4281	02/25/2019	250 CATALONIA AVE	DEMOLITION	*PLANS CANCELED/DISCARDED* COMM INTERIOR DEMO ONLY AT UNIT 804 \$4000	canceled		03/24/2021		0.00
ZN-19-02-3865	02/15/2019	250 CATALONIA AVE	PAINT / RESURFACE FL / CLEAN	COMM EXT PAINT IN SW7647 CRUSHED ICE (SIMILAR TO SW 7003) - \$80,000	issued	02/15/2019			0.00
AB-19-02-3863	02/15/2019	250 CATALONIA AVE	BOA PRELIMINARY/MED BONUS/FINAL	COMM *REV TO PERMIT (OWNER CHANGES) *REV #2 (RESPONSE TO COMMENTS *REV#1 (RESPONSE TO COMMENTS) *NEW WINDOWS & DOORS-FRAME: BRONZE; GLASS: LT. GRAY \$380,000**	issued	02/20/2019			76.13
UP-18-12-3471	12/27/2018	250 CATALONIA AVE	UPFRONT FEE - THIS IS NOT A PERMIT	UPFRONT FEE FOR BL-18-12-3470***FLAT RE-ROOF \$240,800	final	04/10/2020	04/10/2020		0.00
BL-18-12-3470	12/27/2018	250 CATALONIA AVE	ROOF / LIGHT WEIGHT CONC	CANCELED - SUPERSEDED BY BL-19-03-6260 FLAT RE-ROOF \$240,800	canceled		06/24/2021		0.00
PW-17-10-1042	10/02/2017	250 CATALONIA AVE	SIDEWALK REPLACEMENT PERMIT	SIDEWALK REPLACEMENT	final	10/02/2017	11/02/2017		0.00
EL-17-07-2299	07/27/2017	250 CATALONIA AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	EXACT A/C CHANGE OF A 90 TON UNIT \$90,000	final	10/18/2017	12/29/2017		0.00

UP-17-07-2273	07/26/2017	250 CATALONIA AVE	UPFRONT FEE - THIS IS NOT A PERMIT	**UPFRONT FEE FOR ME-17-07-2272** EXACT A/C CHANGE OUT OF A 90 TON UNIT \$90,000	final	07/26/2017	07/26/2017	0.00
ME-17-07-2272	07/26/2017	250 CATALONIA AVE	MECH COMMERCIAL / RESIDENTIAL WORK	EXACT A/C CHANGE OF A 90 TON UNIT \$90,000	final	10/18/2017	01/12/2018	0.00
PS-17-06-1423	06/08/2017	250 CATALONIA AVE	TREE REMOVAL/MITIGATION	CANCELED TREE REMOVAL - Contact Jorge Rivera at (305) 460-5134 or jrivera@coralgables.com to review options. Permit should be canceled, two trees weren't removed.	canceled		10/11/2021	0.00
CE-16-03-6054	03/11/2016	250 CATALONIA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	03/14/2016	03/14/2016	0.00
PW-15-11-6346	11/25/2015	250 CATALONIA AVE	UTILITIES (AT & T) PERMIT	PROPOSED TELEPHONE FACILITIES RESUBMITTED 1/8/16	issued	01/20/2016		0.00
PU-15-07-5337	07/17/2015	250 CATALONIA AVE	PUBLIC RECORDS SEARCH	REQ COPY OF DRAWINGS	final	07/17/2015	07/17/2015	0.00
BL-15-06-5689	06/23/2015	250 CATALONIA AVE	MISCELLANEOUS WORK	CHANGE OF CONTRACTOR TO BL-21-04-7534 RE-TILE EXISTING GROUND FLOOR LOBBY \$2,500	canceled	03/23/2017	06/22/2021	0.00
AB-15-05-4468	05/04/2015	250 CATALONIA AVE	BOA COMPLETE (LESS THAN \$75,000)	**COM**RE TILE EXISTING GROUND FLOOR LOBBY \$2500	final	05/05/2015	06/29/2021	0.00
CE-15-02-0995	02/19/2015	250 CATALONIA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	02/23/2015	02/23/2015	0.00
PL-14-10-2068	10/02/2014	250 CATALONIA AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	INSTALLATION OF A DOMESTIC WATER BOOSTER PUMP, CHANGEOUT AND REPLACE EXISTING SYSTEM \$30,000	final	10/13/2014	04/16/2015	0.00
EL-14-10-2072	10/02/2014	250 CATALONIA AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	DISCONNECT AND RECONNECT BOOSTER PUMP	final	10/13/2014	10/20/2014	0.00
CE-14-02-3211	02/28/2014	250 CATALONIA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	03/03/2014	03/03/2014	0.00
CE-14-02-3208	02/28/2014	250 CATALONIA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH ***CLOSING OUT NEVER CLOSED PER TERRI SHEPPARD***	canceled		07/24/2020	0.00
EX-14-01-2942	01/29/2014	250 CATALONIA AVE	PERMIT EXTENSION & RENEWAL	PERMIT RENEWAL ZN13051095	final	01/29/2014	01/29/2014	0.00
CE-13-09-0421	09/09/2013	250 CATALONIA AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T44575 SEC 3-209 ZONING CODE (CUV) FAILURE TO RENEW CERTIFICATE OF USE #14981 (ROCHELL ENGINEERING). WANING NOTICE 8/7/13, WARNING TICKET 9/4/13	final	02/11/2015	02/11/2015	0.00
CE-13-09-0164	09/04/2013	250 CATALONIA AVE	CODE ENF WARNING PROCESS	WT16865 SEC 3-209 ZONING CODE (CUV) FAILURE TO RENEW CERTIFICATE OF USE #14981 (ROCHELL ENGINEERING INC)	final	09/04/2013	09/04/2013	0.00
CE-13-07-0423	07/08/2013	250 CATALONIA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH REQUEST	final	07/08/2013	07/08/2013	0.00
ZN-13-05-1095	05/17/2013	250 CATALONIA AVE	PAINT / RESURFACE FL / CLEAN	CANCELED PAINT EXT WALLS FRONT OF BUILDING ONLY. BM 954 (LIGHT BEIGE), ACCENT BM 955 (BEIGE) \$10,000	canceled	05/17/2013	11/08/2021	0.00
PW-13-05-1117	05/17/2013	250	OBSTRUCTION ROW	OBSTRUCTION OF	final	05/17/2013	01/22/2014	0.00

AB-13-05-0585	05/09/2013	CATALONIA AVE	W/BARRICADES PERMIT	ROWW/ BARRICADES AND LIFT	issued	05/09/2013		0.00
		250 CATALONIA AVE	BOA COMPLETE (LESS THAN \$75,000)	REVISION TO PAINT EXT WALLS FRONT OF BUILDING ONLY. BM 2165-70 (BEIGE), ACCENT BM 630 (GREEN) \$10,000				
CE-13-01-1168	01/24/2013	250 CATALONIA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	01/29/2013	01/29/2013	0.00
BL-12-11-0479	11/08/2012	250 CATALONIA AVE	BLD SIMPLE CHANGE OF CONTRACTOR	CHANGE OF CONTRACTOR FOR REPAIR DRYWALL TO BATHROOMS 6TH FLOOR & 8TH FLOOR, DROP CEILING IN BATHROOMS, REPLACE BATHROOM DOORS	final	11/13/2012	11/16/2012	0.00

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License Number [ADM56-000313-2021](#)

Company Name [Ampy BO #4](#)

Applied Date 06/01/2021

License Type Travel Agencies

Period Start Date

Expiration Date

License Status In Review

Address 250 CATALONIA AVE Unit: 444 Coral Gables FL 33134-6735

Company Type Limited Liability Company

Industry Classification

Business Status In Audit

Description

Main Parcel [0341170057120](#)

DBA

Opened Date

Closed Date

Last Audit Date



The City of Coral Gables

Building and Zoning Department

ISO Class I

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

September 16, 2011

Kict Inv., LLC
250 Catalonia Avenue, #305
Coral Gables, FL 33134-6730

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

PROPERTY FOLIO: # 03-4117-005-7120
ADDRESS: 250 Catalonia Avenue, Coral Gables, FL

Dear Property Owner/Manager:

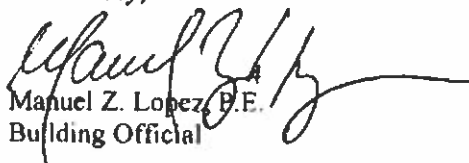
This Office is in receipt of your structural and electrical report stating that the above referenced building has been examined and found to be structurally and electrically safe for its continued occupancy.

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 2011. 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

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The City of Coral Gables

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

2/8/2021

VIA CERTIFIED MAIL

CATALONIA OFFICES 2018 LLC
250 CATALONIA AVE 801
CORAL GABLES, FL 33134

7020 3160 0001 1022 2847

RE: 250 CATALONIA AVE
FOLIO # 341170057120

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 YEAR. 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; no additional documents or photographs are necessary. 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

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USPS Tracking Plus™ Available **Delivered to Agent for Final Delivery**

February 17, 2021 at 10:36 am
MIAMI, FL 33134

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The City of Coral Gables

7020 3160 0001 1021 7805

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

5/10/2021

CATALONIA OFFICES 2018 LLC
250 CATALONIA AVE 801
CORAL GABLES, FL. 33134

RE: 250 CATALONIA AVE
FOLIO # 341170057120

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

Dear Property Owner:

In a certified letter dated 2/8/2021, 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).

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 3:20pm 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 black ink, appearing to read "Manuel Z. Lopez".

Manuel Z. Lopez, P.E.
Building Official

Track Another Package +

Tracking Number: 70203160000110217805

Remove X

Your item has been delivered to an agent for final delivery in MIAMI, FL 33134 on May 17, 2021 at 11:33 am.

USPS Tracking Plus™ Available ▾

 **Delivered to Agent for Final Delivery**

May 17, 2021 at 11:33 am
MIAMI, FL 33134

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Tracking History	▾
USPS Tracking Plus™	▾
Product Information	▾

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FAQs

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The City of Coral Gables

7020 3160 0001 1022 0065

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

6/9/2021

CATALONIA OFFICES 2018 LLC
250 CATALONIA AVE 801
CORAL GABLES, FL 33134

RE: 250 CATALONIA AVE
FOLIO # 341170057120

Notice of Required Inspection For Recertification of 40 Years or Older Building - FINAL NOTICE

Dear Property Owner:

In a certified letter dated 2/8/2021, 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 5/10/2021, informed you it was necessary to submit to this Department a completed Report prepared by a licensed architect or engineer within thirty (30) calendar days certifying the structure meets the requirements for recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

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 black ink, appearing to read "Manuel Z. Lopez".

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

Track Another Package +

Tracking Number: 70203160000110220065

Remove X

Your item was delivered to the front desk, reception area, or mail room at 5:01 pm on June 14, 2021 in MIAMI, FL 33134.

USPS Tracking Plus™ Available ▾

 **Delivered, Front Desk/Reception/Mail Room**

June 14, 2021 at 5:01 pm
MIAMI, FL 33134

Feedback

Get Updates ▾

Text & Email Updates	▾
Tracking History	▾
USPS Tracking Plus™	▾
Product Information	▾

See Less ^

Can't find what you're looking for?

Go to our FAQs section to find answers to your tracking questions.

FAQs

Feedback

Goizueta, Virginia

From: Nayrubit Hernandez <nhernandez@cataloniacorp.com>
Sent: Thursday, July 8, 2021 10:16 PM
To: Goizueta, Virginia
Cc: 'rsalinas cataloniacorp.com'
Subject: RE: 40 YEAR RECERTIFICATION 250 Catalonia
Attachments: 250 Catalonia Ave DEFICIENCIES.pdf

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

Please see attached required

Nayrubit Hernandez,
Property Manager
Catalonia Management LLC
250 Catalonia Avenue, Suite 801
Coral Gables, Florida 33134
Cell: (786) 3020187/ Fax: (305) 446-1085

COVID-19 Notice:

Our commitment to our clients is to provide unstoppable service. We are continuing our business operations but are taking preventative measures consistent with CDC, federal and state government recommendations/orders. We continue to work diligently to respond to our clients' needs seamlessly via telephone, e-mail and video-conference. You can count on us.

All the best to you and yours.

No extension b/c
no report. Send notice
will loose C/O. by
7/16. if don't receive
Statement from Engineer
that's safe to occupy

From: Goizueta, Virginia [mailto:vgoizueta@coralgables.com]
Sent: Friday, June 25, 2021 3:29 PM
To: Nayrubit Hernandez
Cc: 'rsalinas cataloniacorp.com'
Subject: RE: 40 YEAR RECERTIFICATION 250 Catalonia

The Building Official will need to review the report indicating the repairs in order to issue an extension.

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: Nayrubit Hernandez <nhernandez@cataloniacorp.com>
Sent: Friday, June 25, 2021 12:06 PM
To: Goizueta, Virginia <vgoizueta@coralgables.com>

Cc: 'rsalinas cataloniaincorp.com' <rsalinas@cataloniaincorp.com>

Subject: RE: 40 YEAR RECERTIFICATION 250 Catalonia

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

Hi Mrs. Virginia,

We received the notice from you for our 40 year recertification expired, please see attached,

Could you let me know if now we can submit a 30 days extension?

Thanks for all your assist,

Nayrubit Hernandez,
Property Manager
Catalonia Management LLC
250 Catalonia Avenue, Suite 801
Coral Gables, Florida 33134
Cell: (786) 3020187/ Fax: (305) 446-1085

COVID-19 Notice:

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All the best to you and yours.

From: Goizueta, Virginia [<mailto:vgoizueta@coralgables.com>]

Sent: Thursday, May 27, 2021 12:45 PM

To: Nayrubit Hernandez

Subject: RE: 40 YEAR RECERTIFICATION

Good afternoon,

At this time we are not granting extensions until the Final Notice is mailed in June.

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: Nayrubit Hernandez <nhernandez@cataloniacorp.com>
Sent: Thursday, May 27, 2021 12:43 PM
To: Goizueta, Virginia <vgoizueta@coralgables.com>
Subject: 40 YEAR RECERTIFICATION

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

Good morning Virginia,

Hoping you are well,

Just to check if could you help to us to require an extension of 60 days to submit 40 years report of :

1. 250 CATALONIA, FOLIO #34170057120
2. KITU 2013 LLC, FOLIO # 341170085390

We are working right now we our Engineer in that,

Please let me know, as soon as you can

Thanks for all your help,

*Nayrubit Hernandez,
Property Manager
Catalonia Management LLC
250 Catalonia Avenue, Suite 801
Coral Gables, Florida 33134
Cell: (786) 3020187/ Fax: (305) 446-1085*

COVID-19 Notice:

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All the best to you and yours.



The City of Coral Gables

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

July 14, 2021

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

7020 3160 0001 1022 0478

Catalonia Offices 2018, LLC
c/o Ninotchka Hecht
Registered Agent
250 Catalonia Ave, Ste 801
Coral Gables, FL 33134-6727

and

Catalonia Management LLC
250 Catalonia Ave., Ste. 801
Coral Gables, FL 33134-6727

Re: Notice of proposed action regarding the 8-story commercial structure, built in 1971, located at 250 Catalonia Avenue, Coral Gables, Florida, and bearing folio number 03-4117-005-7120 ("Structure")

Dear Property Owner:

Section 8-11 of the Miami-Dade County Code, as applicable in the City of Coral Gables ("City"), requires that the owner of the above Structure submit a written report, by a professional engineer or architect registered in the State of Florida, certifying that the Structure is structurally and electrically safe, or has been made structurally and electrically safe for the specified use for continued occupancy, in conformity with the minimum inspection procedural guidelines as issued by the Board of Rules and Appeals ("Report").

The City's Development Services Department ("Department") has not received the Report for the Structure. Instead, the Department received photographs of site conditions and a statement of deficiencies found. However, this does not constitute the required Report.

Therefore, the City's Building Official has determined that the City will rescind the certificate of occupancy for the Structure, which shall be deemed unsafe, if you do not submit the Report or an equivalent statement prepared by a professional engineer or architect registered in the State of Florida, by July 16, 2021.

In addition, the City scheduled a hearing, on August 9, 2021, before the City's Construction Regulation Board, for further enforcement action.

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.

Sincerely,

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

Suramy Cabrera, P.E.
Building Official

Track Another Package +

Tracking Number: 70203160000110220478

Remove X

Your item was delivered to an individual at the address at 6:50 pm on July 19, 2021 in MIAMI, FL 33134.

USPS Tracking Plus™ Available ∨

 Delivered, Left with Individual

July 19, 2021 at 6:50 pm
MIAMI, FL 33134

Feedback

Get Updates ∨

- Text & Email Updates

∨
- Tracking History

∨
- USPS Tracking Plus™

∨
- Product Information

∨

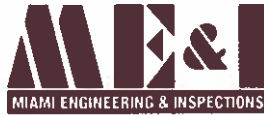
See Less ^

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Go to our FAQs section to find answers to your tracking questions.

FAQs

Feedback



Ref 7/21/21

Date: 07/19/2021

Dear City of Coral Gables Building Official,

Referent to property:
250 Catalonia Ave
Coral Gables, FL 33134

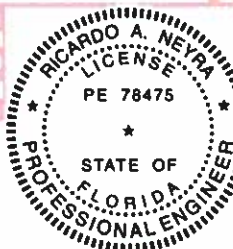
In response to the City's request for clarification of the letter/report dated 06/29/2021
by Miami Engineering and Inspections and Ricardo A. Neyra,

The building, although not suitable for recertification, it does not pose an immediate threat to life
and may continue occupancy until repairs are completed.

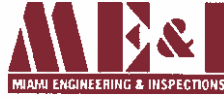
Repairs should not exceed 180 days. If more time is needed, a determination on the acceptance
of continued occupancy will again be evaluated.

Sincerely,

Signature



Digitally signed by
RICARDO A NEYRA
DN: c=US, o=MIAMI
ENGINEERING AND
INSPECTIONS,
ou=A01410D00000
173E1825CBC0003
CEEE, cn=RICARDO
A NEYRA
Date: 2021.07.21
09:15:10 -04'00'



PROPERTY: 250 Catalonia Ave

Delivered: nhernandez@cataloniacorp.com

Issues Found/Deficiencies

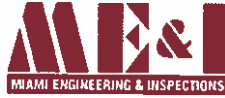
Please check that all problems have been corrected before ordering the reinspection, otherwise you will incur in additional fees for subsequent re-inspections.

STRUCTURAL

- Need provide waterproof protection in 2nd floor planting pots walls and floor, active leaks passing through 1st floor parking basement
- Need provide waterproof protection in area on planting and fountain area in main building
- Settlement on columns and walls in parking structure frame at SE corner by emergency staircase
- Concrete spall in 2nd floor concrete floors
- Need seal and control water penetration in expansion joint between parking and main building structure
- Cracks on 2nd floor flooring in parking area leaking to basement parking area
- Signs of water penetration in basement from 2nd floor in many places
- Need clean up drains inside main service entrance
- Provide proper seal around drainage drains in parking fluvial drainage system
- Spalling in many locations
- Signs of Moisture Penetration, Roof leaks, found in some locations
- Need clean up drains in roof, actual 2in water pond in roof
- Clean up drains in electrical room
- Damaged interior walls, improper finish in sauna room
- Opening in walls and ceiling, provide fire proof protection inside all electrical rooms
- Active water leaks from upper floors inside electrical room in 5th floor
- All structural damaged will require a proper permit for repairs and certification by a Structural Engineer

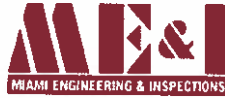
ELECTRICAL

- Identification of main disconnect and branch circuit breakers in all electrical panels (e.g., Missing schedule in many electricals panels)



- Exposed cables, open spaces in panels, boxes, in many locations (e.g., Missing cover in elevator motors, Fill gap in missing breaker in panels, exposed wires in electrical boxes)
- Missing elevator annual inspection, expired on March 2020
- Missing annual inspection tag in fire pump system, last inspection shows in Feb 01, 2019
- Damaged and/or missing Exit signs and Emergency Lights, defective emergency light in staircase and parking area
- Clearance required in electrical room, used as storage room
- Unsafe, Improper wiring found in many locations, exposed wiring
- Ground Fault Circuit Interrupters (GFCIs) required in exterior receptables and wet locations, install weather proof covers as needed
- Swinging lights poles in parking, provide wind resistance approved poles
- Proper Parking lot illumination required, Need meet Miami Dade Code ordinance 8-3C in covered and open parking area
- Proper Illumination at all means of egress, alleys, and any other locations, when required, damaged light fixture with exposed wires

NOTES: Some areas used as storage room in basement was not ready for inspection due unable to access.



SOME GENERAL COMMENTS/DISCLAIMERS

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

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.

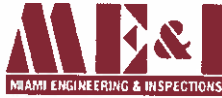
Always perform repairs or corrections with **qualified licensed contractors**, only use a handyman for very simple corrections not regulated by the Code.

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_-_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 re-inspection, and if all parties agree, reinspection will be performed, otherwise, owner will need to hire another Engineer/Architect to complete the process.

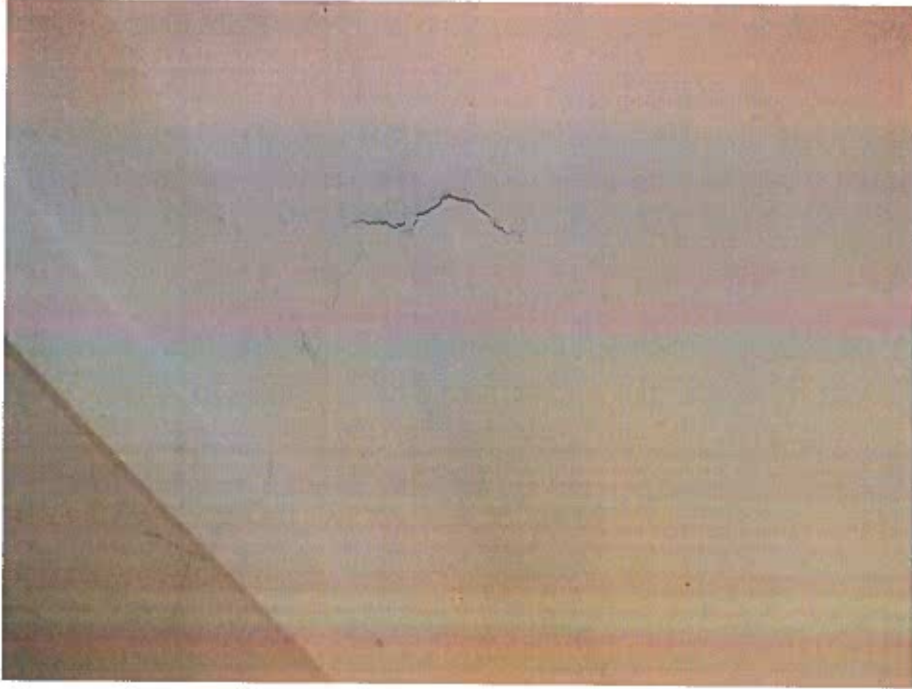
Please check that all problems have been corrected before ordering the reinspection, otherwise you will incur in additional fees for subsequent reinspection.

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

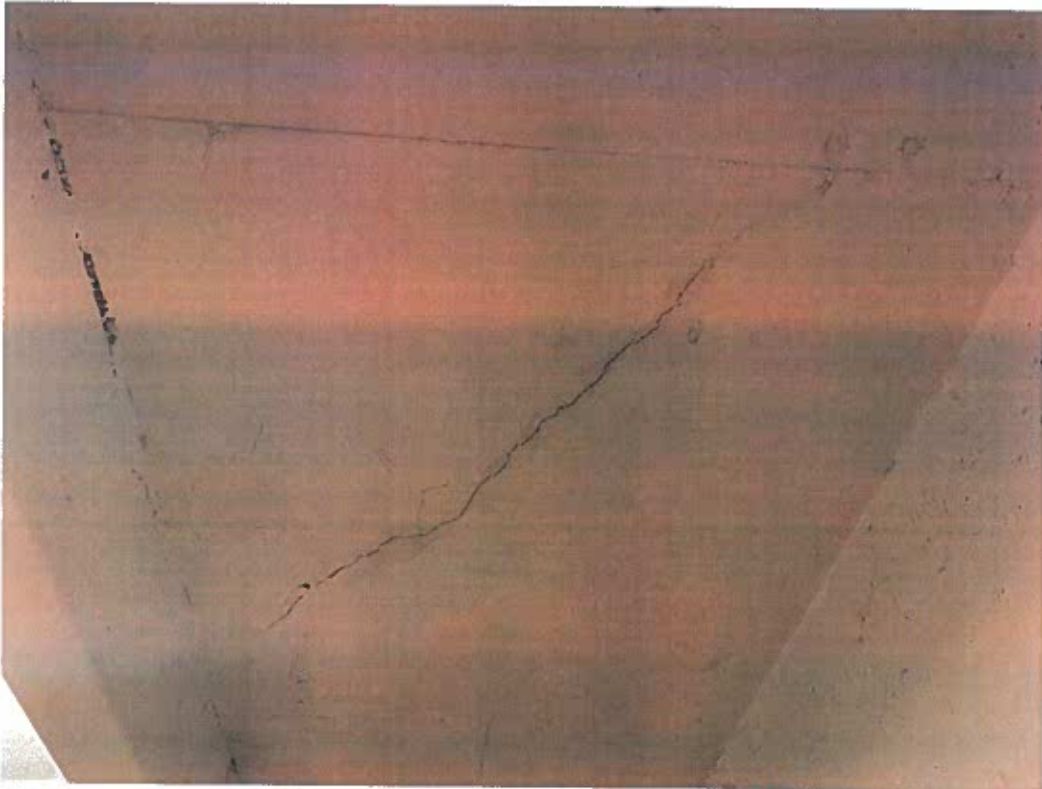
This inspection was performed, therefore that means, that you orally agreed with the agreement, EVEN if you FAILED to produce a signature.



Concrete spall visible in basement



Cracks under planting pot with active leaks



MIAMI ENGINEERING AND INSPECTIONS INC

8850 SW 25 ST, MIAMI, FL 33165

PH: 305-905-9601; FAX 786-703-8774

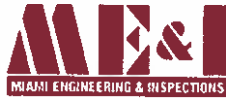
WWW.MEINSPECTIONS.COM : MEI@MEINSPECTIONS.COM



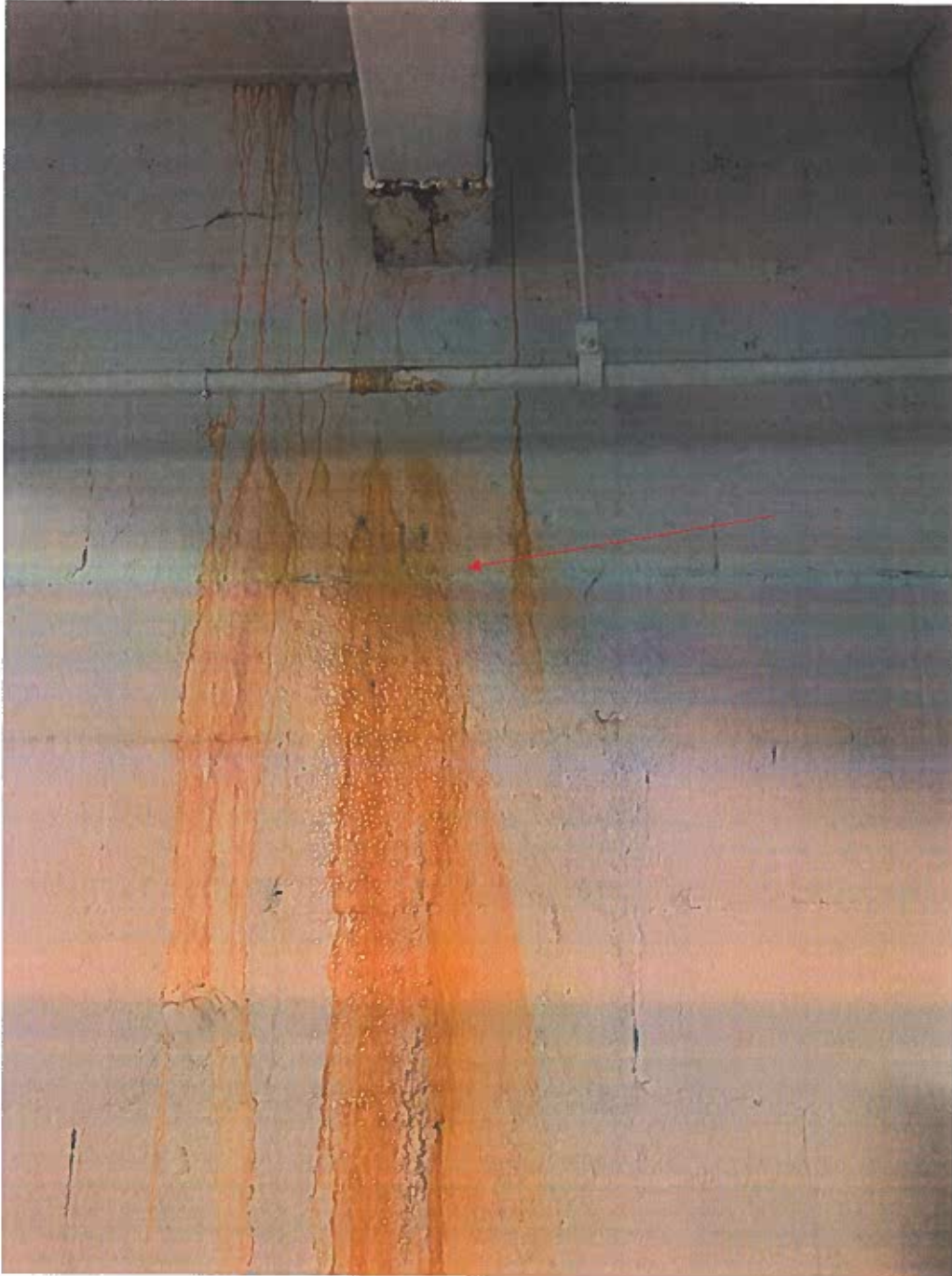
Water penetration in many places deteriorating concrete and structural members

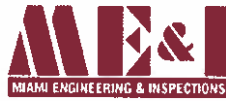


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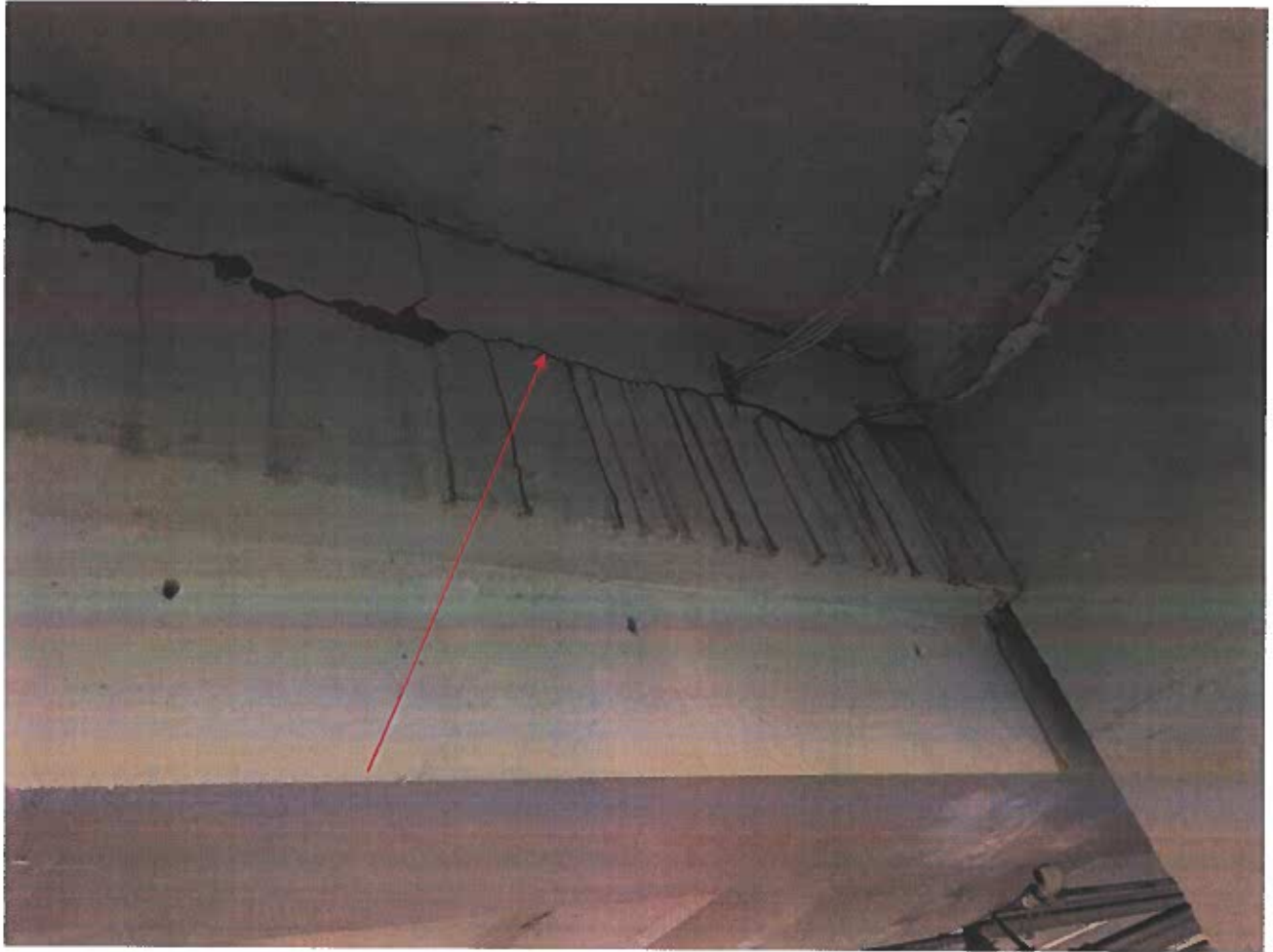


Water penetration through planting pots in 2nd floor in parking area





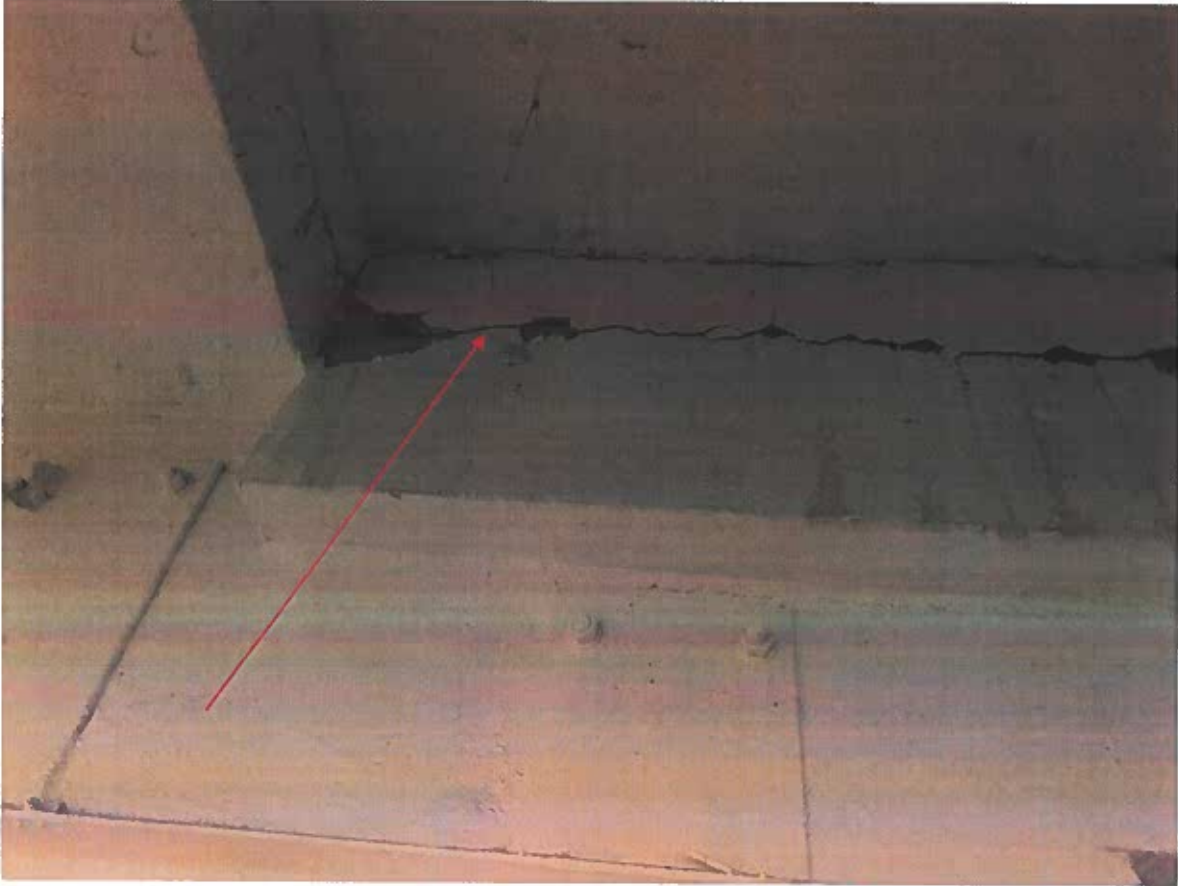
Need seal water penetration on expansion joint



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Need seal water penetration on expansion joint

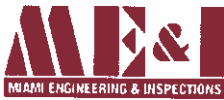


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Deteriorated concrete spall



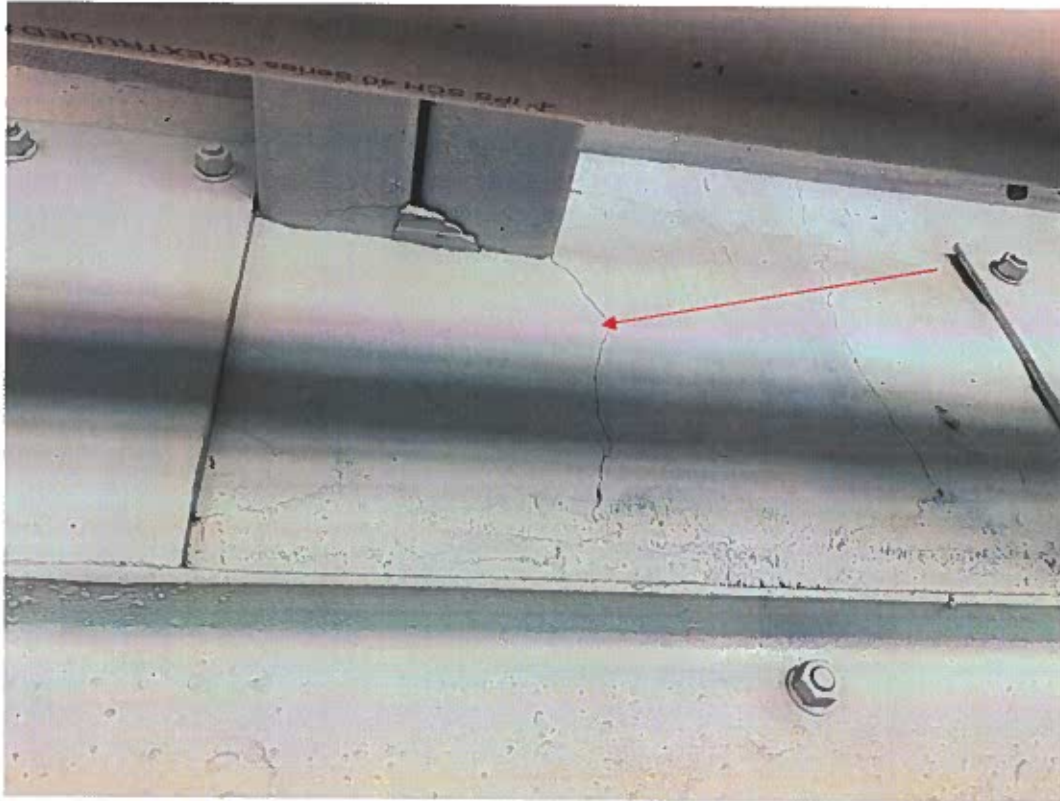


Fine crack in 2nd floor slab with water penetration through basement



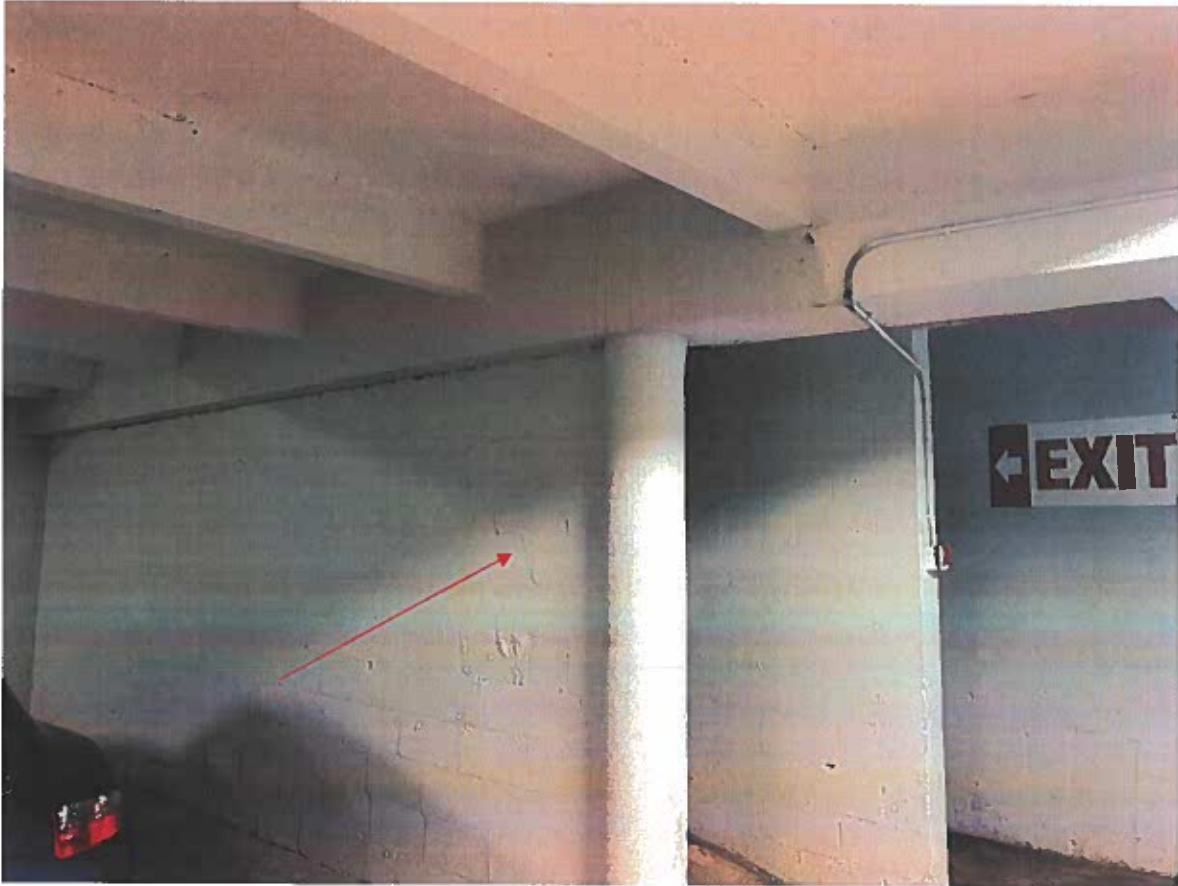


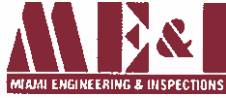
Structural cracks on repairs done 2010



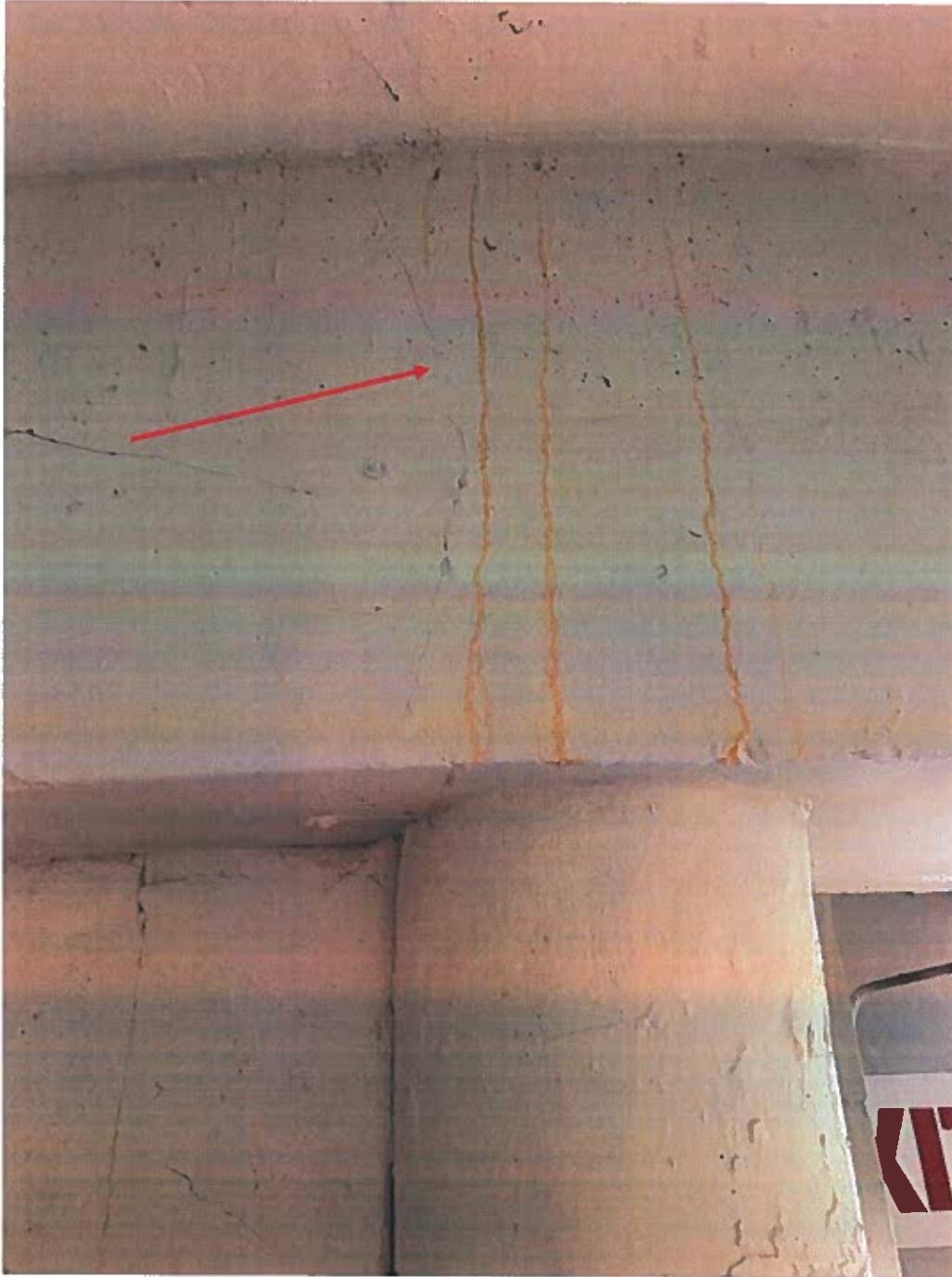


SE Corner on basement with settlement sign and cracking beams



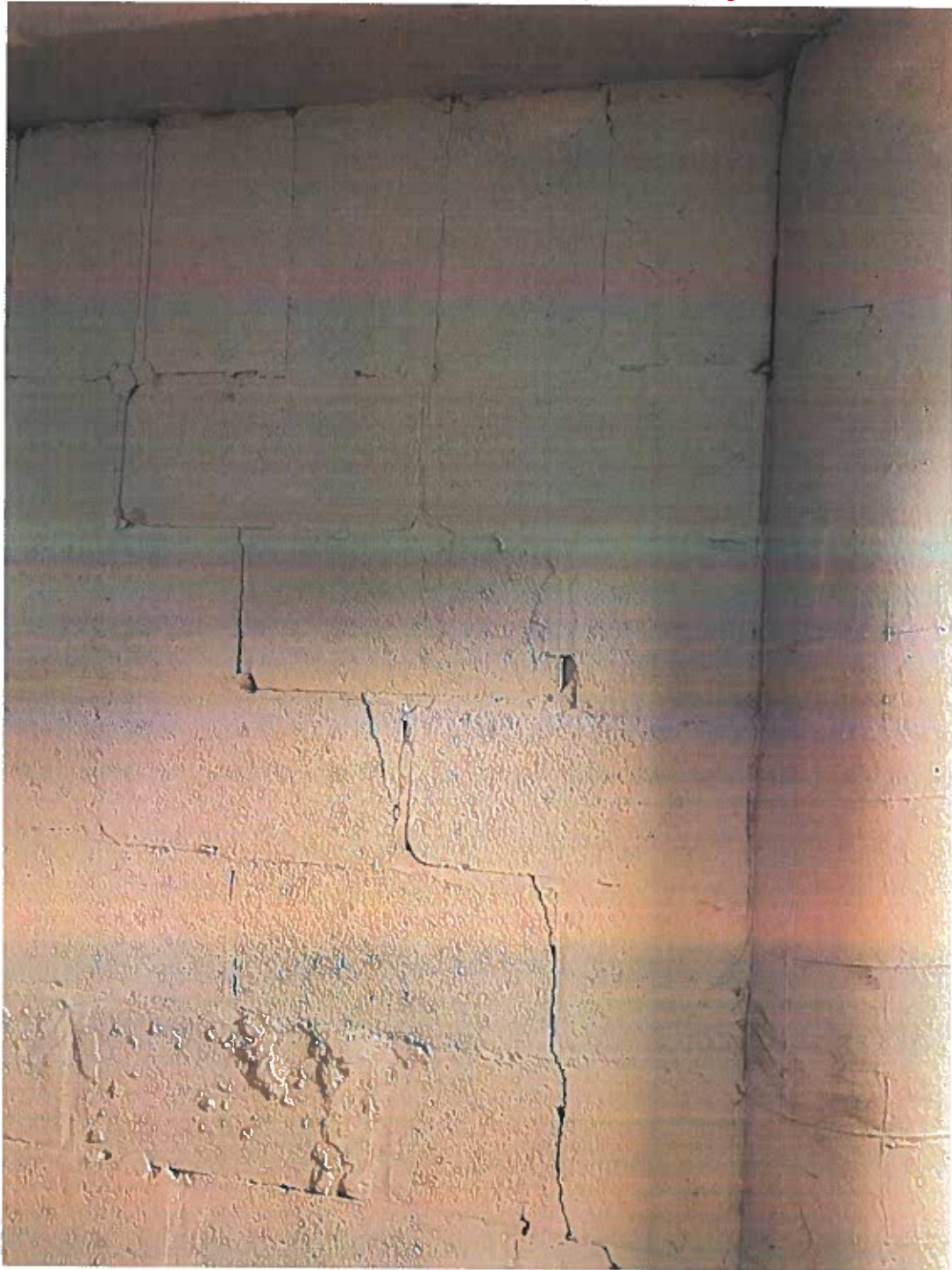


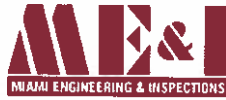
SE Corner on basement with settlement sign and cracking beams



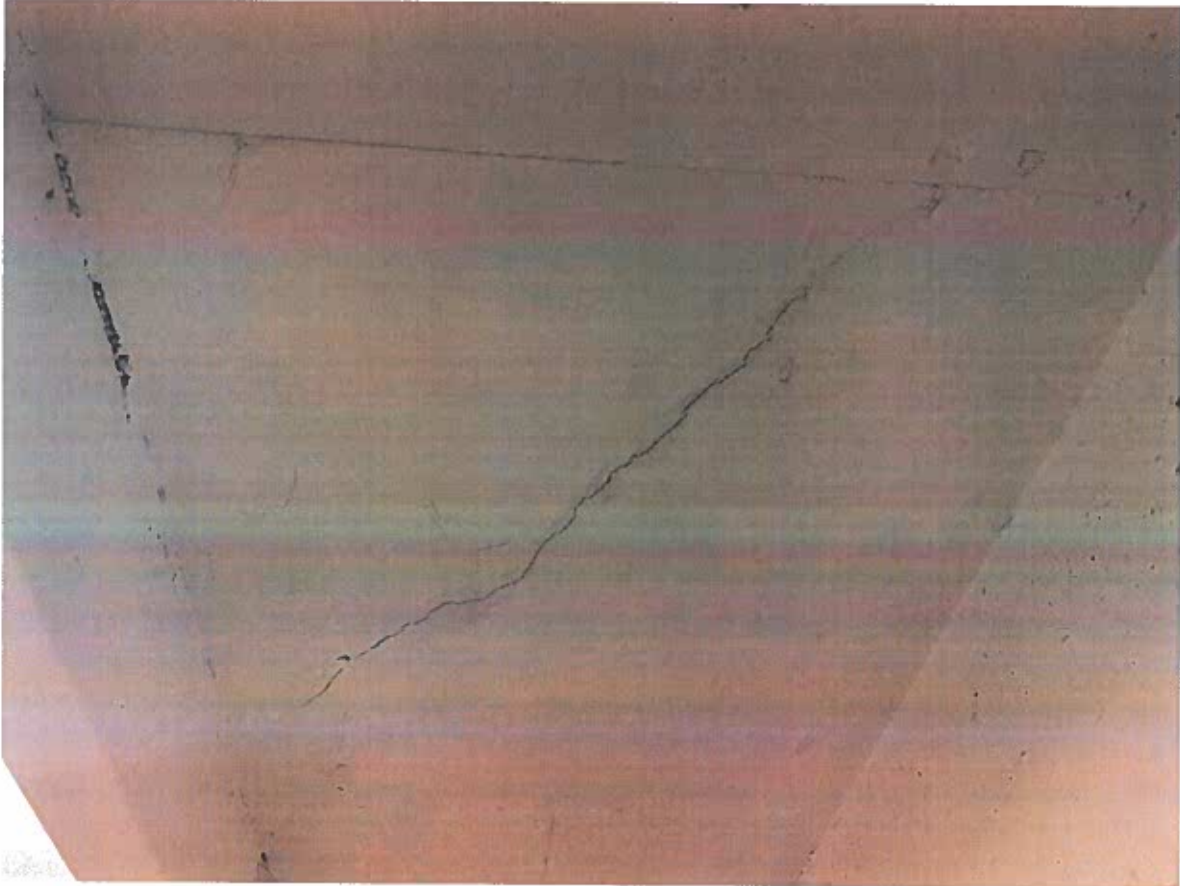


SE Corner on basement with settlement sign and cracking beams



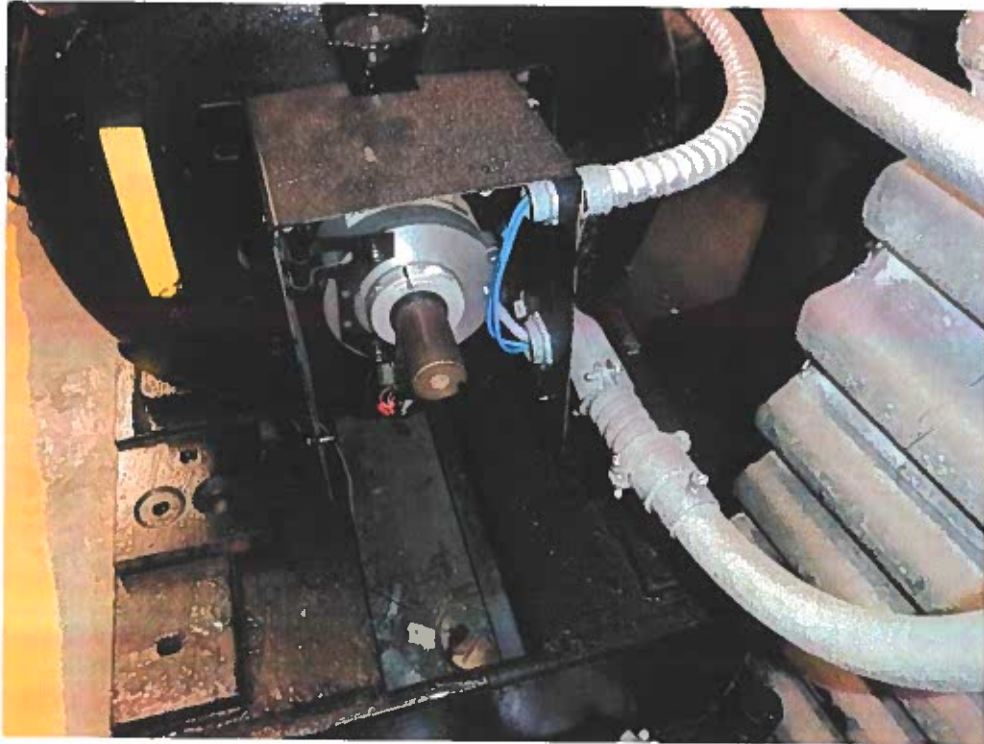


Cracks on slab with water penetration





Exposed wiring in electrical equipment, elevator motor



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Missing cover in electrical box

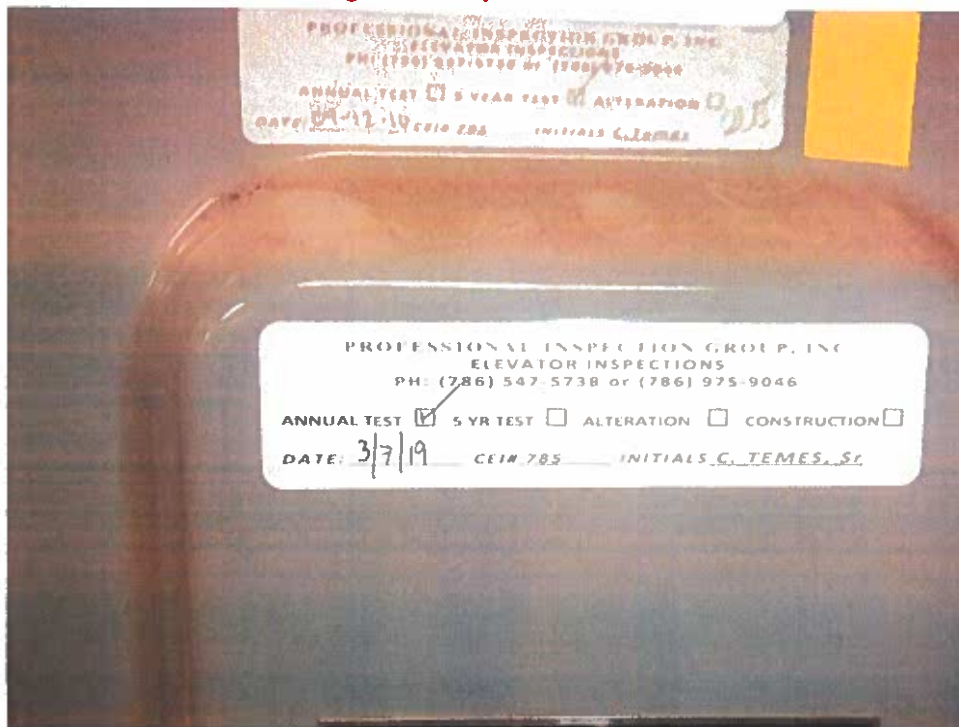




Exposed wiring in elevator room

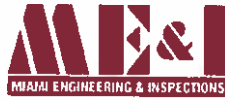


Missing annual inspection on elevator



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Flooding water inside main service entrance room, need clean up drains



Damaged exit lights in parking area





Seal/waterproof Planting pots in parking area need walls and floor, active leaks affecting basement



Damaged electrical conduit and box with exposed wires in planting pots



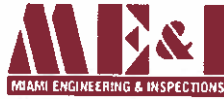
MIAMI ENGINEERING AND INSPECTIONS INC

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PH: 305-905-9601; FAX 786-703-8774

WWW.MEINSPECTIONS.COM

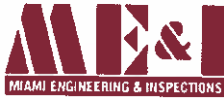
: MEI@MEINSPECTIONS.COM



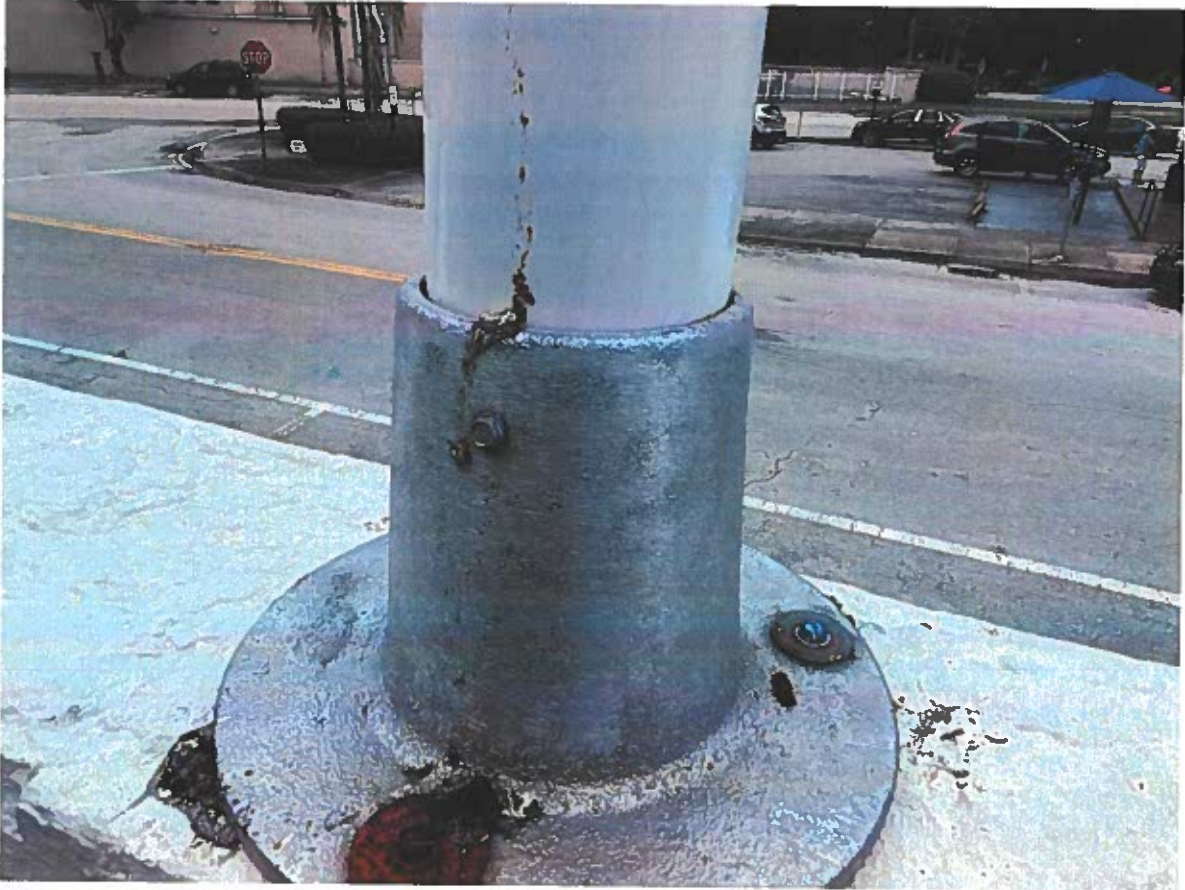
Improper/unsecure lights post installed for parking illumination, provide approved ones

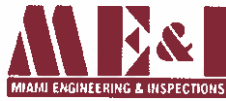


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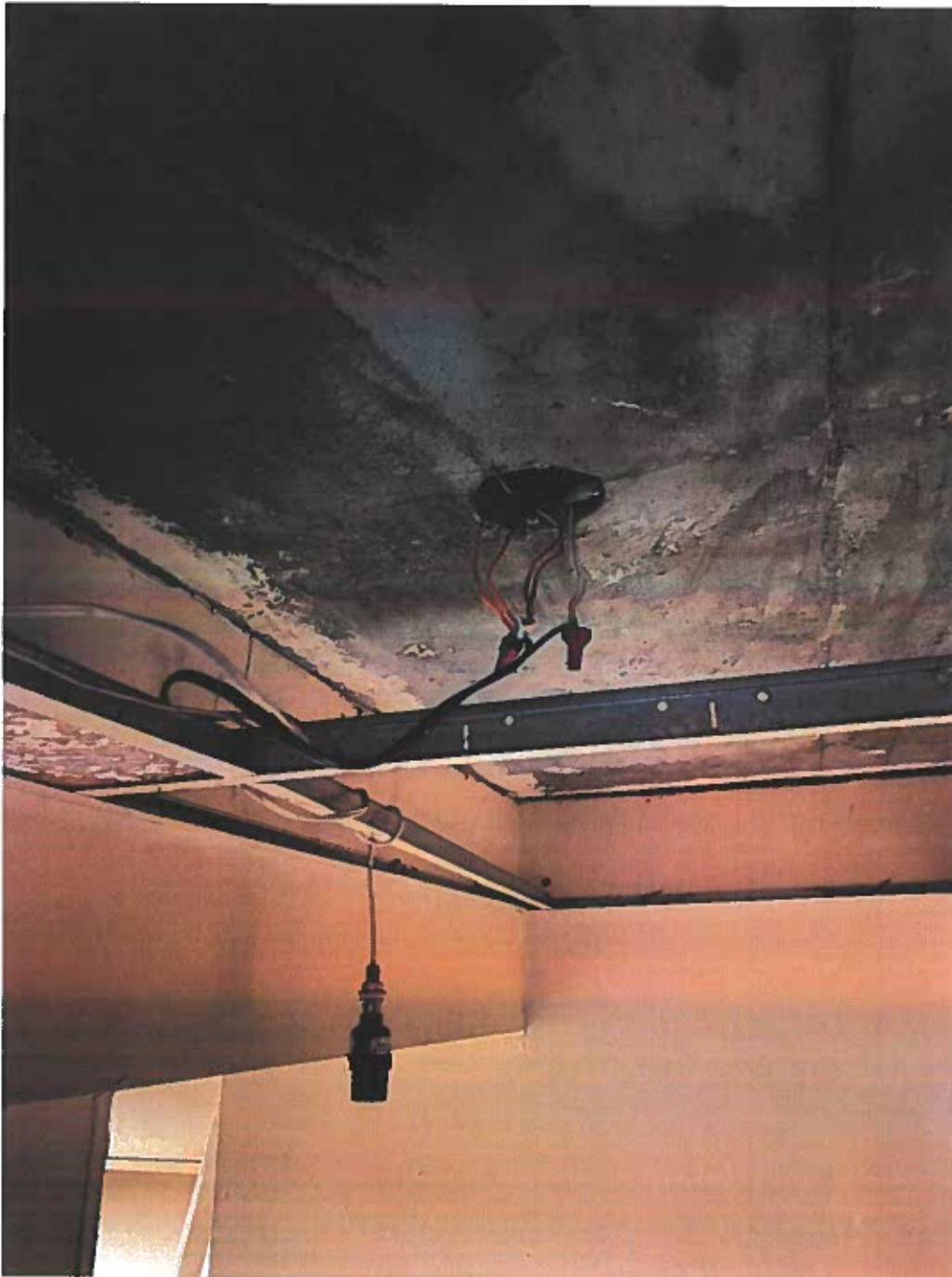


Improper base attachment for light post





Extensive exposed wires inside sauna room



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8850 SW 25 ST, MIAMI, FL 33165
PH: 305-905-9601; FAX 786-703-8774
WWW.MEINSPECTIONS.COM : MEI@MEINSPECTIONS.COM



Damaged interior walls inside sauna room

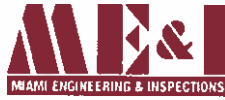


Damaged interior walls and exposed wires in sauna room



MIAMI ENGINEERING AND INSPECTIONS INC
8850 SW 25 ST, MIAMI, FL 33165
PH: 305-905-9601; FAX 786-703-8774

WWW.MEINSPECTIONS.COM : MEI@MEINSPECTIONS.COM

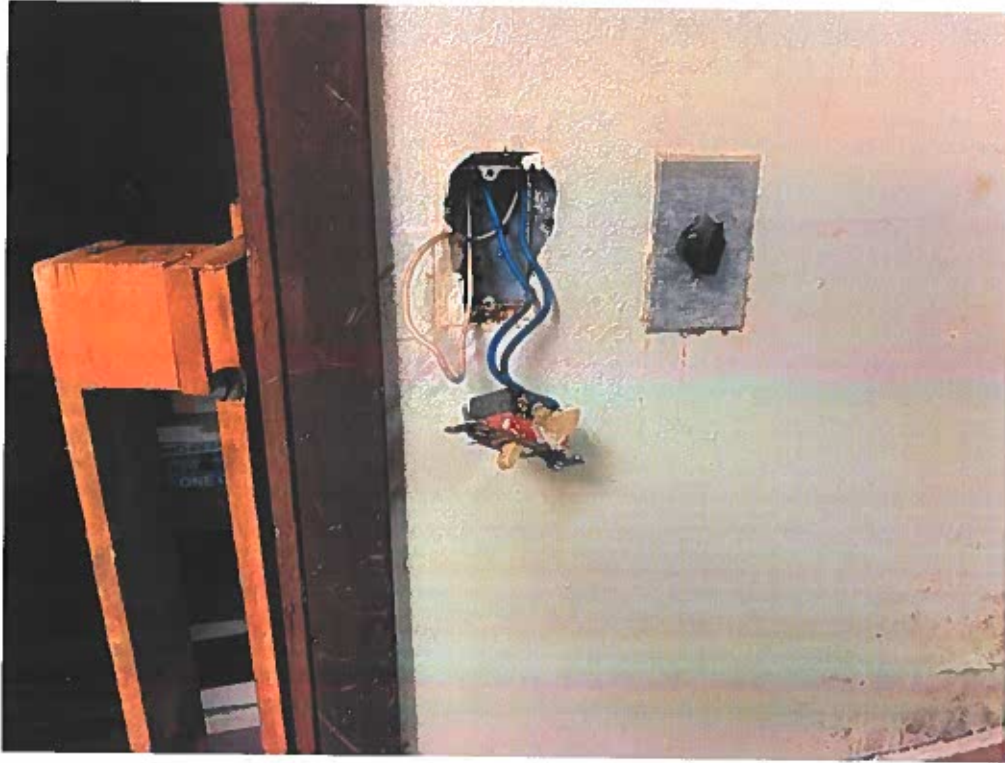


Extensive damaged finish and exposed wiring



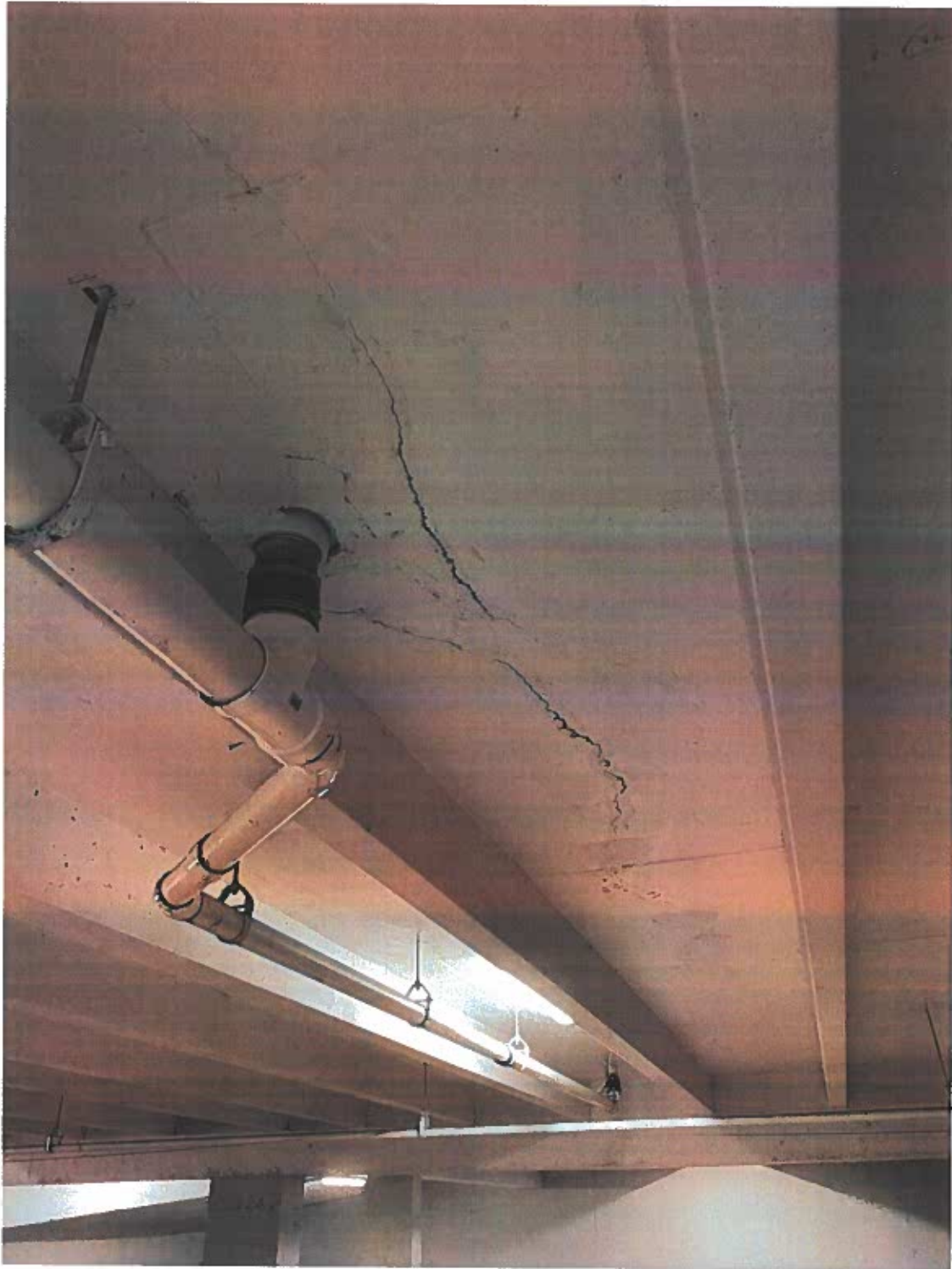
Exposed wires, missing cover in electrical boxes



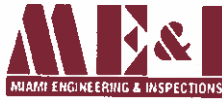




View from basement of 2nd floor cracks



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PH: 305-905-9601; FAX 786-703-8774
WWW.MEINSPECTIONS.COM : MEI@MEINSPECTIONS.COM



Concrete spall in many location

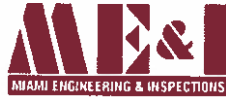




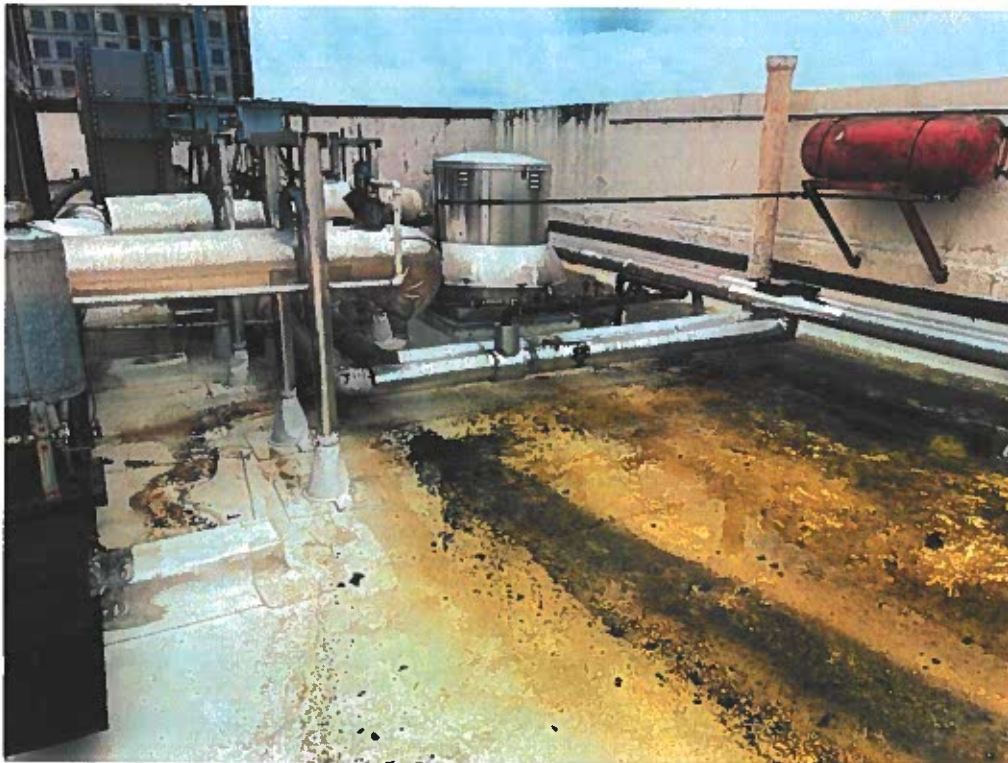
Water penetration due a fountain in lobby



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8850 SW 25 ST, MIAMI, FL 33165
PH: 305-905-9601; FAX 786-703-8774
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Pond in roof , all drains must be cleaned on regular basis



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Missing waterproof cover in exterior receptacle in roof



MIAMI ENGINEERING AND INSPECTIONS INC

8850 SW 25 ST, MIAMI, FL 33165

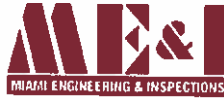
PH: 305-905-9601; FAX 786-703-8774

WWW.MEINSPECTIONS.COM : MEI@MEINSPECTIONS.COM



Exposed wires in management office balcony





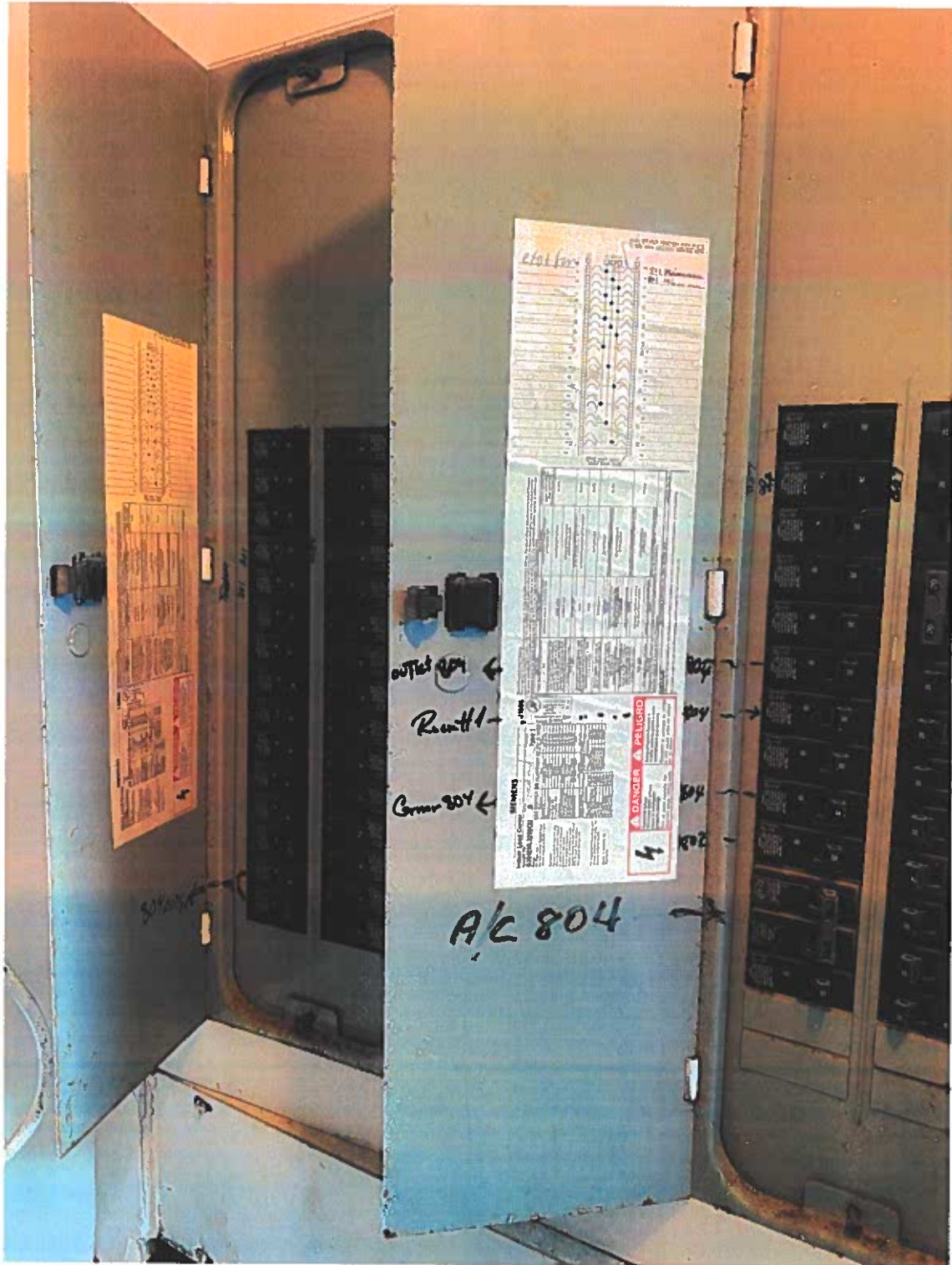
All exposed wires must be capped in management office



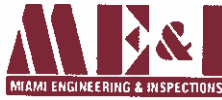
MIAMI ENGINEERING AND INSPECTIONS INC
8850 SW 25 ST, MIAMI, FL 33165
PH: 305-905-9601; FAX 786-703-8774
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Incomplete panels schedule in all electrical room in 2nd -7th floor



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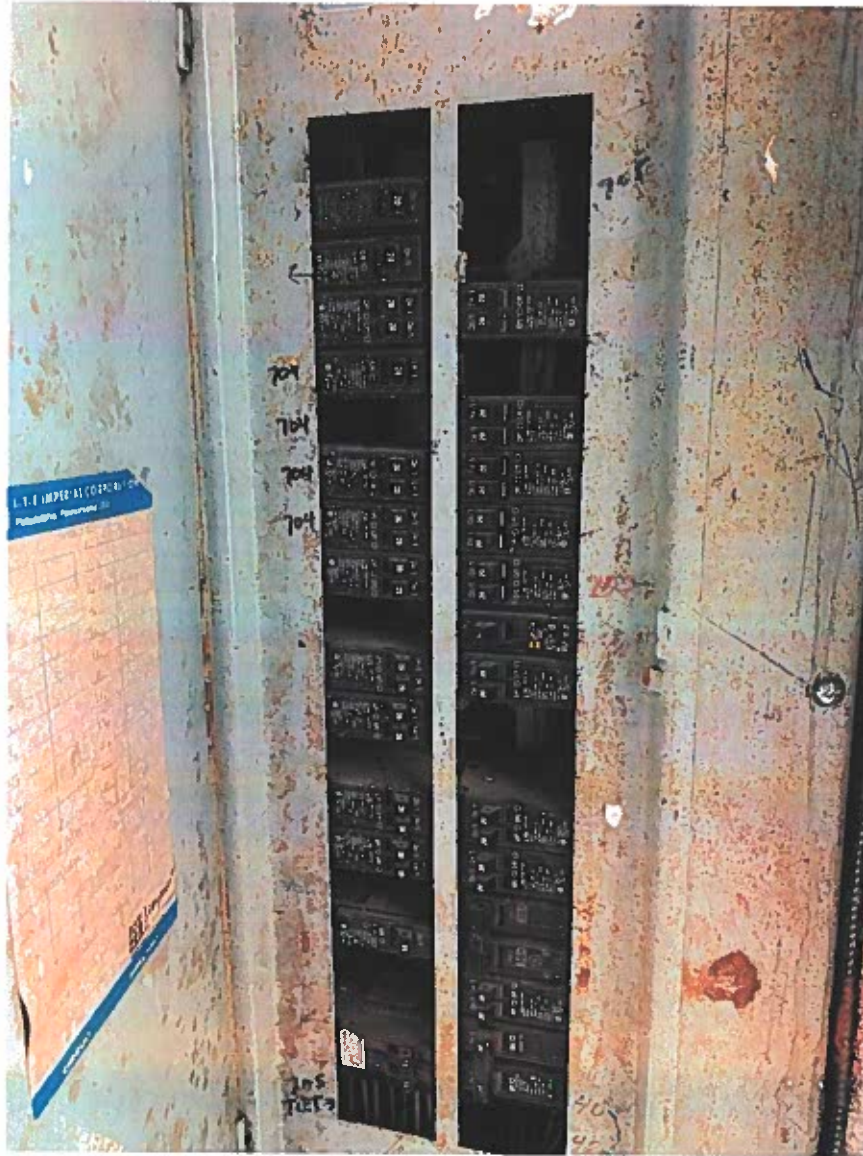


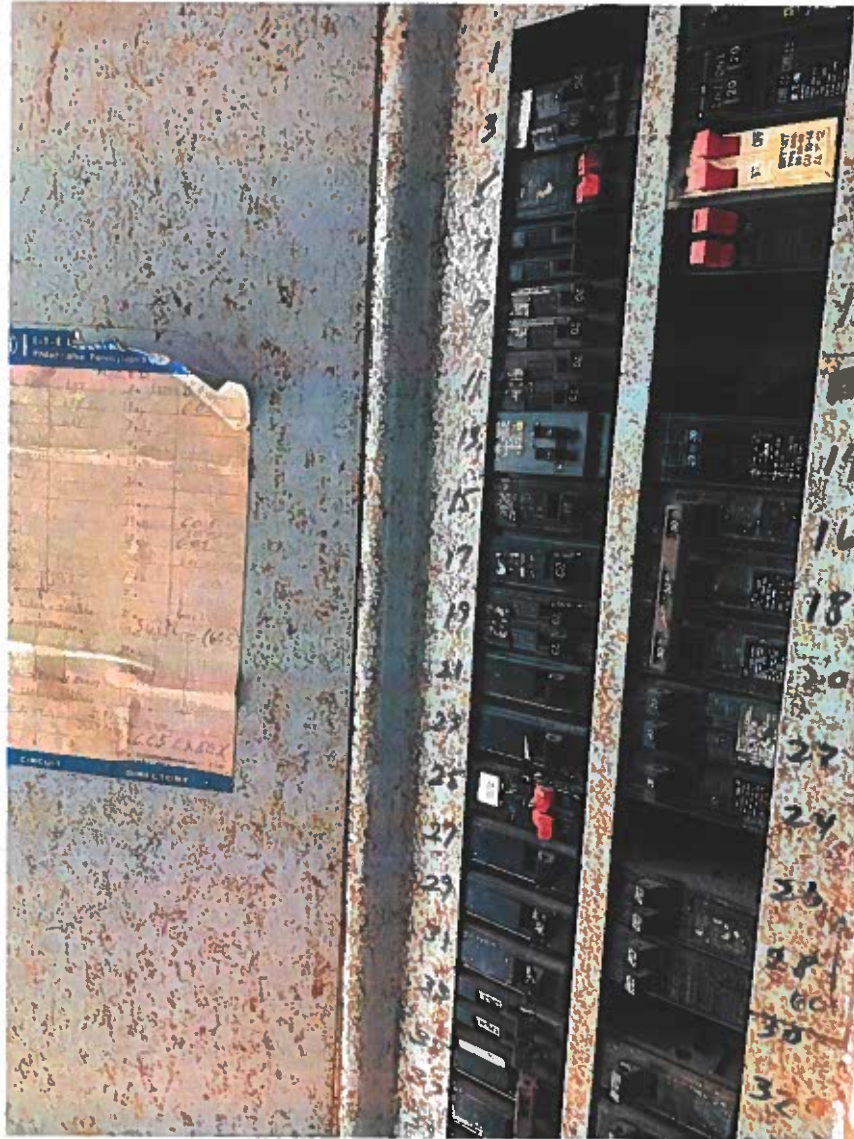
Opening in ceiling and walls inside electrical room from 2nd -7th floor



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Fill gap in missing breakers in panels, install missing screws as needed





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Close any opening with exposed wires



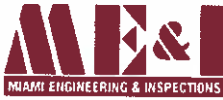
MIAMI ENGINEERING AND INSPECTIONS INC
8850 SW 25 ST, MIAMI, FL 33165
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WWW.MEINSPECTIONS.COM : MEI@MEINSPECTIONS.COM



Extensive work done without the benefits of permits



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PH: 305-905-9601; FAX 786-703-8774
WWW.MEINSPECTIONS.COM : MEI@MEINSPECTIONS.COM



Missing fire proof protections inside electrical rooms

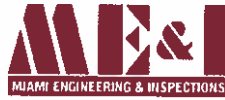


MIAMI ENGINEERING AND INSPECTIONS INC

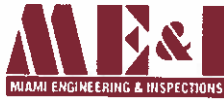
8850 SW 25 ST, MIAMI, FL 33165

PH: 305-905-9601; FAX 786-703-8774

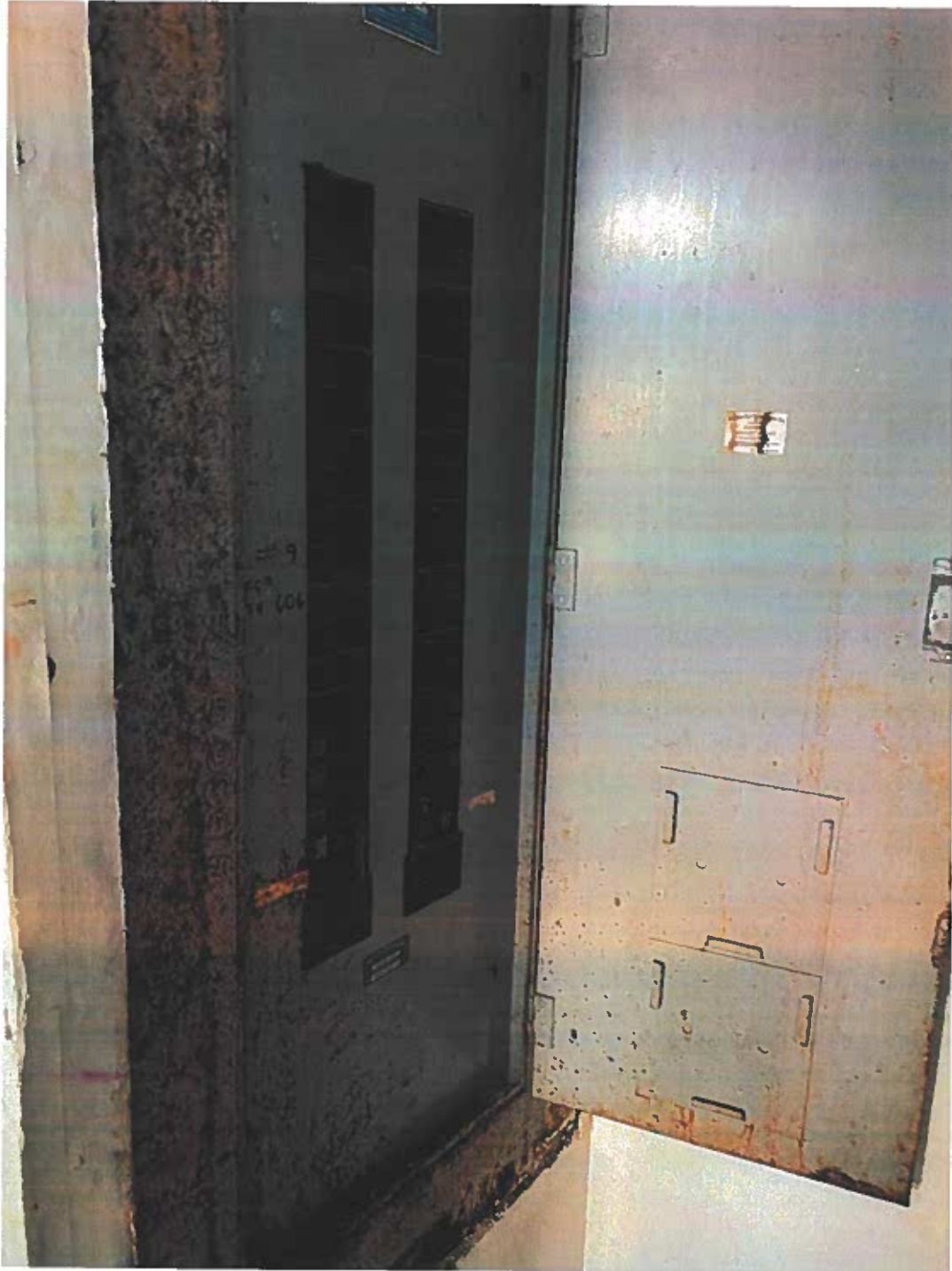
WWW.MEINSPECTIONS.COM : MEI@MEINSPECTIONS.COM



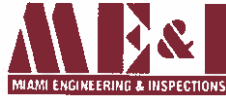
MIAMI ENGINEERING AND INSPECTIONS INC
8850 SW 25 ST, MIAMI, FL 33165
PH: 305-905-9601; FAX 786-703-8774
WWW.MEINSPECTIONS.COM : MEI@MEINSPECTIONS.COM



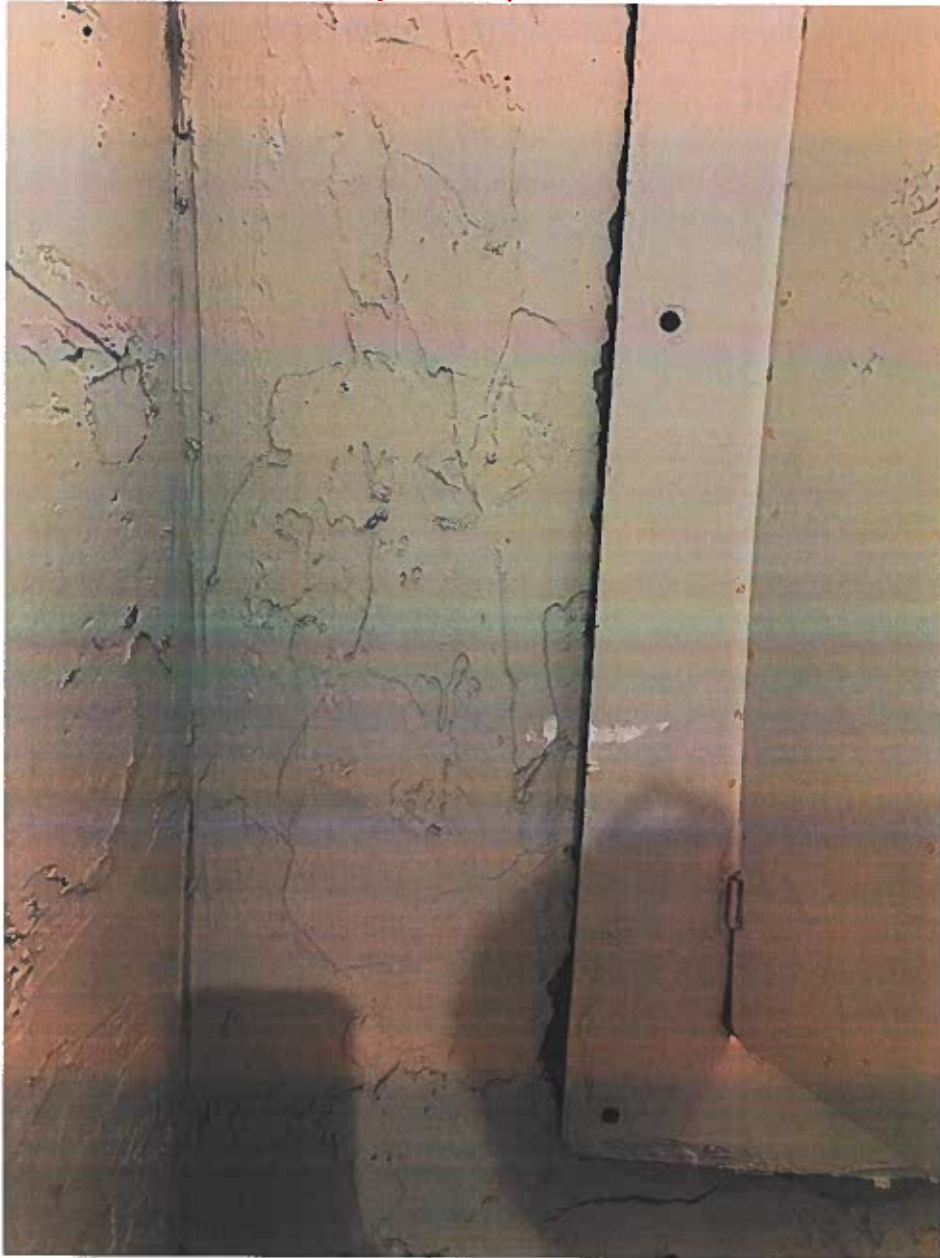
Need schedule



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8850 SW 25 ST, MIAMI, FL 33165
PH: 305-905-9601; FAX 786-703-8774
WWW.MEINSPECTIONS.COM : MEI@MEINSPECTIONS.COM



Missing screws in panel's cover



MIAMI ENGINEERING AND INSPECTIONS INC

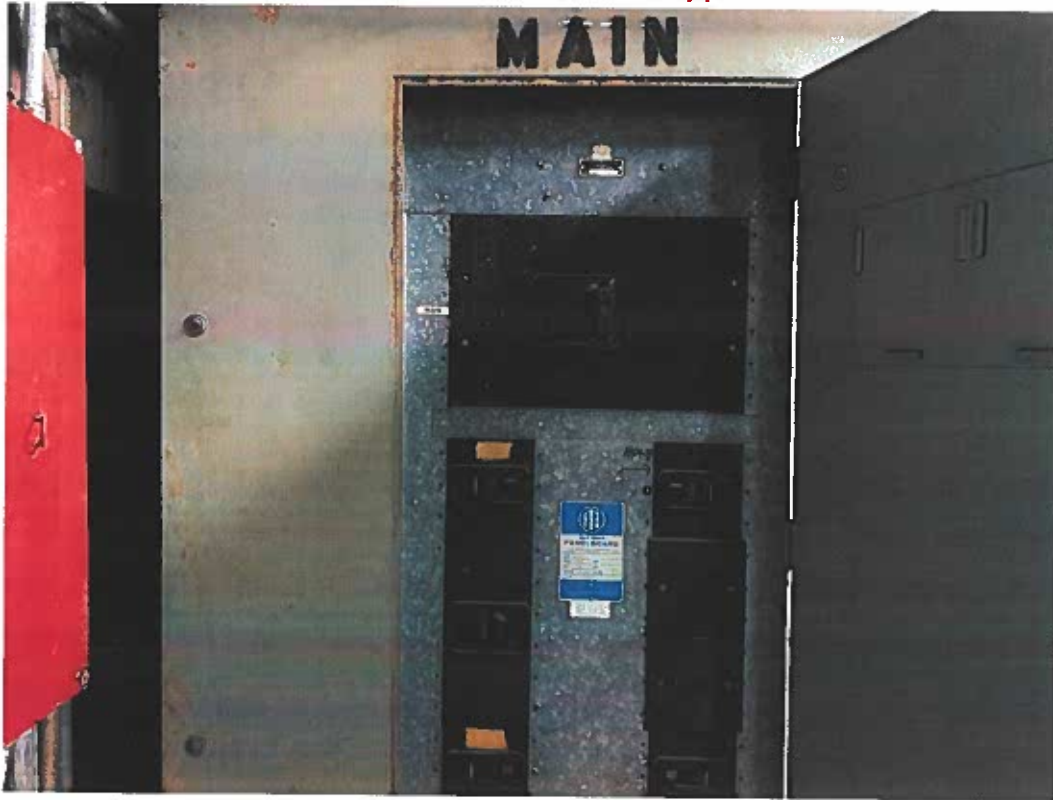
8850 SW 25 ST, MIAMI, FL 33165

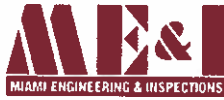
PH: 305-905-9601; FAX 786-703-8774

WWW.MEINSPECTIONS.COM : MEI@MEINSPECTIONS.COM

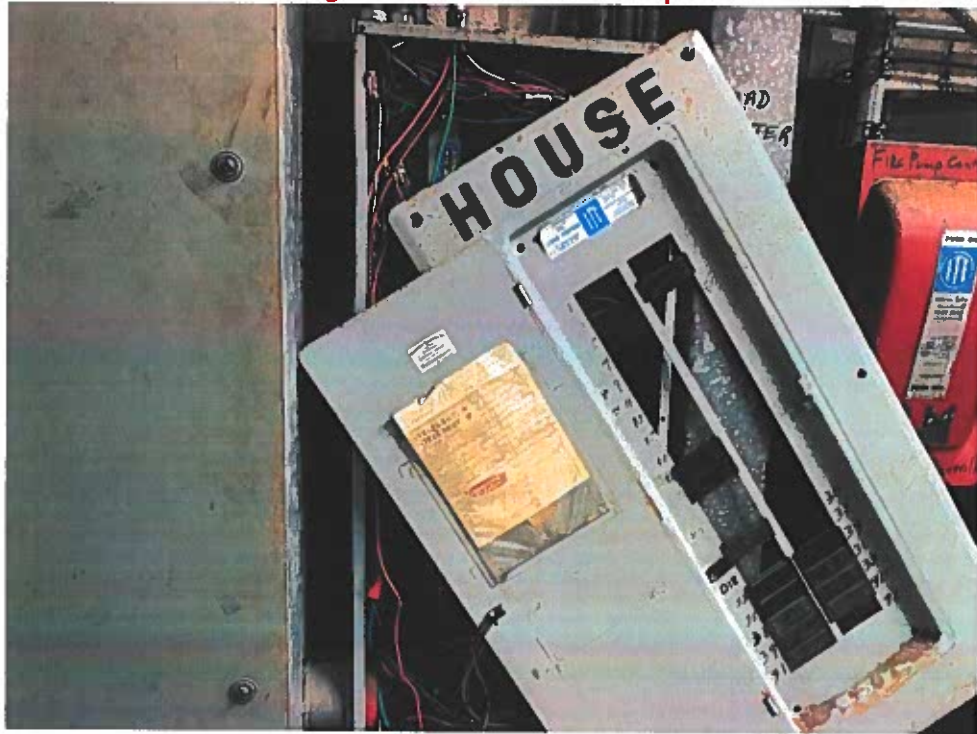


Incomplete schedule on main disconnet by panel location

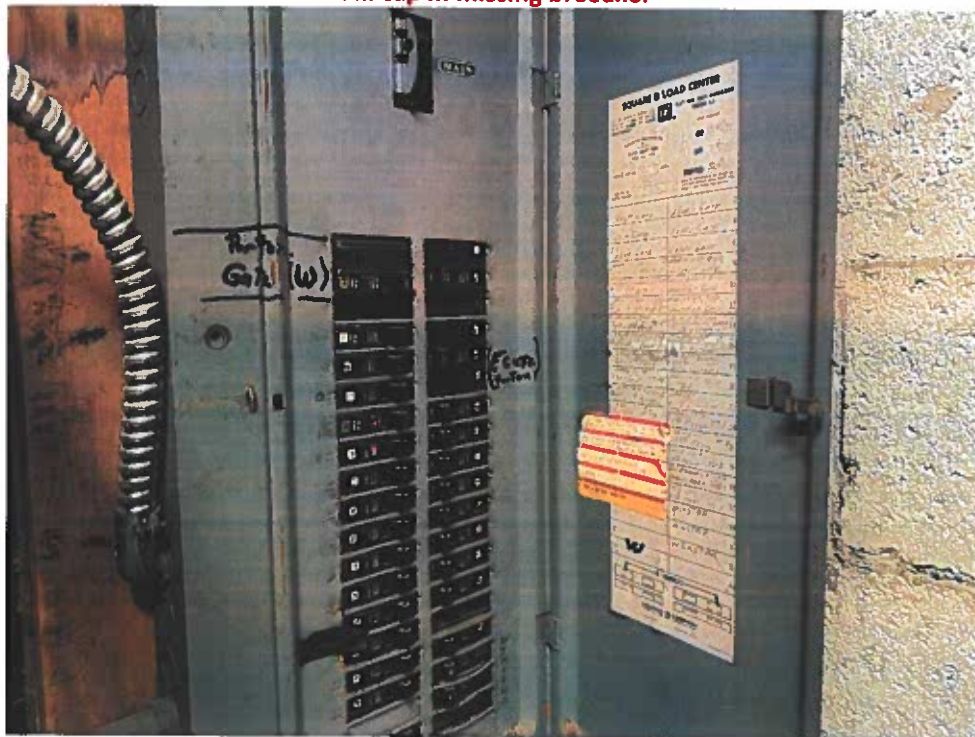




Falling cover and unsecure HOUSE panel



Fill cap in missing breakeer



MIAMI ENGINEERING AND INSPECTIONS INC
8850 SW 25 ST, MIAMI, FL 33165
PH: 305-905-9601; FAX 786-703-8774
WWW.MEINSPECTIONS.COM : MEI@MEINSPECTIONS.COM

Goizueta, Virginia

From: Goizueta, Virginia
Sent: Monday, July 19, 2021 3:15 PM
To: 'Nayrubit Hernandez'
Cc: 'Lopez, Manuel'
Subject: RE: 250 Catalonia Ave
Attachments: RESPONCE LETTER.docx

Attached please find the letter.

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: Goizueta, Virginia
Sent: Monday, July 19, 2021 3:14 PM
To: 'Nayrubit Hernandez' <nhernandez@cataloniacorp.com>
Cc: 'Lopez, Manuel' <mlopez@coralgables.com>
Subject: 250 Catalonia Ave

Ms. Hernandez,

Attached please find a sample of the letter the Building Official is requiring, from the engineer, as to the status of the structure's occupancy.

Once we receive this letter, we will let you know additional instructions.

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

Goizueta, Virginia

From: Goizueta, Virginia
Sent: Thursday, July 15, 2021 8:26 AM
To: Nayrubit Hernandez
Cc: 'rsalinas cataloniacorp.com'; 'Lopez, Manuel'
Subject: RE: 40 YEAR RECERTIFICATION 250 Catalonia
Attachments: Scanned from a Xerox Multifunction Printer.pdf

Good morning,

Attached please find the letter from the Building Official, Suramy Cabrera.

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



City of Coral Gables
Development Services Department
PLANS DROP OFF FORM

PLEASE COMPLETE THE FOLLOWING INFORMATION
PLEASE WRITE LEGIBLY

DATE OF SUBMITTAL: 07/16/2021

PERMIT OR AB NO.: _____

PROPERTY ADDRESS: 250 CATALONIA AVE STE 801

CONTACT NAME (PRINT): NAYRUBIT HERNANDEZ

PHONE NUMBER: (786) 302 0187

EMAIL (PRINT): Mhernandez@cataloniacorp.com

PLEASE ENSURE NEW SHEETS ARE PERFORATED, INSERTED INTO BOTH PLANS, & ORIGINAL SHEET(S) BEING REPLACED ARE VOIDED PRIOR TO DROP OFF

PENDING UPFRONT OR PRELIMINARY FEES WILL NOT COMMENCE REVIEW & WILL BE FILED AS REJECTED.

Briefly describe the submittal & check where applicable:

- | | |
|--|--|
| <input type="checkbox"/> NEW HOUSE/BUILDING | <input type="checkbox"/> BLDG ELEC MECH PLUM - NO MASTER |
| <input type="checkbox"/> BOA RESUBMITTAL | <input type="checkbox"/> SHOP DRAWINGS REVISION TO MASTER |
| <input type="checkbox"/> PAINT COLOR APPROVAL | <input type="checkbox"/> FIRE - SPRINKLER ALARM CIVIL |
| <input type="checkbox"/> CORRECTIONS TO COMMENTS
ROUTE TO _____ | <input type="checkbox"/> NEW INTERIOR RENOVATION |

COMMENTS 40 Years Recertification Report

Attention: Incomplete submittals will not be reviewed.

ADDITIONAL E-mail: FAlmando22 optimumcorp.us



The City of Coral Gables

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

July 26, 2021

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

7020 3160 0001 1022 0515

Catalonia Offices 2018 LLC
8478 SW 8 St
Miami, Fl. 33144

ADDRESS: 250 Catalonia Ave

PROPERTY FOLIO: 03-4117-005-7120

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:

Ricardo A Neyra P.E
PE # 30641
8850 SW 25 St
Miami, Fl. 33165
mei@meinspections.com
(305) 905-9601

The professional that completed the Electrical Report is:

Ricardo A Neyra P.E
PE # 30641
8850 SW 25 St
Miami, Fl. 33165
mei@meinspections.com
(305) 905-9601

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

A letter from Miami Engineering and Inspections and Ricardo A Neyra P.E. dated 7/19/21 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,



Suramy Cabrera, P.E.
Building Official

cc: Manuel Z. Lopez P.E., Deputy Building Official
Construction Regulation Board File

SPECIFIC POWER OF ATTORNEY

THAT, **MARIA D. NARDI ARIZA**, as Manager of **CATALONIA OFFICES 2018, LLC**, has made, constitutes and appoints, and by these presents does make, constitute and appoint **YVONNE GARCIA** as her true and lawful attorney for her and in her name, place and stead, in particular:

To represent **CATALONIA OFFICES 2018, LLC** on all landlord-tenant matters, including the execution of all leases, and in any administrative hearings, including but not limited to all matters regarding code violations on any properties owned by said limited liability company,

and

To represent the limited liability company set forth above in all negotiations concerning Section 8 leases on any properties owned by said limited liability companies including but not limited to the power to execute all documents necessary to effectuate said Section 8 leases,

giving and granting unto **YVONNE GARCIA** said attorney full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises as fully, to all intents and purposes, as she might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that said attorney or her substitute shall lawfully do or cause to be done by virtue hereof.

IN WITNESS WHEREOF, I have hereunto set my hand and seal

this 10th day of December, 2021.

CATALONIA OFFICES 2018, LLC


By: MARIA D. NARDI ARIZA, Manager

Signed, sealed and delivered in the presence of:


WITNESS

PRINTED SIGNATURE

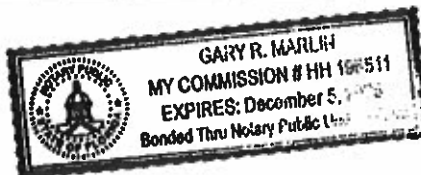
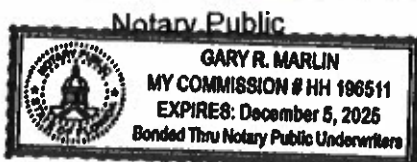
WITNESS


PRINTED SIGNATURE

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of [x] physical presence or ☐ online notarization, this 10th day of December, 2021 by Maria D. Nardi Ariza, as Manager of Catalonia Offices 2018, LLC, who is personally known to me or who has produced personally known as identification.



BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 22-3612

vs.

CATALONIA OFFICES 2018 LLC
c/o Ninotchka Hecht
Registered Agent
250 Catalonia Ave 801
Coral Gables, Fl. 33134

Respondent.

Return receipt number:

7020 3160 0001 1022 1383

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

Date: January 31, 2022

Re: 250 Catalonia Ave., Coral Gables, Fl. 33134, LOTS 6 & 7 & W ½ LOT 8 & LOTS 22 THRU 25
BLK 29 CORAL GABLES CRAFTS SEC, PB 10-40 and 03-4117-005-7120 ("Property").

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

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 February 14, 2022, 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 Virginia Goizueta, Secretary to 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.

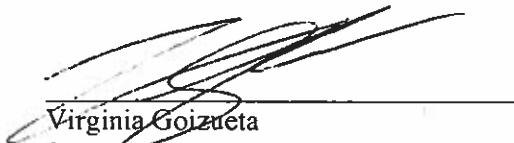
If the Required Action is not completed before the above hearing date, the Building Official may order that the structure be vacated, boarded, secured, and posted (including but not limited to, requesting the electric

EXHIBIT 6

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.



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 22-3612

Title of Document Posted: Construction Regulation Board, Notice of Unsafe Structure Violation For Failure To Recertify and Notice of Hearing

I, JOSE IGLESIAS, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 250 Catalonia Ave, ON January 31, 2022 AT 11:18 AM AND
WAS ALSO POSTED AT CITY HALL.

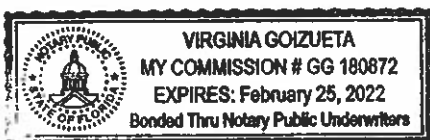
JOSE IGLESIAS
Employee's Printed Name

[Signature]
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me by means of X physical presence or online
notarization, this 31st day of January, in the year 2022, by
JOSE IGLESIAS who is personally known to me.

My Commission Expires:



[Signature]
Notary Public

CITY'S

EXHIBIT 7



CITY'S

EXHIBIT 8

←←←←←





CFN 20190562423
OR BK 31599 Pgs 1081-1082 (2Pgs)
RECORDED 09/10/2019 09:46:54
DEED DOC TAX \$0.60
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This instrument prepared by:
Gary R Marlin, Esq.
55 Alhambra Plaza
Suite 800
Coral Gables, FL 33134

Folio #: 03-4117-005-7120

WARRANTY DEED

This Warranty Deed made the 9 day of September, 2019, by KIET INVESTMENT, INC., a Panamanian corporation, hereinafter called the grantor, whose post office address is 250 Catalonia Avenue, Suite 801, Coral Gables, Florida 33134, to CATALONIA OFFICES 2018, LLC, a Florida limited liability company, whose post office address is 250 Catalonia Avenue, Suite 801, Coral Gables, Florida 33134, hereinafter called the grantee.

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Miami-Dade County, State of Florida, viz:

Lots 22, 23, 24, 25, Block 29, and Lots 6, 7, and West ½ of Lot 8, Block 29, of CORAL GABLES CRAFTS SECTION, according to the Plat thereof, as recorded in Plat Book 10, at Page 40, of the Public Records of Miami-Dade County, Florida.

NOTICE TO RECORDER: This instrument conveys unencumbered real property to a limited liability company that is wholly owned by the grantor, not in exchange for any ownership interests in the grantee. Pursuant to the case of *Crescent Miami Center, LLC v. Florida Department of Revenue*, 903 So. 2d 913 (Fla. 2005), this instrument is subject to only nominal Florida documentary stamp tax and surtax in the amount of \$1.05.

Subject to conditions, restrictions, limitations, easements, zoning ordinances of record, provided the foregoing shall not reimpose same, and taxes for the year 2019 and subsequent years.

Together, with all the 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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons

whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018.

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

Signed, sealed and delivered in the presence of:


WITNESS

YERIES MUSIET WEITZEL
PRINTED SIGNATURE

KIET INVESTMENT, INC., a Panamanian corporation

By:


MARIA JOSE NARDI, President


WITNESS

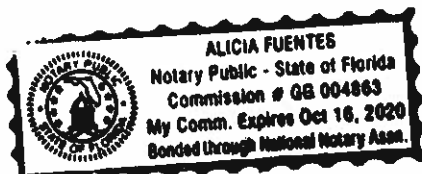
MARIA JOSE NARDI
PRINTED SIGNATURE

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared MARIA JOSE NARDI, President of KIET INVESTMENT, INC., a Panamanian corporation, on behalf of the said corporation, who is personally known to me or who produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this ____ day of September, 2019.




Notary Signature

Alicia Fuentes
Printed Notary Signature

CFN 2005R1168198
OR Bk 23947 Pg 2929; (1pg)
RECORDED 11/09/2005 14:04:36
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA
LAST PAGE

THE CITY OF CORAL GABLES,
FLORIDA

FALSE ALARM SERVICE CHARGE LIEN CERTIFICATE NO. 00186

STATE OF FLORIDA
COUNTY OF MIAMI-DADE
CITY OF CORAL GABLES

1998

OFFICE OF FINANCE DIRECTOR
CORAL GABLES, FLORIDA
May 27, A.D. 1998

I, DONALD G NELSON, Finance Director for the City of Coral Gables, County of Miami-Dade, and the State of Florida, do hereby certify that at public auction, pursuant to notice given by law as required, on this the Twenty-seventh day of May, A.D. 1998, sold to

BARRY J KATZ REVOCABLE TRUST

a certificate on the land hereinafter described for the sum of:

\$215 dollars and 50 cents,

said sum being the amount due and unpaid for False Alarm service, pursuant to and by virtue of the authority of Article II of Chapter 3 of the Code of the City and the Charter of the City of Coral Gables; liens, interest, costs and charges of the described lands at the date of public auction denoted above; that the above named purchaser for this certificate, or assignee, will therefore be entitled to a deed of conveyance of such lands in accordance with the law, unless the same shall be redeemed within such periods of time as are provided by law, by payment of such amount and interest thereon from the date of this certificate.

Said lands are described as follows, to wit:

C GAB CRAFTS SEC P
E 10-40 LOTS 6-7 & W1/2 LD
T 8 & LOTS 22 THRU 25 BLK 29
LOT SIZE 260.000 X
100 OR 9571 1080


-----DORIS JANE EDITH C
ORP

in the City of Coral Gables, County of Miami-Dade, State of Florida.
The interest rate bid at sale under Chapter 197,
Florida Statutes, was 6.75 per cent.

4117-003-7120

This certificate does not guarantee that the above named purchaser of said certificate will not or has not assigned and/or transferred the said certificate. Nor does this certificate certify that payment has not been received for the above lien of such amount and interest therein from the date of purchase of the said certificate that would render the certificate null and void. Nor does the City Of Coral Gables represent or warrant that the purchaser of this certificate or their assignee will receive payment of the purchase price of the certificate, in addition to any interest that may have accrued from the date of purchase, but entitles the purchaser or its assignee to the remedies available at law.

The above is true and correct according to my best knowledge and belief as of this Twenty-seventh day of May, A.D. 1998.


DONALD G NELSON
FINANCE DIRECTOR




SIGNATURE OF NOTARY PUBLIC
STATE OF FLORIDA

Did Take An Oath ☒ Did Not Take ☐ Type of I.D. Produced: ☐
☒ Personally Known ☐ Produced I.D.



Date: 06/29/2021

CITY OF CORAL GABLES

Building Department

RE: Safety Structural Inspection for Building Recertification (40 years or older)

Property Address: 250 CATALONIA AVE, CORAL GABLES, FL 33134

Folio No. 03-4117-005-7120 Case No.

Owner Name: CATALONIA OFFICES 2018 LLC

Dear Building Official:

I, RICARDO A NEYRA, P.E., with registration in the State of Florida, having performed the required structural inspection for recertification on the above referenced building (250 CATALONIA AVE, CORAL GABLES, FL 33134) on 06/29/2021, 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 structurally safe for its specified use and present occupancy

EXTENSIVE CRACKS ON CONCRETE SLAB IN PARKING AREA, DEFICIENT WATER- PROOFING IN PLANTING POTS AND FOUNTAIN IN MAIN BUILDING, SETTLEMENT IN COLUMNS AND WALLS AT S.E. CORNER PARKING AREA, DEFICIENT SEAL IN DRAINAGE PERIMETER, ROOF LEAKS, WATER LEAKS DAMAGING STEEL STRUCTURAL REINFORCEMENT IN PARKING AREA

Destructive tests were not performed.

This structural report contains SEVEN (7) sheets written data, and ZERO (0) sketches.

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

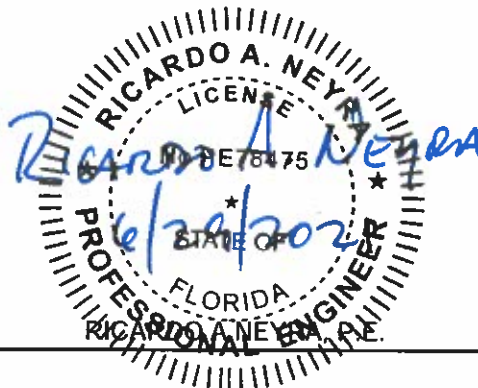
Sincerely,

This item has been digitally signed and sealed by Ricardo A Neyra, P.E. on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Certificate Issuer: IGC CA 1

Engineer: RICARDO A NEYRA, P.E. License No.: 78475



Miami Engineering & Inspections Inc.
State of Florida Registry - CA #30641
8850 SW 25 ST MIAMI, FL 33165
(305) 905-9601
mei@meinspections.com
<https://meinspections.com>

CITY'S

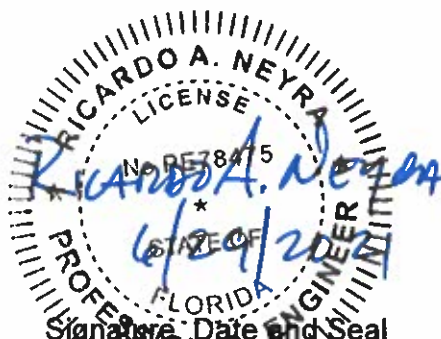
EXHIBIT

10

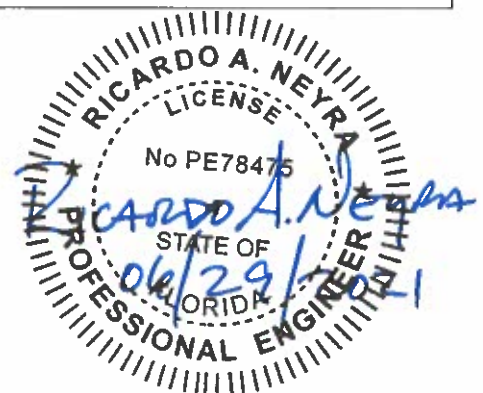


STRUCTURAL SAFETY INSPECTION REPORT FOR BUILDING RECERTIFICATION

This building safety inspection report has been based upon the minimum inspection guidelines for building recertification, as listed in the Boards of Rules and Appeals of Miami-Dade and Broward Counties. To the best of my knowledge, ability, belief and professional judgment, this report represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to the extent reasonable possible.

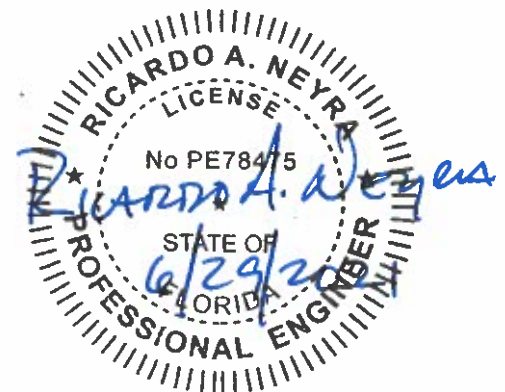
Inspection Commenced Date: <u>06/29/2021</u> Inspection Completed Date: <u>06/29/2021</u> Firm/Registration: <u>Miami Engineering & Inspections Inc. / 30641</u> Licensed Professional Name: <u>RICARDO A NEYRA, P.E.</u> Registration/License Number: <u>78475</u> Telephone Number: <u>(305) 905-9601</u> Email Address: <u>mei@meinspections.com</u> Mailing Address: <u>8850 SW 25 ST MIAMI, FL 33165</u>	<p style="font-size: small;">This item has been digitally signed and sealed by Ricardo A Neyra, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies. Certificate Issuer: IGC CA 1</p> <div style="text-align: center;">  Signature, Date and Seal <small>I am qualified to practice in the discipline in which I am hereby signing.</small> </div> <div style="margin-top: 10px;"> No Repairs Required <input type="radio"/> Repairs are required as outlined in the inspection report <input checked="" type="radio"/> </div>	
1. DESCRIPTION OF STRUCTURE		
a.	Name of Title:	CATALONIA OFFICES 2018 LLC
b.	Street Address:	250 CATALONIA AVE, CORAL GABLES, FL 33134
c.	Legal Description:	C GAB CRAFTS SEC PB 10-40 LOTS 6-7 & W1/2 LOT 8 & LOTS 22 THRU
d.	Owner's Name:	CATALONIA OFFICES 2018 LLC
e.	Owner's Mailing Address:	8478 SW 8 ST MIAMI, FL 33144
f.	Folio Number of Property:	03-4117-005-7120
g.	Building Code Occupancy Classification:	BUSINESS
h.	Present Use:	OFFICES
i.	General Description:	Type of Construction, Size, Number of Stories, Special Features and Comments.
BUILDING 8-STORIES, BUILT IN 1971, PIER AND PILE FOUNDATION, CBS WALLS, FLAT PVC ROOF WITH 64640 Sq.Ft ADJUSTED AREA AS A MIAMI DADE COUNTY PROPERTY APPRAISER'S RECORDS		
j.	Additions to original structure:	NO NOTICED
MICROFILM RESEARCH IS OUT OF SCOPE OF WORK OF THIS INSPECTION		

2. PRESENT CONDITION OF STRUCTURE
a. General alignment (Note: Good, Fair, Poor, explain if significant)
1. Bulging: FAIR CONDITION
2. Settlement: POOR CONDITION, SETTLEMENT WALL IN S.E. CORNER IN PARKING AREA
3. Defections: FAIR CONDITION
4. Expansion: FAIR CONDITION
5. Contraction: FAIR CONDITION
b. Portion showing distress (Note, beams, columns, structural walls, floors, roofs, other): CONCRETE WALLS, CONCRETE SLAB IN PARKING WITH SPALLING AND CRACKS
c. Surface conditions – describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration & stains: POOR CONDITION, WATER PENETRATION DUE A POOR WATER-PROOFING IN PLANTING POTS IN PARKING, ALSO IN FOUNTAIN AREA IN MAIN BUILDING
d. Cracks – note location in significant members. Identify crack size as HAIRLINE if barely dissemble: FINE if less than 1 mm in width: MEDIUM if between 1 and 2 mm in width; WIDE if over 2mm: HAIRLINE TO MEDIUM CRACKS IN PARKING CONCRETE SLAB
e. General extent of deterioration – cracking or spalling of concrete or masonry; oxidation of metals, rot or borer attack in wood: CRACKING AND SPALLING OF CONCRETE, METAL OXIDATION FOUND DAMAGING STEEL; REINFORCEMENT
f. Previous patching or repairs: NOT NOTICED
g. Nature of present loading, indicate residential, commercial, other estimate magnitude: PRESENT LOADING IS COMMERCIAL

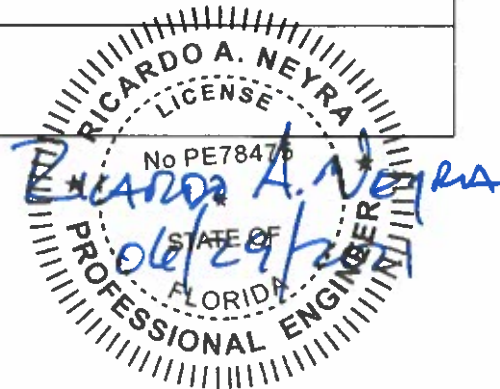


3. INSPECTION	
a. Date of notice of required inspection:	UNKNOWN
b. Date(s) of actual inspection:	06/29/2021
c. Name and qualification of individual submitting inspection report:	RICARDO A NEYRA, P.E.
d. Description of any laboratory or other formal testing, if required, rather than manual or visual procedures:	NONE
e. Structural repair note appropriate line:	
1. None required	
2. Required (describe and indicate acceptance)	REQUIRED REPAIRS
REPAIRS REQUIRED UNDER A STRUCTURAL ENGINEER GUIDANCE AND SUPERVISION	

4. SUPPORTING DATA	
a. sheet written data:	STRUCTURAL INSPECTION REPORT CONTAINS SEVEN (7) PAGES.
b. photographs:	ZERO (0)
c. drawings or sketches:	ZERO (0)

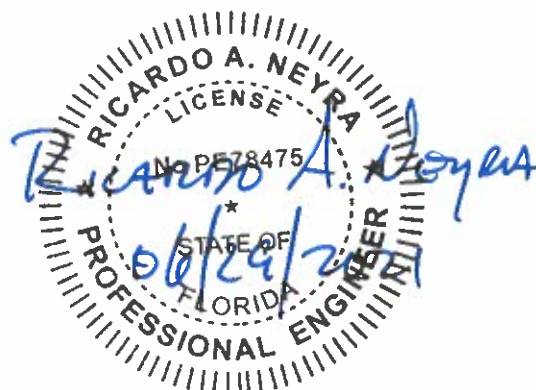


5. MASONRY BEARING WALL = Indicate on appropriate lines: Good, Fair or Poor
a. Concrete masonry units: POOR CONDITION REFERTS TO ITEM 2 AND 3
b. Clay tile or Terra Cotta units: N/A
c. Reinforced concrete tie columns: POOR CONDITION REFERTS TO ITEM 2 AND 3
d. Reinforced concrete tie beams: POOR CONDITION REFERTS TO ITEM 2 AND 3
e. Lintel: FAIR CONDITION
f. Other type bond beams: N/A
g. Masonry finishes - exterior
1. Stucco: FAIR CONDITION
2. Veneer: N/A
3. Paint only: FAIR CONDITION
4. Other: N/A
h. Masonry finishes - interior
1. Vapor barrier: N/A
2. Purring and plaster: POOR CONDITION REFERTS TO ITEM 2 AND 3
3. Paneling: N/A
4. Paint only: POOR CONDITION REFERTS TO ITEM 2 AND 3
5. Other: N/A
i. Cracks
1. Location - note beams, columns, other: POOR CONDITION REFERTS TO ITEM 2 AND 3
2. Description: POOR CONDITION REFERTS TO ITEM 2 AND 3
j. Spalling
1. Location - note beams, columns, other: YES, POOR CONDITION REFERTS TO ITEM 2 AND 3
2. Description: POOR CONDITION REFERTS TO ITEM 2 AND 3
k. Rebar corrosion - check appropriate line
1. None visible:
2. Minor-patching will suffice:
3. Significant-but patching will suffice:
4. Significant-structural repairs required: STRUCTURAL REPAIR REQUIRED
l. Samples chipped out for examination in spall areas
1. No X
2. Yes - describe color texture, aggregate, general quality
N/A



6. FLOOR AND ROOF SYSTEM
a. Roof:
1. Describe (flat, slope, type roofing, type roof deck, condition): FLAT PVC OVER CONCRETE DECK, IN POOR CONDITION, WITH ACTIVE LEAKS
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of Support: COOLING TOWER, SUPPORT IN FAIR CONDITION
3. Note types of drains and scupper and conditioning cooling towers, air condition: SCUPPER AND DOWNSPOUT IN POOR CONDITION, NEED CLEAN UP DRAINS
b. Floor systems(s)
1. Describe (type of system framing, material, spans, condition): PIER AND PILE FOUNDATION, CONCRETE SLABS IN SUBFLOOR, STRUCTURAL REPAIRS REQUIRED
c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members: ALL TYPICAL STRUCTURAL MEMBER WERE READILY ACCESIBLE

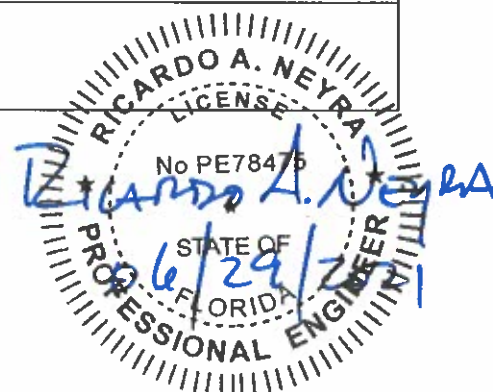
7. STEEL FRAMING SYSTEM
a. Description: STEEL REINFORCEMENT MEMBER ON CONCRETE COLUMNS IN PARKING STRUCTURE
b. Exposed Steel - describe condition of paint & degree of corrosion: SOME STEEL MEMBER WITH CORROSION, PAINTED
c. Concrete or other fireproofing – note any cracking or spalling, and note where any covering was removed for inspection: TYPICAL STRUCTURAL MEMBER WERE READILY ACCESIBLE
d. Elevator sheave beams & connections, and machine floor beams – note condition: EXPIRED ELEVATOR ANNUAL INSPECTION, INSPECTED ON MARCH 2019



8. CONCRETE FRAMING SYSTEM
a. Full description of structural system REINFORCED CONCRETE COLUMNS, BEAMS, CBS WALLS, T-BEAMS, LINTEL AND CONCRETE SLAB FLOOR
b. Cracking
1. Not significant
2. Location and description of members affected and type cracking REFERT TO ITEM 2 AND 3
c. General condition STRUCTURE NEED STRUCTURAL REPAIRS
d. Rebar corrosion - check appropriate line:
1. Non visible
2. Location and description of members affected and type cracking CRACK ON CONCRETE
3. Significant but patching will suffice
4. Significant - structural repairs required (describe) CRACK ON CONCRETE SLAB REFERT TO ITEMS 2 AND 3
e. Samples chipped out in spall areas:
1. No. REFERT TO ITEM 2 AND 3
2. Yes, describe color, texture, aggregate. general quality:

9. WINDOWS
a. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other) METAL WINDOWS, FIXED TYPE, IN FAIR CONDITION
b. Anchorage – type & condition of fasteners and latches: METAL SCREWS, IN FAIR CONDITION
c. Sealant – type of condition of perimeter sealant and at mullions: SILICONE CAULKING IN FAIR CONDITION
d. Interiors seals – type and condition at operable vents: RUBBER SEAL, IN FAIR CONDITION

e. General Condition
FAIR CONDITION



10. WOOD FRAMING
a. Type – fully describe if mill construction, light construction, major spans, trusses; NO WOOD FRAMING
b. Note metal fitting i.e., angles, plates, bolts, split pintles, pintles, other, and note condition: N/A
c. Joints – note if well fitted and still closed: N/A
d. Drainage – note accumulations of moisture: N/A
e. Ventilation –note any concealed spaces not ventilated: N/A
f. Note any concealed spaces opened for inspection: N/A

ADDITIONAL COMMENTS:

This inspection was performed following the minimum guidelines for Building Recertification, laws, rules, standards of practice, policies, regulations, codes of the Municipalities, Miami-Dade and Broward Counties and State of Florida, when applicable for the type of inspection; items NOT directly specified in this report were not inspected and are OUT of the scope.

Findings have been reported according to the specifications in the appropriate form for this type of inspection.

Owner is responsible for work performed without proper authorization and to provide proper documentation when requested by the Engineer.

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, is OUT of the scope of this work.

If any research is performed, will be conducted ONLINE ONLY and will NOT be a thorough investigation.

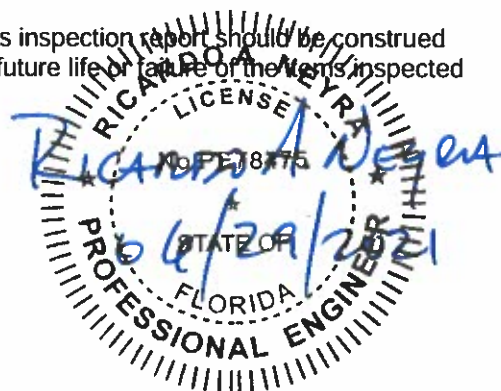
Corrections and/or repairs on structures must be done in compliance with all laws, rules, standards, policies, regulations and codes of Miami-Dade and Broward Counties, Municipalities and State of Florida.

Conditions, Disclaimers, Requirements, Exclusions, Policies, Procedures, etc., have been stated in the GENERAL INSPECTION AGREEMENT, that can be found at <https://meinspections.com/inspection-agreement>.

This inspection was performed, that means the Client read, understood and ORALLY AGREED with the Agreement, even if Client FAILED to produce his/her signature.

As a routine of matter, in order to avoid possible misunderstanding, nothing in this inspection report should be construed directly or indirectly to be a guarantee, home warranty or insurance policy of the future life or failure of the items inspected or any portion of the structure or its systems, expressed or implied.

Additions, changes, deletions, etc., to this Report, are prohibited.



Date: 06/29/2021

CITY OF CORAL GABLES
Building Department

RE: Safety Electrical Inspection for Building Recertification (40 years or older)

Property Address: 250 CATALONIA AVE, CORAL GABLES, FL 33134

Folio No. 03-4117-005-7120 Case No. _____

Owner Name: CATALONIA OFFICES 2018 LLC

Dear Building Official:

I, RICARDO A NEYRA, P.E., with registration in the State of Florida, having performed the required electrical inspection for recertification on the above referenced building (250 CATALONIA AVE, CORAL GABLES, FL 33134) on 06/29/2021, 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 safe for its specified use and present occupancy.

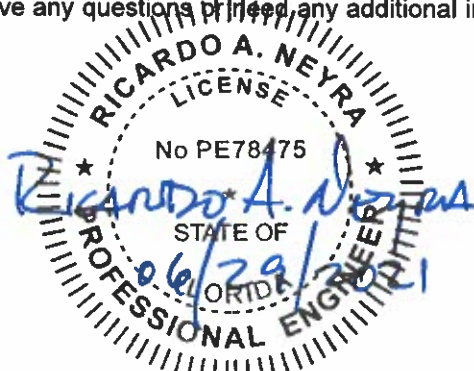
MISSING ID'S IN MAIN DISCONNETS AND PANELS, MISSING ELEVATOR ANNUAL INSPECTION, EXPOSED CABLES IN MANY PLACES, MISSING FIRE SPRINKLER ANNUAL INSPECTION, DAMAGED EXIT AND EMERGENCY SIGN, CLEARANCE REQUIRED IN FRONT PANELS, UNSAFE ELECTRICAL WIRING IN MANY PLACES, IMPROPER LIGHTS POLES IN STALLED IN PARKING, NEED ILLUMINATION IN PARKING AREAS

Destructive tests were not performed.

This Electrical Report contains SEVEN (7) sheets written data, and ZERO (0) sketches.

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

Sincerely,



This item has been digitally signed and sealed by Ricardo A Neyra, P.E. on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Certificate Issuer: IGC CA 1

Engineer: RICARDO A NEYRA, P.E. License No.: 78475



Miami Engineering & Inspections Inc.
State of Florida Registry - CA #30641
8850 SW 25 ST MIAMI, FL 33165
(305) 905-9601
mei@meinspections.com
<https://meinspections.com>



ELECTRICAL SAFETY INSPECTION REPORT FOR BUILDING RECERTIFICATION

This building safety inspection report has been based upon the minimum inspection guidelines for building recertification, as listed in the Boards of Rules and Appeals of Miami-Dade and Broward Counties. To the best of my knowledge, ability, belief and professional judgment, this report represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to the extend reasonable possible.

Inspection Commenced Date: 06/29/2021

Inspection Completed Date: 06/29/2021

Firm/Registration: Miami Engineering & Inspections Inc. / 30

Licensed Professional Name: RICARDO A NEYRA, P.E.

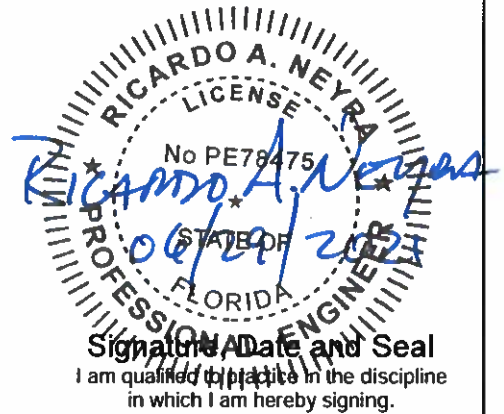
Registration/License Number: 78475

Telephone Number: (305) 905-9601

Email Address: mei@meinspections.com

Mailing Address: 8850 SW 25 ST MIAMI, FL 33165

This item has been digitally signed and sealed by Ricardo A Neyra, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies. Certificate Issuer: IGC CA 1



Signature, Date and Seal
I am qualified to practice in the discipline
in which I am hereby signing.

No Repairs Required ☐

Repairs are required as outlined
in the inspection report ☒

a.	Name of Title:	CATALONIA OFFICES 2018 LLC
b.	Street Address:	250 CATALONIA AVE, CORAL GABLES, FL 33134
c.	Legal Description:	C GAB CRAFTS SEC PB 10-40 LOTS 6-7 & W1/2 LOT 8 & LOTS 22 THRU
d.	Owners Name:	CATALONIA OFFICES 2018 LLC
e.	Owner's Mailing Address:	8478 SW 8 ST MIAMI, FL 33144
f.	Folio Number of Property:	03-4117-005-7120
g.	Building Code Occupancy Classification:	BUSINESS
h.	Present Use:	OFFICES
i.	General Description, Type of Construction, Size, Number of Stories, and Special, Features, Comments:	

BUILDING 8-STORIES, BUILT IN 1971, PIER AND PILE FOUNDATION, CBS WALLS, FLAT PVC ROOF WITH 64640 Sq.Ft ADJUSTED AREA AS A MIAMI DADE COUNTY PROPERTY APPRAISER'S RECORDS

1. ELECTRIC SERVICE						
1. Size	Amperage	2000	Fuses	X	Breakers	
2. Phase	Three Phase			X	Single Phase	
3. Condition:	Good		Fair		Repairs Required	X

Comments

SERVICE OF 2000A, 3 PHASE, NEED ID IN MDP BY PANELS LOCATION, IN FAIR CONDITION

2. METER AND ELECTRIC ROOM						
Clearance	Good		Fair		Corrections Required	X

Comments:

USED AS STORAGE ROOM

3. GUTTERS						
1. Location:	Good		Repairs Required	X		
2. Taps and Fill:	Good		Repairs Required	X		

Comments

NEED CLOSE ANY UNUSED OPENING IN PANELS, MISSING COVER IN PANELS, MISSING SCREWS IN PANELS.

4. ELECTRICAL PANELS						
1. Panel # 1	Location: PANELS (7TH, 6TH, 5TH, 4TH, 3TH, HOUSE, FIRE)					
	Good		Repairs Required	X		
2. Panel # 2	Location:					
	Good		Repairs Required			
3. Panel # 3	Location:					
	Good		Repairs Required			

Comments:

FILL GAP IN MISSING BREAKERS, NEED SCHEDULE, MISSING COVER

5. BRANCH CIRCUITS						
1. Identified:	Yes				Must be identified	X
2. Conductors:	Good	X	Deteriorated		Must be replaced	

Comments:

MISSING SCHEDULE IN MANY PANELS



6. GROUNDING OF SERVICE			
Condition:	Good	X	Repairs Required

Comments:

NONE

7. GROUNDING OF EQUIPMENT			
Condition:	Good	X	Repairs Required

Comments:

NONE

8. SERVICE CONDUITS/RACEWAYS			
Condition:	Good	X	Repairs Required

Comments:

NONE

9. SERVICE CONDUCTORS AND CABLES			
Condition:	Good	X	Repairs Required

Comments:

NONE

10. TYPES OF WIRING METHODS				
Condition:				
Conduit Raceways:	Good		Repairs Required	X
Conduit PVC:	Good		Repairs Required	X
NM Cable	Good		Repairs Required	X
BX Cable	Good		Repairs Required	X

Comments:

IMPROPER WIRING, ALTERATION, EXPOSED WIRING

11. FEEDER CONDUCTORS			
Condition:	Good	X	Repairs Required

Comments:

NONE



12. EMERGENCY LIGHTING			
Condition:	Good	Repairs Required	X

Comments:

DEFECTIVE EMERGENCY LIGHTS AT THE TIME OF THE INSPECTION

13. BUILDING EGRESS ILLUMINATION			
Condition:	Good	X	Repairs Required

Comments:

NONE

14. FIRE ALARM SYSTEM			
Condition:	Good	X	Repairs Required

Comments:

INSPECTED IN MARCH 2021

15. SMOKE DETECTORS			
Condition:	Good	X	Repairs Required

Comments:

ALL SMOKE DETECTORS FUNCTIONS AT THE TIME OF THE INSPECTION

16. EXIT LIGHTS			
Condition:	Good	Repairs Required	X

Comments:

DEFECTIVE EXIT LIGHTS AT THE TIME OF THE INSPECTION

17. EMERGENCY GENERATOR		NOT NOTICED	
Condition:	Good	Repairs Required	

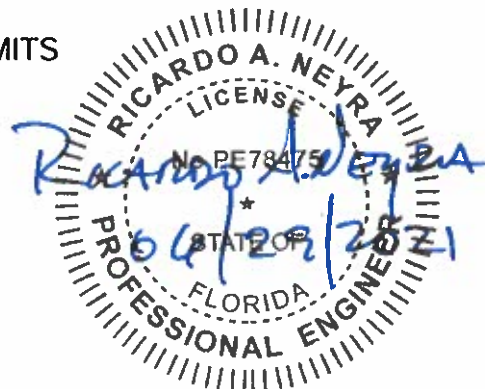
Comments:

N/A

18. WIRING IN OPEN OR UNDERCOVER PARKING GARAGE AREAS			
Condition:	Good	Repairs Required	X

Comments:

PVC LIGHTS POLES INSTALLED WITHOUT PROPER PERMITS



19. OPEN OR UNDERCOVER PARKING AREAS AND EGRESS ILLUMINATION			
Condition:	Good	Illumination required	X

Comments

DEFECTIVE LIGHTS IN PARKING

20. SWIMMING POOL WIRING		NO	
Condition:	Good	Repairs Required	

Comments:

N/A

21. WIRING OF MECHANICAL EQUIPMENT			
Condition:	Good	Repairs Required	X

Comments:

IMPROPER/EXPOSED WIRING IN ELEVATOR ROOM

22. ADDITIONAL COMMENTS

This inspection was performed following the minimum guidelines for Building Recertification, laws, rules, standards of practice, policies, regulations, codes of the Municipalities, Miami-Dade and Broward Counties and State of Florida, when applicable for the type of inspection; items NOT directly specified in this report were not inspected and are OUT of the scope.

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Owner is responsible for work performed without proper authorization and to provide proper documentation when requested by the Engineer.

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, is OUT of the scope of this work.

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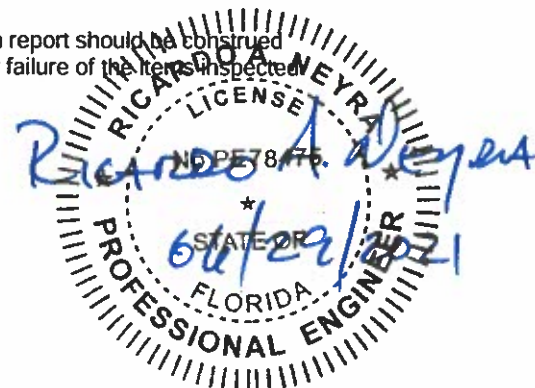
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Additions, changes, deletions, etc., to this Report, are prohibited.



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

DATE: 06/29/2021

RE: Case No.: _____ Folio: 03-4117-005-7120

Property Address: 250 CATALONIA AVE, CORAL GABLES, FL 33134

Owner Name: CATALONIA OFFICES 2018 LLC

Building Description: 8-STORY BLDG W/ADJ AREA OF 64640 SQFT

The undersigned states the following:

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

On the above referenced date, I inspected the parking lot(s) servicing the above referenced building for compliance with Section 8C-6 and determined the following (check 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.
- ☐ 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. I have advised the property owner that he/she must obtain a permit for the installation of a guardrail and obtain all required inspection approvals to avoid enforcement action not later than _____.



This item has been digitally signed and sealed by Ricardo A Neyra, P.E. on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Certificate Issuer: IGC CA 1

Engineer: RICARDO A NEYRA, P.E.

License No.: 78475



Miami Engineering & Inspections Inc.
State of Florida Registry - CA #30641
8850 SW 25 ST MIAMI, FL 33165
(305) 905-9601
mei@meinspections.com
<https://meinspections.com>

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

DATE: 06/29/2021

RE: Case No.: _____ Folio: 03-4117-005-7120

Property Address: 250 CATALONIA AVE, CORAL GABLES, FL 33134

Owner Name: CATALONIA OFFICES 2018 LLC

Building Description: 8-STORY BLDG W/ADJ AREA OF 64640 SQFT

The undersigned states the following:

1. I am a Florida registered professional engineer or architect with active license.
2. On 06/29/2021 at 10:00 PM, I measured the level of illumination in the parking lot(s) serving the above referenced building.
3. Maximum foot candle per SF: 2.25
Minimum foot candle per SF: 0.20
Maximum to Minimum ratio: 11.25 : 1.00
4. The level of illumination provided in the parking lot(s) NO MEETS the minimum standards for the occupancy classification of the building as established in Section 8C-3 of the Code of Miami Dade County.



MEASUREMENTS WERE PERFORMED USING
"DR METER" DIGITAL LED LUX METER
MODEL: LX1332B

This item has been digitally signed and sealed by
Ricardo A Neyra, P.E. on the date adjacent to the
seal. Printed copies of this document are not
considered signed and sealed and the signature
must be verified on any electronic copies.
Certificate Issuer: IGC CA 1

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City of Coral Gables
Development Services

OFFICE SET



RC-21-07-7894

250 CATALONIA AVE # COMMON AREAS

Folio #: 03-4117-005-7120

Permit Description: BUILDING
RECERTIFICATION (YEAR BUILT 1971)

EL _____
ME _____
PL _____

Section	Approved	
	By	Date
<input checked="" type="checkbox"/> BUILDING		
<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"/>		
<input type="checkbox"/> OWNER BUILDER		

RL
R-7/19/21

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

**Special Inspector required
for the following:**

- ☐ Special Inspector for PILING
- ☐ Special Inspector for REINFORCED MASONRY
- ☐ Special Inspector for _____