



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 01/19/2026

PROPERTY INFORMATION				
Folio	03-4117-005-3050			
Property Address	101 ALMERIA AVE CORAL GABLES, FL 33134-0000			
Owner	QFO PARTNERS LLC			
Mailing Address	101 ALMERIA AVE CORAL GABLES, FL 33134			
Primary Zone	5004 MIXED-USE 2			
Primary Land Use	1713 OFFICE BUILDING - ONE STORY : OFFICE BUILDING			
Beds / Baths /Half	0 / 0 / 0			
Floors	1			
Living Units	0			
Actual Area				
Living Area				
Adjusted Area	4,541 Sq.Ft			
Lot Size	5,000 Sq.Ft			
Year Built	Multiple (See Building Info.)			
ASSESSMENT INFORMATION				
Year	2025	2024	2023	
Land Value	\$1,750,000	\$1,750,000	\$1,750,000	
Building Value	\$50,000	\$10,000	\$166,344	
Extra Feature Value	\$0	\$14,473	\$14,656	
Market Value	\$1,800,000	\$1,774,473	\$1,931,000	
Assessed Value	\$1,800,000	\$1,774,473	\$1,931,000	
BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				
SHORT LEGAL DESCRIPTION				
C GABLES CRAFTS SEC PB 10-40				
LOTS 41 & 42 BLK 11				
LOT SIZE 50.000 X 100				
OR 18592-1889 0599 1				
COC 21945-2478 12 2003 5				



TAXABLE VALUE INFORMATION				
Year	2025	2024	2023	
COUNTY				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$1,800,000	\$1,774,473	\$1,931,000	
SCHOOL BOARD				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$1,800,000	\$1,774,473	\$1,931,000	
CITY				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$1,800,000	\$1,774,473	\$1,931,000	
REGIONAL				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$1,800,000	\$1,774,473	\$1,931,000	

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
12/18/2018	\$2,600,000	31261-4886	Qual by exam of deed
07/01/2015	\$1,755,400	29695-1344	Affiliated parties
03/24/2015	\$943,000	29695-1341	Financial inst or "In Lieu of Foreclosure" stated
03/24/2015	\$0	29632-3157	Corrective, tax or QCD; min consideration

The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser of Miami-Dade County is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser of Miami-Dade County and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <https://www.miamidadepa.gov/pa/disclaimer.page>

List of service addresses for 101 Almeria Ave

<u>OWNER (PROPERTY APPRAISER ADDRESS AND SUNBIZ PRINCIPAL AND MAILING ADDRESS)</u>	<u>OWNER (SUNBIZ RA ADDRESS)</u>
QFO PARTNERS LLC 101 ALMERIA AVE CORAL GABLES, FL 33134-6008	QFO PARTNERS LLC C/O AMADEO LOPEZ-CASTRO, III REGISTERED AGENT 7400 SW 57 CT, STE 202 S MIAMI, FL 33143-5356



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Permits and Inspections: Search Results

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Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
BL-19-05-4999	05/10/2019	101 ALMERIA AVE	SIGNS	NON-ILLUMINATED BUILDING SIGN "QFO PARTNERS" \$5500	final	07/17/2019	09/23/2019	0.00
AB-19-05-4622	05/03/2019	101 ALMERIA AVE	BOA COMPLETE (LESS THAN \$75,000)	COMMERCIAL *NON-ILLUMINATED BUILDING SIGN "QFO PARTNERS" \$5500	final	05/03/2019	09/23/2019	0.00
ZN-19-04-4482	04/03/2019	101 ALMERIA AVE	PAINT / RESURFACE FL / CLEAN	COMMERCIAL *PRE-APPROVED COLORS *PRESSURE CLEAN & PAINT- WALLS: BM2126-60- GRAY CLOUD/ COLUMNS: BMHC-170-STONINGTON GRAY \$2400	canceled	04/03/2019	09/27/2021	0.00
AB-19-04-4481	04/03/2019	101 ALMERIA AVE	BOA COMPLETE (LESS THAN \$75,000)	COMMERCIAL *PRE-APPROVED COLORS *PRESSURE CLEAN & PAINT- WALLS: BM2126-60- GRAY CLOUD/ COLUMNS: BMHC-170-STONINGTON GRAY \$2400	final	04/03/2019	03/15/2023	0.00
CE-18-11-3378	11/19/2018	101 ALMERIA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	11/19/2018	11/19/2018	0.00
RC-16-09-5952	09/16/2016	101 ALMERIA AVE	BLDG RECERT / CRB	CONSTRUCTION REGULATION BOARD CASE #15-4252 SETTLEMENT AGREEMENT PER CITY ATTORNEY'S OFFICE - DAILY FINE ISSUED DUE TO EXPIRED BOARD ORDER	final	09/16/2016	09/16/2016	0.00
PW-16-05-6657	05/12/2016	101 ALMERIA AVE	OBSTRUCTION OF ROW W/TRUCK PERMIT	OBSTRUCTION OF ROW AND W/LADDER	final	05/20/2016	10/07/2019	0.00
BL-16-05-6080	05/03/2016	101 ALMERIA AVE	SIGNS	NON-ILLUMINATED WALL SIGN (REDBRIDGE) \$900	final	06/20/2016	07/19/2016	0.00
AB-16-04-6967	04/22/2016	101 ALMERIA AVE	BOA COMPLETE (LESS THAN \$75,000)	*COMMERCIAL* NON-ILLUMINATEDE SIGN (REDBRIDGE) \$900	final	04/22/2016	05/09/2019	0.00
PW-16-04-6013	04/08/2016	101 ALMERIA AVE	OBSTRUCTION OF ROW W/COVERED WALKWAY PERMIT	OBSTRUCTION OF ROW W/COVERED WALKWAY	final	04/18/2016	10/07/2019	0.00
SD-16-03-5811	03/08/2016	101 ALMERIA AVE	SHOP DRAWINGS	*SHOP DRAWINGS* STOREFRONT DOOR	final	04/01/2016	04/01/2016	0.00

City's Exhibit #3

UP-16-02-2427	02/18/2016	101 ALMERIA AVE	UPFRONT FEE - THIS IS NOT A PERMIT	UP FRONT FEE FOR ME 16-02-2426 *** REPLACE 5 TON PACKAGE UNIT \$3800	final	02/18/2016	02/18/2016	0.00
UP-16-02-1506	02/01/2016	101 ALMERIA AVE	UPFRONT FEE - THIS IS NOT A PERMIT	UPFRONT FEE BL-16-02- 1505,** COMMERCIAL ** FLAT ROOF REPAIR- HYDRO STOP ROOF COATING \$14,800	final	02/01/2016	02/01/2016	0.00
BL-16-02-1505	02/01/2016	101 ALMERIA AVE	ROOF / LIGHT WEIGHT CONC	** COMMERCIAL ** FLAT ROOF REPAIR- HYDRO STOP ROOF COATING \$14,800	final	02/05/2016	02/08/2016	0.00
EL-16-01-1734	01/07/2016	101 ALMERIA AVE	ELEC LOW VOLTAGE SYSTEM	LOW VOLTAGE DATA CABLING	final	01/08/2016	01/21/2016	0.00
BL-15-12-5338	12/14/2015	101 ALMERIA AVE	INT / EXT ALTERATIONS	FRONT STOREFRONT DOOR REPLACEMENT,EXTERIOR RENOVATIONS TO FACADE(PAINT, STUCCO) \$22,000	final	03/02/2016	06/24/2016	0.00
AB-15-12-5004	12/07/2015	101 ALMERIA AVE	BOA COMPLETE (LESS THAN \$75,000)	EXTERIOR RENOVATIONS (PAINT, STUCCO,FRONT DOOR) \$22,000	final	12/07/2015	06/24/2016	0.00
PL-15-11-5156	11/05/2015	101 ALMERIA AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMM INTERIOR ALTERATIONS (REDBRIDGE)	final	12/18/2015	02/11/2016	0.00
ME-15-11-4936	11/02/2015	101 ALMERIA AVE	MECH COMMERCIAL / RESIDENTIAL WORK	INSTALL 15 TONS OF A/C DUCTWORK TO OFFICE AREA.	final	11/30/2015	02/29/2016	0.00
EL-15-10-5402	10/21/2015	101 ALMERIA AVE	ELECTRICAL COMMERCIAL /RESIDENTIAL WORK	COMM INTERIOR ALTERATIONS (REDBRIDGE) & REPLACEMENT OF ROOFTOP A/C UNIT 121 LIGHT SOCKETS; 62 ROUGH IN OUTLETS; 11 COMMERCIAL OUTLETS	final	12/09/2015	02/23/2016	0.00
BL-15-10-5346	10/20/2015	101 ALMERIA AVE	INT / EXT ALTERATIONS	COMM INTERIOR ALTERATIONS (REDBRIDGE) & REPLACEMENT OF ROOFTOP A/C UNIT \$337,500	final	11/19/2015	06/10/2016	152.25
PW-15-10-4806	10/09/2015	101 ALMERIA AVE	OBSTRUCTION OF ROW W/TRUCK PERMIT	OBSTRUCTION OF ROW W/TRUCK RENEWAL OF PW15104776	final	10/09/2015	12/04/2015	0.00
PW-15-10-4776	10/08/2015	101 ALMERIA AVE	OBSTRUCTION OF ROW W/TRUCK PERMIT	OBSTRUCTION OF ROW W/TRUCK	final	10/08/2015	12/04/2015	0.00
PW-15-09-5101	09/30/2015	101 ALMERIA AVE	Utilities-Fiberlight	INSTALL 3- 1.25" HDPE CONDUITS AND PULL FOC	canceled	11/10/2015	09/24/2024	0.00
AB-15-09-4998	09/29/2015	101 ALMERIA AVE	BOA PRELIMINARY/MED BONUS/FINAL	INTERIOR/EXTERIOR RENOVATION \$337,500	final	09/30/2015	06/10/2016	0.00
EL-15-07-5975	07/29/2015	101 ALMERIA AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	COMM INTER DEMO ONLY (INTERIOR ALTERATIONS PERMIT WILL NOT BE ISSUED TILL DEMOLITION PERMIT CLOSED)	final	09/15/2015	11/16/2015	0.00
BL-15-07-5873	07/27/2015	101 ALMERIA AVE	DEMOLITION	COMM INTER DEMO ONLY \$9,800 (INTERIOR ALTERATIONS PERMIT WILL NOT BE ISSUED TILL DEMOLITION PERMIT CLOSED)	final	09/11/2015	11/16/2015	0.00

CE-15-05-4861	05/11/2015	101 ALMERIA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	05/14/2015	05/14/2015	0.00
EL-15-05-4424	05/04/2015	101 ALMERIA AVE	STREAMLINED LOW VOLTAGE ALARM PERMIT	STREAMLINED LOW VOLTAGE ALARM PERMIT	final	05/04/2015	03/15/2016	0.00
PU-15-04-5033	04/21/2015	101 ALMERIA AVE	PUBLIC RECORDS SEARCH	REQ COPY OF PERMIT 13067	final	04/21/2015	04/21/2015	0.00
CE-14-12-3772	12/10/2014	101 ALMERIA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	12/15/2014	12/15/2014	0.00
RC-14-10-4195	10/30/2014	101 ALMERIA AVE	BLDG RECERT / CRB	40 YEAR OR OLDER BUILDING RECERTIFICATION CONSTRUCTION REGULATION BOARD FILE 15-4252	final	10/30/2014	06/24/2016	0.00
ME-11-02-4530	02/04/2011	101 ALMERIA AVE	MECH COMMERCIAL / RESIDENTIAL WORK	MOVING A/C CONDENSER TO NEW LOCATION ON ROOF WITH A/C STAND.	final	05/12/2011	05/13/2011	0.00
EL-11-02-4518	02/04/2011	101 ALMERIA AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	RELOCATE POWER TO CONDENSING UNIT ON ROOF TOP	final	05/19/2011	06/03/2011	0.00
BL-11-02-4425	02/03/2011	101 ALMERIA AVE	DEMOLITION EXTERIOR	DEMOLITION OF ROOF STORAGE (REMOVING STORAGE) \$4000	final	04/06/2011	06/03/2011	0.00
AB-11-01-5086	01/19/2011	101 ALMERIA AVE	BOA COMPLETE (LESS THAN \$75,000)	DEMOLITION OF ROOF STORAGE (REMOVING STORAGE) \$4000	final	01/19/2011	06/03/2011	0.00
ZN-08-02-0210	02/05/2008	101 ALMERIA AVE	PAINT / RESURFACE FL / CLEAN	PAINT/CLEAN EXTERIOR WALLS BM OC-44 AND TRIM BM 2174-30 \$2,200 TO MATCH EXISTING.	final	02/05/2008	02/28/2008	0.00
AB-07-12-0095	12/17/2007	101 ALMERIA AVE	BOA COMPLETE (LESS THAN \$75,000)	PAINT WALLS (SW7072), TRIM(SW6480)-\$2200	final	12/20/2007	12/20/2007	0.00

The City's online services are protected with an **SSL encryption certificate**. For technical assistance, please call 305-569-2448 (8am-5pm, M-F).

ENERGOV REPORT

2022-2025

PEXT-25-10-2367	Permit Extension/ Renewal	Building	Finalized	10/10/2025		11/05/2025	***10/28/2025***Structural repairs for 40 year recertification. RECT-24-04-0293.	101 ALMERIA AVE
BLDB-25-01-3165	FBC Building (Commercial)	Repair Only	Finalized	01/23/2025	05/06/2026	11/07/2025	Structural repairs for 40 year recertification. RECT-24-04-0293.	101 ALMERIA AVE
RECT-24-04-0293	Building Recertification	Recertification	Denied	04/23/2024			BUILDING RECERTIFICATION (YEAR BUILT 1954)	101 ALMERIA AVE
PEXT-24-03-0632	Permit Extension/ Renewal	Building	Denied	03/18/2024			Repaint Building Using Same Colors Previously Approved BM21 26-60 Gray Cloud and BMHC-170 Stonington Gray and Pressure Clean Sidewalks	101 ALMERIA AVE
PWKS-23-09-2038	Public Works Permit	Utilities	Expired	09/22/2023		11/18/2024	AT&T PLACE 158' OF BURIED 1-4" PVC CONDUIT, 1-17"X30"X2 4" TRAFFIC RATED H AND HOLE, BREAK AND RESTORE 474SQ FT OF ASPHALT, DIG A 4'X4' PIT & RESTORE 16SQ FT OF ASPHALT. A02NSLD	21 ALMERIA AVE
PWKS-23-02-1396	Public Works Permit	Utilities	Finalized	02/13/2023		03/15/2023	02/13/2023	WASD emergency permit for NW corner of Almeria Avenue and Galiano Street, replace fire hydrant
ZONC-22-08-0156	Zoning Commercial	Painting	Finalized	08/02/2022		09/23/2024	03/25/2024	Repaint Building Using Same Colors Previously Approved BM21 26-60 Gray Cloud and BMHC-170 Stonington Gray and Pressure Clean Sidewalks



The City of Coral Gables

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

June 24, 2016

Redbridge Properties LLC
355 Alhambra Circle #1150
Coral Gables, Florida 33134

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

ADDRESS: 101 Almeria Avenue
PROPERTY FOLIO #: 03-4117-005-3050

Dear Property Owner/Manager:

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

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

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

As a routine matter, and in order to avoid possible misunderstanding, nothing in this letter should be construed directly, or indirectly as a guarantee of the safety of any portion of this structure. However, based on the term stated in Section 8-11(f) of said 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,

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

Manuel Z. Lopez, P.E.
Building Official

City's Exhibit #4



The City of Coral Gables

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

5/3/2022

QFO PARTNERS LLC
101 ALMERIA AVE
CORAL GABLES, FL 33134

VIA CERTIFIED MAIL

7021 2720 0001 4958 8998

RE: 101 ALMERIA AVE
FOLIO # 341170053050

*****COURTESY 2-YEAR NOTICE*****

Notice of Required Inspection for Recertification of 40 Years or Older Building

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address will be forty (40) years old, or older, in **2024** having been built in 1954.

In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a Recertification Report ("Report") must be submitted for this property to the City of Coral Gables in **2024**.

The Architect or Engineer may obtain the required Form, "*Minimum Inspection Procedural Guidelines for Building Recertification*," from the following link: <https://www.miamidade.gov/global/economy/building/40-year-recertification.page>

The Recertification Report fee of \$500.00 *and* additional document and filing fees shall be submitted to the Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, Florida, 33134.

Please note the Building Recertification Report must be dated **2024**.

Thank you for your prompt attention to this matter.

Manuel Z. Lopez, P.E.
Building Official

City's Exhibit #5



CITY OF CORAL GABLES
Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FL 33134

2/2/2023

VIA CERTIFIED MAIL

QFO PARTNERS LLC
101 ALMERIA AVE
CORAL GABLES, FL 33134

7021 1970 0000 4015 9095

RE: 101 ALMERIA AVE
FOLIO # 341170053050
Process Number TBD

*****COURTESY 1-YEAR NOTICE*****

Notice of Required Inspection for Recertification of 30 Years or Older Building

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is thirty (30) years old, or older, having been built in 1954. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a qualified individual must inspect said building and a **completed** Recertification Report ("Report") must be submitted by you to this Department **in 2024**. A completed Report includes 1) Cover letters stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be **approved** and the Letter of Recertification must be issued by this Department.

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

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

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

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

be recertified once a *revised* report and all required information is submitted and approved, and all required permits are closed.

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

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

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

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

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

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

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

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

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

Please contact Douglas Ramirez at dramirez@coralgables.com regarding any questions concerning building recertification.

Thank you for your prompt attention to this matter.



Manuel Z. Lopez, P.E.
Building Official



CITY OF CORAL GABLES
Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FL 33134

1/31/2024

VIA CERTIFIED MAIL

QFO PARTNERS LLC
101 ALMERIA AVE
CORAL GABLES, FL 33134

7021 2720 0001 4959 1080

RE: 101 ALMERIA AVE
FOLIO # 03-4117-005-3050

Notice of Required Inspection For Recertification of Building
Process Number: **TBD**

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is thirty (30) years old, or older, having been built in 1954. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a qualified individual must inspect said building and a **completed** Recertification Report ("Report") must be submitted by you to this Department within **ninety (90) calendar days** from the **date of this letter**. A completed Report includes 1) Cover letters stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be **approved** and the Letter of Recertification must be issued by this Department.

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

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

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

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

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

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



Manuel Z. Lopez, P.E.
Building Official

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 26-1057
RECT-24-04-0293

vs.

Certified Mail Return Receipt & Via USPS Regular Mail
9589 0710 5270 1749 3951 57

QFO Partners LLC
101 Almeria Ave
Coral Gables, FL 33134
Respondent.

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

Date: April 2, 2026

Re: **101 Almeria Ave**, Coral Gables, FL 33134, Lot 41 & 42 Blk 11, C Gables Crafts Sec, PB 10-40 and 03-4117-005-3050 (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 105-89 10 (m) 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 Fairchild Tropical Board Room, 427 Biltmore Way, 1st Floor, Coral Gables, Florida 33134, on April 13, 2026, 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, Analyn Hernandez, at City of Coral Gables, Development Services Department, 427 Biltmore Way, Coral Gables, FL 33134, ahernandez2@coralgables.com, tel: (305) 460-5250. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 p.m.

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

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

Please govern yourself accordingly.

Analyñ Hernandez

Analyñ Hernandez
Secretary to the Board

ADA NOTICES

Any person who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, must register with the City Clerk, prior to engaging in lobbying activities before the city staff, boards, committees and/or the City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall.

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Board, with respect to any matter considered at such hearing or meeting, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made; which record includes the testimony and evidence upon which the appeal is to be based. Although a court reporter usually attends the hearing at the City's cost, the City is not required to provide a transcript of the hearing, which the Respondent may request at the Respondent's cost.

Any person who needs assistance in another language in order to speak during the public hearing or public comment portion of the meeting should contact the City's ADA Coordinator, Clifford R. Friedman, Director of Human Resources & Risk Management (E-mail: cfriedman@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, Clifford R. Friedman, Director of Human Resources & Risk Management (E-mail: cfriedman@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

CC: QFO Partners LLC, Amadeo Lopez- Castro III, Registered Agent, 7400 SW 57 Court, 202, S. Miami, FL 33143
9589 0710 5270 1749 3951 64



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Title of Document Posted: Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing

I, Brayan Seiva Castillo, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 101 Almeria Ave, ON 4/2/26 AT
2:56 PM.

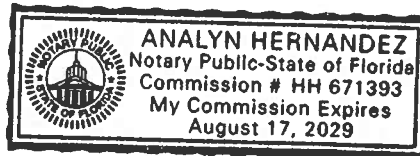
Brayan Seiva Castillo
Employee's Printed Name

B. Seiva
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me by means of physical presence or online
notarization, this 3 day of April, in the year 2026, by
Brayan S. Castillo who is personally known to me.

My Commission Expires:



[Signature]
Notary Public

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

CITY OF CORAL GABLES,
Petitioner,

Case No. 26-1057
RECT-24-04-0293

vs.

Certified Mail Return Receipt & Via USPS Regular Mail
9589 0710 5270 1749 3951 57

QFO Partners LLC
101 Almeria Ave
Coral Gables, FL 33134
Respondent.

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

Date: April 2, 2026

Re: **101 Almeria Ave**, Coral Gables, FL 33134, Lot 41 & 42 Blk 11, C Gables Crafts Sec, PB 10-40 and
03-4117-005-3050 (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 105-89 10 (m) 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.

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

4/2/26, 2:56 PM



4/2/26, 2:56 PM





CFN 2018R0766445
 OR BK 31261 Pgs 4886-4887 (2Pgs)
 RECORDED 12/20/2018 09:58:36
 DEED DOC TAX \$15,600.00
 SURTAX \$11,700.00
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

This Instrument Prepared by:
Matt E. Bales, Jr., Esq.
Bales & Bales, P.A.
4000 Ponce de Leon Blvd., Suite 470
Coral Gables, Florida 33146
(305) 777-0411

After Recording, Return to:
Amadeo Lopez-Castro, III, Esq.
Amadeo Lopez-Castro, III, P.A.
7400 S.W. 57th Court, Suite 202
South Miami, Florida 33143
(305) 665-6335

Parcel ID No.: 03-4117-005-3050

[Space Above This Line For Recording Data]

Warranty Deed

This Indenture made this 16th day of **December, 2018** between **Redbridge Properties, LLC, a Florida limited liability company**, whose post office address is **101 Almeria Avenue, Coral Gables, Florida 33134**, grantor*, and **QFO Partners LLC, a Florida limited liability company**, whose post office address is **101 Almeria Avenue, Coral Gables, Florida 33134**, grantee*.

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Miami-Dade County, Florida**, to-wit:

Lots 41 and 42, Coral Gables Crafts Section, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 40, of the Public Records of Miami-Dade County, Florida.

This conveyance is subject to conditions, restrictions, limitations and easements of record without intending to reimpose same, and to real property taxes for the year of 2018 and all subsequent years, not yet due and payable.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

[Remainder of page intentionally left blank]

[Signature page to immediately follow]

City's Exhibit #9

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

REDBRIDGE PROPERTIES, LLC,
a Florida limited liability company

By: [Signature]
Edmund Santiago, Manager

[Signature]
Witness Name: Silvia M. Acosta

[Signature]
Witness Name: Mariely Fraga

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 11 day of December, 2018 by Edmund Santiago, as Manager of Redbridge Properties, LLC, a Florida limited liability company, on behalf of the limited liability company. He is personally known or has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: Laurie Weil

My Commission Expires: April 2, 2022



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

Detail by Entity Name

Florida Limited Liability Company
QFO PARTNERS LLC

Filing Information

Document Number	L18000188995
FEI/EIN Number	83-2005634
Date Filed	08/07/2018
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	08/29/2018
Event Effective Date	NONE

Principal Address

101 Almeria Avenue
Coral Gables, FL 33134

Changed: 04/16/2019

Mailing Address

101 Almeria Avenue
Coral Gables, FL 33134

Changed: 04/16/2019

Registered Agent Name & Address

Lopez-Castro, Amadeo, III
7400 SW 57 Court
202
S Miami, FL 33143

Name Changed: 04/16/2019

Address Changed: 04/16/2019

Authorized Person(s) Detail

Name & Address

Title MGR

QUIRCH, GUILLERMO, III
101 Almeria Avenue
Coral Gables, FL 33134

Title MGR

QUIRCH, IGNACIO
101 Almeria Avenue
Coral Gables, FL 33134

Title MGR

QUIRCH, MAURICIO
101 Almeria Avenue
Coral Gables, FL 33134

Annual Reports

Report Year	Filed Date
2023	04/18/2023
2024	04/30/2024
2025	04/26/2025

Document Images

04/26/2025 -- ANNUAL REPORT	View image in PDF format
04/30/2024 -- ANNUAL REPORT	View image in PDF format
04/19/2023 -- AMENDED ANNUAL REPORT	View image in PDF format
04/18/2023 -- ANNUAL REPORT	View image in PDF format
04/25/2022 -- ANNUAL REPORT	View image in PDF format
04/30/2021 -- ANNUAL REPORT	View image in PDF format
01/27/2020 -- ANNUAL REPORT	View image in PDF format
04/16/2019 -- ANNUAL REPORT	View image in PDF format
08/29/2018 -- LC Amendment	View image in PDF format
08/07/2018 -- Florida Limited Liability	View image in PDF format



**MINIMUM INSPECTION PROCEDURAL GUIDELINES
 FOR BUILDING STRUCTURAL RECERTIFICATION**

CASE REFERENCE NUMBER:

LICENSEE NAME: Luis A. Sanchez, PE, SI, FRSE

TITLE: Senior Structural Engineer

JURISDICTION NAME:

ADDRESS: 2030 S Douglas Road, Suite #202
 Coral Gables, FL 33134

City of Coral Gables

SIGNATURE:

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

1. DESCRIPTION OF BUILDING	
a. Name on Title: QFO PARTNERS LLC	
b. Building Street Address: 101 ALMERIA AVE CORAL GABLES, FL 33134	Bldg. #:
c. Legal Description: C GABLES CRAFTS SEC PB 10-40 LOTS 41 & 42 BLK 11 LOT SIZE	Attached: <input type="checkbox"/>
d. Owner's Name: QFO PARTNERS LLC	
e. Owner's Mailing Address: 101 ALMERIA AVE CORAL GABLES, FL 33134	
f. Folio Number of Property on which Building is Located: 03-4117-005-3050	
g. Building Code Occupancy Classification:	
h. Present Use: OFFICE BUILDING	
i. General Description of building (overall description, structural systems, special features):	
<p>The office building is a single-story structure constructed with a metal-framed roof, cast-in-place (CIP) concrete eyebrows and columns, and concrete masonry unit (CMU) walls over a shallow foundation with a combination of wall footing and a concrete slab-on-ground (SOG). The exterior walls are clad with stucco and the low-slope roof is covered with a modified bitumen membrane. Based on public records, Broward County, Florida, the building was constructed in 1954. Previous Structure Recertification Report by V4 Studio, dated June 3, 2016, was reviewed.</p> <p>As-built drawings were reviewed. Building permit records were reviewed.</p>	
j. Number of Stories: 1	k. Is this a Threshold Building ¹ as per 553.71(12) F.S. (Yes/No): No
l. Provide an aerial of the property identifying the building being certified on a separate sheet. Attached: <input checked="" type="checkbox"/>	
m. Additional Comments:	
N/A	

n. Additions to original structure:	
N/A	
o. Total Actual Building Area of all floors: 4,541	S.F.

2. INSPECTIONS

a. Date of Notice of Required Inspection: 02/02/2023
b. Date(s) of actual inspection: 02/22/2024
c. Name, license number, discipline of practice, and qualifications of licensee submitting report:
Luis A. Sanchez, PE, SI, FRSE (FL Lic. # 84251)
d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures: N/A: <input checked="" type="checkbox"/>
e. Are Any Structural Repairs Required? (YES/NO): Yes
1. If required, describe, and indicate acceptance:
Prior to the start of construction and/or repair phase, appropriate permits shall be obtained in accordance with the jurisdiction's procedures and applicable codes:
<ul style="list-style-type: none"> • Random stucco repairs at the northwest corner, west exterior wall, and interior face of the upper parapet on the east side of the building. • The modified bitumen membrane covering the roof must be recovered with a roof coating system.
f. Can the building continue to be occupied while recertification and repairs are ongoing? (YES/NO): Yes
1. Explanation/Conditions:
Repairs may be performed with limited access to those areas during the repair phase.
g. Is it recommended that the building be vacated? (YES/NO): No
h. Has the property record been researched for violations or unsafe cases? (YES/NO): Yes
1. Explanation/Comments:
None violations found online.

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

- a. 2 Number of Additional sheets of written data
- b. 18 Number of Photographs provided (plus each building elevation)
- c. _____ Number Drawings or sketches provided (aerial, site, footprint, etc.)
- d. _____ Number of Test reports attached

4. FOUNDATION

a. Describe the building foundation:

Shallow foundation with a combination of wall footings and a concrete SOG.

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

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

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

PROVIDE PHOTO 4d

Continuous, stair-step, and vertical stucco cracks and previous stucco repairs at the northeast corner, north exterior wall, and interior face of the upper parapet on the east side of the building.

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

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

1. Describe:

5. PRESENT CONDITION OF OVERALL STRUCTURE

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

PROVIDE PHOTO 5a

1. Bulging: **Fair**

2. Settlement: **Fair**

3. Deflections: **Fair**

4. Expansion: **Fair**

5. Contraction: **Fair**

b. Portion showing distress: (Note, beams, columns, structural walls, floor, roofs, other)	PROVIDE PHOTO 5b
None observed.	
c. Surface conditions: Describe general conditions of finishes, cracking, spalling, peeling, signs of moisture penetration and stains.	PROVIDE PHOTO 5c
Continuous, stair-step, and vertical stucco cracks at random locations along the building's facade.	
d. Cracks: Note location in significant members. Identify crack size as HAIRLINE if barely discernible; FINE if less than 1 mm in width; MEDIUM if between 1- and 2-mm width; WIDE if over 2 mm.	PROVIDE PHOTO 5d
Hairline to medium continuous, stair-step, and vertical stucco cracks at the northwest corner, west exterior wall, and interior face of the upper parapet on the east side of the building.	
e. General extent of deterioration: Cracking or spalling of concrete or masonry, oxidation of metals; rot or borer attack in wood.	PROVIDE PHOTO 5e
None observed.	
f. Previous patching or repairs (Provide description and identify location):	PROVIDE PHOTO 5f
Previous stucco repairs at the northwest corner and west wall of the building.	
Previously patched and coated roof membrane.	
g. Nature of present loading: (Indicate residential, commercial, storage, other.)	
Commercial Typical roof live and rain loads between 20-30 psf	
h. Signs of overloading? (Yes/No): No	
1. Describe:	

6. MASONRY BEARING WALL: (Indicate good, fair, needs repair on appropriate lines)	This Section is N/A: <input type="checkbox"/>	PROVIDE PHOTO 6
a. Concrete masonry units: Fair		
b. Clay tile or terra cotta units: N/A		
c. Reinforced concrete tie columns: Fair		
d. Reinforced concrete tie beams: Fair		
e. Lintel: Fair		
f. Other type bond beams: N/A		PROVIDE PHOTO 6f
g. Exterior masonry finishes (choose those that apply):		
1. Stucco: Needs Repair <small>Fair with the exception of hairline to medium continuous, stair-step, and vertical stucco cracks at the northeast corner, north exterior wall, and interior face of the upper parapet on the east side of the building.</small>		
2. Veneer: N/A		
3. Paint only: Fair		
4. Other (describe): N/A		
h. Interior masonry finishes (choose those that apply):		PROVIDE PHOTO 6h
1. Vapor barrier: Fair		
2. Furring and plaster: Fair		
3. Paneling: Fair		
4. Paint only: Fair		
5. Other (describe): N/A		
i. Cracks:		PROVIDE PHOTO 6i
1. Location (note beams, columns, other): Stucco cracks on CMU walls		
2. Description:		
<small>Hairline to medium continuous, stair-step, and vertical stucco cracks at the northwest corner, west exterior wall, and interior face of the upper parapet on the east side of the building.</small>		
j. Spalling None Observed		PROVIDE PHOTO 6j
1. Location (note beams, columns, other):		
2. Description:		

k. Rebar corrosion (indicate worst case by selecting one from lines 1-4):	PROVIDE PHOTO 6k
1. None visible: <input checked="" type="checkbox"/>	
2. Minor (patching will suffice): <input type="checkbox"/>	
3. Significant (but patching will suffice): <input type="checkbox"/>	
4. Significant (structural repairs required) <input type="checkbox"/>	
l. Samples chipped out for examination in spalled areas (Yes/No):	No
1. Yes – describe color, texture, aggregate, general quality:	

7. FLOOR AND ROOF SYSTEM	
a. Roof (Must access and provide)	
1. Describe (roof shape, type roof covering, type roof deck, framing system, condition):	PROVIDE PHOTO 7a1
Low-slope roof and eyebrows are constructed with steel beams, joists, and decking with concrete topping and CIP concrete slabs, respectively. Roof framing in fair condition. The roof is covered with a modified bitumen membrane. Based on the building permit records and historical aerial views of the property the roof covering is at least 17 years old. The roof covering has been previously patched and	
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of supports:	PROVIDE PHOTO 7a2
Multiple curb-mounted and supported by stands air conditioning condensing units (RTUs). The curb and aluminum stands are in fair condition.	
3. Describe roof drainage system, main and overflow, and indicate condition:	PROVIDE PHOTO 7a3
The roof drainage system is composed by parapet scuppers and primary and secondary systems. Parapet scuppers in fair condition.	
4. Describe parapet build and current conditions:	PROVIDE PHOTO 7a4
Low CMU parapets in fair condition. Upper parapet at the center portion of the east side has continuous, stair-step, and vertical stucco cracks on its interior face. The stucco cracks must be repaired.	
5. Describe mansard build and current conditions:	PROVIDE PHOTO 7a5
N/A	

6. Describe roofing membrane/covering and current conditions:	PROVIDE PHOTO 7a6
The roof is covered with a modified bitumen membrane. Based on the building permit records and historical aerial views of the property the roof covering is at least 17 years old. The roof covering has been previously patched and coated. Puddled water was observed at multiple locations on the roof. The roof membrane must be recovered by a roofing coating system.	
7. Describe any roof framing member with obvious overloading, overstress, deterioration or excessive deflection:	PROVIDE PHOTO 7a7
None observed.	
8. Note any expansion joints and condition:	PROVIDE PHOTO 7a8
None observed.	
b. Floor system(s):	
1. Describe the floor system at each level, framing, material, typical spans and indicate condition:	PROVIDE PHOTO 7b1
Concrete SOG in fair condition.	
2. Balconies: Indicate location, framing system, material, and condition:	N/A: <input type="checkbox"/> PROVIDE PHOTO 7b2
N/A	
3. Stairs and escalators: indicate location, framing system, material, and condition:	N/A: <input type="checkbox"/> PROVIDE PHOTO 7b3
N/A	
4. Ramps: indicate location, framing type, material, and condition:	N/A: <input type="checkbox"/> PROVIDE PHOTO 7b4
N/A	
5. Guardrails and handrails: describe type, material, and condition:	N/A: <input type="checkbox"/> PROVIDE PHOTO 7b5
N/A	
c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.	
Drop ceiling panels were removed for inspection.	

8. STEEL FRAMING SYSTEM		This Section is Not Applicable: <input type="checkbox"/>
a. Description of system at each level:	PROVIDE PHOTO 8a	
Low-slope roof and eyebrows are constructed with steel beams, joists, and decking with concrete topping and CIP concrete slabs, respectively. No excessive deflection was observed.		
b. Steel members: describe condition of paint and degree of corrosion:	PROVIDE PHOTO 8b	
The steel roof framing is covered with a continuous drywall ceiling as a fireproofing.		
c. Steel connections: describe type and condition:	PROVIDE PHOTO 8c	
The steel roof framing is covered with a continuous drywall ceiling as a fireproofing.		
d. Concrete or other fireproofing: note any cracking or spalling of encased member and note where any covering was removed for inspection:	PROVIDE PHOTO 8d	
None observed.		
e. Identify any steel framing member with obvious overloading, overstress, deterioration, or excessive deflection (provide location):	PROVIDE PHOTO 8e	
None observed.		
f. Elevator sheave beams and connections, and machine floor beams: note condition:	N/A: <input type="checkbox"/>	PROVIDE PHOTO 8f
N/A		

9. CONCRETE FRAMING SYSTEM		This Section is Not Applicable: <input type="checkbox"/>
a. Full description of concrete structural framing system:	PROVIDE PHOTO 9a	
CIP concrete topping on metal roof deck, columns, and CMU exterior walls with tie columns and beams.		
b. Cracking	PROVIDE PHOTO 9b	
1. Significant <input type="checkbox"/> or Not significant <input checked="" type="checkbox"/> :		
2. Location and description of members affected and type cracking:		
None observed.		

c. General condition		
Concrete framing in fair condition. With the exception of continuous, stair-step, and vertical stucco cracks at the northeast corner, north exterior wall, and interior face of the upper parapet on the east side of the building.		
d. Rebar corrosion – check appropriate line		
1. None visible:	<input checked="" type="checkbox"/>	
2. Location and description of members affected and type cracking:	N/A <input checked="" type="checkbox"/>	PROVIDE PHOTO 9d2
3. Significant but patching will suffice:	N/A <input checked="" type="checkbox"/>	PROVIDE PHOTO 9d3
4. Significant: structural repairs required (describe):	N/A <input checked="" type="checkbox"/>	PROVIDE PHOTO 9d4
e. Samples chipped out in spall areas:		
1. No:	<input checked="" type="checkbox"/>	PROVIDE PHOTO 9e
2. Yes, describe color, texture, aggregate, general quality:		
f. Identify any concrete framing member (e.g. slabs and transfer elements) with obvious overloading, overstress, deterioration (e.g. efflorescence at underside of slab or at base of column or wall), or excessive deflection:		PROVIDE PHOTO 9f
None observed.		

10. WINDOWS, STOREFRONTS, CURTAINWALLS AND EXTERIOR DOORS

a. Windows/Storefronts/Curtainwalls/Skylights	PROVIDE PHOTO 10
1. Type (Wood, steel, aluminum, vinyl, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other):	
Fixed, aluminum-framed windows.	
2. Anchorage: type and condition of fasteners and latches: Fair	
Fair condition where observed.	

3. Sealant: type and condition of perimeter sealant and at mullions: Fair
Fair condition where observed.
4. Interiors seals: type and condition at operable vents: Fair
Fair condition where observed.
5. General condition: Fair
6. Describe any repairs needed:
All cracked and failed sealants and seals must be replaced.
b. Structural Glazing on the exterior envelope of Threshold Buildings (Yes/No): No
1. Previous Inspection Date: N/A
2. Description of Curtain Wall Structural Glazing and adhesive sealant:
N/A
3. Describe Condition of System:
N/A
c. Exterior Swing and Overhead Doors
PROVIDE PHOTO 10c
1. Type (Wood, Steel, Aluminum, Sliding Glass Door, other):
Aluminum-framed glass door at the main entrance and metal doors at the electrical room and enclosure at the northeast corner of the building.
2. Anchorage: type and condition of fasteners and latches: Fair
Fair condition where observed.
3. Sealant: type and condition of sealant: Fair
Fair condition where observed.

4. General condition: Fair
5. Describe any repairs needed: Repairs Not Required

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

e. Drainage: note accumulations of moisture	PROVIDE PHOTO 11e
N/A	
f. Ventilation: note any concealed spaces not ventilated:	PROVIDE PHOTO 11f
None observed.	
g. Note any concealed spaces opened for inspection:	PROVIDE PHOTO 11g
None observed.	
h. Identify any wood framing member with obvious overloading, overstress, deterioration, or excessing deflection):	PROVIDE PHOTO 11h
N/A	

12. BUILDING FAÇADE INSPECTION (Threshold Buildings)	This Section is N/A: <input checked="" type="checkbox"/>	PROVIDE PHOTO 12
a. Identify and describe the exterior walls and appurtenances on all sides of the building. (Cladding type, corbels, precast appliques, etc.)		
b. Identify the attachment type of each appurtenance type (mechanically attached or adhered):		
c. Indicate the condition of each appurtenance (distress, settlement, splitting, bulging, cracking, loosening of metal anchors and supports, water entry, movement of lintel or shelf angles, or other defects):		

13. SPECIAL OR UNUSUAL FEATURES IN THE BUILDING	This Section is N/A	<input checked="" type="checkbox"/>	PROVIDE PHOTO 13
a. Identify and describe any special or unusual feature (i.e. cable suspended structures, tensile fabric roof, large sculptures, chimneys, porte-cochere, retaining walls, seawalls, signs, etc.)			
b. Indicate condition of the special feature, its supports, connections, and if repairs are required:			

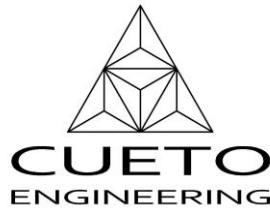
14. UNDERGROUND OR LOWER-LEVEL PARKING GARAGES	This Section is N/A	<input checked="" type="checkbox"/>	PROVIDE PHOTO 14
CHECKLIST ITEMS TO CONFIRM OR CONSIDER FOR UNDERGROUND PARKING GARAGE:			
14A. CURRENT BFE: _____ ft. (Select Datum)			
Note: All elevation datums provided must be in the same datum as the Flood Insurance Rate Map (FIRM).			
1. What is the wet season ² ground water elevation (water table): _____ ft. (Select Datum)			
2. What is the elevation of lowest parking garage finished floor: _____ ft. (Select Datum)			
3. What is the elevation of the parking garage entrance: _____ ft. (Select Datum)			
4. Is the wet season ground water elevation (water table) higher than the lowest floor elevation? Select (Yes or No)			
Explanation:			
5. Is the garage entrance elevation lower than the base flood elevation? Select: (Yes or No)			
Explanation:			
6. List use of structure above the underground portion of the parking garage. (e.g. parking, terrace, occupiable space):			
Describe:			
7. Does underground parking structure show any evidence of bulging, settlement, cracking or deflection? Describe:			
Describe:			

8. Describe general surface conditions (cracking, spalling, peeling, or staining)
Explanation:
14B.
1. Do the parking garage slabs (overhead and floor slabs) and/or walls show evidence of leakage (efflorescence at the underside of slab or at base of column)? (Yes or No):
Explanation:
2. Is there any evidence of previous patching or repairs? (Yes or No):
Explanation:

¹ **THRESHOLD BUILDING:** In accordance with *Florida Statute*, any building which is greater than 3 stories or 50 feet in height, or which has an assembly occupancy classification that exceeds 5,000 square feet in area and an occupant content of greater than 500 persons.

² **WET SEASON:** Compare the current Base Flood Elevation (BFE) on the latest FEMA Flood Insurance Rate Map (FIRM) with the October water table elevation shown in the Miami-Dade County Average Ground Water October maps available with the Miami-Dade Department of Environmental Resource Management (DERM)

Reset Form



• 2030 Douglas Road, Suite 202, Coral Gables, FL 33134 • www.cuetoengineering.com •
• Office: (786) 563-3056 • Email: info@cuetoeng.com • FL Reg. #29935 •

January 27, 2026

Coral Gables Building Department
Attn: Building Official
405 Biltmore Way
Coral Gables, FL 33134

RE: Building Recertification Extension Request – Structural

CASE NO: RECT-24-04-0293

FOLIO NO: 03-4117-005-3050

PROPERTY ADDRESS: 101 Almeria Avenue, Coral Gables, FL 33134

To Whom It May Concern,

In accordance with Miami-Dade County Code §8-11(f), building recertification reports were submitted for processing on 03/05/2024 (Process #RECT-24-04-0293), which indicated the following conditions:

- The building (was / was not) considered safe for continued use under the present occupancy.
- Repairs (were / are not) required for building recertification.
- The building (may / may not) be occupied during the building recertification process.

The current condition of the building (is / is not) consistent with the conditions noted in the building recertification reports and the building (is / is not) safe for continued occupancy. It should be noted that roof repair/replacement is required for building recertification.

In order to adhere to the time limitations for compliance with the building recertification process, the owner of the subject building has requested an extension for the following purpose(s):

- Retain the services of a licensed design professional to prepare construction documents for the required repairs.
- Submit a permit application for the required repairs.
- Obtain permit approval, which is pending under permit process number N/A.
- Complete the required repairs under permit number(s) N/A.
- Other: N/A

At this time, we respectfully request your approval of this extension request to ensure compliance with the building recertification process. It should be noted that the evaluation contained herein is only valid for the approved extension period unless the building recertification process is completed and approved within this timeframe.

If you have any questions concerning this letter, please contact our office at your convenience. Thank you for your consideration.

Respectfully Submitted,

Nestor A. Cueto, PE/SI/FRSE
President / Chief Engineer
Cueto Engineering, LLC
FL PE LIC# 71988

Disclaimer: As a routine matter, in order to avoid possible misunderstanding, nothing in this letter should be construed directly or indirectly as a guarantee for any portion or future function of the building. To the best of my knowledge and ability, this evaluation represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to the extent reasonably possible. I assume no liability for the misuse of this information and reserve the right to update this letter should additional information become available.