

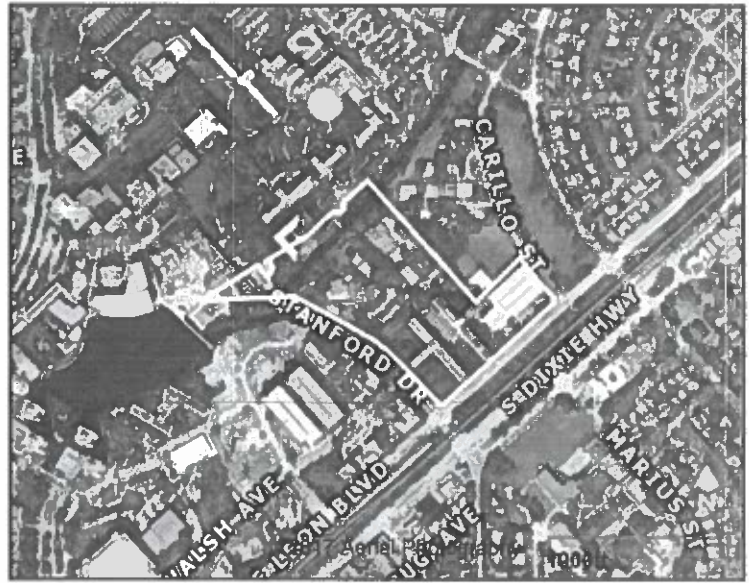


OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On 2/21/2019

Property Information	
Folio:	03-4130-015-0050
Property Address:	1350 MILLER RD Coral Gables, FL 33146-2001
Owner	UNIVERSITY OF MIAMI INS & R E OFFICE
Mailing Address	PO BOX 248106 CORAL GABLES, FL 33124
PA Primary Zone	8600 SPECIAL USE
Primary Land Use	7241 EDUCATIONAL/SCIENTIFIC - EX : EDUCATIONAL - PRIVATE
Beds / Baths / Half	0 / 0 / 0
Floors	2
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	257,059 Sq.Ft
Lot Size	1,223,165 Sq.Ft
Year Built	1960 1962



Assessment Information			
Year	2018	2017	2016
Land Value	\$5,504,242	\$5,504,242	\$5,504,242
Building Value	\$12,867,533	\$12,953,090	\$12,417,759
XF Value	\$435,743	\$438,198	\$440,654
Market Value	\$18,807,518	\$18,895,530	\$18,362,655
Assessed Value	\$18,807,518	\$18,895,530	\$18,362,655

Benefits Information				
Benefit	Type	2018	2017	2016
Educational	Exemption	\$18,807,518	\$18,895,530	\$18,362,655

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

Taxable Value Information			
	2018	2017	2016
County			
Exemption Value	\$18,807,518	\$18,895,530	\$18,362,655
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$18,807,518	\$18,895,530	\$18,362,655
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$18,807,518	\$18,895,530	\$18,362,655
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$18,807,518	\$18,895,530	\$18,362,655
Taxable Value	\$0	\$0	\$0

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



OFFICE OF THE PROPERTY APPRAISER

Generated On : 2/21/2019

Property Information

Folio: 03-4130-015-0050

Property Address: 1350 MILLER RD

Full Legal Description
19-30 54 41 28.08 AC PB 46-81
MAIN CAMPUS UNIVERSITY MIAMI AMD
TR 3 LESS PARCEL TO B.P.I. PER DB
4030-185 & LESS PORT PER PB 77-76
LOT SIZE 1223165 SQUARE FEET

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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Version :

5185 PONCE DE LEON BOULEVARD (PEARSON RESIDENTIAL COLLEGE)



5185 Ponce de Leon Boulevard

<u>Owner</u>	<u>Owner (Registered Agent address)</u>
University of Miami Insurance and Real Estate Office P.O. Box 248106 Coral Gables, FL 33124-8106	University of Miami c/o Humberto Speziani UM Risk Management/Registered Agent 1320 South Dixie Highway S-1200 Coral Gables, FL 33146-2926



Home Citizen Services Business Services Back to Coral Gables.com

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
AB-14-02-2474	02/18/2014	5185 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	**COMMERCIAL*** REPLACEMENT OF EXISTING DOUBLE METAL DOOR AND FRAME \$3000	final	02/18/2014	02/19/2014	0.00
AB-14-12-4167	12/18/2014	5185 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	**COM** MOCK UP WINDOW \$7500	final	12/22/2014	09/03/2015	0.00
AB-16-05-6867	05/16/2016	5185 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	UM - PEARSON RES COLL *PAINT (17,000 SQ FT) & WATERPROOFING - BASE, DOORS, & STAIR TOWERS SW7015 REPOSE GRAY/ COLUMNS, CANOPIES, BEAMS, EYEBROWS, FINS, PARAPET COPING: SW7005 PURE WHITE/ RAILS: SW7017 DORIAN GRAY \$72,500	final	05/19/2016	12/01/2016	0.00
AB-18-11-3392	11/19/2018	5185 PONCE DE LEON BLVD	BOA PRELIMINARY/MED BONUS/FINAL	UM *PEARSON RESIDENTIAL COLLEGE *PARKING LOT LIGHT REPLACEMENT(10) *POSTED \$150,000	issued	11/19/2018		0.00
BL-13-10-1655	10/29/2013	5185 PONCE DE LEON BLVD	INTERIOR ALTERATION ONLY	COMM INTER ALTER TO 4TH FLOOR (LAUNDRY ROOM) @ PEARSON RESIDENTIAL BLDG \$37,000	final	11/14/2013	02/24/2014	0.00
BL-14-02-3048	02/26/2014	5185 PONCE DE LEON BLVD	DOOR/GARAGE DOOR/SHUTTER/WINDOW	**COMMERCIAL*** REPLACEMENT OF EXISTING DOUBLE METAL DOOR AND FRAME \$3,000	final	03/17/2014	04/03/2014	0.00
BL-14-09-2433	09/15/2014	5185 PONCE DE LEON BLVD	INTERIOR ALTERATION ONLY	COMM INTER ALTER @BASEMENT OFFICE \$8,152	final	10/02/2014	12/04/2014	0.00
BL-14-12-4453	12/26/2014	5185 PONCE DE LEON BLVD	DOOR/GARAGE DOOR/SHUTTER/WINDOW	MOCK UP TEST WINDOW SYSTEM (90 DAYS) \$7,500 SD15044338 TO MAKE PERMANENT INSTALLATION	final	01/14/2015	09/03/2015	0.00
EL-13-10-1740	10/30/2013	5185 PONCE DE LEON BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	COMM INTER ALTER TO 4TH FLOOR (LAUNDRY ROOM) 14 COMMERCIAL OUTLETS; 60 AMP	final	12/04/2013	01/10/2014	0.00

CITY'S

EXHIBIT

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Permit ID	Issue Date	Address	Work Description	Contractor	Status	Start Date	End Date	Amount
EL-14-06-2103	06/03/2014	5185 PONCE DE LEON BLVD	ELECTRICAL COMMERCIAL /RESIDENTIAL WORK	SUBFEED AND 100 AMP SWITCHBOARD	final	08/12/2014	08/15/2014	0.00
EL-14-09-2515	09/16/2014	5185 PONCE DE LEON BLVD	ELECTRICAL COMMERCIAL /RESIDENTIAL WORK	REPLACEMENT OF AHU (APT 136) \$50,208 ELECTRICAL FOR A/ UNIT REPLACEMENT	final	10/07/2014	10/16/2014	0.00
EL-16-04-7019	04/25/2016	5185 PONCE DE LEON BLVD	ELEC LOW VOLTAGE SYSTEM	2 ROUGH IN OUTLETS	final	05/03/2016	05/19/2016	0.00
EL-17-06-1561	06/12/2017	5185 PONCE DE LEON BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	ELECTRICAL FOR FIRE SPRINKLER \$2,600	final	06/29/2018	08/24/2018	0.00
EL-18-06-3586	06/14/2018	5185 PONCE DE LEON BLVD	ELEC LOW VOLTAGE SYSTEM	REPLACE AIR HANDLING UNIT - 7.5 TONS	final	07/17/2018	08/14/2018	0.00
EL-18-11-3824	11/30/2018	5185 PONCE DE LEON BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	FIRE ALARM - PERSRON BUILDING 3RD-4TH AND 5TH FLOORS ELECTRICAL PERMIT FOR FIRE ALARM	issued	02/19/2019		0.00
EX-18-06-4171	06/25/2018	5185 PONCE DE LEON BLVD	PERMIT EXTENSION	UM *PEARSON RESIDENTIAL COLLEGE *PARKING LOT LIGHT REPLACEMENT(10) \$150,000	final	06/25/2018	06/25/2018	0.00
FD-08-04-0302	04/04/2008	5185 PONCE DE LEON BLVD	FIRE ALARM SYSTEM	EXTENSION FOR ME-17-06-1199 / REPLACE AIR HANDLING UNIT \$52,864	pending			0.00
FD-11-07-7752	07/29/2011	5185 PONCE DE LEON BLVD	FIRE ALARM SYSTEM	UM PEARSON BLDG	final	07/29/2011	08/04/2011	0.00
FD-16-01-2805	01/28/2016	5185 PONCE DE LEON BLVD	FIRE SPRINKLER SYSTEM	UM PEARSON RESIDENCE ELEVATOR MODERNIZATION	issued	02/05/2016		0.00
FD-16-04-7009	04/25/2016	5185 PONCE DE LEON BLVD	FIRE ALARM SYSTEM	FIRE SPRINKLER \$89,320	canceled		05/04/2016	0.00
FD-16-05-6224	05/05/2016	5185 PONCE DE LEON BLVD	FIRE SPRINKLER SYSTEM	FIRE ALARM	final	05/12/2016	07/15/2016	0.00
FD-16-05-6826	05/16/2016	5185 PONCE DE LEON BLVD	FIRE ALARM SYSTEM	JOCKEY PUMP REPLACEMENT. SENSING PIPE & SUCTION AND DISCHARGE VALVES	final	05/17/2016	05/18/2016	0.00
FD-18-06-3555	06/13/2018	5185 PONCE DE LEON BLVD	FIRE ALARM SYSTEM	FIRE ALARM SYSTEM INTER CONNECTING TO SPRINKLER SYSTEM	issued	07/17/2018		0.00
ME-13-11-1764	11/01/2013	5185 PONCE DE LEON BLVD	MECH COMMERCIAL / RESIDENTIAL WORK	FIRE ALARM - \$11,106	final	01/22/2014	02/13/2014	0.00
				INSTALL SIX DRYER EXHAUST DUCTS AND 2 MAKE UP LOUVERS VFOR LAUNDRY ROOM.				

ME-14-05-4171	05/30/2014	5185 PONCE DE LEON BLVD	MECH COMMERCIAL / RESIDENTIAL WORK	REPLACEMENT OF AHU (APT 136) \$50,208	final	06/23/2014	09/12/2014	0.00
ME-17-06-1199	06/06/2017	5185 PONCE DE LEON BLVD	MECH COMMERCIAL / RESIDENTIAL WORK	REPLACE AIR HANDLING UNIT \$52,864	final	06/14/2017	09/25/2018	0.00
PL-13-10-1779	10/30/2013	5185 PONCE DE LEON BLVD	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMM INTER ALTER TO 4TH FLOOR (LAUNDRY ROOM)	final	12/10/2013	01/31/2014	0.00
RC-18-06-3852	06/19/2018	5185 PONCE DE LEON BLVD	BLDG RECERT / CRB	BUILDING RECERTIFICATION (1962) CONSTRUCTION REGULATION BOARD CASE # 19- 8470 AND UNSAFE STRUCTURES FEE	issued	06/19/2018		600.00
RV-14-01-1938	01/09/2014	5185 PONCE DE LEON BLVD	REVISION TO PERMIT	COMM INTER ALTER TO 4TH FLOOR (LAUNDRY ROOM) @ PEARSON RESIDENTIAL BLDG \$37,000	final	01/15/2014	01/15/2014	0.00
SD-15-04-4338	04/09/2015	5185 PONCE DE LEON BLVD	SHOP DRAWINGS	SHOP DRAWINGS WINDOW	final	04/24/2015	04/24/2015	0.00
UP-17-06-1183	06/05/2017	5185 PONCE DE LEON BLVD	UPFRONT FEE	REPLACE AIR HANDLING UNIT \$52,864	final	06/05/2017	06/05/2017	0.00
ZN-16-06-6384	06/02/2016	5185 PONCE DE LEON BLVD	PAINT / RESURFACE FL / CLEAN	UM - PEARSON RES COLL *PAINT (17,000 SQ FT) & WATERPROOFING - BASE, DOORS, & STAIR TOWERS SW 7015 REPOSE GRAY/ COLUMNS, CANOPIES, BEAMS, EYEBROWS, FINS, PARAPET COPING: SW 7005 PURE WHITE/ RAILS: SW 7017 DORIAN GRAY - \$72,500	final	06/09/2016	12/01/2016	0.00

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



**City of Coral Gables
Fire Department**

Fire Prevention Division

2815 Salzedo Street, Coral Gables, FL 33134
Fax (305) 460-5598

The items noted below are in violation of the Florida Fire Prevention Code and/or the Florida Administrative Code. Nothing in this report supersedes any previously written, still existing violations for this occupancy/building. You are directed to comply with corrective measures as indicated.

Occupant Name: Pearson Residential College Dormitory - 413 units
Address: 5185 Ponce De Leon Boulevard
Coral Gables
Inspection Date: 6/13/2018
InspectionType: AA-Tactical, Apartment / Condo
Inspected By: Madelaine Mendez
305-460-5563
mmendez@coralgables.com
Suite:
Occ. Sq. Ft.: 164631
Occupant Number: 180538

Insp. Result	Location	Code Set	Code
Fail	Floor 1 FIRE SPRINKLER - DEFICIENCY	NFPA 25 08 Chapter 4 General Requirements	4.1.4 - Corrections and Repairs.

Inspector Comments: The property owner or occupant shall promptly correct or repair deficiencies, damaged parts, or impairments found while performing the inspection, test, and maintenance requirements of this standard.

FIRE SPRINKLER SYSTEM - TEST/INSPECT 5-31-18 - DEFICIENCIES NOTED

Fail	Floor 1 TRASH CHUTE - PROVIDE REPORT	FL NFPA 01 2015 Trash Chute	11.6.2 - Failure to maintain trash, and laundry chute to close and latch.
------	--------------------------------------	-----------------------------	---

Inspector Comments: Installation and Maintenance.
Waste chutes, laundry chutes, and incinerators shall be installed and maintained in accordance with NFPA 82, Standard on Incinerators and Waste and Linen Handling Systems and Equipment, unless such installations are approved existing installations, which shall be permitted to be continued in service. [101: 9.5.2]

TRASH CHUTE SYSTEM - PROVIDE CURRENT ANNUAL INSPECTION/TEST REPORT

A re-inspection will occur on or after 7/16/2018.

Failure to correct violations within 15 days of re-inspection is subject to penalties up to and including the issuance of Civil Citations in the amount of \$200 per violation / per day.

Failure to provide immediate corrective measures when required, may result in administrative action including but not limited to: mandatory fire watch, building evacuation, or stoppage of all work.


Per City Ordinance 30-4, a Fire Inspection Fee will be billed for this inspection. All fees are subject to change

CITY'S
EXHIBIT 3

without prior notice.


Thank you for your assistance. If you have any additional questions or to schedule an inspection, please contact the inspector listed at the top of this report.

Company Representative:


6/13/2018 12:05:39 PM
Signature valid only in mobile-eyes documents

C DALEY
6/13/2018

Inspector:


6/13/2018 12:05:39 PM
Signature valid only in mobile-eyes documents

Madelaine Mendez
6/13/2018



The City of Coral Gables

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

June 20, 2018

University of Miami
Ins & R E Office
P.O. Box 248106
Coral Gables, Florida 33124

ADDRESS: 5185 Ponce de Leon Boulevard (Pearson Residential College)
PROPERTY FOLIO #: 03-4130-015-0050

Dear Property Owner/Manager:

This Department has received the Building Recertification Report ("Report") 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 safe occupancy as prescribed in the Miami-Dade County Code, Section 8-11.

By these means, I am granting you forty-five (45) calendar days from the date of this letter to provide a new, completed and revised Recertification Report. Please note we will not be able to grant additional extensions; therefore, repairs to comply with the recertification criteria shall take place during these forty-five (45) calendar days.

If you have any questions I can be reached at 305-460-5242.

Sincerely,

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

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

CITY'S

Composite

EXHIBIT

4

Garcia, Belkys

From: Garcia, Belkys
Sent: Thursday, August 23, 2018 8:27 AM
To: 'Baquero, Sonia M'
Cc: Lopez, Manuel; Corral, Alicia M; Tallon, John James Jr.
Subject: RE: UM Bldg Recertification - Pearson RC

Good morning Sonia, hope all is well with you.

I spoke to the Deputy Building Official, Manuel Lopez, and he is granting an additional administrative extension of 90-days as recertification for this structure (Pearson Residential College 1962) was required in 2012. The deadline to recertify is Wednesday, November 21, 2018.

Let me know if you have any questions.

Thank you,

Belkys Garcia

City of Coral Gables
Development Services Department
405 Biltmore Way, 3rd Floor
Coral Gables, Florida 33134
Office: 305.460.5229



From: Baquero, Sonia M [mailto:sbaquero@miami.edu]
Sent: Wednesday, August 22, 2018 5:43 PM
To: Garcia, Belkys <bgarcia@coralgables.com>
Cc: Corral, Alicia M <acorral@miami.edu>; Tallon, John James Jr. <jtallon@miami.edu>
Subject: RE: UM Bldg Recertification - Pearson RC

Hi Belkys,

I hope all is going well with you.

Please know the engineer, although provided a parking lot illumination form meeting standards, was inaccurate, as it does require additional parking lot lighting.

He provided the attached letter notifying us of such.

Davis engineers will begin drawings, and then will need to be approved by our UM design group before we can go out to bid and execute on the new installation.

I anticipate we need approximately 6 months to accomplish the entire process.

We respectfully request the City to grant us a 6 month extension for Pearson Residential College.

If you have any questions, or need additional information, please do not hesitate to ask.

Thank you in advance for your help,

Sonia M. Baquero
Facilities & Operations
1535 Levante Avenue 2nd Floor
Coral Gables, Florida 33146
305-284-1591 / 305-284-4298 Fax
sbaquero@miami.edu
www.miami.edu/fcssurvey



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through teaching, research,
and service

From: Garcia, Belkys [<mailto:bgarcia@coralgables.com>]
Sent: Wednesday, June 20, 2018 8:31 AM
To: Corral, Alicia M <acorral@miami.edu>; Baquero, Sonia M <sbaquero@miami.edu>
Subject: RE: UM Bldg Recertification

Good morning,

Please click the Attached for a copy of the extension letter for 5185 Ponce de Leon Boulevard (Pearson Residential College). Note the extension granted is for 45 days with a deadline of August 6, 2018 to recertify the structure. I've also Attached the latest and updated list.

Thank you,

Belkys Garcia
City of Coral Gables
Development Services Department
405 Biltmore Way, 3rd Floor
Coral Gables, Florida 33134
Office: 305.460.5229



From: Garcia, Belkys
Sent: Tuesday, June 19, 2018 1:54 PM
To: Corral, Alicia M (acorral@miami.edu) <acorral@miami.edu>; Baquero, Sonia M <sbaquero@miami.edu>
Subject: UM Bldg Recertification - Status

Hi ladies,

Thank you so much for coming by today. Great progress made!

Please see Attached updated list. There are still 7 that are grey and pending submittal. The Pearson Residential College submitted today has been approved by Building and pending Electrical review.

Please let me know when you will be bringing in the 10 processed this morning that are pending forms and payment.

Thank you,

Belkys Garcia

City of Coral Gables

Development Services Department

405 Biltmore Way, 3rd Floor

Coral Gables, Florida 33134

Office: 305.460.5229



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.

Garcia, Belkys

From: Garcia, Belkys
Sent: Tuesday, February 19, 2019 7:56 AM
To: 'Baquero, Sonia M'
Cc: Lopez, Manuel; Corral, Alicia M; Gavarrete, Janet L.
Subject: RE: Pearson RC - Parking Lot Lighting (40 Yr.) - 5185 Ponce de Leon Blvd - Deadline Feb 19, 2019

Good morning Sonia,

As per the previous email below, from November, the deadline to recertify the structure is today. I just spoke to the Building Official and he has requested the matter be forwarded to the Construction Regulation Board as per the previous communication.

Let me know if you have any questions on this matter.

Thank you,

Belkys Garcia

City of Coral Gables
Development Services Department
405 Biltmore Way, 3rd Floor
Coral Gables, Florida 33134
Office: 305.460.5229



From: Baquero, Sonia M [mailto:sbaquero@miami.edu]
Sent: Monday, February 18, 2019 11:41 AM
To: Garcia, Belkys <bgarcia@coralgables.com>
Cc: Corral, Alicia M <acorral@miami.edu>; Gavarrete, Janet L. <jgavarrete@miami.edu>
Subject: RE: Pearson RC - Parking Lot Lighting (40 Yr.) - 5185 Ponce de Leon Blvd - Deadline Feb 19, 2019

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

Hi Belkys,

I trust all is well with you.

Please know that Ryan will be there tomorrow, 2/19, to pull the permit for Pearson since City is closed today.

Thank you again for your help in this matter.

Warm regards,

Sonia M. Baquero
Sr. Manager Business Operations
Facilities & Operations
1535 Levante Avenue 2nd Floor
Coral Gables, Florida 33146
305-284-1591 / 305-284-4298 Fax
sbaquero@miami.edu



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through teaching, research,
and service

From: Garcia, Belkys <bgarcia@coralgables.com>
Sent: Wednesday, November 21, 2018 11:08 AM
To: Baquero, Sonia M <sbaquero@miami.edu>
Cc: Lopez, Manuel <mlopez@coralgables.com>; Mac Namara, Alexander <a.macnamara@miami.edu>; Gavarrete, Janet L. <jgavarrete@miami.edu>; Tallon, John James Jr. <jtallon@miami.edu>; Bayona, Dennys <dbayona@miami.edu>; Coffield, Ryan <r.coffield@miami.edu>; Corral, Alicia M <acorral@miami.edu>; Blair, Christopher Slade <c.blair1@miami.edu>
Subject: RE: Pearson RC - Parking Lot Lighting (40 Yr.) - 5185 Ponce de Leon Blvd - Deadline Feb 19, 2019

Sonia,

I spoke to the Building Official and he has granted the last 90-day administrative extension as Building Recertification was required in 2012 for the above Subject address. You are scheduled to appear before the Board of Architects on December 6, 2018 for review of the submitted plans.

The new deadline to recertify the structure is Tuesday, February 19, 2019. If the structure is not in compliance by that date, note the matter will be forwarded to the Construction Regulation Board for further review.

Let me know if you have any questions.

Everyone, have a beautiful and safe Thanksgiving!

Thank you,

Belkys Garcia
City of Coral Gables
Development Services Department
405 Biltmore Way, 3rd Floor
Coral Gables, Florida 33134
Office: 305.460.5229



From: Baquero, Sonia M [<mailto:sbaquero@miami.edu>]
Sent: Wednesday, November 21, 2018 10:55 AM
To: Garcia, Belkys <bgarcia@coralgables.com>
Cc: Mac Namara, Alexander <a.macnamara@miami.edu>; Gavarrete, Janet L. <jgavarrete@miami.edu>; Tallon, John James Jr. <jtallon@miami.edu>; Bayona, Dennys <dbayona@miami.edu>; Coffield, Ryan <r.coffield@miami.edu>; Corral, Alicia M <acorral@miami.edu>; Blair, Christopher Slade <c.blair1@miami.edu>
Subject: RE: Pearson RC - Parking Lot Lighting (40 Yr.)

Good morning Belkys,

Please use this as our formal request for an administrative extension for Pearson Residential College permit application AB-18-11-3392.

We have submitted plans to the Board of Architects, and expect to have the work completed within the next six months. This will allow for permit processing, implementation, project closeout and recertification.

Please confirm and advise if you need anything else.

Thank you again, and enjoy your Thanksgiving!

Sonia M. Baquero
Sr. Manager Business Operations
Facilities & Operations
1535 Levante Avenue 2nd Floor
Coral Gables, Florida 33146
305-284-1591 / 305-284-4298 Fax
sbaquero@miami.edu



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through teaching, research,
and service

From: Garcia, Belkys <bgarcia@coralgables.com>
Sent: Wednesday, November 21, 2018 7:49 AM
To: Baquero, Sonia M <sbaquero@miami.edu>
Subject: RE: Pearson RC - Parking Lot Lighting (40 Yr.)

Good morning Sonia,

The AB number is a submittal for the Board of Architects, it's not a permit. The process is: plans must be approved by the Board first, once approved they are forwarded to the different required disciplines, once the plans are approved by applicable Officials the permit is ready for issuance, once permit is issued the work can commence and the contractor

calls for the necessary inspections, once the permit is finalized and closed then a new completed recertification report must be submitted for approval.

The deadline to recertify is today. Are you requesting an additional administrative extension?

I did meet with Ryan.

Thank you,

Belkys Garcia

City of Coral Gables

Development Services Department

405 Biltmore Way, 3rd Floor

Coral Gables, Florida 33134

Office: 305.460.5229



From: Baquero, Sonia M [<mailto:sbaquero@miami.edu>]

Sent: Tuesday, November 20, 2018 9:52 AM

To: Garcia, Belkys <bgarcia@coralgables.com>

Subject: RE: Pearson RC - Parking Lot Lighting (40 Yr.)

Hi Belkys,

I wanted to let you know that the permit was pulled for Pearson RC so you can advise Sr. Manny.

I don't know if Ryan was able to meet with you yesterday, but below is the information.

Wishing you and your family and beautiful and blessed Thanksgiving!

Sonia

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner.

Case No. 19-8470

vs.

UNIVERSITY OF MIAMI
INSURANCE AND REAL ESTATE OFFICE
P.O. Box 248106
Coral Gables, Florida 33124-8106

Respondent.

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

Date: February 22, 2019

Re: **5185 Ponce de Leon Boulevard (Pearson Residential College)**, Coral Gables, Florida 33146, and legally described 19-30 54 41 28.08 AC PB 46-81 MAIN CAMPUS UNIVERSITY MIAMI AMD TR 3 less parcel to B.P.I per DB 4030-185 & less port per PB 77-76, according to the Plat thereof, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4130-015-0050 ("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 105-1 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 Floor, Coral Gables, Florida 33134, on March 11, 2019, 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 Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134. bgarcia@coralgables.com. tel: (305) 460-5229. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 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.



Belkys Garcia, Secretary to the Board

ADA NOTICES

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

Presentations made to this Board are subject to the City's False Claims Ordinance, Chapter 39 of the City of Coral Gables Code.

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;

University of Miami, c/o Humberto Speziani, UM Risk Management/Registered Agent, 1320 S. Dixie Highway, Suite S-1200, Coral Gables, Florida 33146-2926



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 19-8470

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 5185 Ponce de Leon, ON 2-22-19
AT 10:30 a.m. Boulevard (Pearson Residential College)

EDUARDO MARTIN
Employee's Printed Name

Eduardo Martin
Employee's Signature

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

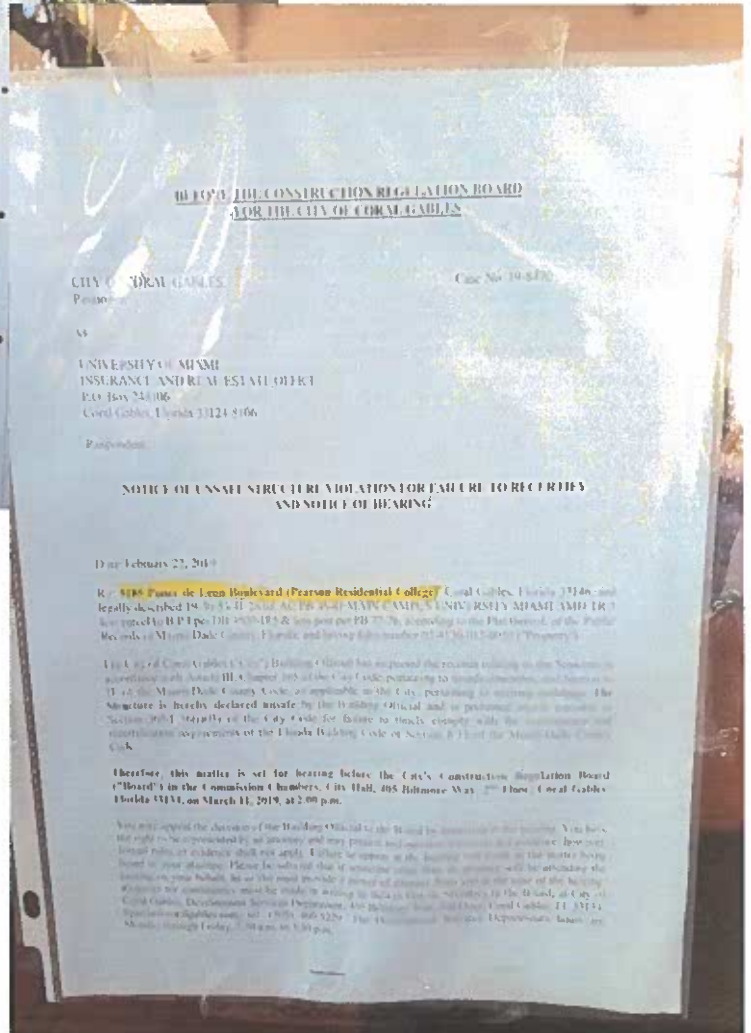
Sworn to (or affirmed) and subscribed before me this 22nd day of February, in
the year 2019, by Eduardo Martin who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

5185 PONCE DE LEON BOULEVARD





Department of State / Division of Corporations / Search Records / Detail By Document Number /

Detail by Entity Name

Florida Not For Profit Corporation
UNIVERSITY OF MIAMI

Filing Information

Document Number 702242
FEVEIN Number 59-0624458
Date Filed 04/07/1961
State FL
Status ACTIVE
Last Event AMENDMENT
Event Date Filed 08/06/2018
Event Effective Date NONE

Principal Address

1320 SOUTH DIXIE HIGHWAY
SUITE 1200
CORAL GABLES, FL 33146

Changed: 10/08/2018

Mailing Address

1320 SOUTH DIXIE HIGHWAY
SUITE 1200
CORAL GABLES, FL 33146

Changed: 10/08/2018

Registered Agent Name & Address

SPEZIANI, HUMBERTO
UM RISK MANAGEMENT
1320 SOUTH DIXIE HIGHWAY S-1200
CORAL GABLES, FL 33146

Name Changed: 10/08/2018

Address Changed: 10/08/2018

Officer/Director Detail

Name & Address

Title PRESIDENT

FRENK, JULIO
1252 MEMORIAL DRIVE
ASHE BUILDING
230
CORAL GABLES, FL 33146

Title SECRETARY

DELLINGER ACEITUNO, LESLIE
1252 Memorial Drive
Ashe Administration Building
Suite 250
CORAL GABLES, FL 33146

Title EXECUTIVE VICE PRESIDENT AND PROVOST

DUERK, JEFFREY L.
1252 MEMORIAL DRIVE
ASHE ADMINISTRATION BUILDING
230
CORAL GABLES, FL 33146

Title EXECUTIVE VICE PRESIDENT FOR BUSINESS AND FINANCE AND COO

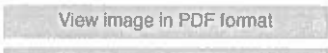
TRAVISANO, JAQUELINE A.
1252 Memorial Drive
Ashe Administration Building
Suite 230
Coral Gables, FL 33146

Annual Reports

Report Year	Filed Date
2016	04/29/2016
2017	02/23/2017
2018	04/13/2018

Document Images

10/08/2018 -- Reg. Agent Change



08/06/2018 -- Amendment	View image in PDF format
04/30/2018 -- Amendment	View image in PDF format
04/13/2018 -- ANNUAL REPORT	View image in PDF format
02/23/2017 -- ANNUAL REPORT	View image in PDF format
04/29/2016 -- ANNUAL REPORT	View image in PDF format
09/22/2015 -- AMENDED ANNUAL REPORT	View image in PDF format
07/29/2015 -- AMENDED ANNUAL REPORT	View image in PDF format
04/27/2015 -- ANNUAL REPORT	View image in PDF format
04/06/2015 -- Amended and Restated Articles	View image in PDF format
11/06/2014 -- Amendment	View image in PDF format
03/25/2014 -- ANNUAL REPORT	View image in PDF format
04/25/2013 -- ANNUAL REPORT	View image in PDF format
07/09/2012 -- Amendment	View image in PDF format
04/10/2012 -- ANNUAL REPORT	View image in PDF format
12/07/2011 -- Reg. Agent Change	View image in PDF format
04/09/2011 -- ANNUAL REPORT	View image in PDF format
03/01/2011 -- Amendment	View image in PDF format
06/21/2010 -- Amendment	View image in PDF format
02/03/2010 -- ANNUAL REPORT	View image in PDF format
06/04/2009 -- Amendment	View image in PDF format
02/27/2009 -- ANNUAL REPORT	View image in PDF format
11/17/2008 -- Reg. Agent Change	View image in PDF format
02/26/2008 -- ANNUAL REPORT	View image in PDF format
02/19/2008 -- Amendment	View image in PDF format
05/02/2007 -- ANNUAL REPORT	View image in PDF format
03/08/2007 -- Amendment	View image in PDF format
09/12/2006 -- ANNUAL REPORT	View image in PDF format
04/25/2006 -- ANNUAL REPORT	View image in PDF format
04/27/2005 -- ANNUAL REPORT	View image in PDF format
03/03/2005 -- Amendment	View image in PDF format
04/15/2004 -- ANNUAL REPORT	View image in PDF format
07/03/2003 -- Amendment	View image in PDF format
05/06/2003 -- ANNUAL REPORT	View image in PDF format
05/13/2002 -- ANNUAL REPORT	View image in PDF format
03/13/2002 -- Amendment	View image in PDF format
03/12/2002 -- Amendment	View image in PDF format
07/16/2001 -- Reg. Agent Change	View image in PDF format
05/11/2001 -- ANNUAL REPORT	View image in PDF format
04/26/2000 -- ANNUAL REPORT	View image in PDF format
02/10/2000 -- Amendment	View image in PDF format
07/19/1999 -- Amendment	View image in PDF format
05/05/1999 -- ANNUAL REPORT	View image in PDF format

07/17/1998 -- Amendment	View image in PDF format
05/18/1998 -- ANNUAL REPORT	View image in PDF format
03/06/1998 -- Reg. Agent Change	View image in PDF format
03/05/1997 -- ANNUAL REPORT	View image in PDF format
01/13/1997 -- AMENDMENT	View image in PDF format
03/21/1996 -- ANNUAL REPORT	View image in PDF format
03/08/1995 -- ANNUAL REPORT	View image in PDF format

The University of Miami 40 Year Recertification Report Location Map

Subject:

University of Miami
Pearson Residential College
1350 Miller Road
Coral Gables, FL 33146-2424

Folio: 03-4130-015-0050



 Denotes building being recertified



DAVIS ENGINEERING

780 TAMIAMI CANAL ROAD – MIAMI, FLORIDA 33144

PHONE: 305-266-2566 FAX: 866-531-9599

E-mail: daviseng@att.net

November 29, 2017

City of Coral Gables
Building Department.
Coral Gables, FL 33134

RE: 40 year certification
Pearson Residential
5185 Ponce de Leon Blvd.
Coral Gables, FL
Folio number : 03-4130-015-0050

Dear Building Official:

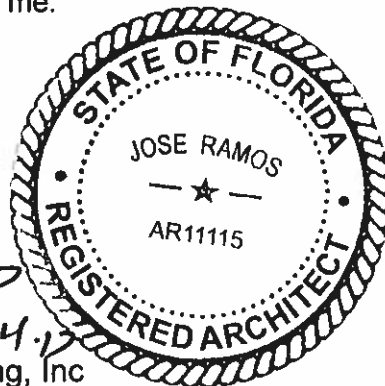
I, Jose Ramos, a Registered Architect, having been retained to perform a Building Certification for the above mentioned property, hereby attest that to the best of my knowledge, belief and professional judgment, the building is structurally safe for its use and present occupancy. The attached minimum Inspection Procedural Guidelines for Building Recertification were followed for the structural parts.

This document is being prepared to be submitted to the City of Coral Gables Building Department.

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

Sincerely,

Jose Ramos /2.4.17
Davis Engineering, Inc





DAVIS ENGINEERING

780 TAMiami CANAL ROAD -- MIAMI, FLORIDA 33144
PHONE: 305-266-2566 FAX: 866-531-9599
E-mail: daviseng@att.net

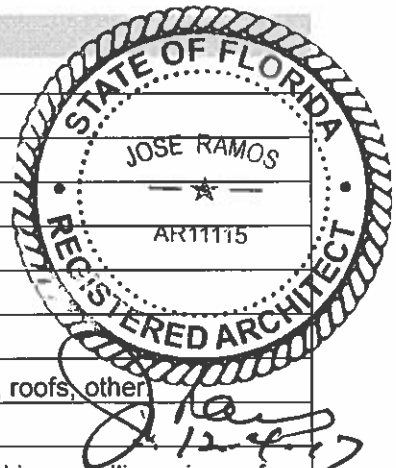
MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING STRUCTURAL RECERTIFICATION

1. DESCRIPTION OF STRUCTURE

a. Name on title:	UNIVERSITY OF MIAMI
b. Street address	PEARSON RESIDENTIAL 5185 Ponce de Leon Blvd. Coral Gables, FL
c. Legal description:	1930 54 41 28.08 AC PB 46-81 Main Campus University Miami AMD TR 3 LESS PARCEL TO B.P.I PER DB 4030-185 & LESS PORT PER PB 77-76 LOT SIZE 1223165 SQUARE FEE
d. Owner's name:	UNIVERSITY OF MIAMI
e. Owner's mailing address:	PO BOX 248106 CORAL GABLES, FL 33124
f. Building official folio number:	03-4130-015-0050
g. Building Code occupancy classification:	R-2
h. Present use:	Apartments / Offices
i. General description, type of construction, size, number of stories, and special features:	167,166 Sq ft, 7 Story Bldg. Concrete Structure W/flat built up roof.
j. Additions to original structure:	NONE

2. PRESENT CONDITION OF STRUCTURE

a. General alignment (Good, Fair, Poor - Explain if significant).	
1. Bulging:	Good
2. Settlement:	Good
3. Defections:	Good
4. Expansion:	Good
5. Contraction:	Good
b. Portion showing distress - Note beams, columns, structural walls, floors, roofs, other	None
c. Surface Conditions - Describe general conditions of finishes, noting cracking, spalling, signs of moisture penetration and stains.	GOOD
d. Cracks - Note location in significant members. Identify crack size as HAIRLINE if barely	



dissemble; FINE if less than 1 mm in width; MEDIUM if between 1 and 2 mm in width; WIDE
If over 2 mm.
None
e. General extent of deterioration - cracking or spalling of concrete or masonry; oxidation of Metals; rot or borer attack in wood.
None
f. Previous patching or repairs:
g. Nature of present loading - Indicate residential, commercial, other estimate magnitude:
Residential

3. INSPECTIONS

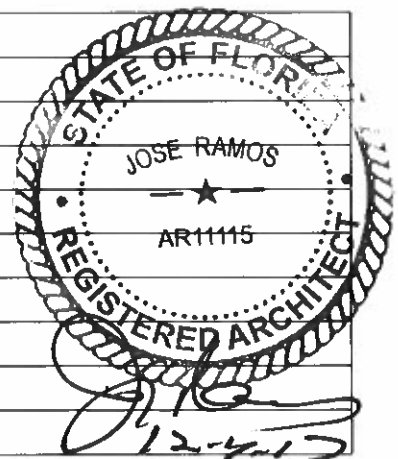
a. Date of notice of required inspection:
b. Date(s) of actual inspection: November 29, 2017
c. Name and qualification of individual performing inspection: Jose Ramos AR11115
Name and qualification of individual submitting inspection report: Jose Ramos AR11115
d. Description of any laboratory or other formal testing, if required, rather than manual or visual Procedures:
e. Structural repair - Note appropriate line:
1. None required XX
2. Required (describe and indicate acceptance):

4. SUPPORTING DATA

a. -----	sheet written data
b. -----	photographs
c. -----	drawings or sketches

5. MASONRY BEARING WALL - Indicate Good, Fair, Poor on appropriate line.

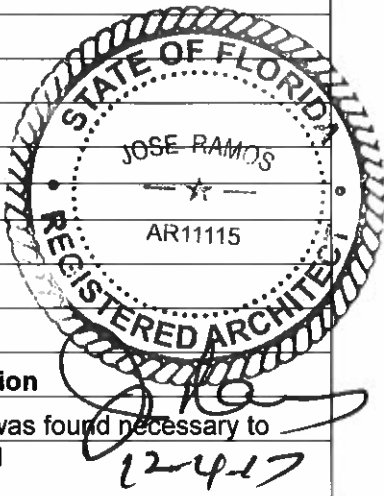
a. Concrete masonry units	Good
b. Clay tile or terracota units	
c. Reinforced concrete tie columns	Good
d. Reinforced concrete tie beams	Good
e. Lintel	
f. Other type bond beams	
g. Masonry finishes - exterior	
1. Stucco	Good
2. Veneer	
3. Paint only	Good



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

6. FLOOR AND ROOF SYSTEM

a. Roof
1. Describe (flat, slope, type roofing, type roof deck, condition):
Flat Built Up roof. Good Condition
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy Equipment and condition of support:
N/A
3. Note types of drains and scupper and condition:
Gutters and Downspouts. Good Condition
b. Floor system(s)
1. Describe (type of system framing, material, spans, condition)
Concrete slab on grade. Good Condition
Concrete slabs on concrete columns and beams. Good Condition
c. Inspection - note exposed areas available for inspection, and where it was found necessary to Open ceilings, etc. for inspection of typical framing members. Exposed

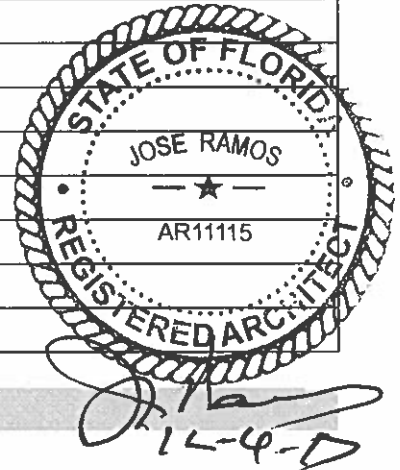


7. STEEL FRAMING SYSTEM N/A

a. Description
b. Exposed steel - describe condition of paint and degree of corrosion:
c. Concrete or other fireproofing - note any cracking or spalling, and note where any covering was removed for inspection
d. Elevator sheave beams and connections, and machine floor beams - note condition:

8. CONCRETE FRAMING SYSTEM

a. Full description of structural system Concrete slabs on concrete beams and columns.
b. Cracking 1. Not significant XX 2. Location and description of members affected and type cracking
c. General condition: Good Condition
d. Rebar corrosion - check appropriate line: 1. None visible XX 2. Location and description of members affected and type cracking 3. Significant but patching will suffice 4. Significant - structural repairs required (describe)
e. Samples chipped out in spall areas: 1. No XX 2. Yes - describe color, texture, aggregate, general quality:



9. WINDOWS

a. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, Fixed, other) Aluminum Single Hung.
b. Anchorage - type and condition of fasteners and latches: Good

c. Sealant - type and condition of perimeter sealant and at mullions: **Rubber gaskets**

d. Interior seals - type and condition at operable vents: **N/A**

e. General condition: **Good**

10. WOOD FRAMING **N/A**

a. Type - fully describe if mill construction, light construction, major spans, trusses:

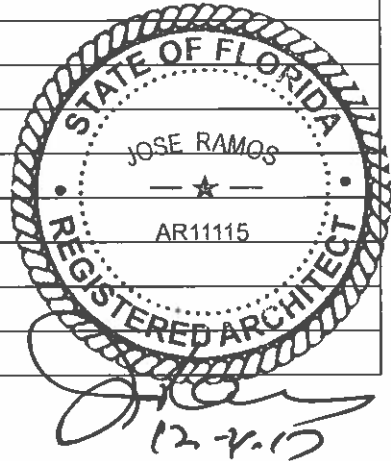
b. Note metal fitting i.e. angles, plates, bolts, split pintles, other and note condition:

c. Joints - note if well fitted and still closed:

d. Drainage - note accumulations of moisture:

e. Ventilation - note any concealed spaces not ventilated:

f. Note any concealed spaces opened for inspection:



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

DATE: November 29th, 2017

Re: Folio No. 03-4130-015-0050

Property Address: Bldg. No.: Sq. Ft.: **Pearson Residential
5185 Ponce de Leon Blvd.
Coral Gables, Fl**

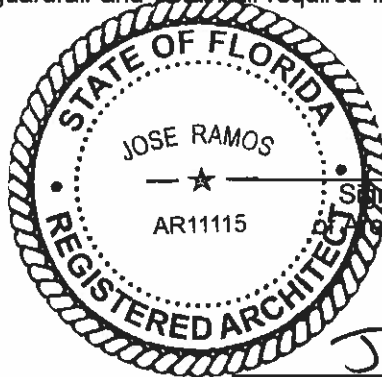
The undersigned states the following:

I am a Florida registered professional engineer or architect with an active license. On April 21st, 2017. I inspected the parking lots servicing the above referenced building for compliance with Section 8C-6 and determined the following (check only one):

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

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

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



Jose Ramos
Signature and Seal
of Architect or Engineer
12-4-17

Jose Ramos
(Print Name)

RLG Engineers

11295 SW 53 Terrace
Miami, Florida 33165
(305) 205-4271

November 30, 2017

City of Coral Gables
Building & Zoning Dept.
Miami, Florida

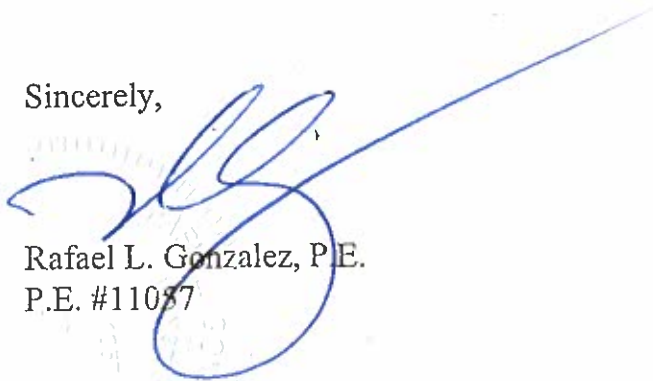
Re: 5185 Ponce de Leon Blvd ,Coral Gables
Pearson Residential College
Folio No: 03-4130-015-0050

Gentlemen:

Attached please find the Electrical Re-certification performed by this office for the above referenced building. Electrical System is safe for its use and occupancy.

If you have any questions, please do not hesitate to contact us.

Sincerely,



Rafael L. Gonzalez, P.E.
P.E. #11087



City of Coral Gables
MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING
ELECTRICAL RECERTIFICATION

INSPECTION COMMENCED

INSPECTION MADE BY: RLG Engineers

Date: 11-29-17

SIGNATURE: 

INSPECTION COMPLETED

Date: 11-29-17

PRINT NAME: Rafael L. Gonzalez, P.E.

TITLE: Professional Eng. 11057

ADDRESS: 11295 SW 53rd Terr.
Miami, Fl 33165

1. DESCRIPTION OF STRUCTURE:

- a. NAME OF TITLE: UNIVERSITY OF MIAMI % REAL ESTATE OFFICE
- b. STREET ADDRESS: 5185 PONCE DE LEON BLVS. CORAL GABLES .FL
- c. LEGAL DESCRIPTION: _____
- d. FOLIO NUMBER: 03-4130-015-0050 (Pearson Residential College)
- e. OWNER'S NAME: UNIVERSITY OF MIAMI % REAL ESTATE OFFICE
- f. OWNER'S MAILING ADDRESS: P.O. BOX 248106 CORAL GABLES, FL 33124
- h. PRESENT USE: APARTMENTS
- i. GENERAL DESCRIPTION, TYPE OF CONSTRUCTION, SIZE, NUMBER OF STORIES, AND SPECIAL FEATURES. ALSO ADDITIONAL COMMENT.
7-STORY CBS (167,166 SF)

FORTY (40) YEAR STRUCTURES

1. ELECTRICAL SERVICE:

- a. SIZE: AMPERAGE (4000); FUSES (); BREAKER (X)
- b. PHASE: THREE PHASE (X) SINGLE PHASE ()
- c. CONDITION: GOOD (X); FAIR (); NEED REPAIR ()
- d. COMMENTS: MAIN ELECTRICAL ROOM

2. METER AND ELECTRICAL ROOMS:

- a. CLEARANCES: GOOD (x); FAIR (); CORRECTION REQ ()
- COMMENTS: _____

3. GUTTERS:

- a. LOCATION: @ ELECT. ROOM
GOOD (X); REQUIRES REPAIR ()
- b. Taps and Fills: @ ELECT. ROOM
GOOD (X); REQUIRES REPAIR ()
- c. COMMENTS: _____

4. ELECTRICAL PANELS:

- a. PANEL # (MDPA/MDPB): GOOD (X); REQUIRES REPAIR ()
LOCATION: MAIN ELECT. ROOM
- b. PANEL # (MDP/EDP): GOOD (X); REQUIRES REPAIR ()
LOCATION: GEN ELECT. ROOM
- c. PANEL # (1-4): GOOD (X); REQUIRES REPAIR ()
LOCATION: BASEMENT
- d. PANEL # 5-11(): GOOD (X); REQUIRES REPAIR ()
LOCATION: 1ST FL. ELECT ROOM
- e. PANEL # (A,B): GOOD (X); REQUIRES REPAIR ()
LOCATION: 2ND-7TH FL.@ EA WING
- f. COMMENTS: _____


11/30/17

5. BRANCH CIRCUITS:

- a. IDENTIFIED: YES (X); MUST BE IDENTIFIED ()
- b. CONDUCTORS: GOOD (X); DE TERIORATED (); REPLACE ()
- c. COMMENTS: _____

6. GROUNDING OF SERVICE: GOOD (X); REQUIRES REPAIR ()

COMMENTS: _____

7. GROUNDING OF EQUIPMENT: GOOD (X); REQUIRES REPAIR ()

COMMENTS: _____

8. SERVICE CONDUITS/ RACEWAYS: GOOD (X); REQUIRES REPAIR ()
CONDITION: _____

COMMENTS: _____

9. SERVICE CONDUCTORS & CABLES: GOOD (X); REQUIRES REPAIR ()

CONDITION: _____

COMMENTS: _____

10. TYPES OF WIRING METHODS:

- | | | |
|-------------------|-----|-------------------------------|
| CONDUIT RACEWAYS: | | GOOD (X); REQUIRES REPAIR () |
| CONDUIT; PVC: | N/A | GOOD (); REQUIRES REPAIR () |
| NM CABLE: | N/A | GOOD (); REQUIRES REPAIR () |
| BX CABLE: | N/A | GOOD (); REQUIRES REPAIR () |

COMMENTS: _____



Handwritten signature and date: 11/20/12

ELECTRICAL
PAGE 3

11. FEEDER CONDUCTORS: GOOD (X); REQUIRES REPAIR ()

CONDITION: _____

COMMENTS: _____

12. EMERGENCY LIGHTING: GOOD (x); REQUIRES REPAIR ()

COMMENTS: _____

13. BLDG. EGRESS ILLUMINATION: GOOD (X); REQUIRES REPAIR ()

COMMENTS: _____

14. FIRE ALARM SYSTEM: GOOD (X); REQUIRES REPAIR ()

COMMENTS: _____

15. SMOKE DETECTORS : GOOD (X); REQUIRES REPAIR ()

COMMENTS: _____

16. EXIT LIGHTS: GOOD (x); REQUIRES REPAIR ()

COMMENTS: _____

17. EMERGENCY GENERATOR: GOOD (); REQUIRES REPAIR ()

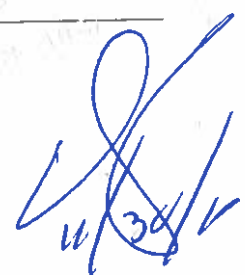
COMMENTS: N/A _____

18. WIRING IN OPEN OR UNDERCOVER PARKING, GARAGE AREAS:

Required Additional:

GOOD (x) ILLUMINATION ()

COMMENTS: _____



ELECTRICAL
PAGE 4

19. OPEN OR UNDERCOVER PARKING
GARAGE AREAS AND EGRESS
ILLUMINATION: GOOD (); ADD'L ILLUMINATION REQ (X)
- COMMENTS: EGRESS IS GOOD.
-
20. SWIMMING POOL WIRING: GOOD (); REQUIRES REPAIR ()
- COMMENTS: N/A
-
21. WIRING TO MECHANICAL EQUIPMENT: GOOD (X); REQUIRES REPAIR ()
- COMMENTS: A/C
-
22. GENERAL ADDITIONAL COMMENTS:




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


Date: November 29, 2017

Re: Property Address: 5185 Ponce de Leon Blvd Coral Gables, FL
Folio No.03-4130-015-0020
Pearson Residential College
Building Description: Apartments

(Illumination req'd)

The undersigned states the following:

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



Signature

Rafael L. Gonzalez, P.E. # 11057
Print Name

Seal of Architect or Engineer Executing the
Certification Must Be Affixed in the Above Space



City of Coral Gables
Development Services

OFFICE SET



RC-18-06-3852

5185 PONCE DE LEON BLVD # PEARSON
RESIDENTIAL COLLEGE

Folio #: 03-4130-015-0050
Permit Description: BUILDING
RECERTIFICATION (1962)

EL _____
ME _____
PL _____

Section	Approved	
	By	Date
<input checked="" type="checkbox"/> BUILDING	<i>mf</i>	<i>6/19/18</i>
<input type="checkbox"/> CONCURRENCY		
<input checked="" type="checkbox"/> ELECTRICAL		
<input type="checkbox"/> FEMA		
<input type="checkbox"/> FIRE		
<input type="checkbox"/> HANDICAP		
<input type="checkbox"/> HISTORICAL		
<input type="checkbox"/> LANDSCAPE		
<input type="checkbox"/> MECHANICAL		
<input type="checkbox"/> PLUMBING		
<input type="checkbox"/> PUBLIC WORKS		
<input type="checkbox"/> STRUCTURAL		
<input type="checkbox"/> ZONING		
<input type="checkbox"/>		
<input type="checkbox"/> OWNER BUILDER		

R

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

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

Special Inspector required for the following:

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

RC-18-06-3852

RC-18-06-3852

