

This instrument prepared by and
after recording return to:
Virginia Goizueta
Secretary to the Construction
Regulation Board
Development Services Department
City of Coral Gables
405 Biltmore Way, 3rd Floor
Coral Gables, FL 33134-5717

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 21-2946

vs.

Banyan Street/GAP Douglas Entrance Owner, LLC
c/o Banyan St Capital LLC
777 Brickell Ave, Ste 1100
Miami, FL 33131-2867
Respondent.

NOTICE OF ORDER DECLARING STRUCTURE UNSAFE

This cause was brought before the Construction Regulation Board ("Board") of the City of Coral Gables ("City"), on July 11, 2022 on the Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing ("Notice"). The Board, having heard the arguments of the parties and having considered any evidence presented, hereby enters this Order Declaring Structure Unsafe ("Order") and finds, concludes, and orders as follows:

Findings of Fact

1. The City properly served all required notices on the owner, Banyan Street/GAP Douglas Entrance Owner, LLC., and any lienholders of record for the structure located on the property at 800 Douglas Rd., Coral Gables, Fl. 33134-3125 (the "Structure"), and having folio number 03-4108-040-0020, and legally described as Blocks 1-2-3-4 & lot K & that PT Ponce De Leon Park Cir & Galiano Ct. & Calabria Ct. closed per Ord., Revised pl of Douglas Sec Plat Book 34, page 32.
2. As of the date of this Notice the Structure has failed to comply with the inspection report requirement and minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, required by Section 8-11 of the Miami-Dade County Code ("Report"). Therefore, **the Structure is presumed and is hereby declared 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.

Order

3. It is, therefore, **ORDERED**: The Owner shall take the Required Action as follows:
 - A. Submit a revised Recertification Report prepared by a licensed Architect or Engineer within one hundred (120) days of the Board's Order Recertifying the property. B. A \$250 daily fine be imposed if any of these deadlines are not met.

4. *Request for compliance inspection.* It is the responsibility of the Owner to request an inspection of City records and of the Property, as applicable, to determine compliance with this Order and to notify the City of any compliance action taken.

5. *Payment of costs, fines, and demolition by City.* The Owner shall pay, within 7 days of the date of this Order, the City's administrative costs to date of \$600, in addition to the costs of recording this Order. If the Owner does not comply with any of the applicable deadlines above, the Building Official may immediately and without further order from this Board, 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 and the City may demolish the Structure. The City may sell as salvage or require the demolition contractor to dispose of the contents of the Structure. In addition, the Owner shall pay a fine of \$250 for each day the violation continues past the date set for compliance, for which the City shall have a lien against the Owner and the Property. The Board may also enter an order of demolition and assess all costs of the proceedings and demolition and other required action for which the City shall have a lien against the Owner and the Property. Until the Structure is recertified in compliance the terms of this Order, the City shall not issue any further development approvals for the Property, including, but not limited to, building permits, unless the development approval is required to comply with the terms of this Order.

6. *Lien for costs and notice to subsequent purchasers.* The City shall have a special assessment lien for its administrative costs, the costs of corrective action, and any fines imposed by the Board, including but not limited to, securing the Structure and demolition ("Costs"), against the real and personal property of the Owner, including the Property. The lien for Costs shall have equal dignity with a lien for taxes. In order to have this lien, the City shall record this Order and an affidavit for any additional Costs, as applicable. Once recorded in the Public Records of Miami-Dade County, Florida, a copy of this Order shall constitute notice to any subsequent purchasers, successors in interest, or assigns, and the findings herein shall be binding upon the Owner and any subsequent purchasers, successors in interest or assigns.


7. City's remedies are cumulative. This Order notwithstanding, the City may enforce its code by any other lawful means.

8. **NOTICE:** If the Respondent does not comply with the terms of this Order, the City may issue a Notice of Non-Compliance ("Notice"). The Respondent may request an administrative hearing that shall be strictly limited to determining whether the Respondent complied with the terms of this Order. Requests for a hearing must be made in writing to Virginia Goizueta, Secretary to the Board, at City of Coral Gables, Development Services Department, 405

Biltmore Way, 3rd Floor, Coral Gables, FL 33134-5717, 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. Failure to request an administrative hearing within twenty (20) days after service of the Notice shall constitute a waiver of the Respondent's right to the hearing. The Respondent shall be liable for the reasonable costs of the administrative hearing if the Respondent does not prevail at the hearing.

DONE AND ORDERED at the City of Coral Gables, Miami-Dade County, Florida, on this 20 day of July, 2022.

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


Virginia Goizueta
Secretary to the Board

Notice of Deadline to Appeal

PURSUANT TO SECTION 105-95(6) OF THE CITY CODE, AN APPEAL OF THIS ORDER MAY BE FILED IN THE CIRCUIT COURT IN MIAMI-DADE COUNTY, FLORIDA, WITHIN THIRTY (30) DAYS OF THE FILING OF THIS ORDER.

C: Banyan Street/GAP Douglas Entrance Owner, LLC, c/o Lorri Dunne, Registered Agent, 80 SW 8th St, Ste 2200, Miami, FL 33130-3004; Wells Fargo Bank, National Association, as Participation Custodial Agent, for the benefit of the Participation A-1 Holder and the Participation A-2 Holder in accordance with their respective rights under the Participation Agreement and Future, Funding Indemnification Agreement, c/o CT Investment Management Co., LLC, Special Servicer 345 Park Ave, New York, NY 10154-0004; Wells Fargo Bank, National Association, as Participation Custodial Agent, for the benefit of the Participation A-1 Holder and the Participation A-2 Holder in accordance with their respective rights under the Participation Agreement and Future, Funding Indemnification Agreement, 101 N. Phillips Ave, Sioux Falls, SD 57104-6738

Goizueta, Virginia

From: Goizueta, Virginia
Sent: Friday, July 8, 2022 10:26 AM
To: Suarez, Cristina; Garcia-Serra, Mario
Cc: Ramos, Miriam; Lopez, Manuel
Subject: RE: 800 Douglas Road / Construction Regulatory Board Case No. 21-2946

Good morning,

The request for administrative extension has not been granted by the Deputy Building Official. The property will be heard by the Construction Regulation Board on Monday, July 11, 2022 as scheduled.

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: Suarez, Cristina <csuarez@coralgables.com>
Sent: Thursday, July 7, 2022 8:30 PM
To: Garcia-Serra, Mario <MGarcia-Serra@gunster.com>
Cc: Ramos, Miriam <mramos@coralgables.com>; Lopez, Manuel <mlopez@coralgables.com>; Goizueta, Virginia <vgoizueta@coralgables.com>
Subject: Re: 800 Douglas Road / Construction Regulatory Board Case No. 21-2946

Good evening Mario,

By copy of this email, I am forwarding your request below for an administrative extension to the Deputy Building Official.

Thanks,
Cristina

Get [Outlook for iOS](#)

From: Garcia-Serra, Mario <MGarcia-Serra@gunster.com>
Sent: Thursday, July 7, 2022 7:48 PM
To: Suarez, Cristina <csuarez@coralgables.com>
Cc: Ramos, Miriam <mramos@coralgables.com>
Subject: 800 Douglas Road / Construction Regulatory Board Case No. 21-2946

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

Dear Cristina,

Hope that all is well! I represent Banyan St GAP, the owner of the Douglas Entrance at 800 Douglas Road. The property has been subject to a NOV for lack of a 40 Year Recertification Report. A 40 Year Recertification Report was prepared and submitted to the City but it identified certain structural and electrical repairs which had to be done. The permit for the electrical work was issued in April of 2022. The plans for the structural work were submitted yesterday and were assigned Building Permit Process No. BLDB-22-07-0860. Considering that the necessary building permit has already been issued for the electrical work and that the application and plans for the structural work have already been submitted, and that we expect to complete or, at least, make considerable progress, on the repair work within a 60 day timeframe which is also the timeframe that City staff is recommending in the attached memo, please advise if we can agree to an administrative extension of time of 60 days to complete the work from the time of issuance of permit for the structural repairs. Please feel free to call me at 786-457-7845 if you would like to discuss further. Thank you for your attention to this matter.

Best regards,

Mario



Mario Garcia-Serra | Shareholder
600 Brickell Avenue
Brickell World Plaza
Suite 3500
Miami, Florida 33131

P 305-376-6061 F 786-425-4104
gunster.com

Goizueta, Virginia

From: Goizueta, Virginia
Sent: Thursday, July 21, 2022 9:57 AM
To: Johanna Bernacett; Garcia-Serra, Mario
Cc: Lopez, Manuel
Subject: Construction Regulation Board order -800 Douglas Rd. RC21088585 & RC21096282
Attachments: CRB ORDER.pdf

Good morning,

Attached please find the Construction Regulation Board order for the property located at 800 Douglas Rd.

This order will be recorded with the Miami-Dade County Clerk of Courts. Please be mindful of the Board's order and deadline I order to avoid fines.

Thank you

Virginia Goizueta

Building Service Coordinator

City of Coral Gables

Development Services Department

405 Biltmore Way, 3rd Floor

Coral Gables, Florida 33134

Office: 305-460-5250

Goizueta, Virginia

From: Goizueta, Virginia
Sent: Thursday, July 21, 2022 8:44 AM
To: Sansores, Imelys
Subject: CRB order for 800 Douglas Rd.
Attachments: CRB ORDER.pdf

Good morning Imelys,

Please record the order attached; fees are being collected and deposited to the account via the fee.

Thank you

Virginia Goizueta

Building Service Coordinator

City of Coral Gables

Development Services Department

405 Biltmore Way, 3rd Floor

Coral Gables, Florida 33134

Office: 305-460-5250

Goizueta, Virginia

From: Goizueta, Virginia
Sent: Friday, August 12, 2022 8:17 AM
To: Johanna Bernacett
Subject: RE: Construction Regulation Board order -800 Douglas Rd. RC21088585 & RC21096282

Good morning Johana,

I've just realized the \$ 600 had been previously paid and the pending amount is \$30.

I will be mailing back the check #9107 in the amount of \$630 back to you for replacement. I will document the payment error.

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: Goizueta, Virginia
Sent: Monday, August 8, 2022 12:10 PM
To: Johanna Bernacett <jbernacett@banyanstreet.com>
Subject: RE: Construction Regulation Board order -800 Douglas Rd. RC21088585 & RC21096282

I am not sure how to pay via the portal but we do accept checks Monday thru Friday from 7:30 until 2:30. Please bring the permit number to pay.

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: Johanna Bernacett <jbernacett@banyanstreet.com>
Sent: Monday, August 8, 2022 11:00 AM
To: Goizueta, Virginia <vgoizueta@coralgables.com>
Subject: RE: Construction Regulation Board order -800 Douglas Rd. RC21088585 & RC21096282

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

One more thing, can I get pay online instructions? I need to be specific with accounting as they will need to pay with a company credit card.

Thank you so much!

 <https://www.coralgables.com/departments/finance/services/pay-bill>

- If you receive an error during the payment process, contact Technical Support

Select Payment Type:

<div>Business Licenses & Certificate of Use</div> <div>→</div>	<div>Invoices, Property Leases, Special Assessments & Stormwater</div> <div>→</div>	<div>Parking Tic</div>
<div>Permits</div> <div>→</div>	<div>Water</div> <div>→</div>	<div>Waste</div>

JOHANNA BERNACETT
PROPERTY MANAGER

800 Douglas Road, Suite 370
Coral Gables, Florida 33134
Office: 305.444.1941
Cell: 305.467.3828

jbernacett@banyanstreet.com
banyanstreet.com

BANYAN STREET
CAPITAL

From: Johanna Bernacett
Sent: Monday, August 8, 2022 10:56 AM
To: Goizueta, Virginia <vgoizueta@coralgables.com>; Garcia-Serra, Mario <MGarcia-Serra@gunster.com>
Cc: Lopez, Manuel <mlopez@coralgables.com>
Subject: RE: Construction Regulation Board order -800 Douglas Rd. RC21088585 & RC21096282

\$630 indeed. Thanks!

JOHANNA BERNACETT
PROPERTY MANAGER

800 Douglas Road, Suite 370
Coral Gables, Florida 33134
Office: 305.444.1941
Cell: 305.467.3828

jbernacett@banyanstreet.com
banyanstreet.com

BANYAN STREET
CAPITAL

From: Goizueta, Virginia <vgoizueta@coralgables.com>
Sent: Monday, August 8, 2022 10:55 AM
To: Johanna Bernacett <jbernacett@banyanstreet.com>; Garcia-Serra, Mario <MGarcia-Serra@gunster.com>
Cc: Lopez, Manuel <mlopez@coralgables.com>
Subject: RE: Construction Regulation Board order -800 Douglas Rd. RC21088585 & RC21096282

There is also a \$600 Board fee.

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: Johanna Bernacett <jbernacett@banyanstreet.com>
Sent: Monday, August 8, 2022 10:49 AM
To: Goizueta, Virginia <vgoizueta@coralgables.com>; Garcia-Serra, Mario <MGarcia-Serra@gunster.com>

Cc: Lopez, Manuel <mlopez@coralgables.com>

Subject: RE: Construction Regulation Board order -800 Douglas Rd. RC21088585 & RC21096282

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

Thank you, Virginia.

Just to confirm, the amount due is \$30. If so, I will get our accounting department to process this right away.

JOHANNA BERNACETT
PROPERTY MANAGER

800 Douglas Road, Suite 370
Coral Gables, Florida 33134
Office: 305.444.1941
Cell: 305.467.3828

jbernacett@banyanstreet.com
banyanstreet.com

BANYAN STREET
CAPITAL

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

Sent: Monday, August 8, 2022 10:47 AM

To: Johanna Bernacett <jbernacett@banyanstreet.com>; Garcia-Serra, Mario <MGarcia-Serra@gunster.com>

Cc: Lopez, Manuel <mlopez@coralgables.com>

Subject: RE: Construction Regulation Board order -800 Douglas Rd. RC21088585 & RC21096282

Good morning,

Because the case for the buildings was heard as one; we are only charging one board fee.

Please see the invoice below; you can pay on-line or bring a check. We are open from 7:30 am until 2:30 pm.



**CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPT INVOICE**

BLDG RECERT / CRB
405 Biltmore Way - Coral Gables, FL 33134
(305) 460-5235

Site Address: 800 DOUGLAS RD
LA PUERTA DEL SOL
CORAL GABLES, FL 33134

PERMIT NUMBER: RC-21-08-8585

PARCEL NUMBER: 03-4108-040-0020

Project Name:

Legal Description:

8 54 41 6 20 AC M/L REV PL OF DOUGLAS SEC PB 34-32 BLKS 1-2-3-4 & LOT K & THAT PT PONCE DE LEON
PARK CIR & GALIANO CT & CALABRIA CT CLOSED PER ORD #992 LESS BEG SE COR OF BLK 3 TH
N169 29FT W323 36FT

Applicant:

BANYAN ST GAP DOUGLAS ENT OW
777 BRICKELL AVE STE 1100
MIAMI, FL 33131

Owner:

BANYAN ST GAP DOUGLAS ENT OW
777 BRICKELL AVE STE 1100
MIAMI, FL 33131

Contractor:

Cust. #: 037213

Tenant:

Qualifier:

Bus. License:

Project Description:

BUILDING RECERTIFICATION (YEAR BUILT 1971) BUILDING-1 (ONE) & SURFACE PARKING LOT.

OF PAGES OF DOCUMENTATION : 41
CONSTRUCTION REGULATION BOARD 600
RECERTIFICATION YEAR 2021
OF PAGES TO RECORD 3
CRB SETTLEMENT AGREEMENT 0.0000

FEES

DOCUMENT RECORDING FEE 30.00

TOTAL: \$30.00

Warning to owner: A recorded notice of commencement might
be required to be submitted prior to inspection scheduling.

Issued Date: 09/14/2021

Expiration Date: 09/14/2022

**CALL BEFORE YOU DIG FOR ALL UTILITY LOCATES
SUNSHINE STATE ONE CALL 811**



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: Johanna Bernacett <jbernacett@banyanstreet.com>

Sent: Friday, July 29, 2022 10:27 AM

To: Goizueta, Virginia <vggoizueta@coralgables.com>; Garcia-Serra, Mario <MGarcia-Serra@gunster.com>

Cc: Lopez, Manuel <mlopez@coralgables.com>

Subject: RE: Construction Regulation Board order -800 Douglas Rd. RC21088585 & RC21096282

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

Good morning, Virginia

Happy Friday! We spoke this week and you did mention the trouble in the system you were having unable to send us an invoice but wanted to follow up to know when we can expect being billed in order to make the payment in a timely manner.

I thank you in advance for your assistance.

Thanks.

JOHANNA BERNACETT
PROPERTY MANAGER

800 Douglas Road, Suite 370

Coral Gables, Florida 33134

Office: 305.444.1941

Cell: 305.467.3828

jbernacett@banyanstreet.com
banyanstreet.com

BANYAN STREET
CAPITAL

From: Johanna Bernacett

Sent: Thursday, July 21, 2022 10:47 AM

To: Goizueta, Virginia <vggoizueta@coralgables.com>; Garcia-Serra, Mario <MGarcia-Serra@gunster.com>

Cc: Lopez, Manuel <mlopez@coralgables.com>

Subject: RE: Construction Regulation Board order -800 Douglas Rd. RC21088585 & RC21096282

Good morning and thank you for including me in this email.

What are the city's "administrative costs" for recording this order? (mentioned in section 5) so we can get this paid right away? Do we pay online?

Thanks,
JOHANNA BERNACETT
PROPERTY MANAGER

800 Douglas Road, Suite 370
Coral Gables, Florida 33134
Office: 305.444.1941
Cell: 305.467.3828

jbernacett@banyanstreet.com
banyanstreet.com

BANYAN STREET
CAPITAL

From: Goizueta, Virginia <vgoizueta@coralgables.com>
Sent: Thursday, July 21, 2022 9:57 AM
To: Johanna Bernacett <jbernacett@banyanstreet.com>; Garcia-Serra, Mario <MGarcia-Serra@gunster.com>
Cc: Lopez, Manuel <mlopez@coralgables.com>
Subject: Construction Regulation Board order -800 Douglas Rd. RC21088585 & RC21096282

Good morning,

Attached please find the Construction Regulation Board order for the property located at 800 Douglas Rd.

This order will be recorded with the Miami-Dade County Clerk of Courts. Please be mindful of the Board's order and deadline I order to avoid fines.

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

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.

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John Toussaint

From: Goizueta, Virginia <vgoizueta@coralgables.com>
Sent: Monday, October 17, 2022 9:40 AM
To: John Toussaint
Cc: Johanna Bernacett
Subject: RE: Construction Regulation Board order -800 Douglas Rd. RC21088585 & RC21096282

We are located at 427 Biltmore Way. The lobby is open from 7:30 am until 2:30pm

Just bring the check to the permit counter and provide them with the RC-21-08-8585.

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

From: John Toussaint <jtoussaint@banyanstreet.com>
Sent: Thursday, October 13, 2022 4:21 PM
To: Goizueta, Virginia <vgoizueta@coralgables.com>
Cc: Johanna Bernacett <jbernacett@banyanstreet.com>
Subject: Construction Regulation Board order -800 Douglas Rd. RC21088585 & RC21096282
Importance: High

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

Good afternoon Virginia,

We have sent someone on multiple occasions to pay the amount of \$30.00, however they have informed us that your address has changed to a different building and your system has also change when dropping of check.

Can you provide an address to mail the check?

Thank you,

JOHN TOUSSAINT
PROPERTY ADMINISTRATOR

800 Douglas Road, Suite 370
Coral Gables, Florida 33134
Office: 305.444.1941
Cell: 305.462.8644

November 17, 2022

VIA ELECTRONIC MAIL

Mr. Manny Z. Lopez, P.E.
Building Official
City of Coral Gables
405 Biltmore Way
Coral Gables, Florida 33134

**Re: Folio No. 03-4108-040-0020 / La Puerta del Sol / Request for Extension of Time to
Comply with Building Recertification / BLDB-22-07-0860**

Dear Mr. Lopez:

On behalf of Banyan Street/Gap Douglas Entity Owner, LLC, the owner (the "Owner") of the property located at 800 Douglas Road (the "Property"), I hereby request a 90-day extension of time to comply with the recertification of the La Puerta del Sol Building on the Property.

A 40 Year Recertification Report was prepared and submitted to the City but it identified certain structural and electrical repairs which had to be done. The permit for the electrical work was issued in April of 2022. The plans for the structural work were submitted July 6, 2022 and were assigned Building Permit Process No. BLDB-22-07-0860. The plans have been reviewed and revised multiple times, and are currently pending additional review by the City.

Although the Owner has worked diligently towards recertification, an additional 90 days will be required in order to procure the structural repair permits and complete the work. The Owner is confident that it will continue to show significant progress towards recertification, if granted an additional extension of time.

If you have any questions or require additional information, please contact my me at 305-376-6020, or Mgarcia-serra@gunster.com. Thank you for your assistance with this request.

Sincerely,

A handwritten signature in dark ink, appearing to read "Mario Garcia-Serra".

Mario Garcia-Serra, Esq.

cc: Virginia Goizueta



Writer's Direct Dial Number: (305) 376-6061
Writer's E-Mail Address: mgarcia-serra@gunster.com

November 28, 2022

VIA ELECTRONIC MAIL

Mr. Manny Z. Lopez, P.E.
Building Official
City of Coral Gables
405 Biltmore Way
Coral Gables, Florida 33134

**Re: Folio No. 03-4108-040-0020 / La Puerta del Sol / Request for Extension of Time to
Comply with Building Recertification / BLDB-22-07-0860**

Dear Mr. Lopez:

On behalf of Banyan Street/Gap Douglas Entity Owner, LLC, the owner (the "Owner") of the property located at 800 Douglas Road (the "Property"), I hereby request a 90-day extension of time from the Construction Regulation Board to comply with the recertification of the La Puerta del Sol Building on the Property.

A 40 Year Recertification Report was prepared and submitted to the City but it identified certain structural and electrical repairs which had to be done. The permit for the electrical work was issued in April of 2022. The plans for the structural work were submitted July 6, 2022 and were assigned Building Permit Process No. BLDB-22-07-0860. The plans have been reviewed and revised multiple times and are currently pending additional review by the City.

Although the Owner has worked diligently towards recertification, an additional 90 days will be required in order to procure the structural repair permits and complete the work. The Owner is confident that it will continue to show significant progress towards recertification, if the Board grants an additional extension of time.

If you have any questions or require additional information, please contact my me at 305-376-6020, or Mgarcia-serra@gunster.com. Thank you for your assistance with this request.

Sincerely,

Mario Garcia-Serra, Esq.

From: Behar, Roberto <RBehar@gunster.com>
Sent: Thursday, December 8, 2022 3:15 PM
To: Goizueta, Virginia <vgoizueta@coralgables.com>
Cc: Lopez, Manuel <mlopez@coralgables.com>
Subject: RE: 800 Douglas - Building Permit Extension of Time Request

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

Good afternoon, Virginia,

Attached please the request to the Construction Regulation Board.

Thank you,



Bobby Behar | Associate
Brickell World Plaza, 600 Brickell Avenue, Suite 3500
Miami, FL 33131
P 305-376-6020 F (786) 425-4108
gunster.com | [View my bio](#) | rbehargunster.com

From: Goizueta, Virginia <vgoizueta@coralgables.com>
Sent: Monday, November 21, 2022 9:55 AM
To: Behar, Roberto <RBehar@gunster.com>
Cc: Garcia-Serra, Mario <MGarcia-Serra@gunster.com>; Lopez, Manuel <mlopez@coralgables.com>
Subject: RE: 800 Douglas - Building Permit Extension of Time Request

Good afternoon,

The Building Official will not grant administrative extension after the property has a Board order; however, you can request extensions from the Construction Regulation Board.

Please provide the request in writing.

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

From: Behar, Roberto <RBehar@gunster.com>
Sent: Thursday, November 17, 2022 4:30 PM

To: Lopez, Manuel <mlopez@coralgables.com>; Goizueta, Virginia <vgoizueta@coralgables.com>;
Goizueta, Virginia <vgoizueta@coralgables.com>
Cc: Garcia-Serra, Mario <MGarcia-Serra@gunster.com>
Subject: 800 Douglas - Building Permit Extension of Time Request

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

Good afternoon, Manny,

Attached please find a permit extension of time request for the building located at 800 Douglas Avenue.

Thank you,



Bobby Behar | Associate
Brickell World Plaza, 600 Brickell Avenue, Suite 3500
Miami, FL 33131
P 305-376-6020 F (786) 425-4108
gunster.com | [View my bio](#) | rbehar@gunster.com

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.



September 3, 2021

Mr. Manny Z. Lopez, PE
Building Official
City of Coral Gables
Development Services Department
405 Biltmore Way
Coral Gables, FL 33134

Ref: Douglas Entrance
40 YR Certification Building 1
Folio # 03-4108-040-0020
La Puerta Del Sol Building
800 Douglas Rd.
Coral Gables, Florida

Dear Mr. Lopez:

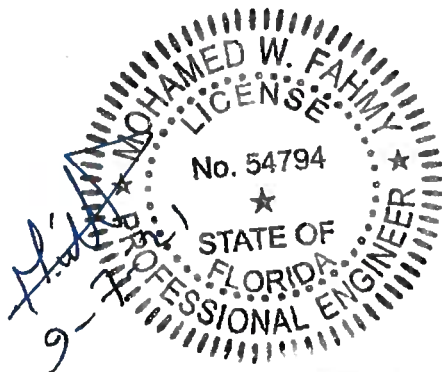
Our firm is in the process of completing the 40-Year Certification – Structural for the above-mentioned property.

To satisfy the requirements for the building recertification to its fullest extent, we hereby, on behalf of the owner, request a three-month extension to complete this certification.

We anticipate completion in the next two months.

We thank you in advance for your cooperation on this and please feel free to contact us if you have any questions at (305) 321 7041.

Very truly yours,



Mohamed W. Fahmy, Ph.D., P.E.
Florida Registration License No 54794
Special Inspector License Number: 6998918

CITY'S

EXHIBIT

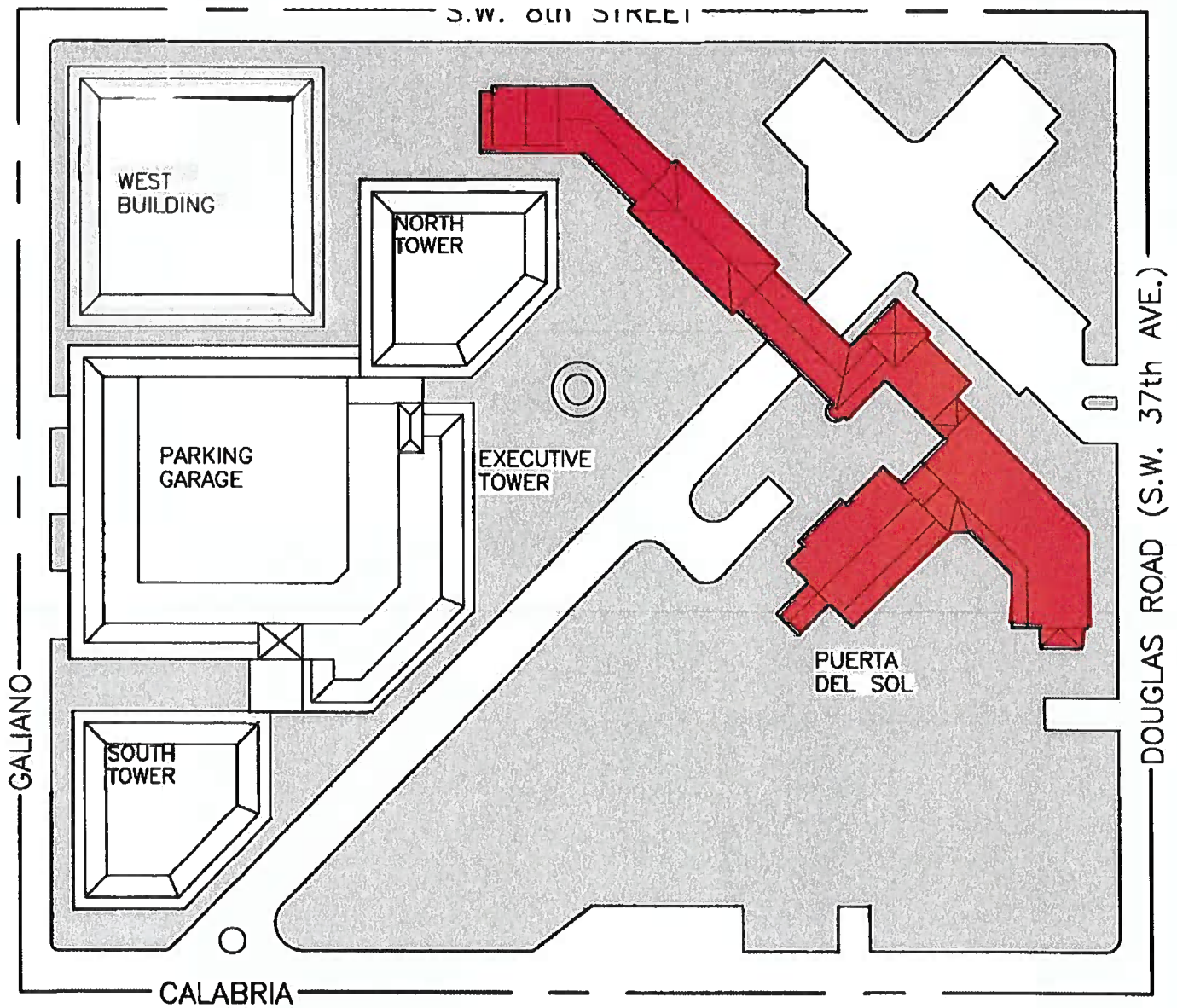
10

SITE PLAN

Puerta Del Sol - Building 1

800 Douglas Road, Coral
Gables, Florida 33134

id
insight
design
2930 Northeast
2nd Court
Miami, Florida
33137
305.545.4964



N.T.S.

February 12th, 2013

Douglas Entrance

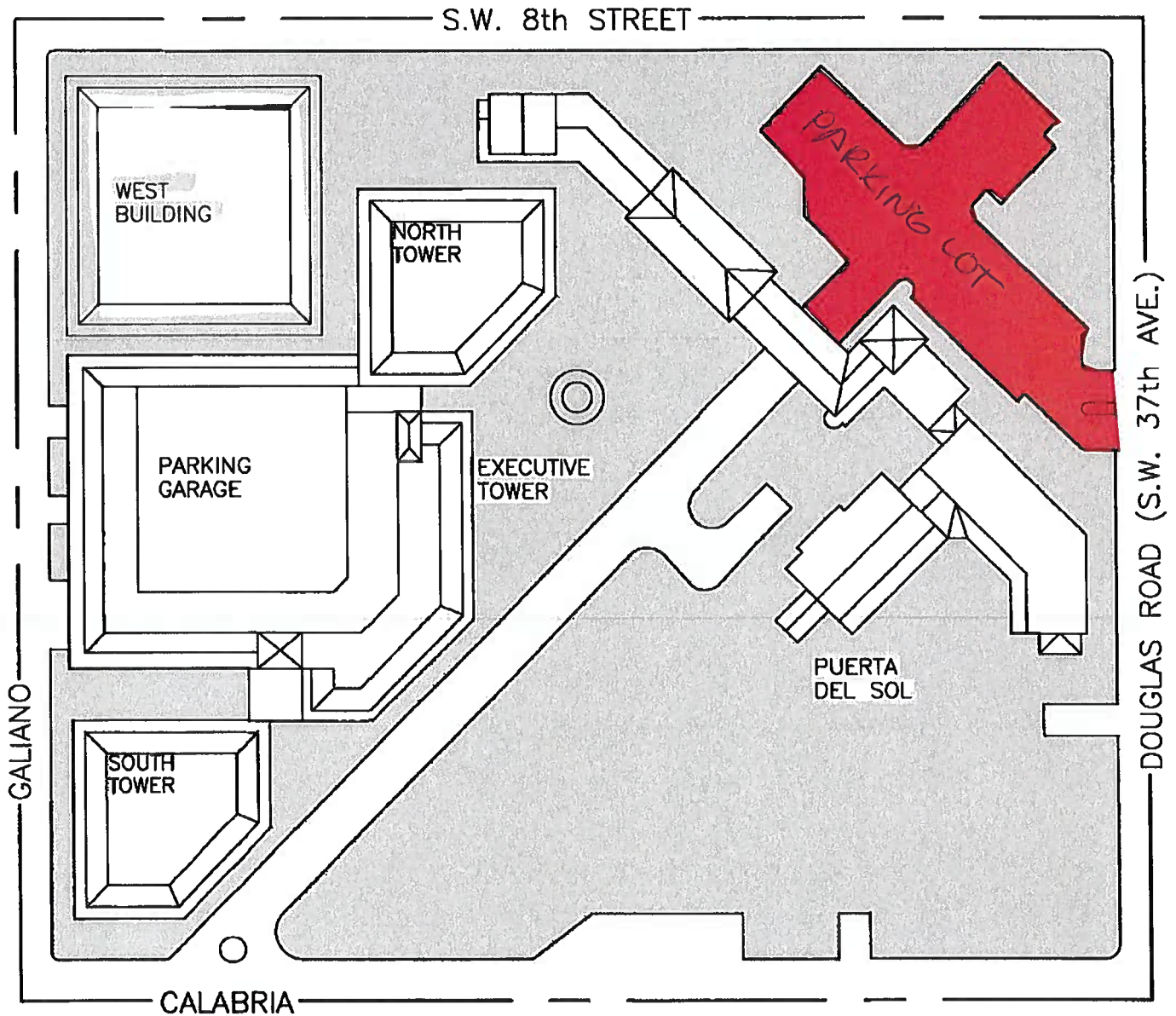
Key Plan



Parking Lot



2830 Northeast
2nd Court
Miami, Florida
33137
305.545.4964



N.T.S.

February 12th, 2013

Douglas Entrance

Key Plan





REGULATORY AND ECONOMIC RESOURCES
DEPARTMENT

MINIMUM INSPECTION PROCEDURAL GUIDELINES
FOR BUILDING STRUCTURAL RECERTIFICATION

INSPECTION

COMMENCED

Date: 05/28/2021

INSPECTION COMPLETED

Date: _____

INSPECTION MADE BY: Mohamed W. Fahmy, P.E.

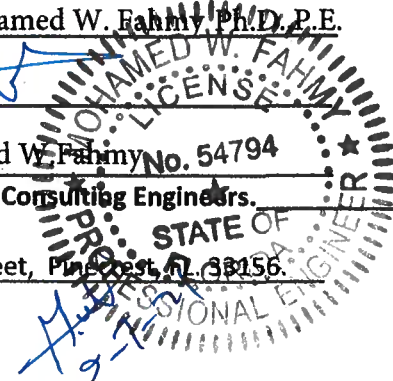
SIGNATURE: _____

PRINT NAME: _____

Mohamed W. Fahmy No. 54794

TITLE: President of National Consulting Engineers.

ADDRESS: 7255 SW 126th Street, Pinecrest, FL 33156



1. DESCRIPTION OF STRUCTURE

a. Name on Title: Banyan Street/GAP Douglas Entrance Owner, LLC

b. Street Address: 800 Douglas Road, Coral Gables, FL 33134. La Puerta del Sol Building

c. Legal Description: 8 54 41 6.20 AC M/L REV PL OF DOUGLAS SEC PB 34-32 BLKS 1-2- 3-4 & LOT K & THAT PT PONCE DE LEON PARK CIR & GALIANO CT & CALABRIA CT CLOSED PER ORD #992 LESS BEG SE COR OF BLK 3

d. Owner's Name: Banyan Street/GAP Douglas Entrance Owner, LLC

e. Owner's Mailing Address: 80 SW 8th Street, Suite 2200, Miami, FL 33130

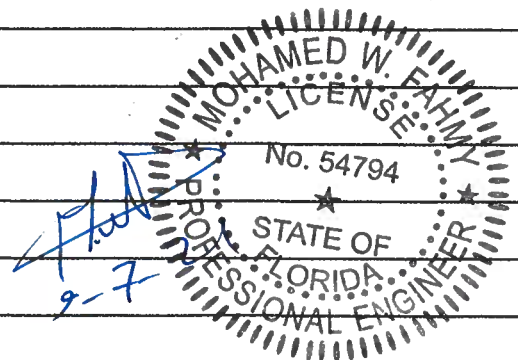
f. Folio Number of Property on which Building is Located: #03-4108-040-0020

g. Building Code Occupancy Classification: Commercial

h. Present Use:

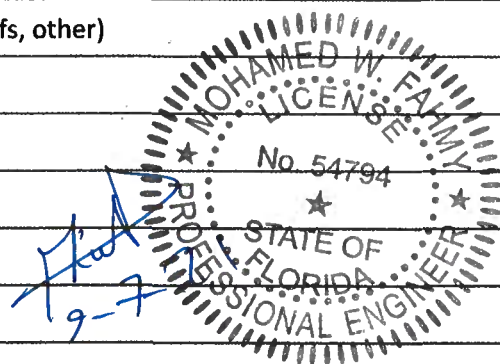
i. General Description: The building has two buildings. The first building is. La Puerta Del Building that consists of three stories (majority of the building area) and two stories in some areas with architectural arch joining the North and South wings. There is a tower that is 4-story height. The exterior walls are built using concrete masonry unit. The first floor is built of concrete on grade. The second and the third floors are built of wood joists. The roof is built of wood trusses. Stairs are built of reinforced concrete.

Addition Comments:



j. Additions to original structure:
N/A

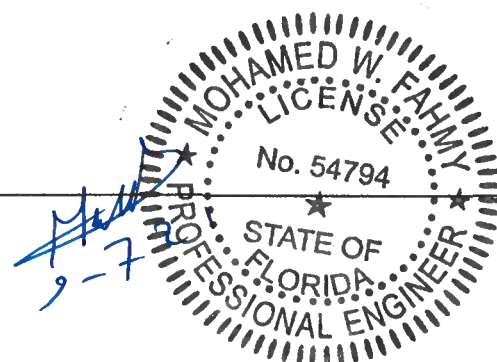
2. PRESENT CONDITION OF STRUCTURE
a. General alignment (Note: good, fair, poor, explain if significant)
1. Bulging Good for age of the building
2. Settlement Fair
3. Deflections Good for age of the building
4. Expansion Good for age of the building
5. Contraction Good for age of the building
b. Portion showing distress (Note, beams, columns, structural walls, floor, roofs, other)
N/A
c. Surface conditions – describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration and stains.
Ball Room, Suite 119, Suite 140, Suite 240, and Suite 245. (See attached deficiencies and pictures.)
i
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.
Several crack sizes (See attached deficiencies and pictures.)



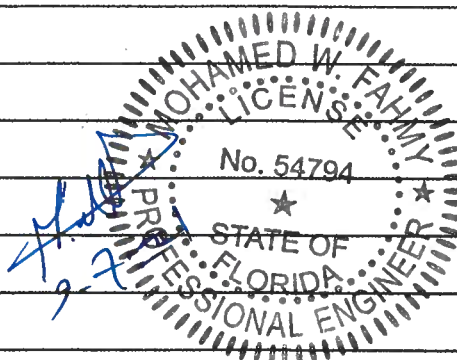
e. General extent of deterioration – cracking or spalling of concrete or masonry, oxidation of metals; rot or borer attack in wood.
(See attached deficiencies and pictures.)
f. Previous patching or repairs
There are few areas next to windows and exterior doors and on exterior walls that have been patched.
g. Nature of present loading indicate residential, commercial, other estimate magnitude.
Present loading is commercial loading for all the building, except for Cathedral room which is used to host weddings.

3. INSPECTIONS
a. Date of notice of required inspection 3/22/2021
b. Date(s) of actual inspection 5/28/2021
c. Name and qualifications of individual submitting report: Mohamed W. Fahmy
d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures
N/A
e. Structural repair-note appropriate line: Repair is required.
1. None required
2. Required (describe and indicate acceptance)

4. SUPPORTING DATA
a. (See attachment) sheet written data
b. (See attachment) photographs
c. N/A drawings or sketches



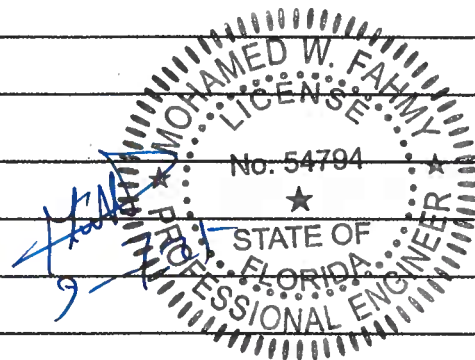
5. MASONRY BEARING WALL = Indicate good, fair, poor on appropriate lines:	
a. Concrete masonry units	Fair
b. Clay tile or terra cotta units	Fair
c. Reinforced concrete tie columns	Good for age of building
d. Reinforced concrete tie beams	Good for age of building
e. Lintel	Good
f. Other type bond beams	Good
g. Masonry finishes -exterior	
1. Stucco	Good for age of building with some areas need repair.
2. Veneer	N/A
3. Paint only	N/A
4. Other (describe)	N/A
h. Masonry finishes - interior	
1. Vapor barrier	N/A
2. Furring and plaster	Good
3. Paneling	N/A
4. Paint only	N/A
5. Other (describe)	N/A
i. Cracks See attachment.	
1. Location – note beams, columns, other	(See attachment)(
2. Description	
j. Spalling	
1. Location – note beams, columns, other	(See attachment)
2. Description	
k. Rebar corrosion-check appropriate line	
1. None visible	See attachment for exposed rebars.
2. Minor-patching will suffice	
3. Significant-but patching will suffice	



4. Significant-structural repairs required	Repairs are required in Suites 119, 140, 340, and 245,
I. Samples chipped out for examination in spill areas:	
1. No	Na sample was examined.
2. Yes – describe color, texture, aggregate, general quality	

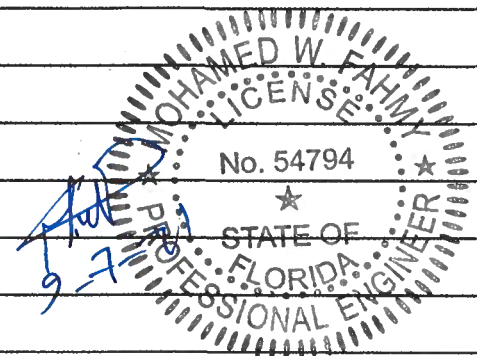
6. FLOOR AND ROOF SYSTEM
a. Roof
1. Describe (flat, slope, type roofing, type roof deck, condition)
Roof are sloped and are built using wood trusses (Good condition). Roofing type is clay (Good condition). Roof deck is plywood (Good condition).
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support:
Fair
3. Note types of drains and scuppers and condition:
Good for age of the building.
b. Floor system(s)
1. Describe (type of system framing, material, spans, condition)
Good condition for age of building, except for areas that require repairs.
c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.
There were signs of water intrusion (see attachment).

7. STEEL FRAMING SYSTEM	
a. Description	N/A



b. Exposed Steel- describe condition of paint and degree of corrosion
Railings, and metal stair: good paint and mild corrosion.
c. Concrete or other fireproofing – note any cracking or spalling and note where any covering was removed for inspection
See attachment
d. Elevator sheave beams and connections, and machine floor beams – note condition:
Fair

8. CONCRETE FRAMING SYSTEM
a. Full description of structural system
Reinforced concrete is used at the stairs in some areas and as concrete freaming..
b. Cracking
1. Not significant
2. Location and description of members affected and type cracking (See attachment)
c. General condition
(See attachment)
d. Rebar corrosion – check appropriate line
1. None visible
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. <input checked="" type="checkbox"/> No
2. Yes, describe color, texture, aggregate, general quality:

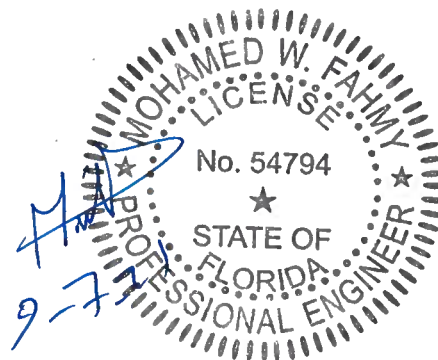


9. WINDOWS	
a. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other)	Windows are made of wood frames and glass or new aluminum frames with glass. Mullions are also made of wood or aluminum. Windows include several types, single hung, double hung, casement.
b. Anchorage- type and condition of fasteners and latches	Tapcons are used to connect the window frames to concrete filled cells, lintels, and sills. Anchors are in fair conditions
c. Sealant – type of condition of perimeter sealant and at mullions:	Mainly good, except in the ballroom.
d. Interiors seals – type and condition at operable vents	Mainly good, except in the ballroom.
e. General condition:	Mainly good, except in the ballroom and couple of broken windows.

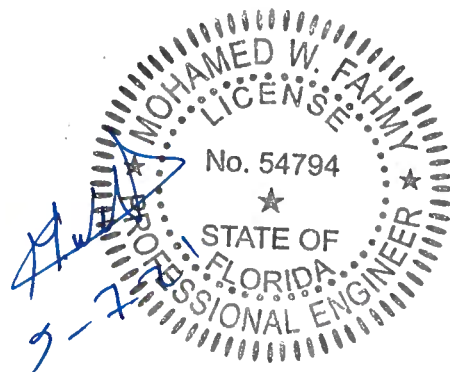
10. WOOD FRAMING	
a. Type – fully describe if mill construction, light construction, major spans, trusses:	Woods joints have been used to construct the floors. Trusses have been used to construct the roofs.
b. Note metal fitting i.e., angles, plates, bolts, split pintles, other, and note condition:	Most of joints that are exposed are found to be in good conditions. We had an access to inspect several trusses that their joints are in good conditions
c. Joints – note if well fitted and still closed:	Good for age of building
d. Drainage – note accumulations of moisture	Good for age of bulding
e. Ventilation – note any concealed spaces not ventilated:	Good for age of building
f. Note any concealed spaces opened for inspection:	N/A

js:lm:jg:rtc:10/13/2015:40yearrecertificationsystem

BORA Approved – Revised September 17, 2015/RER-10/13/2015



Attachments



INSPECTION LOG

JOB: 800 Douglas Road, Coral Gables, FL 33134. La Puerta del Sol Building

DATE: 05-28-2021

Areas Require Repairs:

A. Ballroom:

- Window frame in the ball room has rotten wood frame.
- There is a window with broken glass.
- On the ballroom: all the doors that lead to the balcony are not in good condition. Rotten. wood frames need to be replaced or strengthened. Two of the doors are loose and can be opened.
- Cracks in the bollard behind windows next to the main stair that leads to the ballroom from landing to the floor. The bollard may fall and needs to be repaired.
- Curved stair that lead to the ball room to the ground floor from outside has several steps with cracked and spalled area around the picket.
- The same stair has outside significant cracks on the outside.

B. Suite 140

There are several locations where the expose rebar and also we have some spall concrete beam.

C. Suite 119

there are two area with expose rebars

D. Suite 240

They have several concrete damage expose concrete, spall concrete.

E. Suite 245

It has some exposed rebars and also the wood jams need to have steel angle to be connected to the header.

F. Suite 315

The railing from the second level to the third level they need to add epoxy to the first post.

G. Main Building

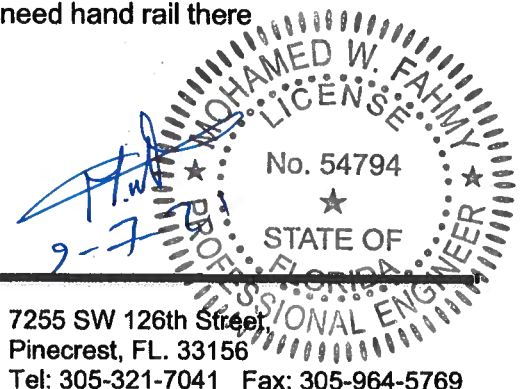
- On the entrance, there are areas with three risers so we need hand rail there
- In the threes room there is a leak from a bath room

H. Suite 330

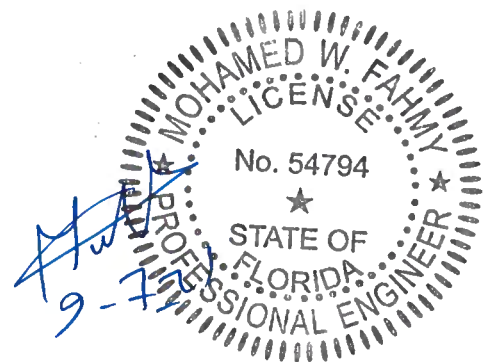
- Stair that goes to the =third floor has weak railing

I. Suite 210

- there are several areas on the ceiling with water leaks



Pictures

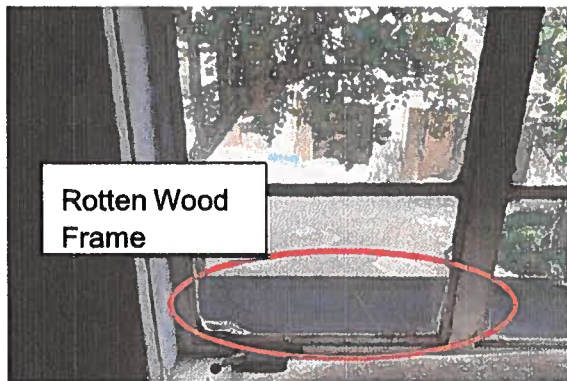




Picture #1



Picture #2



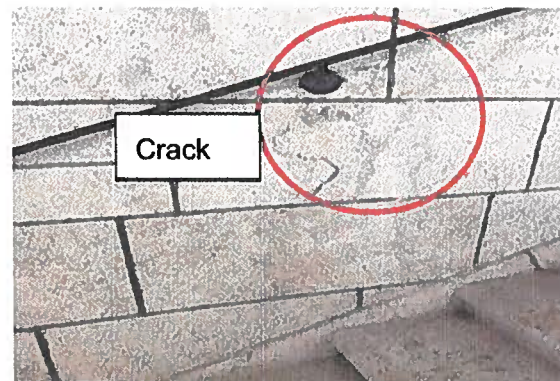
Picture #3



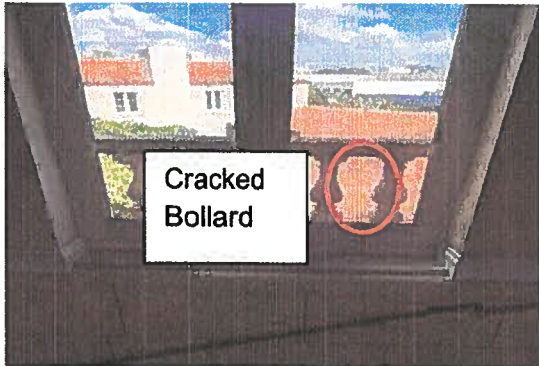
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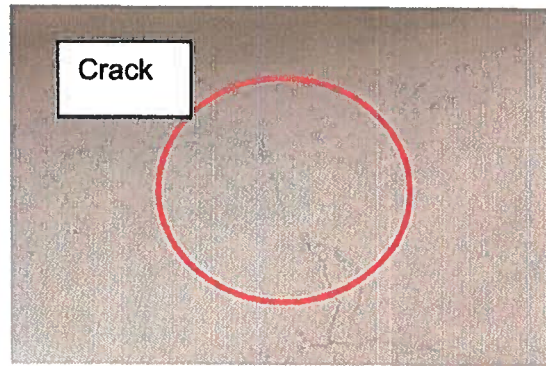
Picture #5



Picture #6



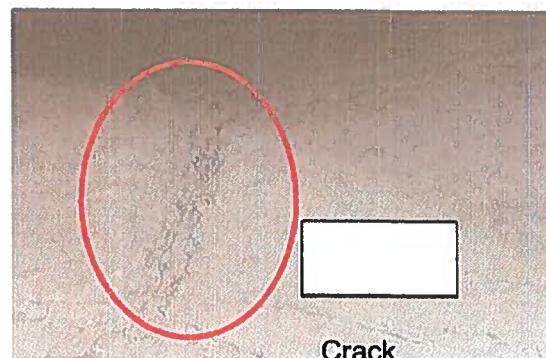
Picture #7



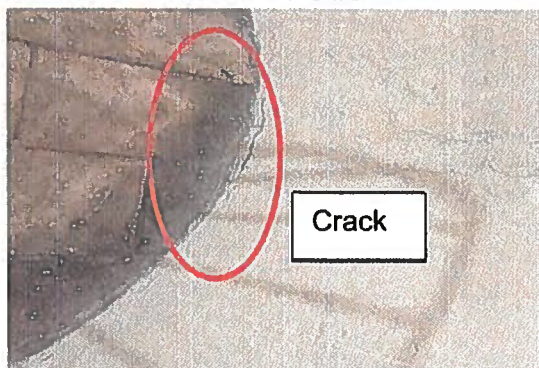
Picture #8



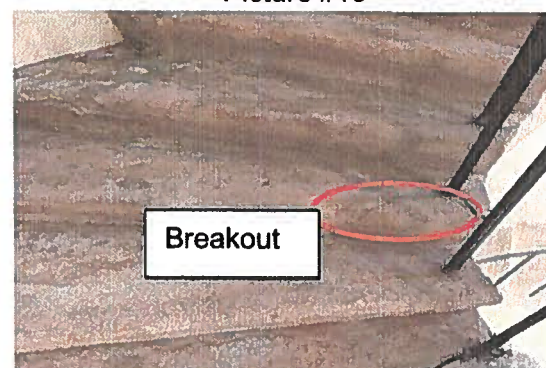
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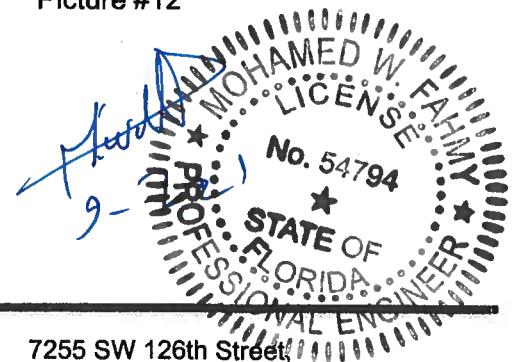
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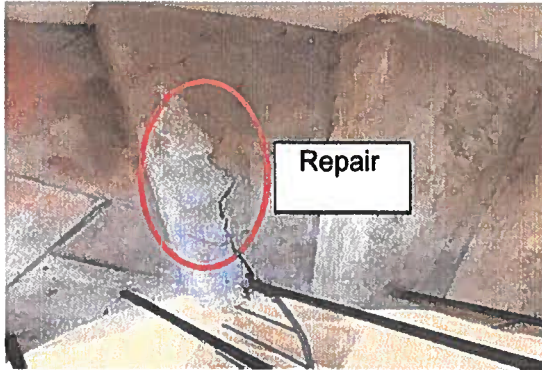


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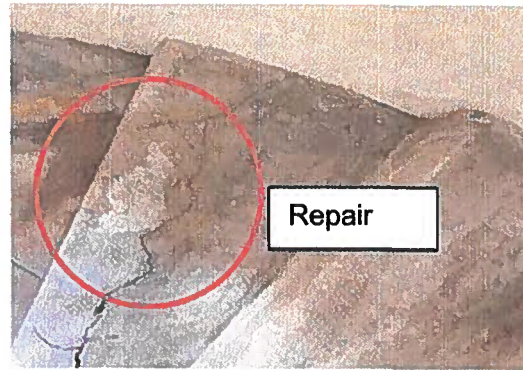


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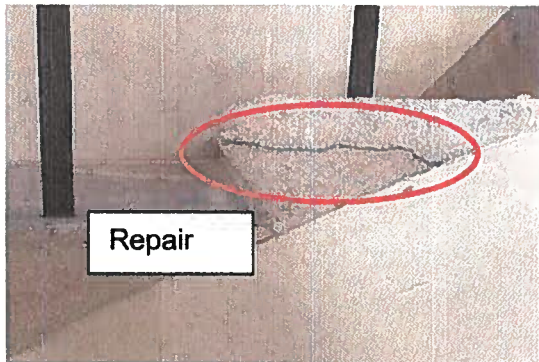




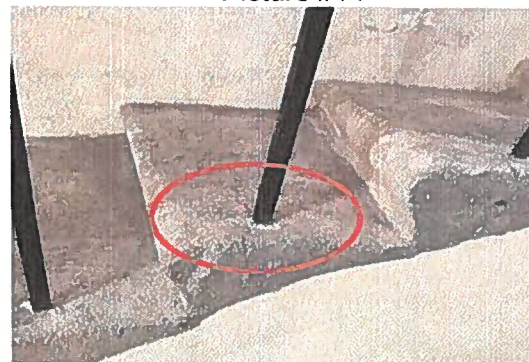
Picture #13



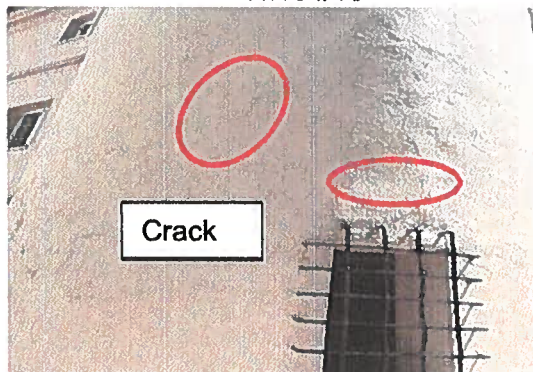
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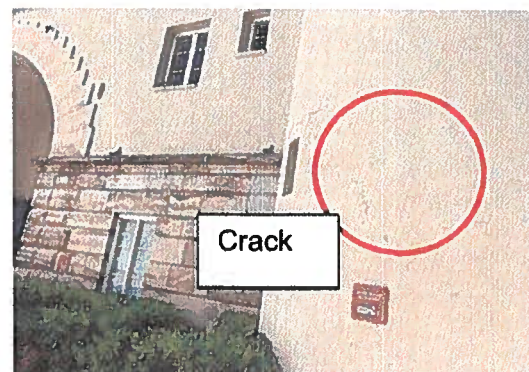
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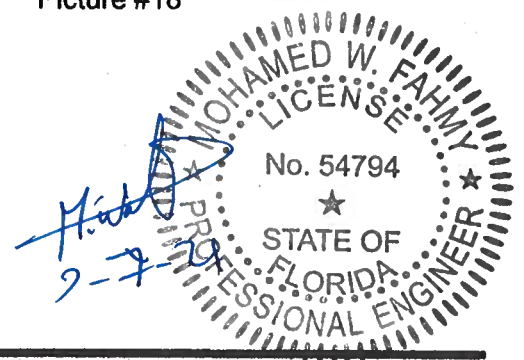
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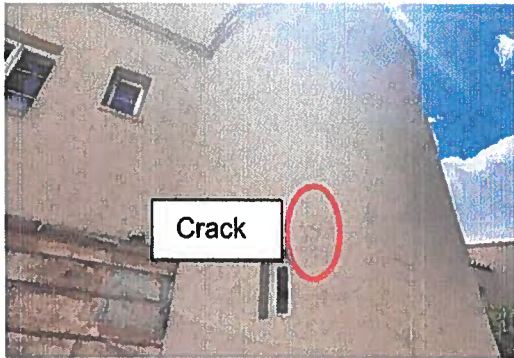


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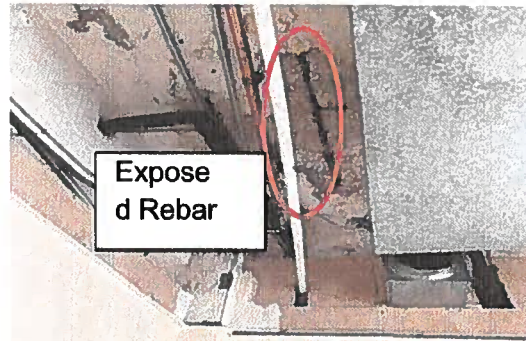


Picture #18





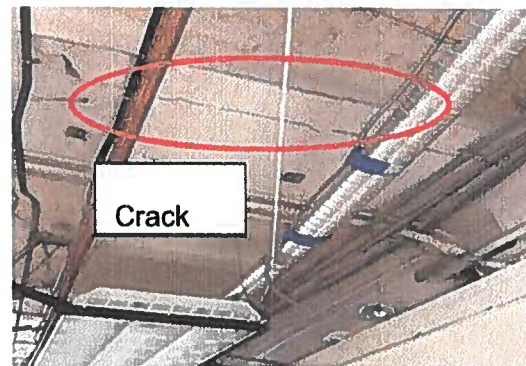
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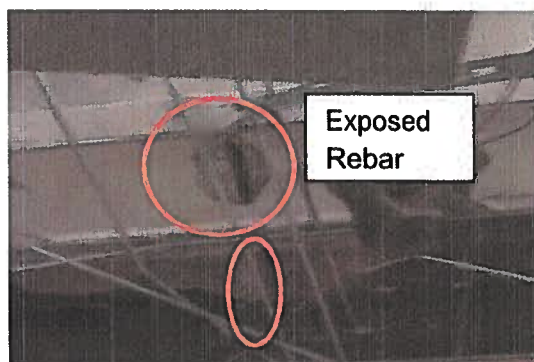
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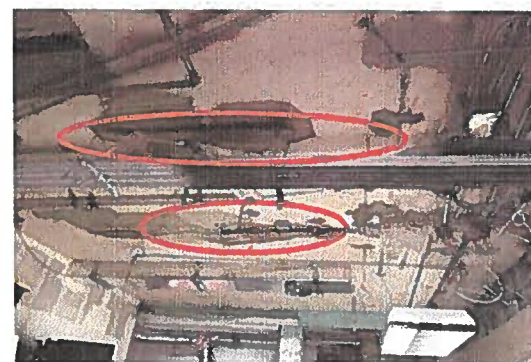
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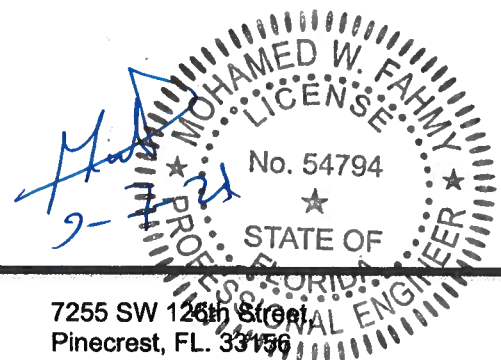
Picture #22



Picture #23



Picture #24

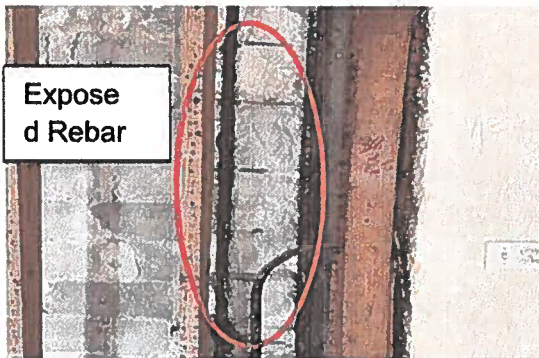




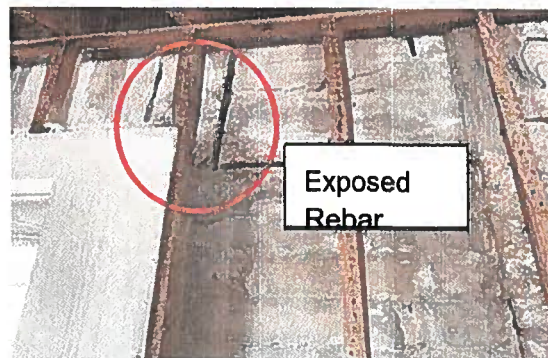
Picture #25



Picture #26



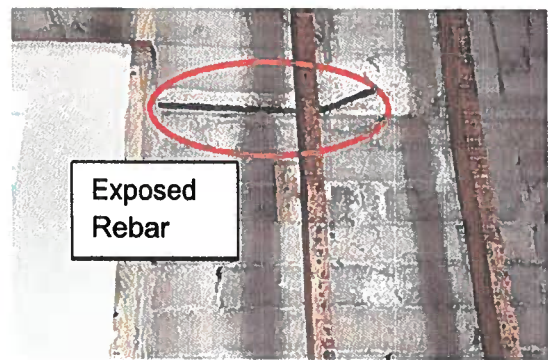
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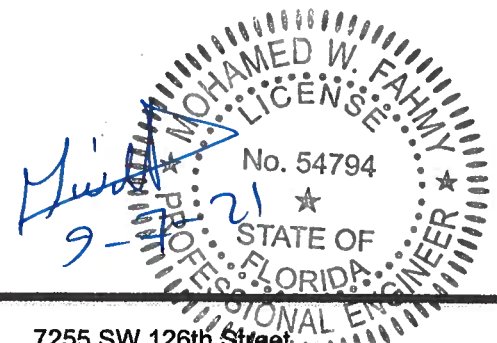
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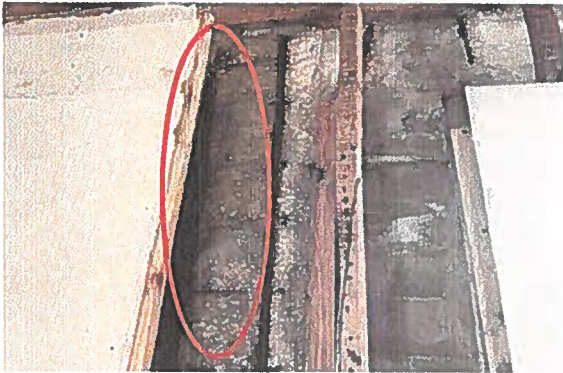


Picture #29



Picture #30

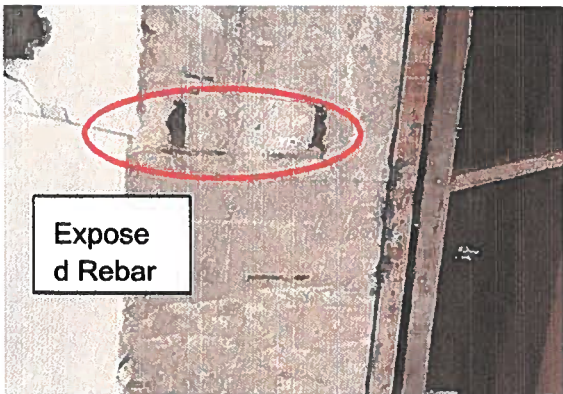




Picture #31



Picture #32



Picture #33



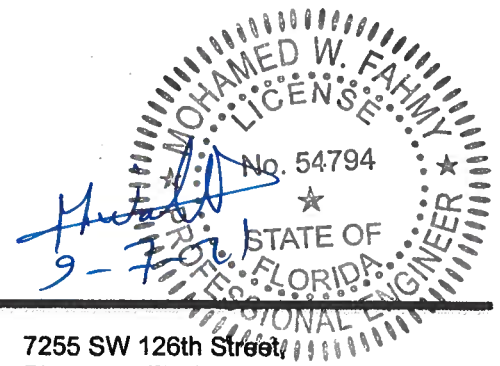
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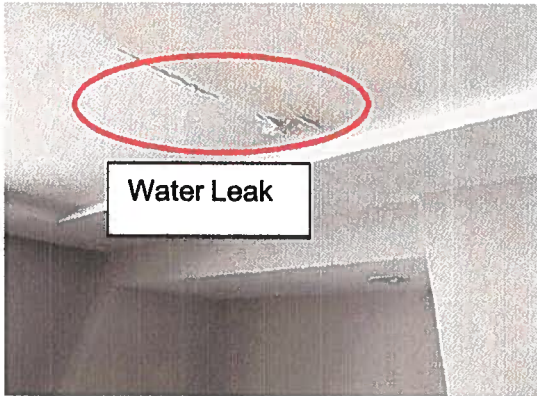


Picture #35

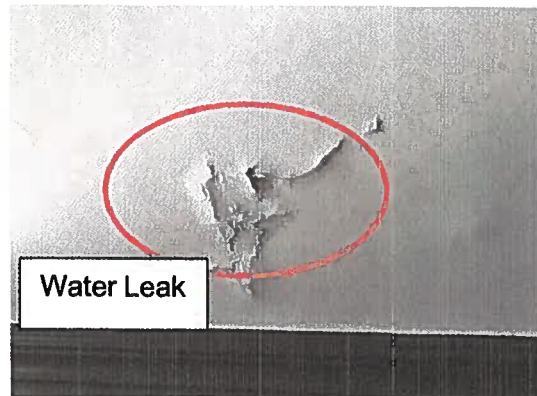


Picture #36





Picture #37



Picture #38



Picture #39



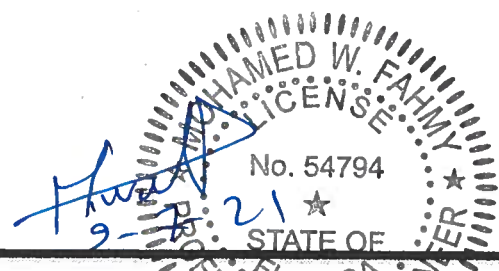
Picture 40

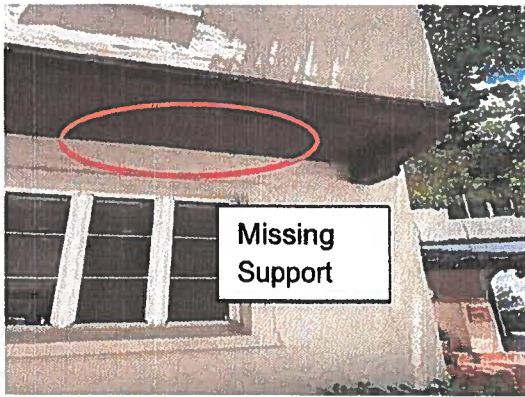


Picture #41

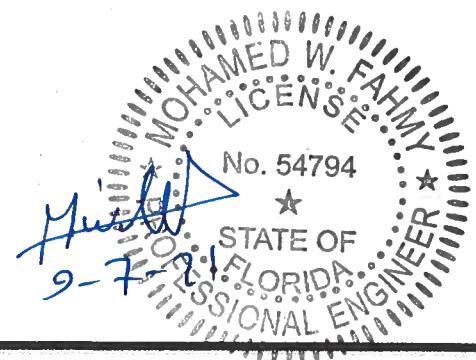


Picture #42





Picture #43



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

DATE: 05/28/2021

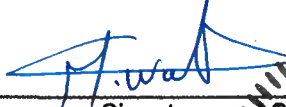
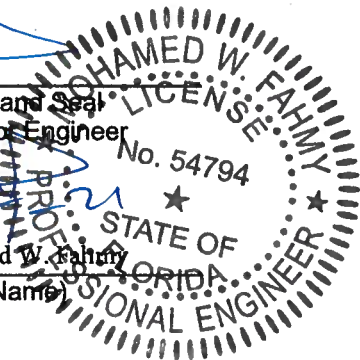
Re: Case No. FYear: 2021

Property Address: 800 Douglas Road, Coral Gables, FL 33134. Bldg. No.: 1, Sq. Ft.: 948,568 Building

Description: 85441 6.20 AC M/L REV PL Of DOUGLAS SEC PB 34-32 BLKS 1-2-3-4 & LOT K THAT PT PONCE DE LEON PARK CIR & GALIANO CT & CALABRIA CT CLOSED PER ORD.

I am a Florida registered professional engineer or architect with an active license. On May 28, 2021, I inspected the parking lots servicing the above referenced building for compliance with Section 8C-6 and determined the following (check only one):

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


Signature and Seal
of Architect or Engineer

Mohamed W. Fahmy
(Print Name)

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

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

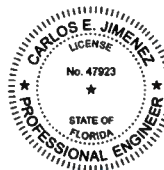
Date: 9/9/2021

RE: Case No.: _____

Property Address: 800 Douglas Rd, Coral Gables, FL 33134

Building Description: Office Building / Educational Building

1. I am a Florida registered professional engineer or architect with an active license.
2. On July 7th, 2021, at 9:00 pm, I measured the level of illumination in the parking lot (s) serving the above referenced building.
3. Maximum 2.35 foot candle per SF, Minimum 0.23 foot candle per SF, Minimum to Maximum ratio 10.22 : 1, 0.9 foot candle average per SF.
4. The level of illumination provided in the parking lot (s) does not meet the minimum standards for the occupancy classification of the building as established in Section 8C-3 of the Code of Miami-Dade County.



Digitally signed by Carlos Jimenez
DN: E=cjimenez@brplusa.com,
CN=Carlos Jimenez, O="Bard,
Rao + Athanas Consulting
Engineers, LLC", L=Brighton,
S=Massachusetts, C=US
Reason: I am approving this
document
Date: 2021.09.09 16:04:46-04'00'

**Signature and Seal
of Architect or Engineer**

**BR+A CONSULTING ENGINEERS**

2600 Douglas Road,
Suite 1100
Coral Gables, FL 33134
305.529.1515
brplusa.com

September 9, 2021

Mr. Manny Z. Lopez, PE
Building Official
City of Coral Gables
Development Services Department
405 Biltmore Way
Coral Gables, FL 33134

Ref: Douglas Entrance
40 YR Certification Building 1
La Puerta del Sol North and South Wing
Folio # 34-1080-0400-20
800 Douglas Rd.
Coral Gables, Florida

Dear Mr. Lopez:

In response to the City's request for clarification of the letter/report dated September 9, 2021 by Carlos Jimenez PE, The building, although not suitable for recertification, it does not pose an immediate threat to life and may continue occupancy until repairs are completed.

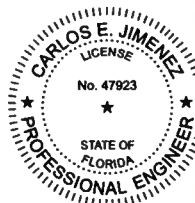
Repairs should not exceed 180 days. If more time is needed, a determination on the acceptance of continued occupancy will again be evaluated.

We thank you in advance for your cooperation on this and please feel free to contact us if you have any questions.

Very truly yours,

BR+A CONSULTING ENGINEERS, LLC

Carlos Jimenez, PE
Principal



Digitally signed by Carlos Jimenez
DN: E=cjimenez@brplusa.com,
CN=Carlos Jimenez, O="Bard,
Rao + Altman Consulting
Engineers, LLC", L=Brighton,
S=Massachusetts, C=US
Reason: I am approving this
document
Date: 2021.09.09 16:24:34-04'00'

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DEPARTMENT OF REGULATORY
AND ECONOMIC RESOURCES

MINIMUM INSPECTION PROCEDURAL GUIDELINES
FOR BUILDING ELECTRICAL RECERTIFICATION

INSPECTION COMMENCED

Date: 7/6/21

INSPECTION COMPLETED

Date: 7/6/21

INSPECTION MADE BY: BR+A Consulting Engineers

SIGNATURE: 

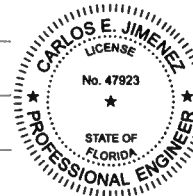
PRINT NAME: Carlos Jimenez, PE

TITLE: Principal/Electrical Engineer

ADDRESS: 2600 Douglas Rd, Suite 1100
Coral Gables, FL 33134

DESCRIPTION OF STRUCTURE

- a. Name on Title: BANYAN ST GAP DOUGLAS ENT OWN LLC
- b. Street Address: 800 Douglas Rd, Coral Gables, FL 33134
- c. Legal Description: 8 54 41 6.20 A/C M/L REV PL OF DOUGLAS SEC PB 32-34 BLKS 1-2-3-4 & LOT K THAT PT PONCE DE LEON CIR & GALIANO CT & CALABRIA CT CLOSED PER ORD #992 LESS BEG SE COR OF BLK 3
- d. Owner's Name: BANYAN ST GAP DOUGLAS ENT OWN LLC
- e. Owner's Mailing Address: 777 BRICKELL AVE STE 1100, MIAMI, FL 33131
- f. Folio Number of Property on which Building is Located: 03-4108-040-0020 – BLDG 1
- g. Building Code Occupancy Classification: 1813 OFFICE BUILDING - MULTISTORY : OFFICE BUILDING
- h. Present Use: OFFICE BUILDING
- i. General Description, Type of Construction, Size, Number of Stories, and Special Features
CONCRETE BLOCK AND WOODEN STRUCTURE, THREE (3) STORIES
WITH ARCHITECTURAL ARCH JOINING THE NORTH AND SOUTH WINGS.
- j. Additional Comments:



Digitally signed by Carlos Jimenez
DN: E=cjimenez@brplusa.com, CN=Carlos Jimenez, O="Bard, Rao + Athanas Consulting Engineers, LLC", L=Brighton, S=Massachusetts, C=US
Reason: I am approving this document
Date: 2021.09.09 16:12:27-04'00'

NORTH WING BUILDING**MINIMUM GUIDELINES AND INFORMATION FOR RECERTIFICATION OF ELECTRICAL
SYSTEMS OF FORTY (40) YEAR STRUCTURES****1. ELECTRIC SERVICE****Service #1:**

1. Size: Amperage (800) Fuses (x) Breakers ()

2. Phase: Three Phase (x) Single Phase ()

3. Condition: Good (x) Fair () Needs Repair ()

Comments: House Panel missing panel directory
240V, 3ph system with high leg at Phase "B". No deficiencies were observed in this service.

Service #2:

1. Size: Amperage (100) Fuses (x) Breakers ()

2. Phase: Three Phase (x) Single Phase ()

3. Condition: Good (x) Fair () Needs Repair ()

ELEVATOR MAIN

Comments:

240V, 3ph system with high leg at Phase "B". No deficiencies were observed in this service.

3. METER AND ELECTRIC ROOM

1. Clearances: Good (X) Fair () Requires Correction ()

Comments:

Electrical room was found to be in good condition and appropriate electrical equipment clearances

4. GUTTERS

LOCATION: N/A Good (x) Requires Repair ()

Comments:	No gutters were observed

6. TAPS AND FILL

Good (x) Requires Repair ()

COMMENTS: They appear to be in good condition

7. ELECTRICAL PANELS

1. Panel	MDP2-1:	LOCATION: North Wing Main Elec. Room 1 st Floor
	Good (X)	Needs Repair ()
2. Panel	P2/HA:	LOCATION: North Wing Main Elec. Room 1 st Floor
	Good (X)	Needs Repair ()
3. Panel	P2/31:	LOCATION: Third Floor Backroom Food Preparation Area
	Good (X)	Needs Repair ()
4. Panel	P2/32:	LOCATION: Main Ballroom Electrical Room
	Good (X)	Needs Repair ()
5. Panel	House Panel:	LOCATION: North Wing Main Elec. Room 1 st Floor
	Good ()	Needs Repair (x)

Comments:

House panel cover missing. Requires replacement.

8. BRANCH CIRCUITS:

1. Identified: Yes () Must be identified (x)
2. Conductors: Good (x) Deteriorated () Must be replaced ()

Comments: Multiple j-boxes with exposed wiring and lack of covers. Multiple panels missing labeled panel directories indicating load served.

6. GROUNDING OF SERVICE:

Good (x) Repairs Required ()

Comments: Grounding for appears to be in good condition.

7. GROUNDING OF EQUIPMENT:

Good (X) Repairs Required ()

Comments:

Equipment grounding appears to be in good condition and properly installed at the time of inspection.

No deficiencies were observed.

8. SERVICE CONDUITS/RACEWAYS:

Good () Repairs Required (X)

Comments:

Unsupported or improperly supported raceways need to be fixed.

9. SERVICE CONDUCTOR AND CABLES:

Good (x) Repairs Required ()

Comments:

Conductors and Cables appear to be in good condition. No deficiencies were observed.

10. TYPES OF WIRING METHODS:

Conduit Raceways:	Good	()	Repairs Required	(x)
Conduit PVC:	Good	(x)	Repairs Required	()
NM Cable:	Good	()	Repairs Required	()
BX Cable:	Good	()	Repairs Required	()

COMMENTS: Unsupported or improperly supported raceways need to be fixed.

11. FEEDER CONDUCTORS:

Good (x) Repairs Required ()

Comments: Conductors and Cables appear to be in good condition. No deficiencies were observed.

12. EMERGENCY LIGHTING:

Good (x) Repairs Required ()

Comments:

Emergency lighting units need to be verified for proper operation.

13. BUILDING EGRESS ILLUMINATION:

Good (x) Repairs Required ()

Comments:
All building lights on egress were functioning, and observed in good conditions. Level of illumination appears to be appropriate in conjunction with the emergency lights.

14. FIRE ALARM SYSTEM:

Good (x) Repairs Required ()

Comments:
A Fire Alarm Terminal Cabinet is located in the building (North Wing) and it is fed from the Main Fire Alarm Control Panel located in the room adjacent to the Main Electrical Room. All fire alarm devices observed were found to be fully functioning and tested recently by the fire marshal inspector.

15. SMOKE DETECTORS:

Good (x) Repairs Required ()

Comments:
Smoke detectors are visually observed and generally appear to be in good condition.

16. EXIT LIGHTS:

Good () Repairs Required (x)

Comments:
Inoperative exit sign needs to be replaced.

17. EMERGENCY GENERATOR:

N/A Good () Repairs Required ()

Comments:
There is no emergency generator in the property. Not applicable.

18. WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS:

Require Additional

Good

(x)

Repairs Required

()

Comments: Parking garages shared by both building north and south wings. No visible or exposed damaged conductors and conduits were observed.

19. OPEN OR UNDERCOVER PARKING GARAGE AREAS AND EGRESS ILLUMINATION:

Require Additional

Good

()

Repairs Required

(x)

Comments: Minimum lighting levels in open parking lot deficient.

20. SWIMMING POOL WIRING:

Good

()

Repairs Required

()

Comments:

There is no swimming pool in this property. Not applicable.

21. WIRING TO MECHANICAL EQUIPMENT:

Good

(x)

Repairs Required

()

Comments: Conductors and Cables appear to be in good condition. No deficiencies were observed.

22. GENERAL ADDITIONAL COMMENTS:

No additional comments are required.

SOUTH WING BUILDING

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

1. ELECTRIC SERVICE

Service #1

1. Size: Amperage () Fuses (x) Breakers ()
2. Phase: Three Phase (x) Single Phase ()
3. Condition: Good (x) Fair () Needs Repair ()

Comments: Service #1 feeds the MDP-1 which includes multiple Mains as follows:

Main 1 of 3: 200A, 3ph Fused

Main 2 of 3: 200A, 3ph Fused

Main 3 of 3: 200A, 3ph Fused

Service #2

1. Size: Amperage (1200) Fuses (x) Breakers ()
2. Phase: Three Phase (x) Single Phase ()
3. Condition: Good (x) Fair () Needs Repair ()

COMMENTS: Service #2 feeds panel MDP-2

Service #3

4. Size: Amperage (100) Fuses (x) Breakers ()
5. Phase: Three Phase (x) Single Phase ()
6. Condition: Good (x) Fair () Needs Repair ()

COMMENTS: Elevator D.S. is a heavy rated switch and feeds the elevator

2. METER AND ELECTRIC ROOM

1. Clearances: Good (x) Fair () Requires Correction ()

Comments:

3. GUTTERS

Location: South Wing Main Electrical Room

Good (x) Requires Repair ()

4. TAPS AND FILL

Taps and Fill: Good () Not Applicable (x)

Comments: No taps were found.

4. ELECTRICAL PANELS

1. Panel	House Panel Location: Main Elec. Room 1 st Floor
----------	---

Good (x) Needs Repair ()

2. Panel	MDP#1 Location: Main Elec. Room 1 st Floor
----------	---

Good (x) Needs Repair ()

3. Panel: MDP#2 Location: Elec Room 2nd Floor

Good (x) Needs Repair ()

4. Panel	A, B, & C Location: Throughout building
----------	---

Good (x) Needs Repair ()

5. Panel #()

Good () Needs Repair ()

Comments:

Even though, all electrical panels are old, and some of them aged, they appear to be in good condition with no visible damage or code violation. However, it is recommended that the existing electrical distribution system composed of several distribution panels and satellite panels be upgraded in the future for a more reliable system

5. BRANCH CIRCUITS:

3. Identified: Yes () Must be identified (x)

4. Conductors: Good (x) Deteriorated () Must be replaced ()

Comments:

House panel missing load directory identifying branch circuit loads served.

6. GROUNDING SERVICE:

Good (x) Repairs Required ()

Comments:

Grounding appears to be in good condition.

7. GROUNDING OF EQUIPMENT:

Good (x) Repairs Required ()

Comments:

Equipment grounding appears to be in good condition and properly installed at the time of inspection. No deficiencies were observed.

8. SERVICE CONDUITS/RACEWAYS:

Good (x) Repairs Required ()

Comments:

Service conduits penetrate wall and enter FPL Vault back to back with the Main Electrical Room. No deficiencies were observed

9. SERVICE CONDUCTOR AND CABLES:

Good (x) Repairs Required ()

Comments: Conductors and Cables appear to be in good condition. No deficiencies were observed

10. TYPES OF WIRING METHODS:

Conduit Raceways:	Good	(x)	Repairs Required	()
Conduit PVC:	Good	(x)	Repairs Required	()
NM Cable:	Good	()	Repairs Required	()
BX Cable:	Good	()	Repairs Required	()

COMMENTS: Wiring methods were observed appear to generally be in good condition.

11. FEEDER CONDUCTORS:

Good	(x)	Repairs Required	()
------	-------	------------------	-----

Comments: Conductors and Cables appear to be in good condition. No deficiencies were observed

12. EMERGENCY LIGHTING:

Good	(x)	Repairs Required	()
------	-------	------------------	-----

Comments: The building is provided with emergency light units (bug eye wall units) in all means of egress.

13. BUILDING EGRESS ILLUMINATION:

Good	(x)	Repairs Required	()
------	-------	------------------	-----

Comments: All building on egress were functioning and observed in good condition. Level of illumination appears to be appropriate in conjunction with the emergency lights.

14. FIRE ALARM SYSTEM:

Good (x) Repairs Required ()

Comments:

Main Fire Alarm Control Panel is located in room adjacent to Main Electrical Room in this building.
A fire Alarm Terminal Cabinet is located in the North Wing Building. All fire alarm devices observed were found to be fully functioning and tested recently by the fire marshal inspector.

15. SMOKE DETECTORS:

Good (x) Repairs Required ()

Comments:

Smoke detectors are located in all corridors and critical areas. Smoke detectors were visually observed and generally appear to be in good condition.

16. EXIT LIGHTS:

Good (x) Repairs Required ()

Comments: All exit lights in mean of egress were observed fully functioning and in good condtion.

17. EMERGENCY GENERATOR:

Good () Repairs Required ()

Comments: There is no emergency generator in the property. Not applicable.

18. WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS:

Require Additional

Good

(x)

Repairs Required

()

Comments: Parking garage is shared by both building north and south wings. No visible or exposed damaged conductors and conduits were observed.

19. OPEN OR UNDERCOVER PARKING GARAGE AREAS AND EGRESS ILLUMINATION:

Require Additional

Good

()

Repairs Required

(x)

Comments:

Minimum lighting levels in open parking lot deficient.

20. SWIMMING POOL WIRING:

Good

()

Repairs Required

()

Comments:

There is no swimming pool in this property. Not applicable.

21. WIRING TO MECHANICAL EQUIPMENT:

Good

(x)

Repairs Required

()

Comments:

Conductors and Cables appear to be in good condition. No deficiencies were observed.

22. ADDITIONAL COMMENTS:



City of Coral Gables
Development Services

OFFICE SET



RC-21-08-8585

800 DOUGLAS RD #

Folio #: **03-4108-040-0020**

Permit Description: BUILDING

RECERTIFICATION (YEAR BUILT 1971)

BUILDING-1 (ONE) & SURFACE PARKING LOT.

EL _____

ME _____

PL _____

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

R
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 _____



September 3, 2021

To: Mr. Manny Z. Lopez, PE
Building Official
City of Coral Gables Development Services Department
405 Biltmore Way
Coral Gables, FL 33134

Re: Douglas Entrance
40 YR Certification Building 2 Folio# 03-4108-040-0020
West Building
800 Douglas Rd.
Coral Gables, Florida

Dear Mr. Lopez,

Our firm completed the 40-Year Certification - Structural for the above-mentioned property. The enclosed report of the required structural inspections was completed on May 28, 2021.

I hereby certify that the building, as it related to structural elements, is safe for its intended occupancy and use.

As a routine matter, in order 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 belief, 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.

It is our recommendation that this building be granted re-certification for continued use under its present occupancy.

If you have any question regarding the materials in this report, please feel free to contact us at (305) 321-2041.

Sincerely;



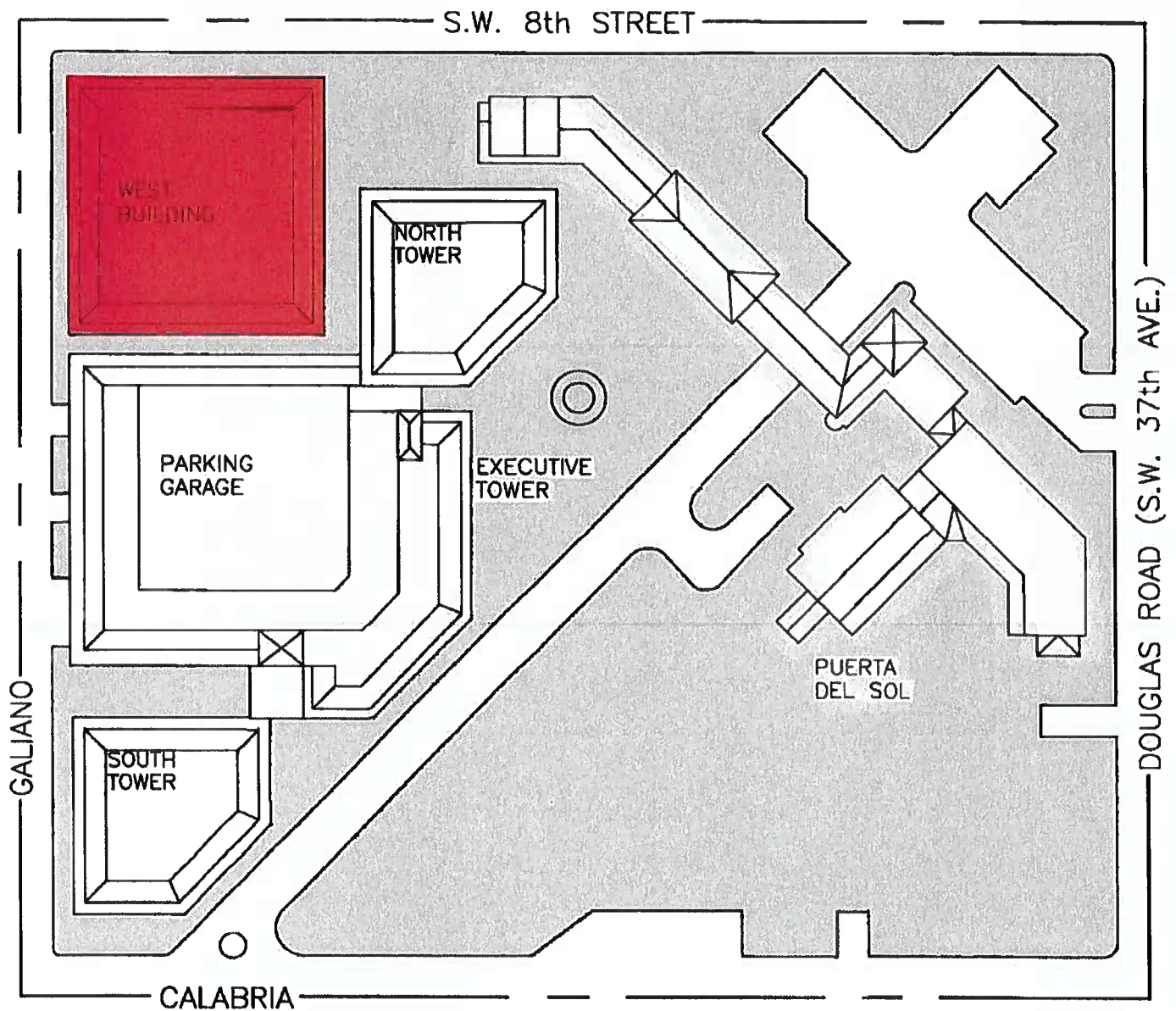
Mohamed W. Fahmy, Ph.D., P.E.
Florida Registration License No 54794
Special Inspector License Number: 6998918

SITE PLAN

West Building - Building 2

800 Douglas Road, Coral
Gables, Florida 33134

id
insight
design
2930 Northeast
2nd Court
Miami, Florida
33137
305.545.4964



N.T.S.

February 12th, 2013

Douglas Entrance

Key Plan



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

INSPECTION COMMENCED

Date: 05/28/2021

INSPECTION COMPLETED

Date: 05/28/2021

No deficiencies
has been found.

INSPECTION MADE BY: Mohamed W. Fahmy

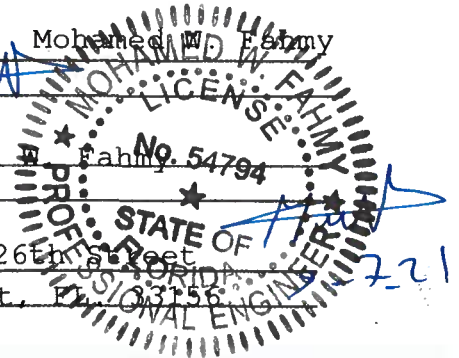
SIGNATURE: [Signature]

PRINT NAME: Mohamed W. Fahmy

TITLE: President

ADDRESS: 7255 SW 126th St, Suite 200

Pinecrest, FL 33156

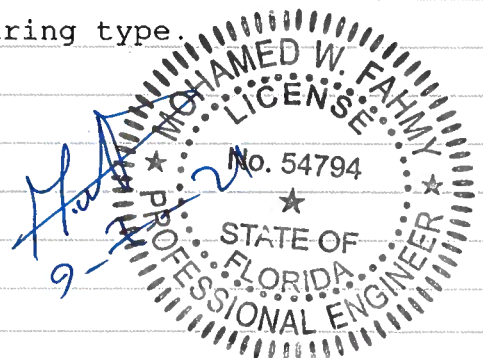


1. DESCRIPTION OF STRUCTURE

- a. Name on Title: Banyan Street/GAP Douglas Entrance Owner, LLC
- b. Street Address: 800 Douglas Road, Coral Gables, FL 33134. West Building fka Annex
- c. Legal Description: 85441 6.20 AC M/L REV PL OF DOUGLAS SEC PB 34-32 BLKS 1-2-3-4 & LOT K THAT PT PONCE DE LEON PARK CIR & GALIANO CT & CALABRIA CT CLOSED PER ORD.
- d. Owner's Name: Banyan ST Gap Douglas Ent Own LLC
- e. Owner's Mailing Address: 80 SW 8TH ST SUITE 2200, Miami, FL.33130
- f. Folio Number of Property on which Building is Located: 03-4108-040-0020
- g. Building Code Occupancy Classification: Commercial
- h. Present Use:
- i. General Description, Type of Construction, Size, Number of Stories, and Special Features

Additional Comments:

The building is an office building that has a ground floor with a basement in one area, a second floor and a roof. The second floor and the roof consist of concrete slab that are supported on precast concrete joists. The precast concrete joists are supported on poured in-site concrete beams. Concrete beams are supported on concrete columns. Columns are supported on isolated footings. The ground slab is a concrete slab on grade. The small basement portion has a concrete retaining wall. All masonry walls are non-bearing type.



Additions to original structure:

2. PRESENT CONDITION OF STRUCTURE

a. General alignment (not good, fair, poor, explain if significant)

1. Bulging Good

2. Settlement Good

3. Defections Good

4. Expansion Good

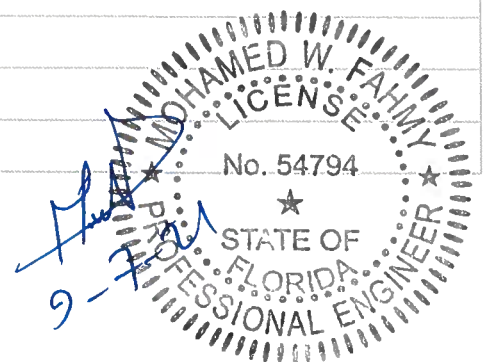
5. Contraction Good

b. Portion showing distress (Note, beams, columns, structural walls, floors, roofs, other)

N/A

c. Surface conditions – describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration & stains.

N/A



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 in width; WIDE if over 2 mm.

~~All reported cracks in our initial inspection are Medium or fine and have been repaired.~~

e. General extent of deterioration – cracking or spalling of concrete or masonry; oxidation of metals; rot or borer attack in wood.

f. Previous patching or repairs

g. Nature of present loading indicate residential, commercial, other estimate magnitude.

Office Building.

3. INSPECTIONS

a. Date of notice of required inspection April 25, 2016

b. Date(s) of actual inspection May 27, 2016

c. Name and qualifications of individual submitting inspection report: Mohamed W. Fahmy

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

2. Required (describe and indicate acceptance)f

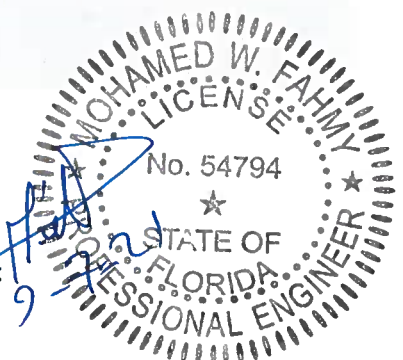
All damages in exterior walls, basement slab, concrete beams have been repaired. New steel beams that support the A/C equipment have been replaced. New two steel guard rail at 42" height have been installed.

4. SUPPORTING DATA

a. _____ sheet written data

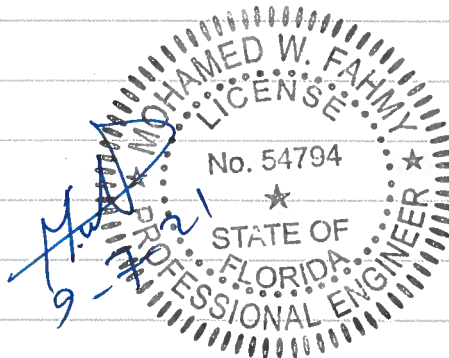
b. _____ See Pictures _____ photographs

c. _____ drawings or sketches:



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

a. Concrete masonry units	Good
b. Clay tile or terra cotta units	
c. Reinforced concrete tie columns	Good
d. Reinforced concrete tie beams	Good
e. Lintel	Good
f. Other type bond beams	
g. Masonry finishes - exterior	
1. Stucco	Good
2. Veneer	
3. Paint only	
4. Other(describe)	
h. Masonry finishes - interior	
1. Vapor barrier	
2. Purring and plaster	
3. Paneling	
4. Paint only	
5. Other (describe)	
i. Cracks:	
1. Location - note beams, columns, other	All cracks in basement slab, exterior masonry Walls, concrete beams that support the screen around the A/C equipment have been repaired.
2. Description	
j. Spalling:	
1. Location - note beams, columns, other	
2. Description	
k. Rebar corrosion-check appropriate line:	
(x) 1. None visible	
2. Minor-patching will suffice	
3. Significant-but patching will suffice	
4. Significant-structural repairs required	



I. Samples chipped out for examination in spall areas:

1. No. (x)

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, Concrete slab on pre-cast concrete joists. Good.

2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support: A/C equipment are supported on steel frames that are badly damaged and require repairs. The screen concrete Beams and Walls require repairs.

3. Note types of drains and scuppers and condition: Good

b. Floor system(s)

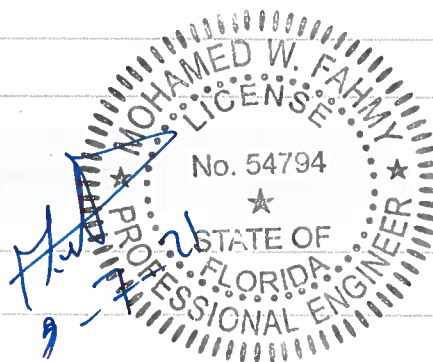
1. Describe (type of system framing, material, spans, condition) Concrete slab on pre-cast concrete joists. Good.

c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.

7. STEEL FRAMING SYSTEM

a. Description

N/A



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

DATE: 05/28/2021


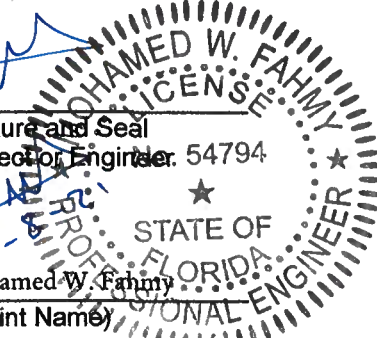
Re: Case No. FYear: 2021

Property Address: 800 Douglas Road, Coral Gables, FL 33134. West (Annex) Building Bldg. No.: 2, Sq. Ft.: _____ Building

Description: 85441 6.20 AC M/L REV PL OF DOUGLAS SEC PB 34-32 BLKS 1-2-3-4 & LOT K THAT PT PONCE DE LEON PARK CIR & GALIANO CT & CALABRIA CT CLOSED PER ORD.

I am a Florida registered professional engineer or architect with an active license. On May 28, 2021, I inspected the parking lots servicing the above referenced building for compliance with Section 8C-6 and determined the following (check only one):

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


Signature and Seal
of Architect or Engineer. 54794

9-8-21
Mohamed W. Fahmy
(Print Name)



Digitally signed by Carlos Jimenez
DN: E=cjimenez@brplusa.com,
CN=Carlos Jimenez, O="Bard,
Rao + Athanas Consulting
Engineers, LLC", L=Brighton,
S=Massachusetts, C=US
Reason: I am approving this
document
Date: 2021.09.09 16:09:25-04'00'

WEST/ANNEX BUILDING**MINIMUM GUIDELINES AND INFORMATION FOR RECERTIFICATION OF ELECTRICAL SYSTEMS OF FORTY (40) YEAR STRUCTURES****1. ELECTRIC SERVICE****Service #1:**

1. Size: Amperage (800) Fuses () Breakers (x)
2. Phase: Three Phase (x) Single Phase ()
3. Condition: Good (x) Fair () Needs Repair ()

Comments: 800A, 277/480V with enclosed circuit breaker main.
No deficiencies were observed in this service.

Service #2:

1. Size: Amperage (600) Fuses () Breakers (x)
2. Phase: Three Phase (x) Single Phase ()
3. Condition: Good (x) Fair () Needs Repair ()

ELEVATOR MAIN

Comments: 600A, 277/480V with enclosed circuit breaker main.
No deficiencies were observed in this service.

3. METER AND ELECTRIC ROOM

1. Clearances: Good (X) Fair () Requires Correction ()

Comments:

Electrical room was found to be in good condition and appropriate electrical equipment clearances

4. GUTTERS

LOCATION: N/A Good (x) Requires Repair ()

Comments: No gutters were observed

6. TAPS AND FILL

Good (x) Requires Repair ()

COMMENTS: They appear to be in good condition

7. ELECTRICAL PANELS

1. Panel ADP2A: LOCATION: Level 02 Elec. Room

Good (X) Needs Repair ()

2. Panel AMH2A: LOCATION: Level 02 Elec. Room

Good (X) Needs Repair ()

3. Panel AH2A: LOCATION: Level 02 Elec. Room

Good (X) Needs Repair ()

4. Panel AL2D: LOCATION: Level 02 Elec. Room

Good (X) Needs Repair ()

5. Panel AL2C: LOCATION: Level 02 Elec. Room

Good (X) Needs Repair ()

6. Panel AL2B: LOCATION: Level 02 Elec. Room

Good (X) Needs Repair ()

7. Panel AL2A: LOCATION: Level 02 Elec. Room

Good (X) Needs Repair ()

8. Panel ADP1A: LOCATION: Level 01 Elec. Room

Good (X) Needs Repair ()

9. Panel AH1A: LOCATION: Level 01 Elec. Room

Good (X) Needs Repair ()

10. Panel AEH1A: LOCATION: Level 01 Elec. Room

Good (X) Needs Repair ()

11. Panel AEL1A: LOCATION: Level 01 Elec. Room

Good (X) Needs Repair ()

12. Panel AMH1A: LOCATION: Level 01 Elec. Room

Good (X) Needs Repair ()

13. Panel AL1D: LOCATION: Level 01 Elec. Room

Good (X) Needs Repair ()

13. Panel AL1C: LOCATION: Level 01 Elec. Room

Good (X) Needs Repair ()

13. Panel AL1B: LOCATION: Level 01 Elec. Room

Good (X) Needs Repair ()

13. Panel AL1A: LOCATION: Level 01 Elec. Room

Good (X) Needs Repair ()

Comments:

All panels were in good condition with no visible damages or code violation at the time of the inspection

8. BRANCH CIRCUITS:

1. Identified: Yes (x) Must be identified ()
2. Conductors: Good (x) Deteriorated () Must be replaced ()

Comments: Branch circuits were adequately identified in each panel.

6. GROUNDING OF SERVICE:

Good (x) Repairs Required ()

Comments: Grounding for appears to be in good condition.

7. GROUNDING OF EQUIPMENT:

Good (X) Repairs Required ()

Comments:

Equipment grounding appears to be in good condition and properly installed at the time of inspection.

No deficiencies were observed.

8. SERVICE CONDUITS/RACEWAYS:

Good (X) Repairs Required ()

Comments:

All conduits and raceways appeared to be adequately installed and supported.

9. SERVICE CONDUCTOR AND CABLES:

Good (x) Repairs Required ()

Comments:

Conductors and Cables appear to be in good condition. No deficiencies were observed.

10. TYPES OF WIRING METHODS:

Conduit Raceways:	Good	(x)	Repairs Required	()
Conduit PVC:	Good	(x)	Repairs Required	()
NM Cable:	Good	()	Repairs Required	()
BX Cable:	Good	()	Repairs Required	()

COMMENTS:

11. FEEDER CONDUCTORS:

Good (x) Repairs Required ()

Comments: Conductors and Cables appear to be in good condition. No deficiencies were observed.

12. EMERGENCY LIGHTING:

Good (x) Repairs Required ()

Comments:

Standard lighting connected to emergency generator circuits appeared to be functioning correctly.

13. BUILDING EGRESS ILLUMINATION:

Good (x) Repairs Required ()

Comments:

All building lights on egress were functioning, and observed in good conditions. Level of illumination appears to be appropriate in conjunction with the emergency lights.

14. FIRE ALARM SYSTEM:

Good (x) Repairs Required ()

Comments:

All fire alarm devices observed were found to be fully functioning and tested recently by the fire marshal inspector.

15. SMOKE DETECTORS:

Good (x) Repairs Required ()

Comments: Smoke detectors are visually observed and generally appear to be in good condition.

16. EXIT LIGHTS:

Good (x) Repairs Required ()

Comments:

Exit signs were observed to be fully functioning and in good condition.

17. EMERGENCY GENERATOR:

Good (x) Repairs Required ()

Comments:
100 kW, 277/480V generator located outside the building, with integral 150A breaker.

18. WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS:

Not Applicable

(x)

Repairs Required

()

Comments: Parking garage shared by other buildings within property not covered in this report.

19. OPEN OR UNDERCOVER PARKING GARAGE AREAS AND EGRESS ILLUMINATION:

Not Applicable

(x)

Repairs Required

(x)

Comments: Parking garage shared by other buildings within property not covered in this report.

20. SWIMMING POOL WIRING:

Good

()

Repairs Required

()

Comments:

There is no swimming pool in this property. Not applicable.

21. WIRING TO MECHANICAL EQUIPMENT:

Good

(x)

Repairs Required

()

Comments: Conductors and Cables appear to be in good condition. No deficiencies were observed.

22. GENERAL ADDITIONAL COMMENTS:

No additional comments are required.

SD:rs:vc:mb:js:jg:rtc1:10/12/2015:40yrtrackingsystem



City of Coral Gables
Development Services

OFFICE SET



RC-21-09-6282

800 DOUGLAS RD # WEST BUILDING

Folio #: **03-4108-040-0020**

Permit Description: BUILDING
RECERTIFICATION (YEAR BUILT 1971)
BUILDING-2 (TWO) WEST BUILDING

EL _____

ME _____

PL _____

Section	Approved	
	By	Date
<input checked="" type="checkbox"/> BUILDING	<i>UJF</i>	<i>12/13/21</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		

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 _____