

Davis, Yolande

From: Brett Gillis <brett.gillis@gmail.com>
Sent: Tuesday, July 10, 2018 2:11 PM
To: Dacosta, Susan
Cc: City Clerk
Subject: Re: Lasalle and Regency comments



Hello, thank you but what is the rule regarding eComments? I was told that eComments under 500 characters would be read into the record by the City Attorney or City Clerk. Did the commissioners even see my comment before the meeting today? I went through the trouble and created an account and submitted my eComment before 9am today.

On Tue, Jul 10, 2018 at 12:05 PM, Dacosta, Susan <sdacosta@coralgables.com> wrote:

Mr. Gillis,

We received your comments and our Deputy City Clerk will give to the Mayor and they will be placed in the public record.

Thank you,

Susan DaCosta

Administrative Assistant to

Walter J. Foeman, City Clerk

City of Coral Gables

405 Biltmore Way

Coral Gables, FL 33134

305-460-5210

From: Brett Gillis [mailto:brett.gillis@gmail.com]
Sent: Tuesday, July 10, 2018 11:56 AM
To: City Clerk
Subject: Lasalle and Regency comments

Did you receive my eComments on these two agenda items? I'm hearing that my comment was not read or presented to the Commission. The Regency project comment is very important as well. Thank you, Brett Gillis

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

Davis, Yolande

From: Foeman, Walter
Sent: Monday, July 02, 2018 12:03 PM
To: Davis, Yolande
Subject: FW: 2341 le jeune / re cert 2015
Attachments: 2341 le jeune - RC15125391-R.pdf; ATT00001.htm

From: Swanson-Rivenbark, Cathy
Sent: Sunday, July 01, 2018 12:34 PM
To: rjuano@ecostratas.com
Cc: Foeman, Walter; Urquia, Billy
Subject: Fwd: 2341 le jeune / re cert 2015

Thank you for your email. I am forwarding to our City Clerk so your comments can be made part of the public record for the July 10 City Commission meeting.

Cathy Swanson-Rivenbark
Coral Gables City Manager
Sent from my iPhone

Begin forwarded message:

From: Robert Ruano <rjuano@ecostratas.com>
Date: July 1, 2018 at 12:00:43 PM EDT
To: "Valdes-Fauli, Raul" <rvaldes-fauli@coralgables.com>, "Mena, Michael" <mmena@coralgables.com>, "Lago, Vince" <VLago@coralgables.com>, "Pat Keon (pkeon@coralgables.com)" <pkeon@coralgables.com>, "frank@coralgables.com" <frank@coralgables.com>
Cc: "cswanson@coralgables.com" <cswanson@coralgables.com>, "dspain@coralgables.com" <dspain@coralgables.com>
Subject: FW: 2341 le jeune / re cert 2015

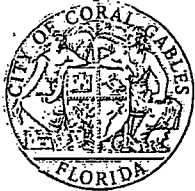
Honorable Mayor and Commissioners,
I am writing you again with some information about the Lasalle Building at 2341-2345 Lejeune Road. Attached is the 2015, 40 year re-certification report filed with the city in 2015. In it, the inspectors find the building to be in good condition overall and able to continue operation as a business.

After reviewing the video of the Historic Preservation Board meeting where this was discussed, I feel that the condition of the building was misrepresented to the board by some parties. There were comments made about the 2nd floor not being habitable and that there was a potential of it falling into the first floor. Both these representations seem to be wrong, since the issue of the 2nd floor being used for storage had seemingly more to do with the dangers from the chemicals in the dry cleaners than any structural deterioration. Because of these statements and others about it being too heavily modified, the board made what in my opinion is a bad decision – that you should correct.

I am encouraged about the temporary stay on issuing a building permit and look forward to seeing you at the July 10th Commission meeting where this item will be discussed.

· Thank you for your consideration.

Robert Ruano
1544 Murcia Avenue



The City of Coral Gables

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

December 17, 2015

MML Prop LLC
1690 S. Bayshore Lane #7
Miami, Florida 33133

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

PROPERTY FOLIO: # 03-4108-006-3400
ADDRESS: 2341 Le Jeune Road

Dear Property Owner/Manager:

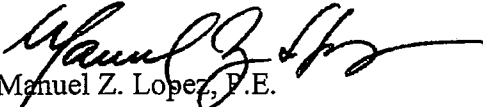
This Office is in receipt of your structural and electrical report stating that the above referenced building has been examined and found to be structurally and electrically safe for its continued occupancy.

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 2015. 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

RC-15-12-5391



FLORIDA BUILDERS
ENGINEERS & INSPECTORS
"Serving Florida Coast to Coast"
877-894-8001
12555 Biscayne Blvd. # 934
North Miami, FL 33181

RE: Folio # 03-4108-006-3400
OWNER NAME: MML PROP LLC
PROPERTY ADDRESS: 2341 LE JEUNE RD Coral Gables, FL 33134-5060
DATE OF INSPECTION: December 7, 2015

TO: CITY OF CORAL GABLES BUILDING DEPARTMENT OFFICIAL

On behalf of the above-mentioned property owner I would like to respectfully request that Recertification per Miami-Dade county Ordinance NO. 75-34 (amended by Ordinance 92-1) be granted to the above-mentioned structure.

I have inspected the above-mentioned property and find the building "structurally and electrically" safe for its intended use and occupancy".

As routine matter, in order to avoid possible misunderstanding, nothing in the report attached should be construed directly, or indirectly as a guarantee for any portion of the structure. Future function is not guaranteed in any way. To the best of my ability and knowledge this report represents an accurate appraisal of the present conditions of the building(s) based upon careful evaluation of the observed conditions, to the extent reasonably possible.

Thank you for your attention to this matter.

Sincerely,

Gordon W. Myers PE 36852
Florida Builders, Engineers & Inspectors, Inc.
A Professional Engineering Firm CA 31260
12-7-2015



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BUILDING DEPARTMENT
MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR
BUILDING'S ELECTRICAL RECERTIFICATION

BUILDING DEPARTMENT

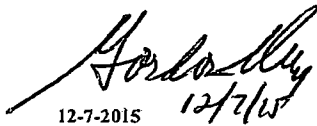
INSPECTION COMMENCED
DATE: 12-7-2015

INSPECTION COMPLETED
DATE: 12-7-2015

INSPECTION MADE BY:
Florida Builders Engineers & Inspectors
Gordon W Myers PE 36852 /CA 31260
12555 Biscayne Blvd #934
North Miami, Florida 33181
Tel: (305) 895-8001/ Fax: (305) 895-7001

Name of Title: MML PROP LLC
Street Address: 2341 LE JEUNE RD Coral Gables, FL 33134-5060
Legal Description: CORAL GABLES SEC K PB 8-33
N75FT OF LOTS 1 THRU 4 & ALL LOT 5 BLK 36
Owner's Name: MML PROP LLC
Owner's Mailing Address: 1690 S BAYSHORE LN #7 MIAMI, FL 33133-4067
Folio Number of Building: 03-4108-006-3400
Building Code Occupancy Classification: 6400 COMMERCIAL - CENTRAL
Present Use: DRYCLEANERS / APARTMENTS UPSTAIRS
General Description, Type of Construction, Size, Number of Stories,

Features: CBS ONE STORY-TOTAL ADJ. AREA 9213 SQ-FT EACH
ACCORDING TO P. REC


12-7-2015 12/7/15

**GUIDELINES AND INFORMATION FOR
RECERTIFICATION OF ELECTRICAL SYSTEMS OF
FORTY(40) YEAR STRUCTURES**

1. ELECTRIC SERVICE

- 1. Size: Amperage (400) Fuses (X) Breakers (X)
- 2. Phase: Three Phase (X) Single (X)
- 3. Condition: Good () Fair (X) Needs Repair ()
- 4. Comments: **MAIN DISCONNECT LOCATED AT REAR OF BUILDING
IN METER ROOM**

ELECTRICAL PANELS/ ELEMENTS HAVE WEAR DUE TO AGE AND USE; HOWEVER THEY ARE OPERABLE AT THIS TIME AND IN FAIR CONDITION. CONTINUED MAINTENANCE IS SUGGESTED TO ENSURE PROPER AND CONTINUED OPERATIONS. UN-EXPOSED ELECTRICAL ELEMENTS WERE NOT INSPECTED; ONLY THOSE ELEMENTS THAT WERE VISBLE AT THE TIME OF THE INSPECTION WERE INSPECTED

2. METER AND ELECTRICAL ROOM:


- 1. Clearance: Good () Fair (X) Requires Correction ()
- 2. Comments: **MAIN AT REAR METER ROOM**

3. GUTTERS

- 1. Location: Good (X) Requires Repair ()
- 2. Taps and fill: Good (X) Requires Repair ()

4. ELECTRICAL PANELS

- 1. Panel # (1-4) Location: **INSIDE MAIN WORK AREA OF DRY
CLEANER**
- 2. Panel # (5-8) Location: **INSIDE METER ROOM**
- 3. Panel # () Location:
- 4. Panel # () Location:
- 5. Panel # () Location:
- 6. Panel # () Location:
- 7. Panel # () Location:
- 8. Panel # () Location:
Conditions: Good (X) Requires Repairs ()
Comments: **MAIN ELECTRICAL SYSTEM TO UPSTAIRS APARTMENTS
ARE NOT IN SERVICE. UPSTAIRS PORTION OF BUILDING HAS NO
ELECTRICITY AND IS NOT IN USE OTHER THAN STORAGE.**


12-7-2015 12/15/15

5. BRANCH CIRCUITS

1. Identified: Yes (X) Must be identified ()
2. Conductor: Good (X) Deteriorated () Must be Replaced ()
3. Comments:

6. GROUNDING OF SERVICE

- Condition: Good (X) Repairs Required ()
Comments:

7. GROUNDING OF EQUIPMENT

- Condition: Good (X) Repairs Required ()
Comments:

8. SERVICE CONDUITS/RACEWAYS

- Condition: Good (X) Repairs Required ()
Comments:

9. SERVICE CONDUCTORS AND CABLES

- Condition: Good (X) Repairs Required ()
Comments:

10. TYPES OF WIRING METHODS

- Condition:
Conduit Raceways: Good (X) Repairs Required ()
Conduit PVC: Good (X) Repairs Required ()
NM Cables: Good (X) Repairs Required ()
BX Cables: Good (X) Repairs Required ()

11. FEEDER CONDUCTORS

- Condition: Good (X) Repairs Required ()
Comments:

12. EMERGENCY LIGHTING

- Condition: Good (X) Repairs Required ()
Comments:

13. BUILDING EGRESS ILLUMINATION

- Condition: Good (X) Repairs Required ()
Comments:

14. FIRE ALARM SYSTEM

- Condition: Good () Repairs Required ()
Comments: N/A

12-7-2015

Goodwin
12/7/15

15. SMOKE DETECTORS

Condition: Good (X) Repairs Required ()
Comments

16. EXIT LIGHTS

Condition: Good (X) Repairs Required ()
Comments:

17. EMERGENCY GENERATOR

Condition: Good () Repairs Required ()
Comments: N/A

18. WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS

Condition: Good (X) Repairs Required ()
Comments:

19. OPEN OR UNDERCOVER PARKING SURFACE AND SECURITY LIGHTING

Condition: Good (X) Repairs Required ()
Comments:

20. SWIMMING POOL WIRING

Condition: Good () Repairs Required ()
Comments: NONE

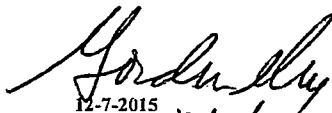
21. WIRING OF MECHANICAL EQUIPMENT

Condition: Good (X) Repairs Required ()
Comments:

GENERAL ADDITIONAL COMMENTS:

Continued maintenance is suggested to maintain proper function. Inspection is made to what is readily visible and accessible only.

AS A ROUTINE MATTER, AND IN ORDER TO AVOID POSSIBLE MUSUNDERSTANDING NOTHING IN THIS INSPECTION REPORT FORM ATTACHED MINIMUM INSPECTION GUIDELINES AND OUR NON-DESTRUCTIVE OBSERVATION SHOULD BE CONSTRUED DIRECTLY OR INDIRECTLY, AS A GUARANTEE OR WARRANTEE OF ANY PORTION OF THE STRUCTURE. TO THE BEST OF MY KNOWLEDGE AND ABILITY THIS REPORT REPRESENTS AN ACCURATE APPRAISAL OF THE PRESENT CONDITION OF THE STRUCTURE BASED UPON CAREFUL EVALUATION OF THE OBSERVED CONDITIONS TO THE EXTENT REASONABLY POSSIBLE.


12-7-2015 12/7/15



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North Miami, FL 33181

BUILDING DEPARTMENT
MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR
BUILDING'S STRUCTURAL RECERTIFICATION

BUILDING DEPARTMENT

INSPECTION COMMENCED

DATE: 12-7-2015

INSPECTION COMPLETED

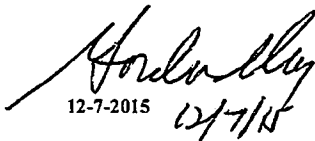
DATE: 12-7-2015

INSPECTION MADE BY:

Florida Builders Engineers & Inspectors
Gordon W Myers PE 36852 /CA 31260
12555 Biscayne Blvd #934
North Miami, Florida 33181
Tel: (305) 895-8001/ Fax: (305) 895-7001

Name of Title: MML PROP LLC
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Present Use: DRYCLEANERS / APARTMENTS UPSTAIRS
General Description, Type of Construction, Size, Number of Stories,

Features: CBS ONE STORY-TOTAL ADJ. AREA 9213 SQ-FT EACH
ACCORDING TO P. REC


12-7-2015 12/7/15

ADDITIONS TO ORIGINAL STRUCTURE:

No visible additions noted to original structure at this time. This determination is made on what is visible and accessible at the site with no inquiry to construction plans and or microfilms.

2. PRESENT CONDITION OF STRUCTURE

- a. General alignment (not good, fair, poor, explain if significant) **FAIR**
 - 1. Bulging **NONE**
 - 2. Settlement **NONE**
 - 3. Defections **NONE**
 - 4. Expansion **NONE**
 - 5. Contraction **NONE**
- b. Portions showing distress (note beams, columns, structural walls, floors, roofs) **NONE VISIBLE**
- c. Surface conditions- describe general conditions of finishes, cracking, spalling, peeling signs of moisture penetration & stains: **FAIR**
- 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 2 mm. **MEDIUM**
- e. General extent of deterioration – cracking or spalling of concrete or masonry; oxidation of metals; rot or borer attack in wood.
- f. Previous patching or repairs: **YES**
- g. Nature of present loading; indicate Residential, Commercial, other magnitude.

3. INSPECTIONS

- a. Date of notice of required inspection:
- b. Date(s) of actual inspection: **12-7-2015**
- c. Name and qualification of individual submitting report: **Gordon W. Myers PE 36852**
- d. Description of any laboratory or other formal testing, if required, rather than manual or visual procedures:
- e. Structural repair note appropriate line:
 - 1. None Required **XXXXXXX**
 - 2. Required (describe and indicate acceptance)

4. SUPPORTING DATA

- a. N/A Sheet written data
- b. N/A Photographs
- c. N/A Drawings or sketches

5. MASONRY BEARING WALL = Indicate good, fair, poor on appropriate lines:

- a. Concrete masonry units: **FAIR**
- b. Clay tile or terracotta units: **NONE**
- c. Reinforced concrete tile columns: **FAIR**
- d. Reinforced concrete tile beams: **FAIR**
- e. Lintel: **FAIR**
- f. Other type bond beams **FAIR**
- g. Masonry finishes – exterior **FAIR**
 - 1. Stucco **FAIR**
 - 2. Veneer **N/A**
 - 3. Paint Only **FAIR**
 - 4. Other (describe)

Gordon W. Myers
 12-7-2015 *DP/rd*

5. MASONRY BEARING WALL (con't)


- h. Masonry finishes – interior **FAIR**
 - 1. Vapor barrier **NONE**
 - 2. Furring and Plaster **FAIR**
 - 3. Paneling **FAIR**
 - 4. Paint Only **FAIR**
 - 5. Other (describe)
- i. Cracks:
 - 1. Location - note beams, columns, other
 - 2. Description:
- j. Spalling: **NONE VISIBLE**
 - 1. Location - note beams, columns, other
 - 2. Description
- k. Rebar corrosion- check appropriate line:
 - 1. None visible **XXXX**
 - 2. Minor – patching will suffice
 - 3. Significant – but patching will suffice
 - 4. Significant – structural repairs required
- l. Samples chipped out for examination in spall areas
 - 1. **NO** **XXXX**
 - 2. **YES** – describe color texture, aggregate, and general quality

6. FLOOR AND ROOF SYSTEM

- a. Roof:
 - 1. Describe (flat, slope, type roofing, type roof deck, conditions) **FAIR/ FLAT AND WATER TIGHT AT THIS TIME**
 - 2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and conditions of support: **FAIR**
 - 3. Note types of drains and scupper and condition of cooling towers, air conditioners: **GOOD UNITS SECURED TO BASE**
- b. Floor system (s):
 - 1. Describe (type of system framing, material, spans, condition) **FAIR**
- c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members:

7. STEEL FRAMING SYSTEM

- a. Description
- b. Exposed Steel – describe condition of paint & degree of corrosion:
- c. Concrete or other fireproofing – note any cracking or spalling, and note where any covering was removed for inspection
NONE
- d. Elevator sheave beams & connections and machine floor beams – note condition: **N/A**


12-7-2015 12/7/15

8. CONCRETE FRAMING SYSTEM

- a. Full description of structural system CBS STRUCTURE
- b. Cracking
 - 1. Not Significant XXXX
 - 2. Location and description of members affected and type cracking
- c. General condition FAIR AND SATISFACTORY AT THIS TIME
- d. Rebar corrosion - check appropriate line:
 - 1. Non visible XXX
 - 2. Location and description of members affected and type cracking
 - 3. Significant - but patching will suffice
 - 4. Significant - structural repairs required (describe)
- e. Samples chipped out in spall areas:
 - 1. No XXXX
 - 2. Yes, describe color, texture, aggregate, general quality:

9. WINDOWS

- a. Type (Window, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other)
CASEMENT/ SOME ARE JALOUSIE WINDOWS/ SOME ARE FIXED IN PLACE.
- b. Anchorage - type & condition of fasteners and latches. FAIR
- c. Sealant - type of condition of perimeter sealant & at mullions: FAIR
- d. Interior seals - type & condition at operable vents: FAIR

10. WOOD FRAMING

- a. Type - fully describe if mill construction, light construction, major spans, trusses, NONE
- b. Note metal fitting i.e., angles, plates, bolts, split pintles, other, and note condition: GOOD
- c. Joints - note if well fitted and still closed: FAIR
- d. Drainage - note accumulations of moisture: FAIR
- e. Ventilation - note any concealed spaces not ventilated: FAIR
- f. Note any concealed spaces opened for inspection: NONE

11. GENERAL ADDITIONAL COMMENTS: UPSTAIRS PORTION OF BUILDING IS NOT IN USE AT THIS TIME OTHER THAN FOR SOME STORAGE BY DRYCLEANER TENANT DOWNSTAIRS. NO ELECTRICITY AND NO WATER NOTED AT THIS TIME IN THE UPSTAIRS PORTION OF THE BUILDING.

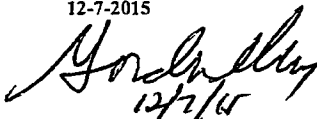
THIS REPORT DOES NOT REFLECT ANY POTENTIAL VIOLATIONS THAT MAY BE PRESENT ON THE BUILDING. THIS IS ONLY AN INSPECTION OF THE VISUAL CONDITIONS FOUND DURING OUR INSPECTION.

Continued maintenance is suggested to maintain proper function. Inspection is made to what is readily accessible and visible only.

AS A ROUTINE MATTER, AND IN ORDER TO AVOID POSSIBLE MUSUNDERSTANDING NOTHING IN THIS INSPECTION REPORT FORM ATTACHED MINIMUM INSPECTION GUIDELINES AND OUR NON-DESTRUCTIVE OBSERVATION SHOULD BE CONSTRUED DIRECTLY OR INDIRECTLY, AS A GUARANTEE OR WARRANTEE OF ANY PORTION OF THE STRUCTURE. TO THE BEST OF MY KNOWLEDGE AND ABILITY THIS REPORT REPRESENTS AN ACCURATE APPRAISAL OF THE PRESENT CONDITION OF THE STRUCTURE BASED UPON CAREFUL EVALUATION OF THE OBSERVED CONDITIONS TO THE EXTENT REASONABLY POSSIBLE.

THIS REPORT DOES NOT REFLECT ANY POTENTIAL VIOLATIONS THAT MAY BE PRESENT ON THE BUILDING. THIS IS ONLY AN INSPECTION OF THE VISUAL CONDITIONS FOUND DURING OUR INSPECTION. IF A VIOLATION EXISTS THEN THIS REPORT IS INVALID.

12-7-2015





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North Miami, FL 33181

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

INSPECTION COMMENCED
DATE: 12-7-2015

INSPECTION COMPLETED
DATE: 12-7-2015

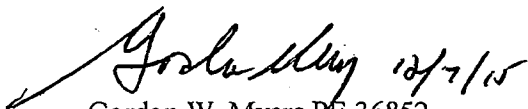
INSPECTION MADE BY:
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12555 Biscayne Blvd #934
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Name of Title: MML PROP LLC
Street Address: 2341 LE JEUNE RD Coral Gables, FL 33134-5060
Legal Description: CORAL GABLES SEC K PB 8-33
N75FT OF LOTS 1 THRU 4 & ALL LOT 5 BLK 36
Owner's Name: MML PROP LLC
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Folio Number of Building: 03-4108-006-3400
Building Code Occupancy Classification: 6400 COMMERCIAL - CENTRAL
Present Use: DRYCLEANERS / APARTMENTS UPSTAIRS
General Description, Type of Construction, Size, Number of Stories,

Features: CBS ONE STORY-TOTAL ADJ. AREA 9213 SQ-FT EACH ACCORDING TO P. REC

The undersigned states the following:

1. I am a Florida registered professional engineer with an active license.
2. On **December 7 2015** I measured the level of illumination in the parking lot(s) serving the above referenced building.
3. Maximum 3.7 foot candle per SF, Minimum 2.4 foot candle per SF, Minimum to Maximum ratio 1.3, foot candle 3.05 average per SF.
4. The level of illumination provided in the parking lot(s) meet the minimum standards for the occupancy classification of the building as established in Section 8C-3 of the Code of Miami-Dade County.



Gordon W. Myers PE 36852
Florida Builders, Engineers & Inspectors, Inc.
A Professional Engineering Firm CA 31260
12-7-2015



FLORIDA BUILDERS
ENGINEERS & INSPECTORS
"Serving Florida Coast to Coast"
877-894-8001
12555 Biscayne Blvd. # 934
North Miami, FL 33181

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

INSPECTION COMMENCED
DATE: 12-7-2015

INSPECTION COMPLETED
DATE: 12-7-2015

INSPECTION MADE BY:
Florida Builders Engineers & Inspectors
Gordon W Myers PE 36852 /CA 31260
12555 Biscayne Blvd #934
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Present Use: DRYCLEANERS / APARTMENTS UPSTAIRS
General Description, Type of Construction, Size, Number of Stories,

Features: CBS ONE STORY-TOTAL ADJ. AREA 9213 SQ-FT EACH ACCORDING TO P. REC
The undersigned states the following:

I am a Florida registered professional engineer or architect with an active license. On December 7, 2015 I inspected the parking lots servicing the above referenced building for compliance with Section 8C-6 and determined the following (check only one):

The parking lot(s) is not adjacent to or abutting a canal, lake or other body of water.

The parking lot(s) is adjacent to or abutting a canal, lake or other body of water and parked vehicles are protected by a guardrail that complies with Section 8C-6 of the Miami-Dade County Code.

The parking lot(s) is adjacent to or abutting a canal, lake or other body of water and parked vehicles are not protected by a guardrail that complies with Section 8C-6 of the Miami-Dade County Code. I have advised the property owner that he/she must obtain a permit for the installation of the guardrail and obtain all required inspection approvals to avoid enforcement action.

Gordon W. Myers PE 36852
Florida Builders, Engineers & Inspectors, Inc.
A Professional Engineering Firm CA 31260
12-7-2015



City of Coral Gables
Development Services

OFFICE SET



RC-15-12-5391

2341 LE JEUNE RD #

Folio #: 03-4108-006-3400
Permit Description: 40 YEAR BUILDING
RECERTIFICATION OR OLDER BUILT (1925)

EL _____
ME _____
PL _____

Section	Approved	
	By	Date
<input checked="" type="checkbox"/> BUILDING	<i>[Signature]</i>	12/15/16
<input type="checkbox"/> CONCURRENCY		
<input checked="" type="checkbox"/> ELECTRICAL	<i>[Signature]</i>	12/16/16
<input type="checkbox"/> FEMA		
<input type="checkbox"/> FIRE		
<input type="checkbox"/> HANDICAP		
<input type="checkbox"/> HISTORICAL		
<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"/>		
<input type="checkbox"/>		
<input type="checkbox"/> OWNER BUILDER		

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

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

RC-15-12-5391

