



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 12/28/2022

Property Information	
Folio:	03-4108-007-0040
Property Address:	167 MADEIRA AVE Coral Gables, FL 33134-4519
Owner	JAY R SMITH
Mailing Address	PO BOX 330851 MIAMI, FL 33233-0851
PA Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1913 PROFESSIONAL SERVICE BLDG : OFFICE BUILDING
Beds / Baths / Half	0 / 0 / 0
Floors	2
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	2,876 Sq.Ft
Lot Size	2,359 Sq.Ft
Year Built	1962



Assessment Information			
Year	2022	2021	2020
Land Value	\$518,980	\$518,980	\$471,800
Building Value	\$287,600	\$287,600	\$287,600
XF Value	\$0	\$0	\$0
Market Value	\$806,580	\$806,580	\$759,400
Assessed Value	\$806,580	\$806,580	\$759,400

Benefits Information				
Benefit	Type	2022	2021	2020
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
CORAL GABLES SEC L PB 8-85 LOT 8 LESS BEG AT NW COR GO SLY 95.1FT ELY.34FT NLY TO POG BLK 3 LOT SIZE 24.830 X 95 OR 16933-1144 0995 1

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$806,580	\$806,580	\$759,400
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$806,580	\$806,580	\$759,400
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$806,580	\$806,580	\$759,400
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$806,580	\$806,580	\$759,400

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
09/01/1995	\$215,000	16933-1144	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>

Version:

City's Exhibit #1

List of service addresses for January 2023 unsafe structures cases

[Revised to add additional service address for mortgagee (mortgage address)]


1) 167 MADEIRA AVE

<u>Owner (property appraiser address)</u> Jay R. Smith P.O. Box 330851 Miami, FL 33233-0851	<u>Owner (deed address)</u> Jay R. Smith 100 SW 29 Rd Miami, FL 33129-2720
<u>Mortgagee (Sunbiz address)</u> Kyle Dyer Development Corp. c/o E.G. Kyle III Registered Agent 165 Madeira Ave Coral Gables, FL 33134-4519	<u>Mortgagee (Sunbiz address)</u> Kyle Dyer Development Corp. 10801 SW 109 Ct., D-414 Miami, Fl 33176-3357

CORAL GABLES

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Public Information

Search


All




for

167 MADEIRA AVE

Exact Phrase ☒

 Search

Reset

 Export

Found 6 results

Filter Results

All 6

Permit 1

Inspection 3

Code Case 2

[Next](#) | [Top](#) | [Paging Options](#) | [Filter Options](#) | [Main Menu](#)

Inspection Number [ICODE-013214-2022](#)

Status In Violation

Main Parcel 0341080070040

Address 167 MADEIRA AVE Coral Gables, FL 33134----4

Scheduled Date 07/31/2022

Type Ticket Follow Up Inspection

Requested Date 07/25/2022



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Inspection Number [ICODE-020683-2022](#)

Status Scheduled

Main Parcel 0341080070040

Address 167 MADEIRA AVE Coral Gables, FL 33134----4

Scheduled Date 11/10/2022

Type Compliance Inspection

Requested Date 10/10/2022



City's Exhibit #3

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Inspection Number ICODE-013209-2022

Type Ticket Follow Up Inspection

Status In Violation

Requested Date 07/25/2022

Main Parcel 0341080070040

Address 167 MADEIRA AVE Coral Gables, FL 33134----4

Scheduled Date 08/10/2022

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Permit Number RECT-22-06-0080

Applied Date 06/27/2022

Type Building Recertification - Recertification

Issued Date

Project Name

Expiration Date

Status Denied

Finalized Date

Main Parcel 0341080070040

Address 167 MADEIRA AVE Coral Gables, FL 33134--451

Description BUILDING RECERTIFICATION (YEAR BUILT 1962)

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Code Case Number NOVI-22-07-0974

Status In Progress

Type NOV

Project Name

Opened Date 07/25/2022

Closed Date

Address 167 MADEIRA AVE Coral Gables, FL 33134----4

Main Parcel 0341080070040

Description Dirty sidewalk

[Previous](#) | [Top](#) | [Paging Options](#) | [Filter Options](#) | [Main Menu](#)



Code Case Number [NOVI-22-07-0935](#)

Status In Progress

Type NOV

Project Name

Opened Date 07/13/2022

Closed Date

Address 167 MADEIRA AVE Coral Gables, FL 33134----4

Main Parcel 0341080070040

Description . Walls. Broken window small amount of weeds

Results per page 1 - 6 of 6 << < 1 > >>



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Permits and Inspections: Search Results [Logon](#) [Help](#) [Contact](#)

 [New Permit Search](#)

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
PU-14-12-4085	12/17/2014	165 MADEIRA AVE	PUBLIC RECORDS SEARCH	REQ COPY OF DRAWINGS	final	12/17/2014	12/17/2014	0.00
RC-12-12-1094	12/18/2012	165 MADEIRA AVE	BLDG RECERT / CRB	BUILDING RECERTIFICATION	final		12/18/2012	0.00
PW-12-05-9307	05/30/2012	165 MADEIRA AVE	UTILITIES (MIAMI DADE WATER & SEWER) PERMIT	REPAIR LEAK ON WATER RESTORATION AS PER CITYS SPECS EMERGENCY PERMIT	final	05/30/2012	10/16/2015	110.00

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



The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY

CORAL GABLES, FLORIDA 33134

1/3/2022

VIA CERTIFIED MAIL

7020 3160 0001 1022 0881

JAY R SMITH
PO BOX 330851
MIAMI, FL 33233-0851

RE: 167 MADEIRA AVE
FOLIO # 03-4108-007-0040

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

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is forty (40) years old, or older, having been built in 1962. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a Florida Registered Architect or Professional Engineer must inspect said building and a **completed** Recertification Report ("Report") must be submitted by you to this Department within **ninety (90) calendar days** from the **date of this letter**. A completed Report includes 1) cover letter(s) stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form and 5) Parking Lot Guardrails Requirements Form. Note all paperwork submitted must be the original signed and sealed documents (no copies). Submittal of the Report does not constitute recertification; it must be **approved** by this Department and the Letter of Recertification must be issued.

Once a completed Report is submitted to this Department and repairs or modifications are found to be necessary, the Building Official is able to grant an extension of one hundred fifty (150) calendar days from the date of this letter to obtain the necessary permits and perform the repairs. The structure will be recertified once a *revised* Report is submitted and approved, and all required permits are closed.

The Architect or Engineer may obtain the required Form, "*Minimum Inspection Procedural Guidelines for Building Recertification*," from the following link: http://www.miamidade.gov/pa/property_recertification.asp. **The Recertification Report fee of \$500.00 and additional document and filing fees shall be submitted to the Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, Florida, 33134. In order to avoid delays submit in person in order to calculate the fees accordingly.**

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

The completed Report may be submitted Monday through Friday, 7:30am to 3:20pm to this Department. Contact Virginia Goizueta at vgoizueta@coralgables.com if any questions regarding building recertification.

Thank you for your prompt attention to this matter.

Manuel Z. Lopez, P.E.
Building Official

City's Exhibit #5

Track Another Package +

Tracking Number: 70203160000110220881

Remove X

Your item was picked up at the post office at 2:41 pm on January 12, 2022 in MIAMI, FL 33133.

USPS Tracking Plus® Available ✓

✓ **Delivered, Individual Picked Up at Post Office**

January 12, 2022 at 2:41 pm
MIAMI, FL 33133

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



The City of Coral Gables

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

4/4/2022

JAY R SMITH
PO BOX 330851
MIAMI, FL. 33233-0851

7021 2720 0001 4958 9964

RE: 167 MADEIRA AVE
FOLIO # 03-4108-007-0040

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

Dear Property Owner:

In a certified letter dated 1/3/2022, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). The letter informed you it was necessary to submit to this Department a completed Report prepared by a licensed architect or engineer within ninety (90) calendar days certifying the structure meets the requirements for recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

Please be advised the submittal of the Report is overdue and the **structure has been deemed unsafe** due to non-compliance. This may result in the revocation of the Certificate of Occupancy, as well as, being subject to other penalties as provided in the Code. A completed Report includes: 1) cover letter(s) stating the structure meets the electrical and structural requirements for recertification from a Florida Registered Architect or Professional Engineer that inspects said building, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form and 5) Parking Lot Guardrails Requirements Form; no additional documents or photographs are necessary. Note all paperwork submitted must be the original signed and sealed documents (no copies). **Additionally you will need to register in the new permitting system to submit report, see the instructions attached.**

Failure to submit the completed Report within thirty (30) calendar days from the date of this letter will result in forwarding the matter to the City's Construction Regulation Board for further review and determination. The completed Report may be submitted Monday through Friday, 7:30am to 2:30pm to this Department. Contact Virginia Goizueta at vgoizueta@coralgables.com if any questions regarding building recertification.

Please govern yourself accordingly.

Sincerely,

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

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

Track Another Package +

Tracking Number: 70212720000149589964

Remove X

Your item was picked up at the post office at 8:38 am on April 13, 2022 in MIAMI, FL 33133.

USPS Tracking Plus® Available ✓

✓ **Delivered, Individual Picked Up at Post Office**

April 13, 2022 at 8:38 am
MIAMI, FL 33133

Feedback

Get Updates ✓

Text & Email Updates	✓
Tracking History	✓
USPS Tracking Plus®	✓
Product Information	✓

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Can't find what you're looking for?

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

FAQs

Feedback

Lopez, Manuel

From: Lopez, Manuel
Sent: Thursday, April 28, 2022 8:18 AM
To: Cabrera, Suramy; Jay Smith
Cc: Lago, Vince
Subject: RE: Recertification Inspection: 167 Madeira Avenue

Mr. Smith please get us the report requiring repairs and we will give you the extension.

Thank you

*Manuel Z. Lopez P.E.
Deputy Building Official
Development Services Department
405 Biltmore Way, 3rd Floor
Coral Gables, Florida 33134
Office: (305) 460-5242*

From: Cabrera, Suramy <scabrera@coralgables.com>
Sent: Wednesday, April 27, 2022 4:14 PM
To: Jay Smith <gablesoffice@aol.com>; Lopez, Manuel <mlopez@coralgables.com>
Cc: Lago, Vince <vlago@coralgables.com>
Subject: RE: Recertification Inspection: 167 Madeira Avenue

Manny, please assist.

From: Jay Smith <gablesoffice@aol.com>
Sent: Monday, April 25, 2022 2:11 PM
To: Cabrera, Suramy <scabrera@coralgables.com>
Cc: Lago, Vince <VLago@coralgables.com>
Subject: Recertification Inspection: 167 Madeira Avenue

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

Dear Suramy,

Thank you for your response.

I'm doing everything I can to get the job done, but I need the extension. Covid cases in Miami-Dade County are up 91% with respect to two weeks ago (New York Times, April 25, 2022). On top of that, underreported cases throughout the county according to PBS "Science Friday" are at 90+ % of the reported cases. People are self testing and not reporting. On top of that, the State of Florida decided in March, that a Covid update every two weeks is sufficient. We are in a pandemic.

I don't know whether to write a book, or make a movie.

As a young boy, I began to learn that the rule of law and science could work together for the best policy in the public interest. I was lucky

because of the two particular teachers I had: my late mother and my step-grandfather who both spent an enormous amount of time with me.

John Clayton Gifford was already the first Doctor of Forestry in the United States, and he had already organized a school of forestry at Cornell. The

Arboretum at the University of Miami had not yet been named after him, because he died in 1949.

My mother, Jeanette Ozanne Smith, had already organized the "Dade County" Law Library, and had not started teaching until "Grandpop" died. She

had been a nurse prior to studying law, and cared for Dr. Gifford 24/7 in his home after doctors determined there was nothing more they could

do in a hospital and he was going to die.

My mother, the same year, began teaching, and would become the sixth woman law professor in the United States. In the book, Paving The Way, by

Herma Hill Kay, a biography and photograph of Jeanette are printed. The late Justice Ruth Bader Ginsburg wrote the 'Forward' in the book.

Jay



The City of Coral Gables

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

6/9/2022

JAY R SMITH
PO BOX 330851
MIAMI, FL 33233-0851

7021 1970 0000 4016 1548

RE: 167 MADEIRA AVE
FOLIO # 03-4108-007-0040

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

Dear Property Owner:

In a certified letter dated 1/3/2022, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). A Second Notice, dated 4/4/2022, 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", is written over a horizontal line.

Manuel Z. Lopez, P.E.
Building Official

Track Another Package +

Tracking Number: 70211970000040161548

Remove X

Your item was picked up at the post office at 8:35 am on June 18, 2022 in MIAMI, FL 33133.

USPS Tracking Plus® Available ✓

✓ **Delivered, Individual Picked Up at Post Office**

June 18, 2022 at 8:35 am
MIAMI, FL 33133

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

Goizueta, Virginia

From: Goizueta, Virginia
Sent: Wednesday, July 6, 2022 2:06 PM
To: Jay Smith
Cc: Cabrera, Suramy; Lopez, Manuel; Ramirez, Douglas
Subject: RE: Recertification Inspection: 167 Madeira Avenue.

Good afternoon,

167 Madeira Ave is pending the 2022 Building Recertification.

Three notices have been mailed to the property owner, the first one on January 3, 2022, notifying the Building Recertification is required this year. To date we have not received a Building Recertification Report therefore; the property has been scheduled to the Construction Regulation Board meeting on Monday, July 11, 2022 beginning at 2:00pm. At the meeting you will be able to address the board and request extensions.

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: Ramirez, Douglas <dramirez@coralgables.com>
Sent: Wednesday, July 6, 2022 1:45 PM
To: Jay Smith <gablesoffice@aol.com>; Goizueta, Virginia <vgoizueta@coralgables.com>
Cc: Cabrera, Suramy <scabrera@coralgables.com>; Lopez, Manuel <mlopez@coralgables.com>
Subject: FW: Recertification Inspection: 167 Madeira Avenue.

Jay,

Please work with Virginia (copied) for further clarification, since your questions relate to our correspondence.

It was my desire to speak with you in order to become familiar with the issues and determine how best to help. Barring that, please work with Virginia since I am not sufficiently educated with the issues at this location.

If you decide that a conversation may be beneficial, my number is below.

Thank you.

Douglas A. Ramirez, MS, PE
Assistant Building Director
City of Coral Gables
405 Biltmore Way, 3rd Floor
Coral Gables, FL 33134
(305)476-7239 direct dial



From: Jay Smith <gablesoffice@aol.com>
Sent: Wednesday, July 6, 2022 1:27 PM
To: Ramirez, Douglas <dramirez@coralgables.com>
Cc: Lopez, Manuel <mlopez@coralgables.com>
Subject: Re: Recertification Inspection: 167 Madeira Avenue.

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

Dear Mr. Ramirez:

I have not received a response to my e-mail of Thur, Jun 30, 2022 1:17 pm

Jay Smith

-----Original Message-----

From: Jay Smith <gablesoffice@aol.com>
To: dramirez@coralgables.com <dramirez@coralgables.com>
Cc: vlago@coralgables.com <vlago@coralgables.com>
Sent: Thu, Jun 30, 2022 1:17 pm
Subject: Re: Recertification Inspection: 167 Madeira Avenue.

Dear Mr. Ramirez:

I will not discuss by telephone my e-mail of June 23rd to Suramy Cabrera. I would have no documentation. Your notes taken during a conversation concerning my e-mail can not be a substitute for my own words.

I believe I have an extension to file the report, granted by Mr. Lopez and Ms. Cabrera. I further believe the City of Coral Gables two distinct methods of communication for mandatory business matters, i.e. e-mail and USPS, are in conflict with each other.

Jay Smith

-----Original Message-----

From: Ramirez, Douglas <dramirez@coralgables.com>
To: gablesoffice@aol.com <gablesoffice@aol.com>
Cc: Cabrera, Suramy <scabrera@coralgables.com>; Lopez, Manuel <mlopez@coralgables.com>
Sent: Tue, Jun 28, 2022 9:35 am
Subject: FW: Recertification Inspection: 167 Madeira Avenue.

Good morning Mr. Smith,

Is there a number where I may reach you regarding the email below?

Thank you.

Douglas A. Ramirez, MS, PE
Assistant Building Director
City of Coral Gables
405 Biltmore Way, 3rd Floor
Coral Gables, FL 33134
(305)476-7239 direct dial



From: Jay Smith <gablesoffice@aol.com>
Sent: Thursday, June 23, 2022 9:16 AM
To: Cabrera, Suramy <scabrera@coralgables.com>
Cc: Lago, Vince <vlago@coralgables.com>
Subject: Recertification Inspection: 167 Madeira Avenue.

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

Dear Suramy:

I have received a "Dear Property owner" letter dated June 9, 2022 from Mr. Lopez.

In his letter of June 9, he makes no reference to his e-mail of April 28:

"Mr.Smith please get us the report requiring repairs and we will give you the extension."

His e-mail does not include dates or deadlines, nor does it specify what "the extension," might be for.. i.e. the "report," or "repairs? "

Between his e-mail and subsequent letter of June 9th, I have received no other communication from him. nor from you.

Your e-mail of April 4th thanking me for my "feedback," did not address how the public might more safely accomplish mandatory business with the City and its broken ticket machine, prior to your move. Your e-mail also did not address the possibility of a real live person showing up to be a temporary substitute for the ticket machine.

Yes, masks were "optional," but your e-mail of April 4th, also did not address whether "social distancing," might become "optional." i.e. by perhaps making several chairs available on a less crowded floor.

During the pandemic and prior to your move, the public can not be trapped in an inclosed space -- waiting for a moving van.

Jay Smith

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.

Goizueta, Virginia

From: Jay Smith <gablesoffice@aol.com>
Sent: Thursday, July 7, 2022 3:38 PM
To: Goizueta, Virginia
Subject: "Democracy Dies in Darkness"

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

"Americans will forgive a mistake -- but not a cover-up"

(A new e-mail composed, instead of "forwarding or replying.")

Jay Smith

OK To Defer.
Ref 7/11/22

Ms. Virginia Goizueta
Secretary to the Board
Coral Gables City Hall, 3rd floor
Coral Gables, Florida

Dear Virginia,

July 11, 2022

RE: Recertification - 167 Madeira Avenue


Thank you for your help.

I request a continuance due to Covid issues.

I do not know how to deliver the report to you this week. I can not visit your crowded third floor again.

I am still blocked from sending you an e-mail message. When I hit the "send" key, I read, "there was a problem sending the message. Please try again later."

Sincerely,


Jay Smith
305-854-7314

Goizueta, Virginia

From: Goizueta, Virginia
Sent: Monday, July 25, 2022 10:53 AM
To: gablesoffice@aol.com
Subject: RECT-22-06-0080 (167 MADEIRA AVE Coral Gables, FL 33134-4519)

Good morning Mr. Smith,

I have received the Building Recertification Report.

The invoice below can be paid via the web or with a check. Please know payment must be made in order for us to review the report.

Thank you

INVOICE (INV-00007652) FOR CITY OF CORAL GABLES

BILLING CONTACT
JAY SMITH



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
INV-00007652	07/25/2022	07/25/2022	Due	NONE

REFERENCE NUMBER	FEE NAME	
RECT-22-06-0080	Construction Regulation Board (Administrative Fee) Document preservation fee (\$1.45 per page) Forty year Recertification (each application) Ordinance 2006-27 Filing Fee (\$1 per page)	
167 Madeira Ave Coral Gables, FL 33134-4519		SUB TOTAL

REMITTANCE INFORMATION

City of Coral Gables
405 Biltmore Way
Coral Gables, FL 33134

TOTAL

Virginia Goizuela

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: Tuesday, August 23, 2022 11:53 AM
To: gablesoffice@aol.com
Subject: 60 Days Extension letter
Attachments: Scanned from a Xerox Multifunction Printer.pdf

The Building Recertification report has been rejected by both building and electrical.

Please visit <https://coralgablesfl-energovpub.tylerhost.net/Apps/SelfService#/search> and enter the permit number to see the plan review comments.

Attach please find the time extension letter; please provide a revised report by the new extension deadline.

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

VIA PRIORITY MAIL

Mr. Carlos M. Rodriguez
Rodriguez & Anglin Professional Design, Inc.
12735 SW 42 Terrace
Miami, FL 33175

Dear Mr. Rodriguez:

August 27, 2022

Re: 40 Year Electrical Recertification
167 Madeira Avenue

The City of Coral Gables has rejected your report dated July 12, 2022, with comment:

"Specify entire service size. Electrical gear with multiple meters and mains shown in picture."

I requested a telephone call from you (texts and voice-mail) but have not received a response.

Thank you in advance of your assistance,

Jay R. Smith
P.O. Box 330851
Miami, FL 33233-0851

cc: VIA CERTIFIED MAIL
cc: via first-class mail
Ms. Virginia Goizueta
Building Service Coordinator
City of Coral Gables
Development Services Department
405 Biltmore Way, 3rd Floor
Coral Gables, Florida 33134

Goizueta, Virginia

From: Goizueta, Virginia
Sent: Thursday, October 20, 2022 9:46 AM
To: Jay Smith
Cc: Vazquez, Hector; Mederos, Marino
Subject: RE: Recertification Inspection: 167 Madeira Avenue.

Good morning Mr. Smith,

The Electrical Chief, the Electrical inspector and I have been trying to call the Electrical Engineer Carlos M. Rodriguez and there is no answer. The mailbox is full so we can't leave a message.

The Building Certification will expire on 10/22/22.

In order to resolve this issue; we would like to schedule a site inspection. Can you call me or e-mail me and let me know when you can meet at the site?

Thank you

Virginia Goizueta
Building Service Coordinator
City of Coral Gables
Development Services Department
427 Biltmore Way, 1st floor
Coral Gables, Florida 33134
Office: 305-460-5250

Pending inspection

Ms. Virginia Goizueta
Building Service Coordinator
City of Coral Gables
Development Services Department
405 Biltmore Way, 3rd Floor
Coral Gables, Florida 33134

Dear Ms. Goizueta:

October 21, 2022

RE: Recertification of 167 Madeira Avenue

Thank you for your e-mail of yesterday, October 20th.

Attached please find a copy of updated electrical report and cover letter.

In both the original report dated July 12, 2022, and the updated report dated August 31, 2022, everything is checked, "good."

In the original report, Mr. Rodriguez specifies twice the entire service size— at #3 and also at the photograph.

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The storefront plate glass replacement was contracted on September 12th, with promise of delivery in 2-3 weeks . I am still waiting to hear from them.

The 1/4" tempered glass is manufactured to size, 29" X 54". As you have duration limitations on permits, I do not want to obtain a permit too soon.

Thank you for your assistance,



Jay R. Smith
P.O. Box 330851
Miami, FL 33233-0851

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 22-4342

vs.

Return receipt number:

JAY R. SMITH
P.O. BOX 330851
MIAMI, FL 33233-0851
Respondent.

7021 1970 0000 4016 2026

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

Date: JUNE 29, 2022

Re: 167 MADEIRA AVENUE, CORAL GABLES, FL. 33134-4519 LEGAL DESCRIPTION: CORAL GABLES SEC L PB 8-85, LOT 8 LESS BEG AT NW COR GO SLY 95.1FT ELY.34 FT NLY TO POG BLK 3 FOLIO NO.: 03-4108-007-0040 ("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, July 11, 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, Secretary to Virginia Goizueta the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, vgoizueta@coralgables.com, tel: (305) 460-5250. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 p.m.

If the Required Action is not completed before the above hearing date, the Building Official may order that the structure be vacated, boarded, secured, and posted (including but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy until the Required Action is

completed. The Building Official may also order demolition of the Structure and the City may recover the costs incurred against the Property and the Owner of record.

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

Please govern yourself accordingly.


Virginia Goizueta
Secretary to the Board

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

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

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

Any person with a disability requiring communication assistance (such as a sign language interpreter or other auxiliary aide or service) in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (E-mail: relejabarrieta@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

c: Jay R. Smith, P.O. Box 330851, MIAMI, FL 33233-0851; Jay R. Smith, 100 SW 29 Rd, Miami, FL 33129-2720; Kyle Dyer Development Corp., c/o E.G. Kyle III, Registered Agent 165 Madeira Ave, Coral Gables, FL 33134-4519

Track Another Package +

Tracking Number: 70211970000040162026

Remove X

Your item was picked up at the post office at 8:33 am on July 12, 2022 in MIAMI, FL 33133.

USPS Tracking Plus® Available ▾

 **Delivered, Individual Picked Up at Post Office**

July 12, 2022 at 8:33 am
MIAMI, FL 33133

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

167 Madeira Ave





Goizueta, Virginia

From: Goizueta, Virginia
Sent: Monday, July 25, 2022 10:53 AM
To: gablesoffice@aol.com
Subject: RECT-22-06-0080 (167 MADEIRA AVE Coral Gables, FL 33134-4519)

Good morning Mr. Smith,

I have received the Building Recertification Report.

The invoice below can be paid via the web or with a check. Please know payment must be made in order for us to review the report.

Thank you

INVOICE (INV-00007652) FOR CITY OF CORAL GABLES

BILLING CONTACT
JAY SMITH



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
INV-00007652	07/25/2022	07/25/2022	Due	NONE

REFERENCE NUMBER	FEE NAME	
RECT-22-06-0080	Construction Regulation Board (Administrative Fee) Document preservation fee (\$1.45 per page) Forty year Recertification (each application) Ordinance 2006-27 Filing Fee (\$1 per page)	
167 Madeira Ave Coral Gables, FL 33134-4519		SUB TOTAL

REMITTANCE INFORMATION

City of Coral Gables
405 Biltmore Way
Coral Gables, FL 33134

TOTAL

Virginia Goizuela

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: Tuesday, August 23, 2022 11:53 AM
To: gablesoffice@aol.com
Subject: 60 Days Extension letter
Attachments: Scanned from a Xerox Multifunction Printer.pdf

The Building Recertification report has been rejected by both building and electrical.

Please visit <https://coralgablesfl-energovpub.tylerhost.net/Apps/SelfService#/search> and enter the permit number to see the plan review comments.

Attach please find the time extension letter; please provide a revised report by the new extension deadline.

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

VIA PRIORITY MAIL

Mr. Carlos M. Rodriguez
Rodriguez & Anglin Professional Design, Inc.
12735 SW 42 Terrace
Miami, FL 33175

Dear Mr. Rodriguez:

August 27, 2022

Re: 40 Year Electrical Recertification
167 Madeira Avenue

The City of Coral Gables has rejected your report dated July 12, 2022, with comment:

"Specify entire service size. Electrical gear with multiple meters and mains shown in picture."

I requested a telephone call from you (texts and voice-mail) but have not received a response.

Thank you in advance of your assistance,

Jay R. Smith
P.O. Box 330851
Miami, FL 33233-0851

cc: VIA CERTIFIED MAIL
cc: via first-class mail
Ms. Virginia Goizueta
Building Service Coordinator
City of Coral Gables
Development Services Department
405 Biltmore Way, 3rd Floor
Coral Gables, Florida 33134

Goizueta, Virginia

From: Goizueta, Virginia
Sent: Thursday, October 20, 2022 9:46 AM
To: Jay Smith
Cc: Vazquez, Hector; Mederos, Marino
Subject: RE: Recertification Inspection: 167 Madeira Avenue.

Good morning Mr. Smith,

The Electrical Chief, the Electrical inspector and I have been trying to call the Electrical Engineer Carlos M. Rodriguez and there is no answer. The mailbox is full so we can't leave a message.

The Building Certification will expire on 10/22/22.

In order to resolve this issue; we would like to schedule a site inspection. Can you call me or e-mail me and let me know when you can meet at the site?

Thank you

Virginia Goizueta

Building Service Coordinator

City of Coral Gables

Development Services Department

427 Biltmore Way, 1st floor

Coral Gables, Florida 33134

Office: 305-460-5250

Pending inspection

Ms. Virginia Goizueta
Building Service Coordinator
City of Coral Gables
Development Services Department
405 Biltmore Way, 3rd Floor
Coral Gables, Florida 33134

Dear Ms. Goizueta:

October 21, 2022

RE: Recertification of 167 Madeira Avenue

Thank you for your e-mail of yesterday, October 20th.

Attached please find a copy of updated electrical report and cover letter.

In both the original report dated July 12, 2022, and the updated report dated August 31, 2022, everything is checked, "good."

In the original report, Mr. Rodriguez specifies twice the entire service size—at #3 and also at the photograph.

For the structural report, most of the repairs have been accomplished. The roof flashing coating has been delayed due to weather-related issues.

The storefront plate glass replacement was contracted on September 12th, with promise of delivery in 2-3 weeks. I am still waiting to hear from them.

The 1/4" tempered glass is manufactured to size, 29" X 54". As you have duration limitations on permits, I do not want to obtain a permit too soon.

Thank you for your assistance,



Jay R. Smith
P.O. Box 330851
Miami, FL 33233-0851



CITY OF CORAL GABLES
Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FL 33134

8/23/2022

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

Jay R. Smith
P.O. BOX 330851
Miami, Fl. 33233

ADDRESS: 167 Madeira Ave.
PROPERTY FOLIO: 30-4108-007-0040

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:

Yamil G. Kuri
PE44726
Yamil Kuri, P.E.
3109 Grand Ave., #400
Miami, Fl. 33133
786-290-7283

Carlos M. Rodriguez
PE55488
Rodriguez & Anglin Professional Design, Inc.
12735 SW 42 Terr.
Miami, FL 33175
305-510-7322

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

The report from Yamil Kuri, from dated 7/18/2022 has been submitted indicating the building, although not suitable for recertification, "can continue to be occupied while recertification and repairs are ongoing" and does not "recommend that the building be vacated".

In addition, if repairs are not completed within sixty (60) days of the date of this letter, the City may declare the structure unsafe and take emergency action, pursuant to Section 105-96 of the City Code, to order that the Structure be vacated and to secure the Structure by installing a fence around the perimeter of the Property ("Emergency Action"). Additionally, The City may request that Florida Power and Light, without any further notice, disconnect the power to the Structure. The City may impose a special assessment lien on the property for the cost of the corrective Emergency Action, pursuant to Section 105-98 of the City Code.

Please note that it shall be unlawful for any person, firm, or corporation or their agents to remove this notice without written permission from the Building Official.

Once the repairs have been completed the original architect/engineer shall provide a follow-up Report and cover letter (s) indicating the structure is now recommended for recertification.

Sincerely,

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

Manuel Z. Lopez P.E.
Deputy Building Official

cc: Peter J Iglesias, P.E., City Manager
Chief Troy Easley, Fire Marshall
Miriam Soler Ramos, Esq., B.C.S., City Attorney
Cristina M. Suarez, Deputy City Attorney and City Prosecutor
Suramy Cabrera, P.E., Building Official
Warren Adams, Historical Resources and Cultural Arts Director
Martha Pantin, Communications & Public Affairs Division Director
Terri Sheppard, Code Enforcement Field Supervisor
Construction Regulation Board File

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 22-4342

vs.

Return receipt number:

JAY R. SMITH
P.O. BOX 330851
MIAMI, FL 33233-0851
Respondent.

7021 1970 0000 4015 5578

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

Date: December 22, 2022

Re: 167 MADEIRA AVENUE, CORAL GABLES, FL. 33134-4519 LEGAL DESCRIPTION: CORAL GABLES SEC L, LOT 8 LESS BEG AT NW COR GO SLY 95.1FT ELY.34 FT NLY TO POG BLK 3,PB 8-85, FOLIO NO.: 03-4108-007-0040 ("Property").

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 8-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. **The Structure is hereby declared unsafe** by the Building Official and is presumed unsafe pursuant to Section 105-I 86(j)(13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, 2nd Florida, Coral Gables, Florida 33134, on, January 9, 2023, at 2:00 p.m.

You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to, Secretary to Virginia Goizueta the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, vgoizueta@coralgables.com, tel: (305) 460-5250. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 p.m.

If the Required Action is not completed before the above hearing date, the Building Official may order that the structure be vacated, boarded, secured, and posted (including but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy until the Required Action is

completed. The Building Official may also order demolition of the Structure and the City may recover the costs incurred against the Property and the Owner of record.

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

Please govern yourself accordingly.



Virginia Goizdeta
Secretary to the Board

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c: Jay R. Smith, 100 SW 29 Rd, Miami, FL 33129-2720; Kyle Dyer Development Corp., c/o E.G. Kyle III, Registered Agent, 165 Madeira Ave, Coral Gables, FL 33134-4519

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 22-4342

vs.

Return receipt number:

JAY R. SMITH
P.O. BOX 330851
MIAMI, FL 33233-0851
Respondent.

7021 1970 0000 4015 5653

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

[Revised to add additional service address for mortgagee (mortgage address)]

Date: December 22, 2022

Re: 167 MADEIRA AVENUE, CORAL GABLES, FL. 33134-4519 LEGAL DESCRIPTION: CORAL GABLES SEC L, LOT 8 LESS BEG AT NW COR GO SLY 95.1FT ELY.34 FT NLY TO POG BLK 3,PB 8-85, FOLIO NO.: 03-4108-007-0040 ("Property").

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Secretary to the Board

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c: Jay R. Smith, 100 SW 29 Rd, Miami, FL 33129-2720; Kyle Dyer Development Corp., 10801 S. W. 109 Ct., D-414, Miami, FL 33176-3357; Kyle Dyer Development Corp., c/o E.G. Kyle III, Registered Agent, 165 Madeira Ave, Coral Gables, FL 33134-4519



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 22-4342

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

I, EDUARDO MARTIN, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 167 Madeira Ave. , ON December 22, 2022, AT 11:15 a.m. AND
WAS ALSO POSTED AT CITY HALL.

Eduardo Martin
Employee's Printed Name

Eduardo Martin
Employee's Signature

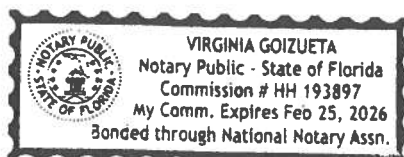
STATE OF FLORIDA)

ss.

COUNTY OF MIAMI-DADE)

Sworn to (or affirmed) and subscribed before me by means of physical presence or online
notarization, this 22 day of December, in the year 2022, by
Eduardo Martin who is personally known to me.

My Commission Expires:



[Signature]
Notary Public

City's Exhibit #7





THIS DOCUMENT PREPARED BY:
RONALD H. KAUFFMAN
ATTORNEY AT LAW
100 S.E. SECOND STREET
SUITE 2350
MIAMI, FLORIDA 33131
(305) 358-4580

95R392501 1995 SEP 26 16:16

DOCSTPDEE 1,290.00 SURTX 967.50
HARVEY RUVIN, CLERK DADE COUNTY, FL

Folio No. 03-41 08-007-0040

WARRANTY DEED

THIS INDENTURE, made this 21st day of September, 1995, by KYLE-DYER DEVELOPMENT CORP., a Florida corporation, whose post office address is 165 Madeira Avenue Coral Gables, Florida, hereinafter called the Grantor, to JAY R. SMITH, whose post office address is 100 S.W. 29th Road Miami FL 33129, hereinafter called Grantee.*

WITNESSETH: That Grantor, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, to it in hand paid by the Grantee, the receipt of which is hereby acknowledged, has granted, bargained, and by these presents does hereby grant, bargain and sell to the said Grantee in fee simple forever, the following described land, situate, lying and being in Dade County, Florida, to wit:

Lots 8 of Block 3, REVISED PLAT OF CORAL GABLES SECTION "L", according to the plat thereof, as recorded in Plat Book 8, Page 85 of the Public Records of Dade County, Florida.

LESS THE FOLLOWING PORTION THEREOF:

Beginning at the Northwest corner of said Lot 8, thence go Southerly along the West line of said Lot 8, for a distance of 95.10 feet to the Southwest corner of said Lot 8; thence go Easterly along the South line of said Lot 8 for a distance of 0.34 feet to a point; thence go Northerly for a distance of 95.10 feet to the Point of Beginning.

SUBJECT TO:

1. Conditions, restrictions and limitations of record, except this shall not operate to reimpose same.
2. Taxes for the year 1995 and thereafter.

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

* The terms "Grantor" and "Grantee" are used for singular and plural as context requires and all references to Grantee shall include heirs, personal representatives, successors and assigns of the Grantee.

[Signatures begin on following page]

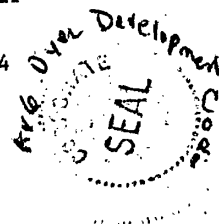
City's Exhibit #9

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

Kyle-Dyer
Development Corp.

[Signature]
(First Witness)
Print name Ravel Zarac

[Signature]
Eugene Gordon Kyle III
President
10801 SW 109th Ct., D-414
Miami, Florida 33176



[Signature]
(Second Witness)
Print name Ronald Kauffman

STATE OF FLORIDA)
) S.S.
COUNTY OF DADE)

The foregoing Warranty Deed was sworn to and subscribed before me this 18th day of September 1995 by Eugene Gordon Kyle III, President of Kyle-Dyre Development Corp. He personally appeared before me, and is personally known to me.

[Signature]
Notary Public

Commission expires:



RONALD KAUFFMAN
My Commission CC347291
Expires Feb. 09, 1998
Bonded by \$4M
800-422-1355

RECORDED IN OFFICIAL RECORDS BOOK
OF DADE COUNTY, FLORIDA
RECORD VERIFIED
HARVEY RUVIN
Clerk of Circuit & County
Courts

Prepared by and return to:
 Ronald H. Kauffman, Esq.
 100 S.E. Second St. Suite 2350
 Miami, Florida 33131
 Folio No.

95R392502 1995 SEP 26 16:16

DOCSTPMTG 332.50 INTNG 190.00
 HARVEY RUVIN, CLERK DADE COUNTY, FL

MORTGAGE AND SECURITY AGREEMENT

Executed the 21st day of September 1995 by:

JAY R. SMITH, a single man whose post office address is 100 S.W. 29th Road Miami FL 33129, Florida hereinafter called the Mortgagor: to

KYLE-DYER DEVELOPMENT CORP., a Florida corporation, (Lender), which is organized and existing under the laws of Florida and whose address is: 10801 S.W. 109th Court, D-414, Miami, Florida 33176. Borrower owes Lender the principal sum of NINETY FIVE THOUSAND AND 00/100 Dollars (U.S. \$95,000.00) Mortgagee.

(Wherever used herein, the terms Mortgagor and Mortgagee include singular and plural, all the parties to this instrument and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations wherever the context so admits or requires; and the term "note" includes all the notes herein described if more than one,)

WITNESSETH, that for good and valuable considerations, and also in consideration of the aggregate sum named in the promissory note of even date herewith, hereinafter described, the mortgagor hereby grants, bargains, sells, aliens, remises, conveys and confirms unto the mortgagees all the certain land of which the Mortgagor is now seized and in possession situate in Dade County, State of Florida, viz:

Lots 8 of Block 3, REVISED PLAT OF CORAL GABLES SECTION "L", according to the plat thereof, as recorded in Plat Book 8, Page 85 of the Public Records of Dade County, Florida.

LESS THE FOLLOWING PORTION THEREOF:

Beginning at the Northwest corner of said Lot 8, thence go Southerly along the West line of said Lot 8, for a distance of 95.10 feet to the Southwest corner of said Lot 8; thence go Easterly along the South line of said Lot 8 for a distance of 0.34 feet to a point; thence go Northerly for a distance of 95.10 feet to the Point of Beginning.

THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE BALANCE DUE UPON MATURITY IS \$81,195.66, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE

TO HAVE AND TO HOLD THE SAME, together with the tenements, hereditaments and appurtenances thereto belonging, and the rents, issues and profits thereof, unto the mortgagee, in fee simple.

AND the mortgagor covenants with the mortgagees that the mortgagor is indefeasibly seized of said land in fee simple; that the mortgagor has good right and lawful authority to convey said land as aforesaid; that the mortgagor will make such further assurances to perfect the fee simple title to said land and will defend the same against the lawful claims of all persons whosoever; and that said land is free and clear of all encumbrances.

AND this mortgage is not assumable and must be paid off in full if the property is conveyed.

1500

PROVIDED ALWAYS that if said mortgagor shall pay unto said mortgagee the certain promissory note hereinafter substantially copies or identified, to-wit:

COPY OF THE INSTALLMENT NOTE

Date: September 21st, 1995 City: Miami State: Florida

PROPERTY ADDRESS: 165 Madeira Avenue,
Coral Gables, Florida 33134

FOR VALUE RECEIVED the undersigned authority, JAY R. SMITH, promises to pay to the order of KYLE-DYER DEVELOPMENT CORP., the principal sum of NINETY FIVE THOUSAND DOLLARS AND NO CENTS (\$95,000.00) together with interest thereon from date, at the rate of TEN PER CENT (10.0000%), per year from October 21, 1995 until maturity of both principal and interest being payable in lawful money of the United States or its equivalent, at 10801 S.W. 109th Court, D-414, Miami, FL 33176. Said unpaid principal sum to be payable on the dates and in the amounts specified below, to wit:

\$863.27 on the 21st day of October 1995 and a similar sum on the 21st day of subsequent 120 months. Payment shall be applied first against interest and the balance against principal.

Each maker and endorser severally waives demand, protest and notice of maturity, non-payment or protest and all requirements and to hold each of them liable as makers and endorsers.

Each maker and endorser further agrees, jointly and severally, to pay all costs of collection, including a reasonable attorney's fee in case the principal of this note or any payment on the principal or any interest thereon is not paid at the respective maturity thereof, or in case it becomes necessary to protect the security hereof, whether suit be brought or not.

This note and late interest payments shall bear interest at the rate of 12.00 per cent, per annum from maturity until paid. Borrower has the right to make payments of principal at any time before they are due, without charge, and said prepayment shall be applied to the unpaid principal balance.

This note is secured by a first mortgage of even date herewith and is to be construed and enforced according to the laws of the State of Florida upon default in the payment of principal and/or interest due on any note secured by said Mortgage, all notes so secured and remaining unpaid shall forthwith become due and payable notwithstanding their tenor.

Dated this 21st day of September 1995 at Miami, Florida.

/s/ JAY R. SMITH
JAY R. SMITH
BORROWER

and shall perform, comply with and abide by each and every the agreements, stipulations, conditions and covenants thereof, and of this mortgage, then this mortgage and the estate hereby created, shall cease, terminate and be null and void.

AND the mortgagor hereby further covenants and agrees to pay promptly when due the principal and interest and other sums of money provided for in said note and this mortgage, or either; to pay all and singular the taxes, assessments, levies, liabilities, obligations, and encumbrances of every nature on said property; to permit, commit or

suffer no waste, impairment or deterioration of said land or the improvements thereon at any time; to keep the buildings now or hereafter on said land fully insured in a sum a not less than highest insurable value in a company or companies acceptable to the mortgagee, the policy or policies to be held by, and payable to, said mortgagee, and in the event any sum of money becomes payable by virtue of such insurance the mortgagee shall have the right to receive and apply the same to the indebtedness hereby secured, accounting to the mortgagor for any surplus; to pay all costs, charges, and expenses, including lawyer's fees and title searches, reasonably incurred or paid by the mortgagee because of the failure of the mortgagor to promptly and fully comply with the agreements, stipulations, conditions and covenants of said note and this mortgage, or either; to perform, comply with and abide by each and every the agreements, stipulations, conditions and covenants set forth in said note and this mortgage or either. In the event the mortgagor fails to pay when due any tax, assessment, insurance premium or other sum of money payable by virtue of said note and this mortgage, or either, the mortgagee may pay the same, without waiving or affecting the option to foreclose or any other right hereunder, and all such payments shall bear interest from date thereof at the highest lawful rate then allowed by the laws of the State of Florida.

IF any sum of money herein referred to be not promptly paid within 30 days next after the same becomes due, or if each and every the agreements, stipulations, conditions and covenants of said note and this mortgage, or either, are not fully performed, complied with and abided by, then the entire sum mentioned in said note, and this mortgage, or the entire balance unpaid thereon, shall forthwith or thereafter, at the option of the mortgagee, become and be due and payable, anything in said note or herein to the contrary notwithstanding. Failure by the mortgagee to exercise any of the rights or options herein provided shall not constitute a waiver of any rights or options under said note or this mortgage accrued or thereafter accruing.

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

Signed sealed and delivered in the presence of:

Mercedes Padin
WITNESS
Mercedes PADIN

Jay R Smith
JAY R. SMITH
100 S.W. 29th Road Miami FL 33129

Eugene Gordon Kyle III
WITNESS
EUGENE GORDON KYLE III
PRINT NAME

THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE BALANCE DUE UPON MATURITY IS \$81,195.66. TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE

STATE OF FLORIDA)
) ss
COUNTY OF DADE)

Sworn to and subscribed to me this 21st day of September 1995 by JAY R. SMITH, who are personally known to me or produced a Florida Drivers License as identification.



RONALD KAUFFMAN
My Commission CC747291
Expires Feb. 09, 1998
Bonded by HAI
800-422-1888

Ronald Kauffman
Notary Public

RECORDED BY OFFICIAL RECORDS DEPT.
OF DADE COUNTY, FLORIDA
RECORD # 1995-100
HARVEY RUVIN,
Clerk of Circuit & County
Courts



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Detail by Entity Name

Florida Profit Corporation

KYLE-DYER DEVELOPMENT CORP.

Filing Information

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Date Filed	03/07/1959
State	FL
Status	INACTIVE
Last Event	ADMIN DISSOLUTION FOR ANNUAL REPORT
Event Date Filed	08/23/1996
Event Effective Date	NONE

Principal Address

165 MADEIRA AVE
CORAL GABLES, FL 33134

Mailing Address

165 MADEIRA AVE
CORAL GABLES, FL 33134

Registered Agent Name & Address

KYLE, E. G., III
165 MADEIRA AVE
CORAL GABLES, FL 33134

Name Changed: 07/30/1992

Officer/Director Detail

Name & Address

Title D

KYLE, EUGENE G. III
165 MADERIA AVE
CORAL GABLES, FL

Annual Reports

Report Year	Filed Date
1993	05/01/1993
1994	04/04/1994

1995	04/17/1995
<u>Document Images</u>	
04/17/1995 -- ANNUAL REPORT	View image in PDF format

1762
37
Yamil Kuri, P.E.

STRUCTURAL RECERTIFICATION LETTER

July 18, 2022



City of Coral Gables
Development Services

RECT-22-06-0080

167 MADEIRA AVE

City of Coral Gables Building Department
405 Biltmore Way
Coral Gables, Florida 33134

Re:

Structural Recertification of 60-Year-Old Building by Section 8-11(f) of the Code of Miami-Dade County for Mr. Jay R Smith Office Building; Located at 167 Madeira Avenue, Coral Gables, Florida 33134 – Folio # 03-4108-007-0040.

Dear Building Official:

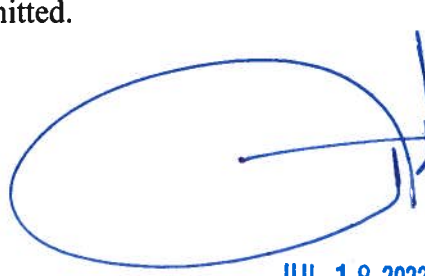
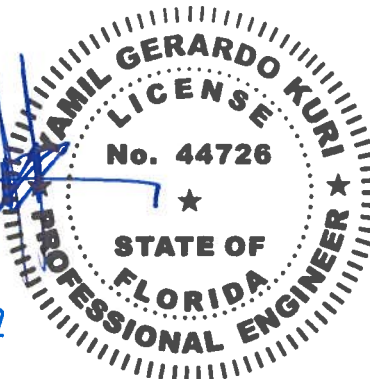
In accordance with Section 8-11(f) of the Miami-Dade County code, I have inspected the structure of the subject building and determined that the building is structurally safe for its specified use and continued occupancy. Structural repairs are required as noted. The findings of my inspection are summarized in the attached report according to the Miami-Dade County Minimum Inspection Procedural Guidelines for Building Recertification. This report does not preclude the building from subsequent inspections as deemed necessary by the building official.

To avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for 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 building based upon careful evaluation of observed conditions, to the extent reasonably possible.

Should you have any questions concerning this report, please do not hesitate to contact me.

Respectfully Submitted.

Yamil Kuri, P.E.
FL Reg. # 44726
Civil/Structural


JUL 18 2022




MINIMUM INSPECTION PROCEDURAL GUIDELINES
FOR BUILDING STRUCTURAL RECERTIFICATION

CASE REFERENCE NUMBER:

22-4342

LICENSEE NAME: Yamil G. Kuri, P.E.

TITLE: Structural Engineer

JURISDICTION NAME:

City of Coral Gables

ADDRESS: 3109 Grand Avenue #400

Miami, FL 33133

SIGNATURE: _____

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

1. DESCRIPTION OF BUILDING

a. Name on Title: Jay R Smith

b. Building Street Address: Madeira Avenue, Coral Gables, FL 33134

Bldg. #: 167

c. Legal Description: Coral Gables Sec L / PB 8-85 / Lot 8 / BLK 3

Attached: ☐

d. Owner's Name: Jay R Smith

e. Owner's Mailing Address: P.O. Box 330851, Miami, FL 33233

f. Folio Number of Property on which Building is Located: 30-4108-007-0040

g. Building Code Occupancy Classification: Commercial - Office Building

h. Present Use: Office rentals

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

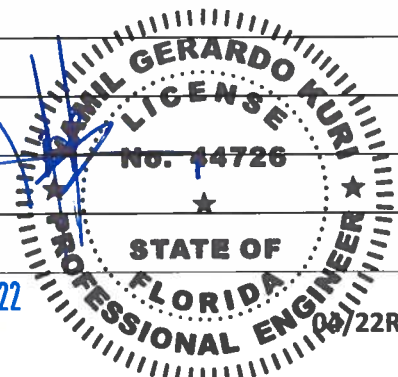
Two-story building with open corridors / concrete masonry walls, concrete slab on grade / precast concrete slab panels on second floor / wood joists roof framing with T&G sheathing. Shallow foundation with continuous wall footings.

j. Number of Stories: 2

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

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

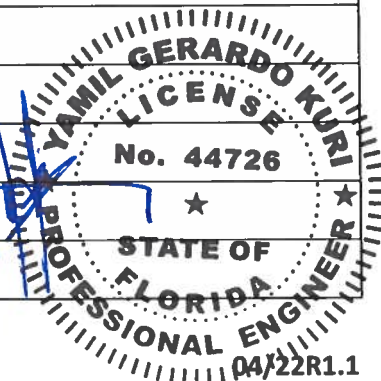
m. Additional Comments:



n. Additions to original structure:	
No additions	
o. Total Actual Building Area of all floors:	2,876 S.F.

2. INSPECTIONS
a. Date of Notice of Required Inspection: January 3, 2022
b. Date(s) of actual inspection: July 9, 2022
c. Name, license number, discipline of practice, and qualifications of licensee submitting report:
Yamil G. Kuri, P.E. / Licence # 44726 / Structural Engineer, Special Inspector, General Contractor
d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures:
None required
e. Are Any Structural Repairs Required? (YES/NO): Yes
1. If required, describe, and indicate acceptance:
Pending repairs: Open exterior roof overhang soffit over the second-floor corridor and repair/replace termite damaged wood framing / fascia board / plywood soffit.
f. Can the building continue to be occupied while recertification and repairs are ongoing? (YES/NO): Yes
1. Explanation/Conditions:
The soffit framing and plywood are not in an unsafe condition.
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): No
1. Explanation/Comments:

JUL 18 2022



3. SUPPORTING DATA

- a. _____ Additional sheets of written data
- b. Please see attached photographs Photographs provided (where required plus each building elevation)
- c. _____ Drawings or sketches (aerial, site, footprint, etc.)
- d. _____ Test reports

4. FOUNDATION

a. Describe the building foundation:

Shallow foundation consisting of continuous wall footings

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

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

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

PROVIDE PHOTO

None visible

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

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, poor, explain if significant)

PROVIDE PHOTO

1. Bulging: None visible

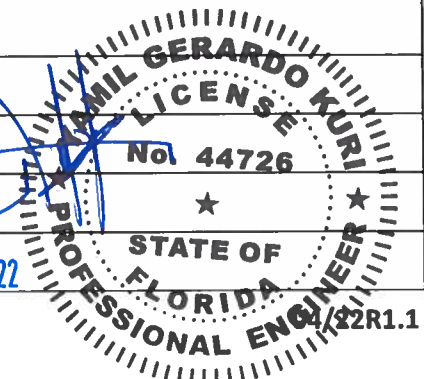
2. Settlement: None visible

3. Deflections: None visible

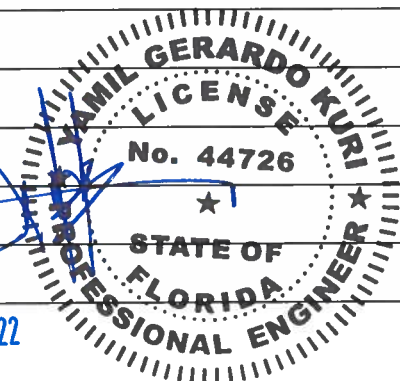
4. Expansion: None visible

5. Contraction: None visible

JUL 18 2022

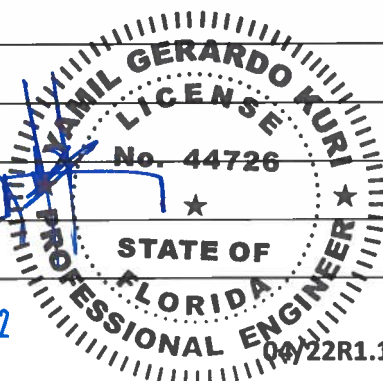


b. Portion showing distress: (Note, beams, columns, structural walls, floor, roofs, other)	PROVIDE PHOTO
No portions of the building show distress	
c. Surface conditions: Describe general conditions of finishes, cracking, spalling, peeling, signs of moisture penetration and stains.	PROVIDE PHOTO
General surface condition of finishes is good	
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
None visible	
e. General extent of deterioration: Cracking or spalling of concrete or masonry, oxidation of metals; rot or borer attack in wood.	PROVIDE PHOTO
Second-floor guardrails show light surface corrosion - Sand and repaint with anti-corrosive paint is recommended	
f. Previous patching or repairs (Provide description and identify location):	PROVIDE PHOTO
None visible	
g. Nature of present loading: (Indicate residential, commercial, storage, other - estimate magnitude for each level)	
Commercial - 40 psf live load	
h. Signs of overloading? (Yes/No): No	
1. Describe:	



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6. MASONRY BEARING WALL: (Indicate good, fair, poor on appropriate lines)		PROVIDE PHOTO
a. Concrete masonry units:	Good	
b. Clay tile or terra cotta units:	Facade clay bricks are in good condition	
c. Reinforced concrete tie columns:	Good	
d. Reinforced concrete tie beams:	Good	
e. Lintel:	Good	
f. Other type bond beams:		PROVIDE PHOTO
g. Exterior masonry finishes (choose those that apply):		
1. Stucco:	Good	
2. Veneer:	Good	
3. Paint only:	Fair	
4. Other (describe):		
h. Interior masonry finishes (choose those that apply):		PROVIDE PHOTO
1. Vapor barrier:	None visible	
2. Furring and plaster:	Not applicable	
3. Paneling:	Not applicable	
4. Paint only:	Fair	
5. Other (describe):		
i. Cracks:		PROVIDE PHOTO
1. Location (note beams, columns, other):	None visible	
2. Description:		
j. Spalling		PROVIDE PHOTO
1. Location (note beams, columns, other):	None visible	
2. Description:		



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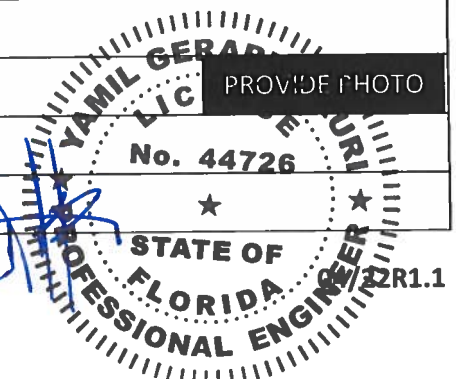
k. Rebar corrosion (indicate on lines 1-4):	PROVIDE PHOTO
1. None visible: <input checked="" type="checkbox"/>	
2. Minor (patching will suffice):	
3. Significant (but patching will suffice):	
4. Significant (structural repairs required)	
l. Samples chipped out for examination in spalled areas (Yes/No):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

7. FLOOR AND ROOF SYSTEM

a. Roof (Must provide)

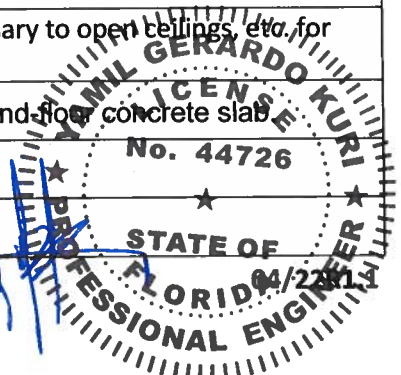
1. Describe (roof shape, type roof covering, type roof deck, framing system, condition):	PROVIDE PHOTO
Low-slope roof framed with wood joists and wood board sheathing covered with modified bitumen membranes.	
The membranes are in fair condition except they need restoration along the east edge above the roof overhang.	
corridor. The termite damaged joists, fascia, and plywood soffit need to be repaired underside the overhang framing.	
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of supports:	PROVIDE PHOTO
None applicable	
3. Describe roof drainage system, main and overflow, and indicate condition:	PROVIDE PHOTO
The roof drains to the east without parapets into a gutter collector. The gutter is clean.	
It is recommended that the gutter be checked for leaks into the fascia board.	
4. Describe parapet build and current conditions:	PROVIDE PHOTO
There is no parapet at the roof drain location (east). Masonry parapets are at the north, south, and west sides	
of the roof, the parapet flashing coating has cracked and is peeling-off. Restoration of the parapet flashing	
is recommended.	
5. Describe mansard build and current conditions:	PROVIDE PHOTO
None applicable	

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6. Describe roofing membrane/covering and current conditions:	PROVIDE PHOTO
The modified roofing membranes are in fair condition. There is ponding water on several spots at the south end of the roof. Follow up is recommended under a maintenance plan of action.	
7. Describe any roof framing member with obvious overloading, overstress, deterioration or excessive deflection:	PROVIDE PHOTO
The roof wood joists overhangs at the east end of the roof showed termite and water damage.	
8. Note any expansion joints and condition:	PROVIDE PHOTO
None applicable	
b. Floor system(s):	
1. Describe the floor system at each level, framing, material, typical spans and indicate condition:	PROVIDE PHOTO
The concrete slab on grade is in good condition. The second floor framing consist of modular precast concrete plancks which are in good condition.	
2. Balconies: Indicate location, framing system, material, and condition:	PROVIDE PHOTO
The concrete second-floor corridors are in good condition.	
3. Stairs and escalators: indicate location, framing system, material, and condition:	PROVIDE PHOTO
Concrete staircases at the north and south ends of the building are in good condition.	
4. Ramps: indicate location, framing type, material, and condition:	PROVIDE PHOTO
None applicable	
5. Guardrails: describe type, material, and condition:	PROVIDE PHOTO
The second-floor corridor and staircase guardrails are made of wrought iron and are in fair condition.	
There is light surface corrosion which shall be cleaned and these portions repainted.	
c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.	
The interior soffit on the first floor was open and accessible to inspect the second floor concrete slab	

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8. STEEL FRAMING SYSTEM

a. Description of system at each level:

PROVIDE PHOTO

Not applicable

b. Steel members: describe condition of paint and degree of corrosion:

PROVIDE PHOTO

c. Steel connections: describe type and condition:

PROVIDE PHOTO

d. Concrete or other fireproofing: note any cracking or spalling of encased member and note where any covering was removed for inspection:

PROVIDE PHOTO

e. Identify any steel framing member with obvious overloading, overstress, deterioration, or excessive deflection (provide location):

PROVIDE PHOTO

f. Elevator sheave beams and connections, and machine floor beams: note condition:

PROVIDE PHOTO

There are no elevators

9. CONCRETE FRAMING SYSTEM

a. Full description of concrete structural framing system:

PROVIDE PHOTO

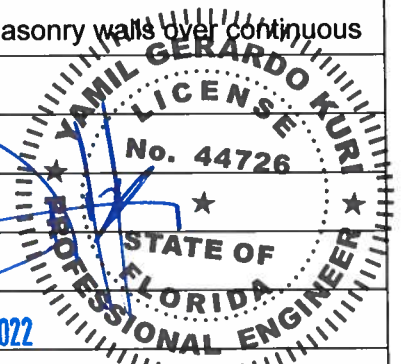
Precast concrete slab planks on the second-floor framing supported by perimeter masonry walls over continuous wall footings.

b. Cracking

1. Significant or Not significant: Not significant

2. Location and description of members affected and type cracking: JUL 18 2022

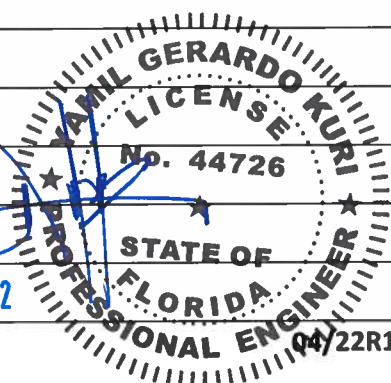
Floor cracks were noticed at locations where the precast concrete slab planks were joined.



c. General condition	
The concrete structural framing elements are in good condition.	
d. Rebar corrosion – check appropriate line	
1. None visible: <input checked="" type="checkbox"/>	
2. Location and description of members affected and type cracking:	PROVIDE PHOTO
3. Significant but patching will suffice:	PROVIDE PHOTO
4. Significant: structural repairs required (describe):	PROVIDE PHOTO
e. Samples chipped out in spall areas:	
1. No: <input checked="" type="checkbox"/>	PROVIDE PHOTO
2. Yes, describe color, texture, aggregate, general quality:	
f. Identify any concrete framing member with obvious overloading, overstress, deterioration, or excessive deflection:	PROVIDE PHOTO
None visible	

10. WINDOWS, STOREFRONTS, CURTAINWALLS AND EXTERIOR DOORS	
a. Windows/Storefronts/Curtainwalls	PROVIDE PHOTO
1. Type (Wood, steel, aluminum, vinyl, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other):	
Aluminum Jalousie windows are operable and in fair condition.	
2. Anchorage: type and condition of fasteners and latches:	
Anchors were concealed.	

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3. Sealant: type and condition of perimeter sealant and at mullions:

Exterior windows caulking sealant is in fair condition. Exterior caulking sealant of storefront is cracked.

4. Interiors seals: type and condition at operable vents:

Interior caulking seals are in fair condition, operable lever vents are in fair condition.

5. General condition:

Fair

6. Describe any repairs needed:

Replace exterior caulking sealant at storefront.

b. Structural Glazing on the exterior envelope of Threshold Buildings (Yes/No): No

1. Previous Inspection Date: Not available

2. Description of Curtain Wall Structural Glazing and adhesive sealant:

3. Describe Condition of System:

c. Exterior Doors

PROVIDE PHOTO

1. Type (Wood, Steel, Aluminum, Sliding Glass Door, other):

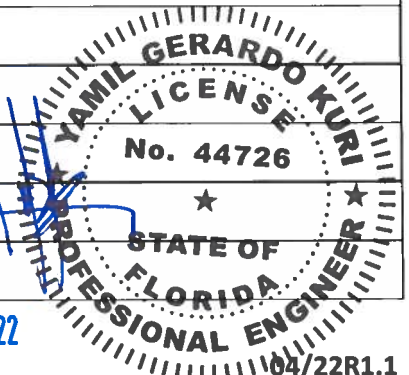
Glass/Aluminum storefront door and wood exterior doors at office units.

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

Anchors were concealed. Latches are operable and in fair condition.

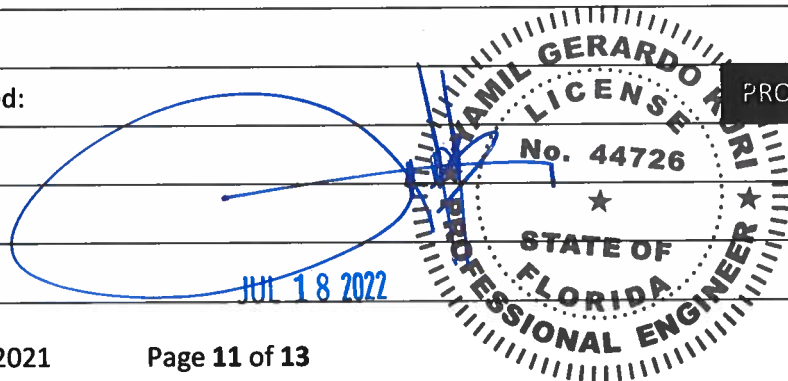
3. Sealant: type and condition of sealant:

Caulking sealant is in fair condition.



4. General condition:
Fair
5. Describe any repairs needed:
None

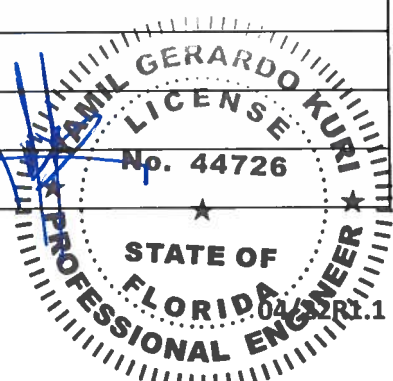
11. WOOD FRAMING	
a. Fully describe wood framing system:	PROVIDE PHOTO
The low slope roof is framed with 2x wood joists and T&G wood boards.	
b. Indicate the condition of the following:	PROVIDE PHOTO
1. Walls:	
Masonry walls are in good condition.	
2. Floors:	
The concrete slab on grade and second-floor precast concrete slabs are in good condition.	
3. Roof member, roof trusses:	
Termite and water damage was noticed on the overhang extension of the roof joists.	
c. Note metal connectors (i.e., angles, plates, bolts, split pintles, other, and note condition):	PROVIDE PHOTO
Steel metal straps are in good condition.	
d. Joints: note if well fitted and still closed:	PROVIDE PHOTO
Not applicable	



e. Drainage: note accumulations of moisture	PROVIDE PHOTO
No moisture accumulation was noticed.	
f. Ventilation: note any concealed spaces not ventilated:	PROVIDE PHOTO
None applicable.	
g. Note any concealed spaces opened for inspection:	PROVIDE PHOTO
The roof overhang soffit was opened for inspection.	
h. Identify any wood framing member with obvious overloading, overstress, deterioration, or excessing deflection):	PROVIDE PHOTO
The roof wood joist cantilever overhangs at the east end of the roof showed termite and water damage.	

12. BUILDING FAÇADE INSPECTION (Threshold Buildings)	PROVIDE PHOTO
a. Identify and describe the exterior walls and appurtenances on all sides of the building. (Cladding type, corbels, precast appliques, etc.)	
Not applicable	
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):	

[Handwritten signature and date]



JUL 18 2022

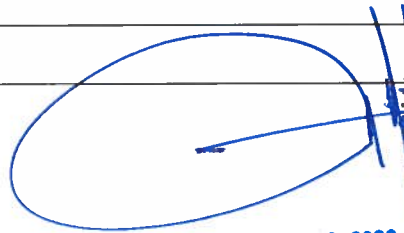
13. SPECIAL OR UNUSUAL FEATURES IN THE BUILDING

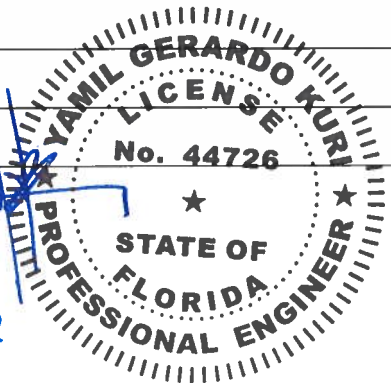
PROVIDE PHOTO

a. Identify and describe any special or unusual feature (i.e. cable suspended structures, tensile fabric roof, large sculptures, chimneys, porte-cochere, retaining walls, seawalls, etc.)

None applicable

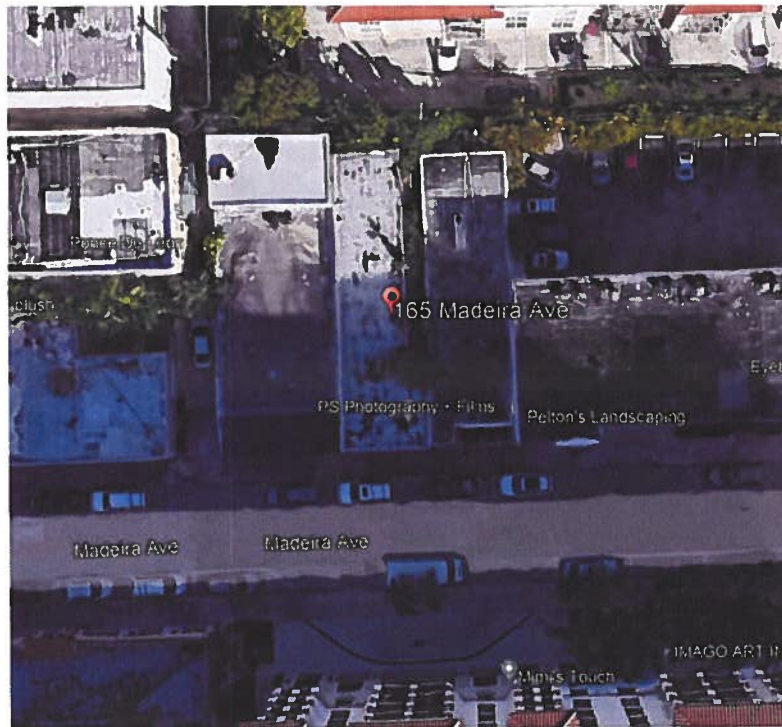
b. Indicate condition of the special feature, its supports, and connections:


JUL 18 2022



Reset Form

60-Year Structural Recertification for 167 Madeira Avenue, Coral Gables, Florida 33134



Aerial view of property.



Photograph 1 – Building front (south) elevation.

60-Year Structural Recertification for 167 Madeira Avenue, Coral Gables, Florida 33134



Photograph 2 – West elevation.



Photograph 3 – East elevation.



Photograph 4 – First-floor corridor.



Photograph 5 – Second-floor corridor.



Photograph 6 – Steel guardrails with surface corrosion at south end of second-floor corridor.



Photograph 7 – Surface corrosion shall be sanded and repainted with anti-corrosive metal paint.



Photograph 8 – Brick cladding at front façade.



Photograph 9 – Brick cladding at front façade.

60-Year Structural Recertification for 167 Madeira Avenue, Coral Gables, Florida 33134



Photograph 10 – South end of roof.



Photograph 11 – North end of roof.



Photograph 12 – Ponding water spots at the south end of the roof.



Photograph 13 – The membranes along the east end of the roof need to be restored.



Photograph 14 – The roof flashings need to be restored.



Photograph 15 – Termite damage at the east roof overhang wood framing.



Photograph 16 – Second-floor prefabricated concrete plank slabs.



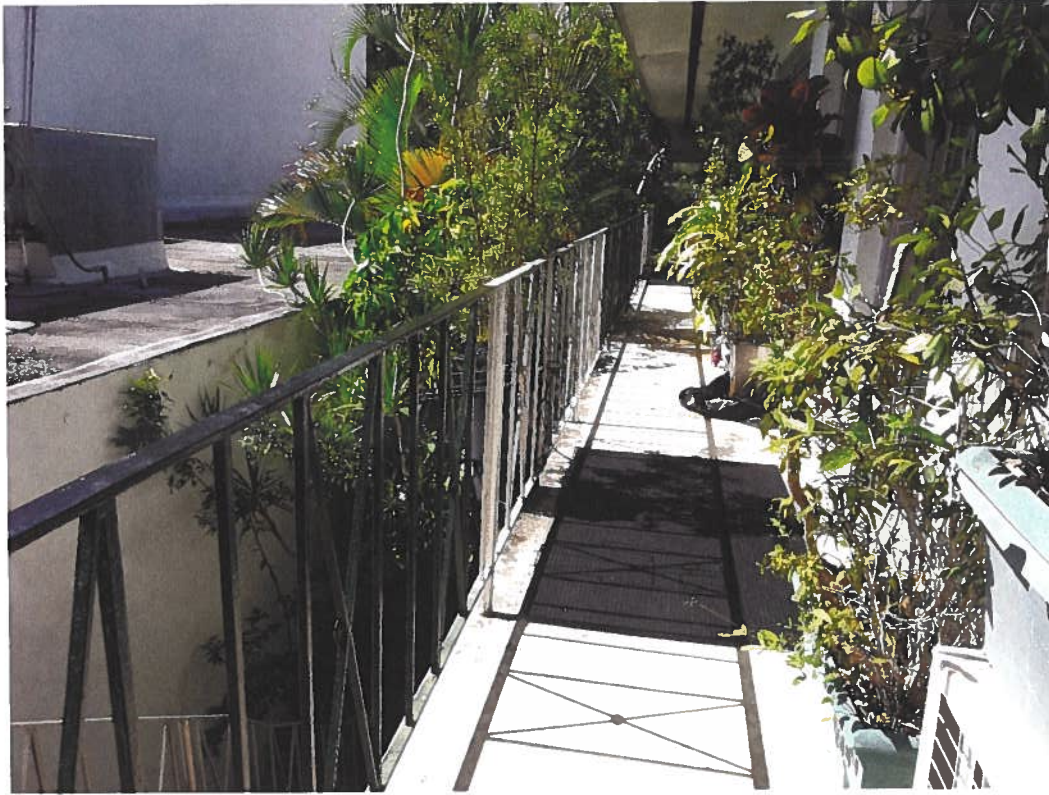
Photograph 17 – North concrete staircase.



Photograph 18 – South concrete staircase.



Photograph 19 – Wrought iron guardrails at staircase.



Photograph 20 – Wrought iron guardrails at the second-floor corridor.



Photograph 21 – Second-floor concrete crack at prefabricated slab joints.



Photograph 22 – Jalousie windows at first floor.



Photograph 23 – Cracked sealant caulking at exterior storefront.



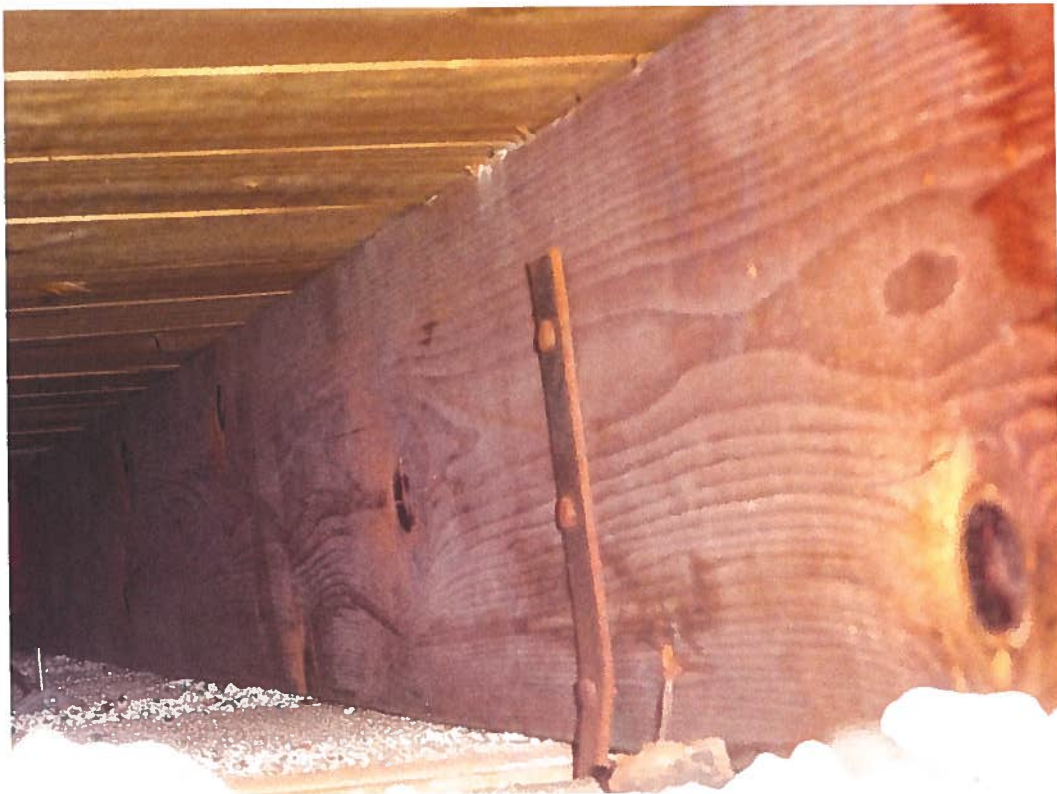
Photograph 24 – Cracked sealant caulking at exterior storefront.



Photograph 25 – Exterior wood doors.



Photograph 26 – Roof wood framing.



Photograph 27 – Steel strap on wood joist.



Photograph 28 – Opened exterior second-floor soffit for inspection.



Photograph 29 – Water and termite damage on wood joists at second-floor overhang soffit.

CERTIFICATION OF COMPLIANCE WITH PARKING LOT GUARDRAILS

Re: Case No. 22-4342 FYear 2022
Property Address: Madeira Avenue, Bldg. No.: 167, Sq. Ft.: 2,876
Building Description: Two-story commercial office building

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

On July 9 2022, I inspected the parking lots servicing the above referenced building for compliance with Section 8C-6 and determined the following (check only one):

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

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

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

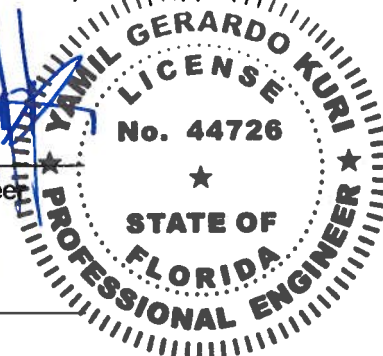
Signature and Seal of Architect or Engineer

Yamil G. Kuri, P.E.

Print Name

7/18/2022

Date



JUL 18 2022

Rodriguez & Anglin Professional Design, Inc.
12735 SW 42 Terrace
Miami, FL 33175
Phone: 305-510-7322
Fax: 305-222-8855

July 12, 2022

*City of Coral Gables Building Department
405 Biltmore Way
Coral Gables, Florida 33134*

Attention: Building Dept. Official

*In reference to: 40 Year Electrical Re-certification
167 Madeira Avenue
Coral Gables, Florida 33134*

Dear Building Official:

*In accordance with Section §8-11(f) of the Code of Miami-Dade County, I have performed an inspection of the above referenced buildings and determined, that the building is **"electrically safe for its use and present occupancy"**.*

The findings of my inspection are summarized in this written report that follows the Minimum Inspection Procedural Guidelines for Building Recertification. This report does not preclude the building from subsequent inspections as deemed necessary by the Building Official.

To avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for 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 building based upon careful evaluation of observed conditions, to the extent reasonably possible.

Should you have any questions concerning this report, please feel free to contact me at (305) 510-7322

Sincerely,


Carlos M. Rodriguez P.E.
Electrical Engineer
P.E. # 55488



Regulatory and Economic Resources
11805 SW 26th Street
Miami, Florida 33175-2474
786-315-2000

miamidade.gov/building

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

Date: 07-12-2022

Case No. 22-4342 FYear

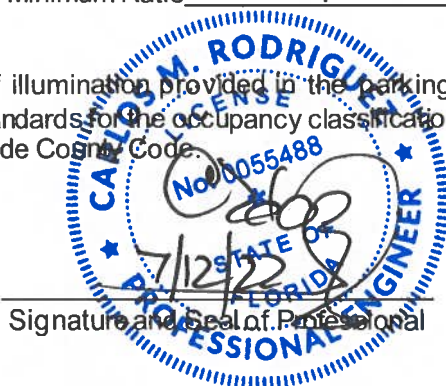
Property Address: 167 Madeira Ave, Coral Gables 33134, Bldg. No.: 1, Sq. Ft.: 2,876

Folio Number: 03-4108-007-0040

Building Description: Two story office building.

1. I am a Florida registered professional ☒ engineer ☐ architect with an active license.
2. On, 20 at ☐ AM ☐ PM, I measured the level of illumination in the parking lot(s) serving the above referenced building.
3. Maximum N/A foot candle
Minimum N/A foot candle
Maximum to Minimum Ratio N/A : N/A, foot candle
4. The level of illumination provided in the parking lot ☐ meets ☐ does not meet the minimum standards for the occupancy classification of the building as established in Section 8C-3 of Miami-Dade County Code.

Building not provided with parking area.



Signature and Seal of Professional

Carlos M. Rodriguez

Print Name Engineer or Architect

Rodriguez & Anglin Professional Design, Inc.

12735 SW 42nd Terrace

Miami, Florida 33175

Fax: 305-222-8855

Tel: 305-510-7322

E-Mail: cmr_rapd@yahoo.com

Attention: Building Dept. Official

August 31, 2022

Re: Responses to 40Y Electrical Report Comments

167 Madeira Avenue

Coral Gables, Florida 33134

Comment # 1: "Specify entire service size. Electrical gear with multiple meters and mains shown in picture."

Response: Building provided with one Main Circuit Breaker of 200 Amps, 120/240v, 1Ph, that serves a bank of 11 meters (10 Offices w/40A/2p circuit breaker + 1 House w/20A/2p circuit breaker).

On the revised reports provided, please see clouded clarification note on the comments of item 3 Electrical Service.

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

Sincerely,

Rodriguez & Anglin Professional Design, Inc.



Carlos M. Rodriguez, P.E.



MINIMUM INSPECTION PROCEDURAL GUIDELINES
FOR BUILDING ELECTRICAL RECERTIFICATION

CASE REFERENCE NUMBER:

22-4342

JURISDICTION NAME:

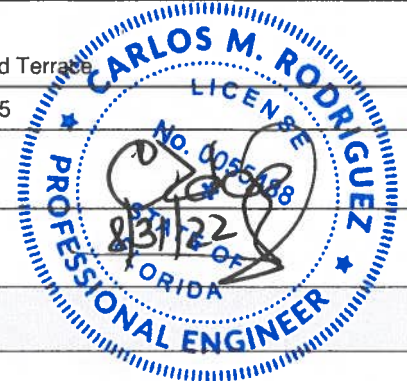
LICENSEE NAME: Carlos M. Rodriguez

TITLE: Professional Engineer P.E.

ADDRESS: 12735 SW 42nd Terrace

Miami, FL 33175

SIGNATURE:



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

1. DESCRIPTION OF BUILDING

a. Name on Title: 167 MADEIRA AVE

b. Building Street Address: 167 MADEIRA AVE Coral Gables, FL 33134-4519

Bldg. #: 1

c. Legal Description: CORAL GABLES SEC L PB 8-85 LOT 8 LESS BEG AT NW COR GO Attached: ☒

d. Owner's Name: JAY R SMITH

e. Owner's Mailing Address: PO BOX 330851 MIAMI, FL 33233-0851

f. Folio Number of Property on which Building is Located: 03-4108-007-0040

g. Building Code Occupancy Classification: Commercial - Central

h. Present Use: Commercial - Office Building

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

Two story building, exterior CBS walls, adjusted area of 2,876 sq.ft. Built in 1962.

j. Number of Stories: 2

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

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

m. Additional Comments:

2. INSPECTIONS

a. Date of Notice of Required Inspection:

b. Date(s) of actual inspection: July 08, 2022

c. Name and qualifications of licensee submitting report:

Carlos M. Rodriguez, P.E.# 55488

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

1. If required, describe, and indicate acceptance:

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

1. Explanation/Conditions:

3. ELECTRICAL SERVICE

PROVIDE PHOTO

a. Size: Voltage (240/1) Amperage (200) Type: Fuses () Breakers (X)

b. Phase: Three-Phase () Single Phase (●)

c. Condition: Good (●) Fair () Needs Repair ()

Comments:

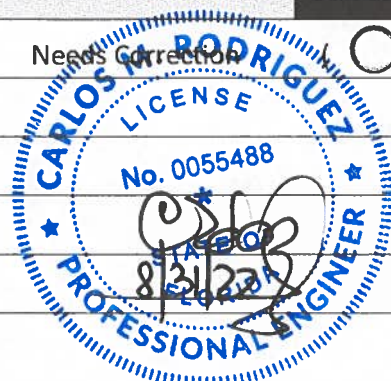
Building provided with one Main Circuit Breaker of 200 Amps, 120/240v, 1Ph, that serves a bank of 11 meters (10 Offices w/40A/2p circuit breaker + 1 House w/20A/2p circuit breaker).

4. METERING EQUIPMENT

PROVIDE PHOTO

1. Clearances: Good (●) Fair () Needs Correction ()

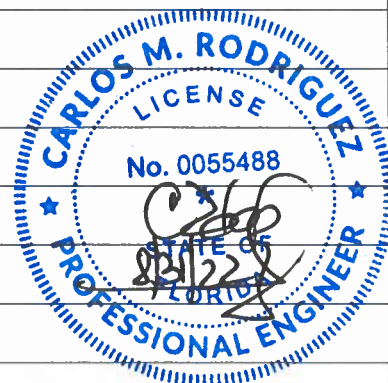
Comments:



5. ELECTRIC ROOMS				PROVIDE PHOTO
1. Clearances:	Good	(<input checked="" type="radio"/>)	Fair	(<input type="radio"/>)
			Needs Correction	(<input type="radio"/>)
Comments:				

6. GUTTERS				PROVIDE PHOTO
1. Location:	Good	(<input checked="" type="radio"/>)	Needs Repair	(<input type="radio"/>)
2. Taps and Fill:	Good	(<input checked="" type="radio"/>)	Needs Repair	(<input type="radio"/>)
Comments:				

7. ELECTRICAL PANELS				PROVIDE PHOTO
1. Panel # (LA)	Location: Typical Office			
	Good	(<input checked="" type="radio"/>)	Needs Repair	(<input type="radio"/>)
2. Panel # ()	Location:			
	Good	(<input type="radio"/>)	Needs Repair	(<input type="radio"/>)
3. Panel # ()	Location:			
	Good	(<input type="radio"/>)	Needs Repair	(<input type="radio"/>)
4. Panel # ()	Location:			
	Good	(<input type="radio"/>)	Needs Repair	(<input type="radio"/>)
5. Panel # ()	Location:			
	Good	(<input type="radio"/>)	Needs Repair	(<input type="radio"/>)

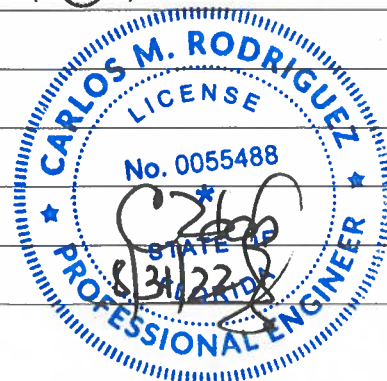


Comments:

8. BRANCH CIRCUITS				PROVIDE PHOTO
1. Identified:	Yes	(<input checked="" type="radio"/>)	Must be Identified	(<input type="radio"/>)
2. Conductors:	Good	(<input checked="" type="radio"/>)	Deteriorated	(<input type="radio"/>)
			Must be Replaced	(<input type="radio"/>)
Comments:				

9. GROUNDING OF SERVICE		PROVIDE PHOTO
	Good	(<input checked="" type="radio"/>)
	Needs Repair	(<input type="radio"/>)
Comments:		
Grounding to CWP		

10. GROUNDING OF EQUIPMENT		PROVIDE PHOTO
	Good	(<input checked="" type="radio"/>)
	Needs Repair	(<input type="radio"/>)
Comments:		



11.SERVICE CONDUIT/RACEWAYS

PROVIDE PHOTO

Good (☒)Needs Repair (☐)

Comments:

12.GENERAL CONDUIT/RACEWAYS

PROVIDE PHOTO

Good (☒)Needs Repair (☐)

Comments:

13.WIRE AND CABLES

PROVIDE PHOTO

Good (☒)Needs Repair (☐)

Comments:

14.BUSWAYS

PROVIDE PHOTO

Good (☐)

Needs Repair

Comments:

N/A. Building not provided with busways.



15.THERMOGRAPHY INSPECTION RESULTS

PROVIDE PHOTO

(ADD SHEETS AS REQUIRED)

Comments:

Not required building service 200A. (Under 400A).

16.OTHER CONDUCTORS

PROVIDE PHOTO

Good (☒)Needs Repair (☐)

Comments:

17.TYPES OF WIRING METHODS

PROVIDE PHOTO

- | | | | |
|----------------------------|---|--|-------------------------------|
| 1. Conduit Raceways Rigid: | Good (<input checked="" type="radio"/>) | Needs Repair (<input type="radio"/>) | N/A (<input type="radio"/>) |
| 2. Conduit PVC: | Good (<input checked="" type="radio"/>) | Needs Repair (<input type="radio"/>) | N/A (<input type="radio"/>) |
| 3. NM Cable: | Good (<input type="radio"/>) | Needs Repair (<input type="radio"/>) | N/A (<input type="radio"/>) |
| 4. Other: | Good (<input type="radio"/>) | Needs Repair (<input type="radio"/>) | N/A (<input type="radio"/>) |

a. Other Wiring (Specify):

Comments:

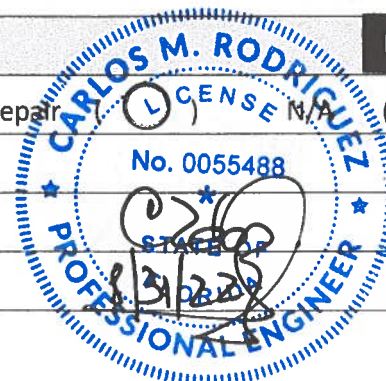
18.EMERGENCY LIGHTING

PROVIDE PHOTO

Good (☒)Needs Repair (☐)

Comments:

Battery backup type.

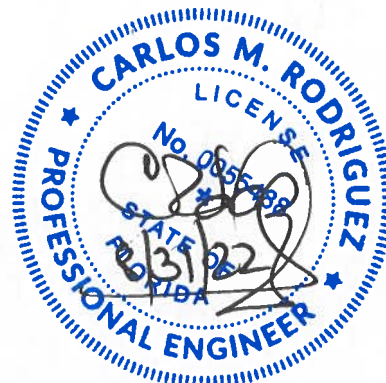


27.WIRING TO MECHANICAL EQUIPMENT

PROVIDE PHOTO

Good (☒)Needs Repair (☐)N/A (☐)

Comments:

28.ADDITIONAL COMMENTS**Reset Form**



MINIMUM INSPECTION PROCEDURAL GUIDELINES
FOR BUILDING ELECTRICAL RECERTIFICATION

CASE REFERENCE NUMBER:

22-4342

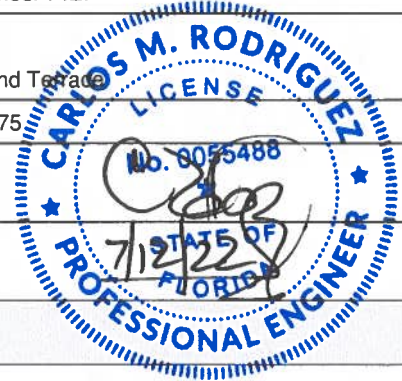
JURISDICTION NAME:

LICENSEE NAME: Carlos M. Rodriguez

TITLE: Professional Engineer P.E.

ADDRESS: 12735 SW 42nd Terrace
Miami, FL 33175

SIGNATURE:



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

1. DESCRIPTION OF BUILDING

a. Name on Title: 167 MADEIRA AVE

b. Building Street Address: 167 MADEIRA AVE Coral Gables, FL 33134-4519

Bldg. #: 1

c. Legal Description: CORAL GABLES SEC L PB 8-85 LOT 8 LESS BEG AT NW COR GO Attached: ☒

d. Owner's Name: JAY R SMITH

e. Owner's Mailing Address: PO BOX 330851 MIAMI, FL 33233-0851

f. Folio Number of Property on which Building is Located: 03-4108-007-0040

g. Building Code Occupancy Classification: Commercial - Central

h. Present Use: Commercial - Office Building

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

Two story building, exterior CBS walls, adjusted area of 2,876 sq.ft. Built in 1962.

j. Number of Stories: 2

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

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

m. Additional Comments:

VOID

2. INSPECTIONS

a. Date of Notice of Required Inspection:

b. Date(s) of actual inspection: July 08, 2022

c. Name and qualifications of licensee submitting report:

Carlos M. Rodriguez, P.E.# 55488

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

1. If required, describe, and indicate acceptance:

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

1. Explanation/Conditions:

3. ELECTRICAL SERVICE

PROVIDE PHOTO

a. Size: Voltage (240/1) Amperage (200) Type: Fuses () Breakers (X)

b. Phase: Three-Phase () Single Phase (●)

c. Condition: Good (●) Fair () Needs Repair ()

Comments:

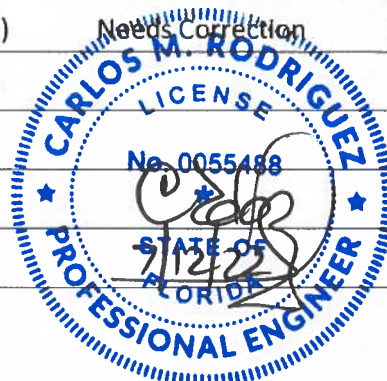
VOID

4. METERING EQUIPMENT

PROVIDE PHOTO

1. Clearances: Good (●) Fair () Needs Correction ()

Comments:



5. ELECTRIC ROOMS

PROVIDE PHOTO

1. Clearances: Good (☒) Fair (☐) Needs Correction (☐)

Comments:

6. GUTTERS

PROVIDE PHOTO

1. Location: Good (☒) Needs Repair (☐)2. Taps and Fill: Good (☒) Needs Repair (☐)

Comments:

7. ELECTRICAL PANELS

PROVIDE PHOTO

1. Panel # (LA) Location: Typical Office

Good (☒) Needs Repair (☐)

2. Panel # () Location:

Good (☐) Needs Repair (☐)

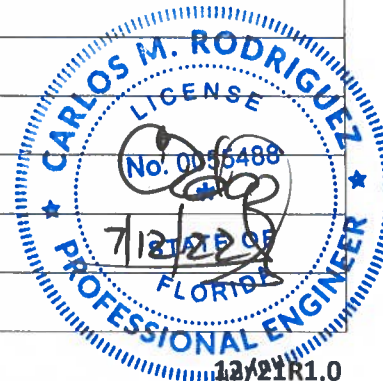
3. Panel # () Location:

Good (☐) Needs Repair (☐)

4. Panel # () Location:

Good (☐) Needs Repair (☐)

5. Panel # () Location:

Good (☐) Needs Repair (☐)

Comments:

8. BRANCH CIRCUITS				PROVIDE PHOTO
1. Identified:	Yes	(<input checked="" type="radio"/>)	Must be Identified	(<input type="radio"/>)
2. Conductors:	Good	(<input checked="" type="radio"/>)	Deteriorated	(<input type="radio"/>)
			Must be Replaced	(<input type="radio"/>)
Comments:				

9. GROUNDING OF SERVICE		PROVIDE PHOTO
Good	(<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>)
Comments:		
Grounding to CWP		

VOID

10. GROUNDING OF EQUIPMENT		PROVIDE PHOTO
Good	(<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>)
Comments:		



11.SERVICE CONDUIT/RACEWAYS

PROVIDE PHOTO

Good (☒)Needs Repair (☐)

Comments:

12.GENERAL CONDUIT/RACEWAYS

PROVIDE PHOTO

Good (☒)Needs Repair (☐)

Comments:

13.WIRE AND CABLES

PROVIDE PHOTO

Good (☒)Needs Repair (☐)

Comments:

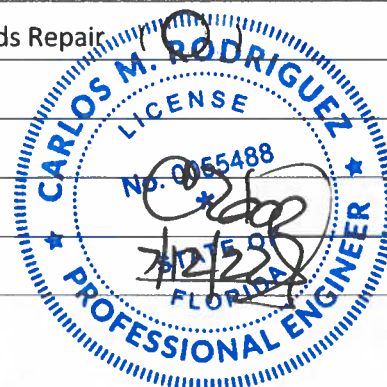
VOID**14.BUSWAYS**

PROVIDE PHOTO

Good (☐)Needs Repair (☐)

Comments:

N/A. Building not provided with busways.



15.THERMOGRAPHY INSPECTION RESULTS

PROVIDE PHOTO

(ADD SHEETS AS REQUIRED)

Comments:

Not required building service 200A. (Under 400A).

16.OTHER CONDUCTORS

PROVIDE PHOTO

Good (☒)Needs Repair (☐)

Comments:

17.TYPES OF WIRING METHODS

PROVIDE PHOTO

- | | | | |
|----------------------------|---|--|-------------------------------|
| 1. Conduit Raceways Rigid: | Good (<input checked="" type="radio"/>) | Needs Repair (<input type="radio"/>) | N/A (<input type="radio"/>) |
| 2. Conduit PVC: | Good (<input checked="" type="radio"/>) | Needs Repair (<input type="radio"/>) | N/A (<input type="radio"/>) |
| 3. NM Cable: | Good (<input type="radio"/>) | Needs Repair (<input type="radio"/>) | N/A (<input type="radio"/>) |
| 4. Other: | Good (<input type="radio"/>) | Needs Repair (<input type="radio"/>) | N/A (<input type="radio"/>) |

a. Other Wiring (Specify):

Comments:

VOID**18.EMERGENCY LIGHTING**

PROVIDE PHOTO

Good (☒)Needs Repair (☐)

Comments:

Battery backup type.



19. BUILDING EGRESS ILLUMINATION

PROVIDE PHOTO

Good (☒)Needs Repair (☐)N/A (☐)

Comments:

20. FIRE ALARM SYSTEM

PROVIDE PHOTO

Good (☐)Needs Repair (☐)N/A (☒)

Comments:

Building not provided with Fire Alarm System.

21. SMOKE DETECTORS

PROVIDE PHOTO

Good (☐)Needs Repair (☐)N/A (☒)

Comments:

Building not provided with Fire Alarm System.

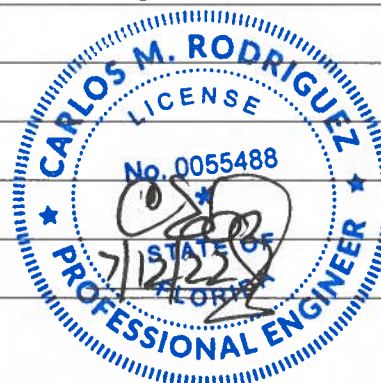
VOID**22. EXIT LIGHTS**

PROVIDE PHOTO

Good (☒)Needs Repair (☐)N/A (☐)

Comments:

Battery backup type.



23. EMERGENCY GENERATOR			PROVIDE PHOTO
Good (<input type="radio"/>)	Needs Repair (<input type="radio"/>)	N/A (<input checked="" type="radio"/>)	
Comments:			
Building not provided with Generator.			

24. WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS			PROVIDE PHOTO
Good (<input type="radio"/>)	Requires Additional Illumination (<input type="radio"/>)	N/A (<input checked="" type="radio"/>)	
Comments:			
Building not provided with Parking Garage.			

25. OPEN OR UNDER COVER PARKING GARAGE AND EGRESS ILLUMINATION			PROVIDE PHOTO
Good (<input type="radio"/>)	Requires Additional Illumination (<input type="radio"/>)	N/A (<input checked="" type="radio"/>)	
Comments:			
Building not provided with Parking Garage.			

26. SWIMMING POOL WIRING			PROVIDE PHOTO
Good (<input type="radio"/>)	Needs Repair (<input type="radio"/>)	N/A (<input checked="" type="radio"/>)	
Comments:			
Building not provided with swimming pool.			



27.WIRING TO MECHANICAL EQUIPMENT

PROVIDE PHOTO

Good (☒)Needs Repair (☐)N/A (☐)

Comments:

28.ADDITIONAL COMMENTS**VOID****Reset Form**



Main 1 of 1 (200Amps)



Service WeatherHead



Typical Panel Offices

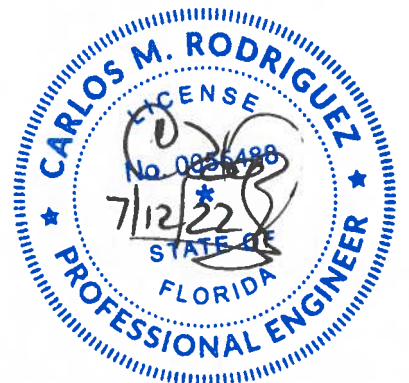


Grounding Connection





Electrical Room





Meters & Sub Mains



Exit Sign/Emergency Light Combo



Emergency Light in Stairs





City of Coral Gables
Development Services

Office Set

RECT-22-06-0080

167 MADEIRA AVE

Folio #: 0341080070040

Description: BUILDING
RECERTIFICATION (YEAR BUILT
1962)

EL _____
ME _____
PL _____

USE AND OCCUPANCY _____
OCCUPANT LOAD _____
BUILDING CODE _____ VERSION _____
CONSTRUCTION TYPE _____

RESIDENTIAL _____ NON-RESIDENTIAL _____

INDICATE THE TYPE OF FLOOD ZONE AND
PROPOSED LOWEST FLOOR ELEVATION OR
FLOOD PROOFING ELEVATION IN RELATION TO
MEAN SEA LEVEL (MSL)

	DISTRICT	REQUIRED	PROPOSED
CHH	_____	_____	_____
SFH	_____	_____	_____
OTHER	_____	_____	_____

NEW CONSTRUCTION	SUBSTANTIAL IMPROVEMENT
YES _____	YES _____
NO _____	NO _____

Special Inspector required
for the following:

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

Section	Approved	
	By	Date
<input checked="" type="checkbox"/> BUILDING		
<input checked="" type="checkbox"/> CONCURRENCY		
<input checked="" type="checkbox"/> ELECTRICAL	alld	9/29/22
<input type="checkbox"/> FEMA		
<input type="checkbox"/> FIRE		
<input type="checkbox"/> HANDICAP		
<input type="checkbox"/> HISTORICAL		
<input type="checkbox"/> LANDSCAPE		
<input type="checkbox"/> MECHANICAL		
<input type="checkbox"/> PLUMBING		
<input type="checkbox"/> PUBLIC WORKS		
<input type="checkbox"/> STRUCTURAL		
<input type="checkbox"/> ZONING		
<input type="checkbox"/> CITY ARCHITECT		
<input type="checkbox"/> OWNER BUILDER		

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

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

