



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 10/6/2017

Property Information	
Folio:	03-4108-006-0630
Property Address:	315 NAVARRE AVE Coral Gables, FL 33134-4267
Owner	JEFFREY LEHMAN & W LINDA
Mailing Address	9820 SW 90 AVE MIAMI, FL 33176-2914
PA Primary Zone	5001 HOTELS & MOTELS - GENERAL Med Density
Primary Land Use	0803 MULTIFAMILY 2-9 UNITS MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	8 / 8 / 0
Floors	3
Living Units	8
Actual Area	Sq Ft
Living Area	Sq Ft
Adjusted Area	6,416 Sq Ft
Lot Size	12,400 Sq Ft
Year Built	1927



Assessment Information			
Year	2017	2016	2015
Land Value	\$930,000	\$868,000	\$800,000
Building Value	\$364,596	\$172,000	\$100,000
XF Value	\$3,029	\$0	\$0
Market Value	\$1,297,625	\$1,040,000	\$900,000
Assessed Value	\$878,460	\$798,600	\$726,000

Benefits Information				
Benefit	Type	2017	2016	2015
Non-Homestead Cap	Assessment Reduction	\$419,165	\$241,400	\$174,000

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

Short Legal Description
CORAL GABLES SEC K PB 8-33 LOTS 31 TO 34 INC BLK 9 LOT SIZE 100.000 X 124 OR 18714-3220 0799 1 COC 22626-3383 08 2004 1

Taxable Value Information			
	2017	2016	2015
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$878,460	\$798,600	\$726,000
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,297,625	\$1,040,000	\$900,000
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$878,460	\$798,600	\$726,000
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$878,460	\$798,600	\$726,000

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
08/01/2004	\$1,100,000	22626-3383	Sales which are qualified
05/01/2004	\$950,000	22378-3782	Sales which are qualified
07/01/1999	\$520,000	18714-3220	Sales which are qualified
06/01/1975	\$200,000	00000-00000	Sales which are qualified

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version

CITY'S

EXHIBIT 1

315 Navarre Avenue

**Owner**

Jeffrey Lehman and  
Linda Lehman  
9820 SW 90 Ave  
Miami, FL 33176-2914

**Mortgagee**

Executive National Bank  
9600 N Kendall Dr  
Miami, FL 33176-1993

315 NAVARRE AVENUE





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
CE-11-05-6492	05/18/2011	315 NAVARRE AVE	CODE ENF WARNING PROCESS	WARNING LETTER SEC 54-149 CC (CLO) GARBAGE CAN NOT SCREENED FROM STREET VIEW	final	05/18/2011	05/18/2011	0.00
CE-11-06-5964	06/07/2011	315 NAVARRE AVE	CODE ENF WARNING PROCESS	WT8129 SEC 54-149 CITY CODE (CLO) GARBAGE CANS IN FRONT OF PROPERTY LETTER ISSUED 5/18/11	final	06/07/2011	06/07/2011	0.00
CE-11-06-6562	06/14/2011	315 NAVARRE AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T37325 SEC 54-149 CITY CODE (CLO) GARBAGE CANS IN FRONT OF PROPERTY NO SCREENED MUST BE MAINTAINED BEHIND FRONT ELEVATION SCREENED FROM STREET VIEW *****VOID PER KAS***** LETTER ISSUED 5/18/11, WARNING ISSUED 6/7/11.	canceled	06/14/2011	07/01/2011	0.00
CE-11-06-7184	06/22/2011	315 NAVARRE AVE	CODE ENF WARNING PROCESS	(TRU) NOTICE FL TAG 584HSP	final	06/22/2011	06/22/2011	0.00
CE-11-06-7185	06/22/2011	315 NAVARRE AVE	CODE ENF WARNING PROCESS	(TRU) NOTICE FL TAG X48CY	final	06/22/2011	06/22/2011	0.00
CE-11-06-7188	06/22/2011	315 NAVARRE AVE	CODE ENF TICKET PROCESS DAILY RUNNING FINE	T37379 SEC 54-149 CITY CODE (CLO) *****VOID PER KAS***** GARBAGE CANS IN FRONT OF PROPERTY. CANS MUST BE MAINTAINED BEHIND FRONT ELEVATION, SCREENED FROM STREET VIEW AT ALL TIMES. LETTER ISSUED 5/18/11, WARNING 6/7/11, TICKET 6/14/11	canceled	06/22/2011	06/23/2011	0.00
CE-13-11-2428	11/13/2013	315	CODE ENF LIEN	Lien Search	final	11/15/2013	11/15/2013	0.00

**CITY'S**  
**EXHIBIT** 2

Case No.	Date	Address	Description	Status	Effective Date	Expiration Date	Amount
PS-12-11-0412	11/07/2012	315 NAVARRE AVE	SEARCH TREE REMOVAL/RELOCATION	TREE REMOVAL 1 MAHOGANT (TREE FAILED)	approved		4.90
PU-11-02-4978	02/10/2011	315 NAVARRE AVE	PUBLIC RECORDS SEARCH	REQ COPY OF PERMITS CRM INV 012567	canceled	01/10/2014	0.00
PU-12-02-8200	02/29/2012	315 NAVARRE AVE	PUBLIC RECORDS SEARCH	REQ COPY OF PERMIT 2908B	final	03/01/2012 03/01/2012	0.00
RC-17-08-2475	08/28/2017	315 NAVARRE AVE	BUILDING RE CERTIFICATION	BUILDING RECERTIFICATION (1927) CONSTRUCTION REGULATION BOARD CASE #17-6627 AND UNSAFE STRUCTURES FEE	issued	08/28/2017	600.00

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.

<b>Occupant Name:</b>	315 Navarre Ave. Apartments - 8 units	<b>Inspection Date:</b>	10/11/2017
<b>Address:</b>	315 Navarre Avenue Coral Gables	<b>InspectionType:</b>	AA-Tactical, Apartment / Condo
		<b>Inspected By:</b>	Leonard Veight 305-460-5577 lveight@coralgables.com
<b>Suite:</b>		<b>Occ. Sq. Ft.:</b>	0
		<b>Occupant Number:</b>	016265

**No violations noted at this time.**

No Signature  
10/11/2017 7:59:47 AM

**Company Representative:**

Signature valid only in mobile-eyes documents

No Signature  
10/11/2017

Leonard Veight  
10/11/2017 7:59:47 AM

**Inspector:**

Signature valid only in mobile-eyes documents

Leonard Veight  
10/11/2017

**CITY'S**

**EXHIBIT** 3



The City of Coral Gables

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

4/25/2017

VIA CERTIFIED MAIL

7015 3010 0001 1378 8719

JEFFREY LEHMAN & W LINDA  
9820 SW 90 AVE  
MIAMI, FL 33176-2914

RE: 315 NAVARRE AVE, CORAL GABLES, FL  
FOLIO # 341080060630  
Recertification of Building 40 Years or Older

Gentlemen:

As per the Miami-Dade County Property Appraiser's office the above referenced property address is forty (40) years old, or older, having been built in 1927. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a Florida Registered Architect or Professional Engineer must inspect said building and a completed Recertification Report ("Report") must be submitted to this Department within **ninety (90)** calendar days from the date of this letter. Submittal of the Report does not constitute recertification; it must be approved by this department.

In addition to the Report you must submit a cover letter stating the structure meets the requirement for the building recertification. Furthermore, the Parking Lot Illumination and Guardrails Compliance forms will also be required; no additional documents or photographs are necessary.

In the event repairs or modifications are found to be necessary, the Building Official is able to grant an extension of one hundred fifty (150) calendar days from the date of this letter to obtain the necessary permits and perform the repairs. Recertification will take place once a *revised* Report is approved and all required permits are closed.

The Architect or Engineer may obtain the required Form, "*Minimum Inspection Procedural Guidelines for Building Recertification*," from the following link: <http://www.miamidade.gov/pa/propertyrecertification.asp>. The Recertification Report fee of \$380.63 and additional document and filing fees shall be submitted to the Development Services Department, 405 Biltmore Way, 3<sup>rd</sup> Floor, Coral Gables, Florida, 33134. In order to avoid delays please submit in person in order to calculate the fees accordingly.

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

The Department's working hours are Monday through Friday, 7:30am to 3:30pm, tel: (305) 460-5235.

Thank you for your prompt attention to this matter.

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

CITY'S Composite  
EXHIBIT 4

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
JEFFREY LEHMAN & W LINDA  
9820 SW 90 AVE  
MIAMI, FL 33176-2914



9590 9403 0940 5223 8117 74

2. Article Number (Transfer from service label)  
7015 3010 0001 1378 8719

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
x Linda Lehman  Agent  Addressee

B. Received by (Printed Name) C. Date of Delivery  
LEHMAN 5/1/17

D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below:

3. Service Type
- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                               | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery           | <input type="checkbox"/> Registered Mail™                           |
| <input type="checkbox"/> Certified Mail®                               | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery            | <input type="checkbox"/> Return Receipt for Merchandise             |
| <input type="checkbox"/> Collect on Delivery                           | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery       | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail                                  |   |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) |   |

PS Form 3811, July 2015 PSN 7530-02-000-9053

2017 Receipt

Domestic Return Receipt



## The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY  
CORAL GABLES, FLORIDA 33134

August 29, 2017

Jeffrey Lehman & Linda  
9820 S.W. 90<sup>th</sup> Avenue  
Miami, Florida 33176-2914

**ADDRESS: 315 Navarre Avenue**  
**PROPERTY FOLIO #: 03-4108-006-0630**

Dear Property Owner/Manager:

This Department has received the 40-year 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.

Pursuant to said Code, you must complete the repairs one hundred and fifty (150) calendar days from the date of the recertification notice, April 25, 2017. Once the repairs have been completed the original architect/engineer shall provide a follow-up Report and cover letter indicating the building is now recommended for recertification.

If you have any questions regarding the specific repairs identified in the Report please contact the original architect/engineer which prepared the Report. If you have further questions contact us at (305) 460-5235.

Sincerely,

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

Manuel Z. Lopez, P.E.  
Building Official

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

CITY OF CORAL GABLES.  
Petitioner,

Case No. 17-6627

vs.

JEFFREY LEHMAN & LINDA LEHMAN  
9820 S.W. 90<sup>th</sup> Avenue  
Miami, Florida 33176-2914

Return receipt number:

91 7108 2133 3932 5922 8916

Respondent.

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

Date: October 20, 2017

Re: **315 Navarre Avenue**, Coral Gables, Florida 33134-4267, and legally described as Lots 31 to 34, inc Block 9, of CORAL GABLES SECTION K, according to the Plat thereof, as recorded in Plat Book 8, Page 33, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-006-0630 ("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.

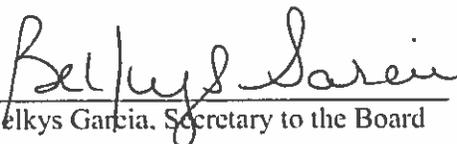
**Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on November 6, 2017, at 2:00 p.m.**

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., tel: (305) 460-5235.

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](mailto: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](mailto:relejabarrieta@coralgables.com), Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

c:

Executive National Bank, 9600 N. Kendall Drive, Miami, Florida 33176-1993



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Case #: 17-6627

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

I, JORGE PINO, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 315 Navarre Avenue ON 10-20-17  
AT 9:46 AM.

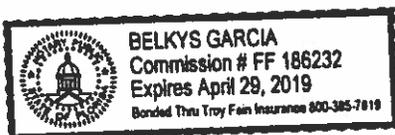
J. PINO  
Employee's Printed Name

[Signature]  
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 20<sup>th</sup> day of October, in  
the year 2017, by Jorge Pino who is personally known to  
me.

My Commission Expires:



Belkys Garcia  
Notary Public

315 NAVARRE AVENUE





CFN 2004R0770708  
 DR Bk 22626 Pgs 3383 - 3384; (2pgs)  
 RECORDED 09/01/2004 15:27:21  
 DEED DOC TAX 6,600.00  
 SURTAX 4,950.00  
 HARVEY RUVIN, CLERK OF COURT  
 MIAMI-DADE COUNTY, FLORIDA

Prepared by and return to:

Carol F. Keys, Attorney at Law  
 12700 Biscayne Boulevard Suite 401  
 North Miami, FL 33181

File Number: 04-115K

Parcel Identification No. 03-4108-006-0630

[Space Above This Line For Recording Data]

## Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

**This Indenture** made this 24 day of August, 2004 between WISPERWOOD VILLAGE DEVELOPMENT, LLC, a Florida limited liability company whose post office address is 9095 S.W. 87 Avenue, #777, Miami, FL 33176 of the County of Miami-Dade, State of Florida, grantor\*, and Jeffrey Lehman and Linda Lehman, husband and wife whose post office address is 9820 S.W. 90 Avenue, Miami, FL 33176 of the County of Miami-Dade, State of Florida, grantee\*,

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

Lots 31, 32, 33 and 34, Block 9, CORAL GABLES SECTION K, according to the Plat thereof, recorded in Plat Book 8, Page 33, of the Public Records of Dade County, Florida.

Subject to taxes for 2004 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

DoubleTimes

Signed, sealed and delivered in our presence:

Wisperwood Village Development, LLC, a Florida limited liability company

By: WVM Development, LLC, a Florida limited liability company, Managing Member

By: [Signature]  
James R. Mitchell, Member

[Signature]  
Witness Name: [Signature]  
[Signature]  
Witness Name: Ana Castellon

By: WVS Development, LLC, a Florida limited liability company, Managing Member

By: [Signature]  
Ron Simkins, Member

[Signature]  
Witness Name: Liz Veronica Zuniga  
[Signature]  
Witness Name: JUDIT CESPEDES

State of Florida  
County of Miami-Dade

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of August, 2004 by James R. Mitchell, as Member of WVM Development, LLC, a Florida limited liability company, as Managing Member of WISPERWOOD VILLAGE DEVELOPMENT, LLC, a Florida limited liability company, on behalf of said company. He  is personally known or  has produced a driver's license as identification.



[Signature]  
Notary Public

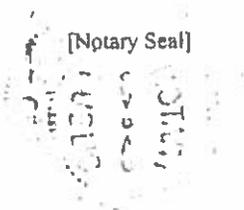
Printed Name:

My Commission Expires



State of Florida  
County of Miami-Dade

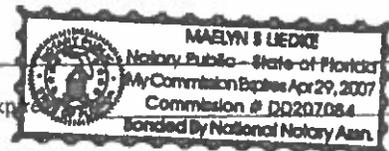
The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of August, 2004 by Ron Simkins, as Member of WVS Development, LLC, a Florida limited liability company, as Managing Member of WISPERWOOD VILLAGE DEVELOPMENT, LLC, a Florida limited liability company, on behalf of said company. He  is personally known or  has produced a driver's license as identification.



[Signature]  
Notary Public

Printed Name:

My Commission Expires





## Executive National Bank (FDIC # 20711)

Active Insured Since June 7, 1972

Data as of: October 4, 2017

**Executive National Bank** is an active bank

<b>FDIC Certificate#:</b>	<b>20711</b>	<b>Established:</b>	June 7, 1972	<b>Corporate Website:</b>	<a href="http://executivebank.com">http://executivebank.com</a>
<b>Headquarters:</b>	9600 North Kendall Drive Miami, FL 33176 Miami-Dade County	<b>Insured:</b>	June 7, 1972	<b>Consumer Assistance:</b>	<a href="http://www.helpwithmybank.gov">http://www.helpwithmybank.gov</a>
		<b>Bank Charter Class:</b>	National Bank	<b>Contact the FDIC about:</b>	Executive National Bank
<b>Locations:</b>	4 domestic in 1 states, 0 in territories, and 0 in foreign locations	<b>Regulated By:</b>	Office of the Comptroller of the Currency		

- Locations
- History
- Identifications
- Financials
- Other Names / Websites

Showing 1 to 4 of 4 entries

UNINUM	Number	Name	Address	County	City	State	Zip	Service Type	Established Date	Acquired Date
476639	6	Aventura Branch	20900 Ne 30th Avenue	Miami-Dade	Aventura	FL	33180	Full Service Brick and Mortar Office	04/21/2008	
14302		Executive National Bank	9600 North Kendall Drive	Miami-Dade	Miami	FL	33176	Full Service Brick and Mortar Office	06/07/1972	
251587	2	Tamiami Branch	13354 Southwest 128th Street	Miami-Dade	Miami	FL	33186	Full Service Brick and Mortar Office	02/22/1988	
251589	4	South Miami Banking Center Branch	6193 Sunset Drive	Miami-Dade	Miami	FL	33143	Full Service Brick and Mortar Office	10/07/1996	

**SEE**

**ATTACHED**



puga and Associates, Inc.  
Engineers/Consultants

Phone: (305) 661-7700  
Fax: (305) 661-7371  
email: www.puga.com

7339 S.W. 45th Street, #B  
Miami, Florida 33155

August 24, 2017

City of Coral Gables Building and Zoning  
Building Official  
405 Biltmore Way,  
Coral Gables, FL 33134

RE: Forty Year Building Recertification  
8 Unit Apartment Building  
315 Navarre Avenue  
Coral Gables, FL

Folio No. 03-4108-006-0630

Engineer Statement:

An inspection was conducted on 06-24-2017 on the above referenced property in conformity with the Minimum Inspection Procedural Guidelines for Building Electrical Recertification. See attached report.

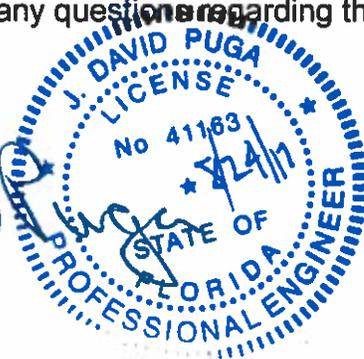
After an extensive visual examination, I consider the building electrically safe for its use and occupancy as per Florida Building Code, Chapter 8, Section 8-11.

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 electrical system(s). To the best of my knowledge and ability, the evaluation and the report represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to the extent reasonably possible.

If you should have any questions regarding this matter, please do not hesitate to contact us.

Sincerely,

J. David Puga, P.E  
License No. 41163





puga and Associates, Inc.  
Engineers/Consultants

Phone: (305) 661-7700  
Fax: (305) 661-7371  
email: www.puga.com

7339 S.W. 45th Street, #B  
Miami, Florida 33155

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

Inspection Commenced:

Date: **06-24-2017**

Inspection made by: **J. David Puga, P.E.**

Signature:

Print Name: **J. David Puga**

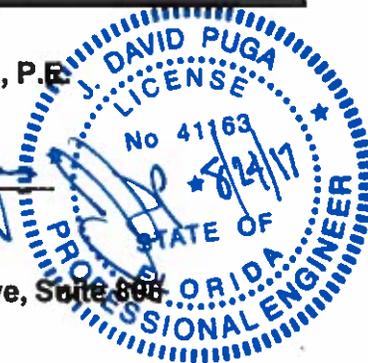
Title: **Professional Engineer**

Inspection Completed:

Date: **06-24-2017**

Address: **7700 N Kendall Drive, Suite 800**

**Miami, FL 33156**



- a. Name of title: **Jeffery Lehman & Wife Linda**
- b. Street address: **315 Navarre Avenue  
Coral Gables, Florida 33134**
- c. Legal description: **20 54 41 PB 28-22 CORAL GABLES INDUSTRIAL SEC  
LOTS 27 THRU 38 BLK 3 LOT SIZE 30000 SQ FT OR 18899-1200 1099 6 (3)**
- d. Owner's name: **Jeffery Lehman & Wife Linda**
- e. Owner's mailing address: **9820 SW 90<sup>th</sup> Avenue  
Miami, Florida 33176**
- f. Building Official Folio Number: **03-4108-006-0630**
- g. Building Code Occupancy  
Classification: **3 / Multi-Family 3 plus**
- h. Present use: **Residential Apartments**
- i. General description, type of construction, size, number of stories, and special features:

**CBS w/ wood floor and roof framing. 2 story with concrete stairs,  
courtyard and corridor.**



puga and Associates, Inc.  
Engineers/Consultants

Phone: (305) 661-7700  
Fax: (305) 661-7371  
email: www.puga.com

7339 S.W. 45th Street, #B  
Miami, Florida 33155

8 Unit Apartment Building  
315 Navarre Avenue, Coral Gables, FL  
Folio No. 03-4108-006-0630

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

**1. ELECTRICAL SERVICE:**

- 1. SIZE, AMPERAGE: (400) FUSES  BREAKER
- 2. PHASE: THREE PHASE  SINGLE PHASE
- 3. CONDITION: GOOD  FAIR  NEEDS REPAIR
- 4. COMMENTS: The electrical service is 400 amps, 240 volt three phase overhead.

**2. METER AND ELECTRIC ROOM:**

- 1. CLEARANCES: GOOD  FAIR  REQUIRES REPAIR
- 2. COMMENTS:

**3. GUTTERS:**

- 1. LOCATION: Electrical Closet  
CONDITION: GOOD  FAIR  REQUIRES REPAIR
- 2. TAPS AND FILL: GOOD  FAIR  REQUIRES REPAIR
- 3. COMMENTS:

**4. ELECTRICAL PANELS:**

- 1. PANEL # (HP): LOCATION: Electrical Closet  
GOOD  NEEDS REPAIR   
COMMENTS:
- 2. PANEL # (1): LOCATION: Apartment Unit #1  
GOOD  NEEDS REPAIR   
COMMENTS:
- 3. PANEL # (2): LOCATION: Apartment Unit #2  
GOOD  NEEDS REPAIR   
COMMENTS:
- 4. PANEL # (3): LOCATION: Apartment Unit #3  
GOOD  NEEDS REPAIR   
COMMENTS:





puga and Associates, Inc.  
Engineers/Consultants

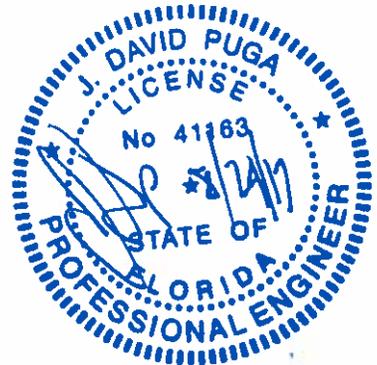
Phone: (305) 661-7700  
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email: www.puga.com



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Folio No. 03-4108-006-0630

- 5. PANEL # (4): LOCATION: Apartment Unit #4  
GOOD  NEEDS REPAIR   
COMMENTS:
- 6. PANEL # (5): LOCATION: Apartment Unit #5  
GOOD  NEEDS REPAIR   
COMMENTS:
- 7. PANEL # (6): LOCATION: Apartment Unit #6  
GOOD  NEEDS REPAIR   
COMMENTS:
- 8. PANEL # (7): LOCATION: Apartment Unit #7  
GOOD  NEEDS REPAIR   
COMMENTS:
- 9. PANEL # (8): LOCATION: Apartment Unit #8  
GOOD  NEEDS REPAIR   
COMMENTS:
- 10. PANEL # (Studio): LOCATION: Apartment Studio  
GOOD  NEEDS REPAIR   
COMMENTS:



5. **BRANCH CIRCUITS:**

- 1. IDENTIFIED: YES  MUST BE IDENTIFIED
- 2. CONDUCTORS: GOOD  DETERIORATED  MUST BE REPLACED
- 3. COMMENTS:

6. **GROUNDING OF SERVICE:**

- CONDITION: GOOD  REPAIRS REQUIRED
- COMMENTS:

7. **GROUNDING OF EQUIPMENT:**

- CONDITION: GOOD  REPAIRS REQUIRED
- COMMENTS:



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**8. SERVE CONDUITS/RACEWAYS: CONDITION:**

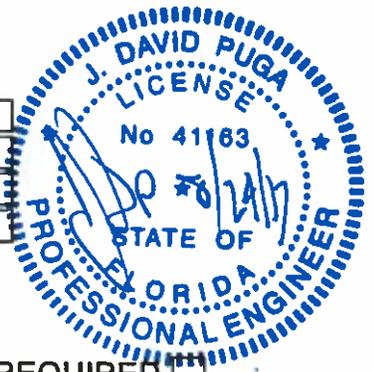
CONDITION: GOOD  REPAIRS REQUIRED   
COMMENTS:

**9. SERVICE CONDUCTOR AND CABLES:**

CONDITION: GOOD  REPAIRS REQUIRED   
COMMENTS:

**10. TYPES OF WIRING METHODS: CONDITION:**

CONDUIT RACEWAYS: GOOD  REPAIRS REQUIRED   
CONDUIT PVC: GOOD  REPAIRS REQUIRED   
NM CABLE: GOOD  REPAIRS REQUIRED   
BX CABLE: GOOD  REPAIRS REQUIRED   
COMMENTS:



**11. FEEDER CONDUCTORS: CONDITION:**

CONDITION: GOOD  REPAIRS REQUIRED   
COMMENTS:

**12. EMERGENCY LIGHTING:**

CONDITION: GOOD  REPAIRS REQUIRED   
COMMENTS: NONE OBSERVED

**13. BUILDING EGRESS ILLUMINATION:**

CONDITION: GOOD  REPAIRS REQUIRED   
COMMENTS:

**14. FIRE ALARM SYSTEM:**

CONDITION: GOOD  REPAIRS REQUIRED   
COMMENTS: NONE OBSERVED

**15. SMOKE DETECTORS:**

CONDITION: GOOD  REPAIRS REQUIRED   
COMMENTS:



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Folio No. 03-4108-006-0630

**16. EXIT LIGHTS:**

CONDITION: GOOD  REPAIRS REQUIRED   
COMMENTS: NONE OBSERVED

**17. EMERGENCY GENERATOR:**

CONDITION: GOOD  REPAIRS REQUIRED   
COMMENTS: NONE OBSERVED

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

CONDITION: GOOD  REQUIRES ADDITIONAL ILLUMINATION   
COMMENTS:

**19. OPEN OR UNDERCOVER PARKING SURFACE AND SECURITY LIGHTING:**

CONDITION: GOOD  REQUIRES ADDITIONAL ILLUMINATION   
COMMENTS:

**20. SWIMMING POOL WIRING:**

CONDITION: GOOD  REPAIRS REQUIRED   
COMMENTS: N/A

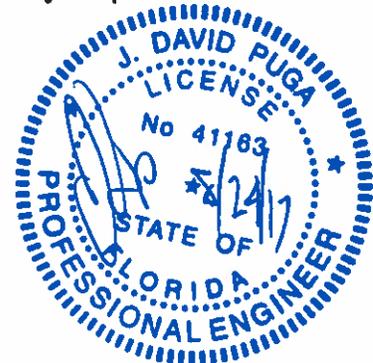
**21. WIRING OF MECHANICAL EQUIPMENT:**

CONDITION: GOOD  REPAIRS REQUIRED   
COMMENTS:

**22. GENERAL ADDITIONAL COMMENTS:**

The building is deemed electrically safe for its use and occupancy as per Florida Building Code, Chapter 8, Section 8-11.

There is no parking lot lighting present at this property.





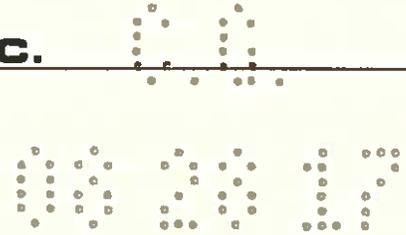
**M.A. SUAREZ & ASSOCIATES, INC.**

4869 SW 75th Avenue

Miami, FL 33155

Tel: 305.260.0363 Fax: 305.260.0364

e-mail: mas\_eng@bellsouth.net



August 11<sup>th</sup>, 2017

City of Coral Gables  
Building & Zoning Department  
405 Biltmore Way  
Coral Gables, FL 33134

Re: Letter of Compliance for the 40-year recertification for:  
315 Navarrete Ave., Coral Gables, FL 33134

Dear Building Official,

In accordance with section §8-11(f) of the Code of Miami-Dade County, I have performed an inspection of the building located at 315 Navarrete Ave., Coral Gables, FL 33134 and determined the building is structurally safe for continued use under present occupancy.

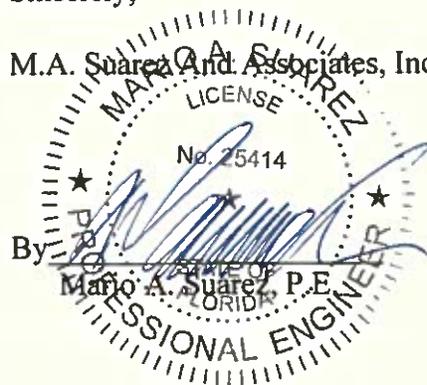
The findings of my inspection are summarized in this written report that follows the Minimum Inspection Procedural Guideline for Building Recertification. This report does not preclude the building from subsequent inspections as deemed necessary by the Building Official.

To avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the building based upon carefully evaluation of observed conditions, to the extent reasonable possible.

Should you have any questions concerning this report please contact the undersigned.

Sincerely,

M.A. Suarez And Associates, Inc.





MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING STRUCTURAL RECERTIFICATION

INSPECTION COMMENCED Date: 06/24/2017

INSPECTION COMPLETED Date: 06/24/2017

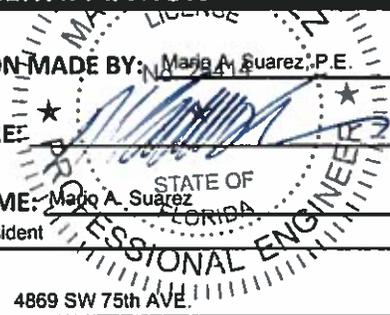
INSPECTION MADE BY: Mario A. Suarez, P.E.

SIGNATURE: [Signature]

PRINT NAME: Mario A. Suarez

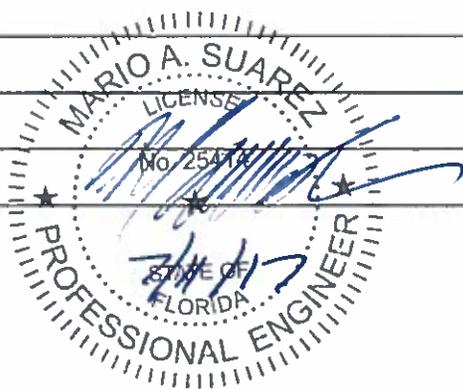
TITLE: President

ADDRESS: 4869 SW 75th AVE. MIAMI, FL 33155



1. DESCRIPTION OF STRUCTURE

- a. Name on Title: Jeffrey Lehman & Wife Linda
b. Street Address: 315 Navarre Ave., Coral Gables, FL 33134
c. Legal Description: Coral Gables Sec K PB 8-33 Lots 31 to 34 INC BLK 9
d. Owner's Name: Jeffrey Lehman & Wife Linda
e. Owner's Mailing Address: 9820 SW 90th Ave., Miami, FL 33176
f. Folio Number of Property on which Building is Located: 03-4108-006-0630
g. Building Code Occupancy Classification: 3 / Multi-Family 3 plus
h. Present Use: Residential - Apts.
i. General Description: CBS w/ wood floor & roof framing. 2 Story with approximately 6400 s.f. exterior concrete stairs, courtyard and corridor
Addition Comments: N/A



00

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
- 2. Settlement    Good
- 3. Deflections    Good
- 4. Expansion     Good
- 5. Contraction    Good

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

None observed

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

Finishes generally in good condition. Minor moisture stains and cracks.

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.

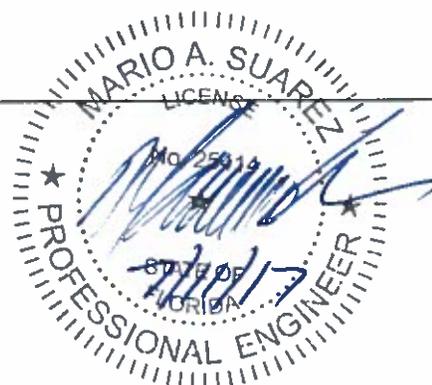
Some fine cracks in front (South) masonry walls



e. General extent of deterioration – cracking or spalling of concrete or masonry, oxidation of metals; rot or borer attack in wood.	Minor crack in stucco
f. Previous patching or repairs	Cracks in front wall previously patched.
g. Nature of present loading indicate residential, commercial, other estimate magnitude.	Residential 40 PSF.

<b>3. INSPECTIONS</b>	
a. Date of notice of required inspection	04/26/2017
b. Date(s) of actual inspection	06/24/2017
c. Name and qualifications of individual submitting report:	Mario A. Suarez, P.E. Structural Engineer
d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures	n/a
e. Structural repair-note appropriate line:	
1. None required	
2. Required (describe and indicate acceptance)	

<b>4. SUPPORTING DATA</b>	
a. <u>n/a</u>	sheet written data
b. <u>n/a</u>	photographs
c. <u>n/a</u>	drawings or sketches



<b>5. MASONRY BEARING WALL = Indicate good, fair, poor on appropriate lines:</b>	
a. Concrete masonry units	Good
b. Clay tile or terra cota units	n/a
c. Reinforced concrete tie columns	Good
d. Reinforced concrete tie beams	Good
e. Lintel	Good
f. Other type bond beams	None observed
g. Masonry finishes -exterior	
1. Stucco	Fair
2. Veneer	n/a
3. Paint only	Fair
4. Other (describe)	n/a
h. Masonry finishes - interior	
1. Vapor barrier	Good
2. Furring and plaster	Good
3. Paneling	n/a
4. Paint only	Fair to good
5. Other (describe)	n/a
i. Cracks	
1. Location – note beams, columns, other	Front masonry wall
2. Description	Fine vertical cracks
j. Spalling - None observed	
1. Location – note beams, columns, other	n/a
2. Description	n/a
k. Rebar corrosion-check appropriate line	
1. None visible	
2. Minor-patching will suffice	
3. Significant-but patching will suffice	



4. Significant-structural repairs required	None required
I. Samples chipped out for examination in spall areas:	
1.	No
2.	Yes – describe color, texture, aggregate, general quality

<b>6. FLOOR AND ROOF SYSTEM</b>	
a. Roof	
1.	Describe (flat, slope, type roofing, type roof deck, condition)
Flat roof sopped to scuppers. Single ply in fair condition. No ponding observed.	
2.	Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support:
None	
3.	Note types of drains and scuppers and condition:
Exterior scuppers in good condition. No A/C.	
b. Floor system(s)	
1.	Describe (type of system framing, material, spans, condition)
Wood joists spanning approximately 16 feet between masonry bearing walls. In 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.	
Framing observed through wall hatch.	

<b>7. STEEL FRAMING SYSTEM</b>	
a. Description	
Steel columns supporting courtyard corridor. Exterior metal stair second floor to roof.	



b. Exposed Steel- describe condition of paint and degree of corrosion	
	Paint in fair condition. Some corrosion at column base plates.
c. Concrete or other fireproofing – note any cracking or spalling and note where any covering was removed for inspection	
	n/a
d. Elevator sheave beams and connections, and machine floor beams – note condition:	
	n/a

<b>8. CONCRETE FRAMING SYSTEM</b>	
a. Full description of structural system	
	Concrete exterior stairs and floor area around stair.
b. Cracking	
1. Not significant	
2. Location and description of members affected and type cracking	
c. General condition	Good
d. Rebar corrosion – check appropriate line	
1. None visible	
2. Location and description of members affected and type cracking	See 2-C.
3. Significant but patching will suffice	
4. Significant – structural repairs required (describe)	
e. Samples chipped out in spall areas:	
1. 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~~)

Wood casement and aluminum jalousie.

b. Anchorage- type and condition of fasteners and latches Some cracks, not operational.

c. Sealant – type of condition of perimeter sealant and at mullions: Caulking - Fair

d. Interiors seals – type and condition at operable vents Glass jalousie - Fair

e. General condition: Fair - Requires maintenance

**10. WOOD FRAMING**

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

Light construction ± 16' span

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

Good

c. Joints – note if well fitted and still closed: Well fitted

d. Drainage – note accumulations of moisture No accumulations observed

e. Ventilation – note any concealed spaces not ventilated: None observed

f. Note any concealed spaces opened for inspection: Wall hatched

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

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

This building is structurally safe. As a routine matter, in order to avoid possible misunderstanding, nothing in this project should be construed directly or indirectly as a guarantee for any portion of the structure. To the best of my knowledge and ability, this report represents and accurate appraisal of the present condition of the building.





City of Coral Gables  
Development Services



**RC-17-08-2475**

315 NAVARRE AVE #

Folio #: 03-4108-006-0630  
Permit Description: BUILDING RE  
CERTIFICATION YEAR BUILT 1927

EL \_\_\_\_\_  
ME \_\_\_\_\_  
PL \_\_\_\_\_

# OFFICE SET

Section	Approved	
	By	Date
<input type="checkbox"/> BUILDING		
<input type="checkbox"/> CONCURRENCY		
<input 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		

*e-8/29/17*

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-17-08-2475**



**RC-17-08-2475**

