



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
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$878,460	\$798,600	\$726,000
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,297,625	\$1,040,000	\$900,000
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$878,460	\$798,600	\$726,000
Regional			
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.pdf>

Version

CITY'S

EXHIBIT

315 Navarre Avenue

<u>Owner</u> Jeffrey Lehman and Linda Lehman 9820 SW 90 Ave Miami, FL 33176-2914	<u>Mortgagee</u> Executive National Bank 9600 N Kendall Dr Miami, FL 33176-1993
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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

		315	NAVARRE SEARCH AVE					
PS-12-11-0412	11/07/2012	315	NAVARRE SEARCH AVE	TREE REMOVAL/RELOCATION	TREE REMOVAL 1 MAHOGANT (TREE FAILED)	approved		4.90
PU-11-02-4978	02/10/2011	315	NAVARRE SEARCH AVE	PUBLIC RECORDS	REQ COPY OF PERMITS CRM INV 012567	canceled	01/10/2014	0.00
PU-12-02-8200	02/29/2012	315	NAVARRE SEARCH AVE	PUBLIC RECORDS	REQ COPY OF PERMIT 2908B	final	03/01/2012 03/01/2012	0.00
RC-17-08-2475	08/28/2017	315	NAVARRE SEARCH 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.

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

No violations noted at this time.

No Signature
69865
10/11/2017 7:56:47 AM

Company Representative:

Signature valid only in mobile-eyes documents

No Signature
10/11/2017

No Signature
10/11/2017 7:56:47 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, 3rd 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 0000 11378 8719

COMPLETE THIS SECTION ON DELIVERY**A. Signature**

x Linda Lehman ☐ Agent
☐ Addressee

B. Received by (Printed Name)

Lehman

C. Date of Delivery

5/1/17

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

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. 90th 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", with a long horizontal flourish extending to the right.

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. 90th 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.

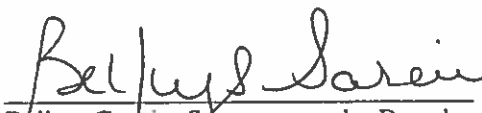
Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on November 6, 2017, at 2:00 p.m.

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

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

c:

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.

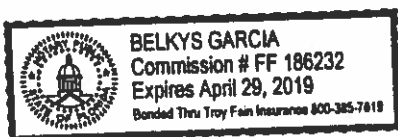
J. PINO
Employee's Printed Name

[Signature]
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 20th 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



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. 90th Avenue
Miami, Florida 33176-2914

Return receipt number:

91 7108 2133 3932 5910 7587

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AND NOTICE OF HEARING**

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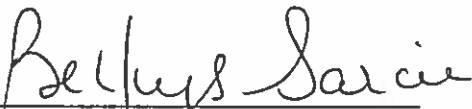
Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on December 11, 2017, at 2:00 p.m.

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.

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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, JOSE IGLESIAS, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 315 Navarre Ave, ON 11-20-17
AT 10:55 AM.

JOSE IGLESIAS
Employee's Printed Name

[Signature]
Employee's Signature

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

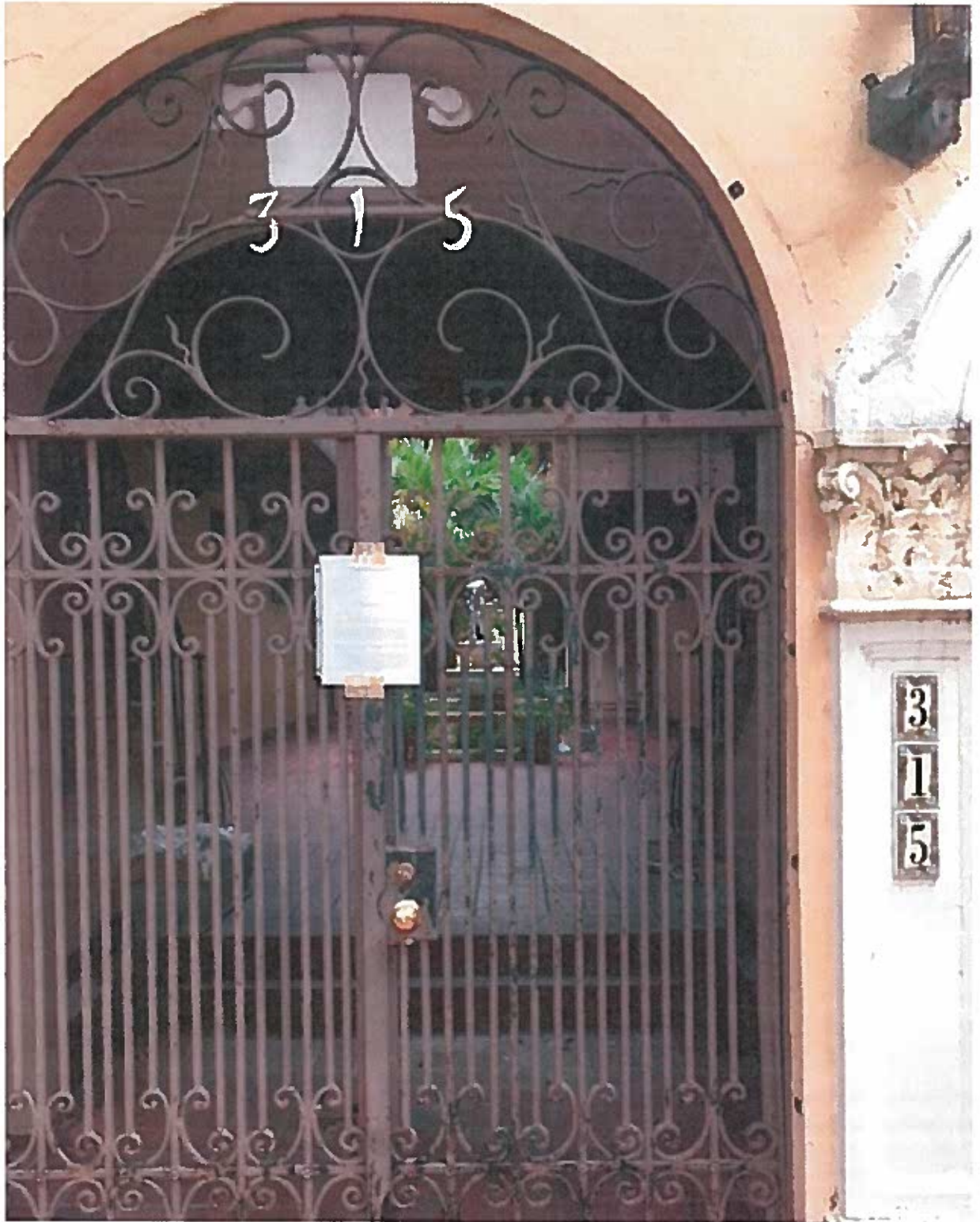
Sworn to (or affirmed) and subscribed before me this 20th day of November, in
the year 2017, by Jose Iglesias who is personally known to
me.

My Commission Expires:



[Signature]
Notary Public

315 NAVARRE AVENUE



Garcia, Belkys

From: Garcia, Belkys
Sent: Tuesday, September 05, 2017 7:53 AM
To: 'Jeffrey Lehman'
Cc: Goizueta, Virginia
Subject: RE: 315 Navarre Ave. -40 year Cert.
Attachments: 315 NAVARRE AVE.pdf.html

Good morning,

The submitted Report was not approved by the Officials. You will need to apply and get the applicable permits in order to comply with the deficiencies reflected on the Report. Once permits are finalized you will need to resubmit a new Report that reflects all issues have been corrected.

The Attached letter was mailed last week. Please note the deadline to comply is September 25, 2017

Thank you,

Belkys Garcia
City of Coral Gables
Development Services Department
Building Division
405 Biltmore Way, 3rd Floor
Coral Gables, Florida 33134
Office: (305) 460-5229

Please Note: Florida has a very broad Public Records Law. Most written communications to or from State and Local Officials regarding State or Local business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

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

From: Jeffrey Lehman [<mailto:thelehmanteam@yahoo.com>]
Sent: Friday, September 01, 2017 12:36 AM
To: Garcia, Belkys
Subject: 315 Navarre Ave. -40 year Cert.

Hello Ms. Garcia.

I would like to confirm if you received my 40 year certification package.

I dropped it off and paid the fee. You were not in that day, so I was hoping you have received it.

Thank you.

Jeffrey Lehman
Coldwell Banker Real Estate
305-970-9050
12651 S. Dixie Highway
Suite 101
Pinecrest, Florida 33156

> On Aug 9, 2017, at 2:50 PM, Garcia, Belkys <bgarcia@coralgables.com> wrote:

>

> Good afternoon,

>

> I called but there was no answer and no voicemail to leave a message.

>

> Thank you,

>

> Belkys Garcia

> City of Coral Gables

> Development Services Department

> Building Division

> 405 Biltmore Way, 3rd Floor

> Coral Gables, Florida 33134

> Office: (305) 460-5229

>

> Please Note: Florida has a very broad Public Records Law. Most written communications to or from State and Local Officials regarding State or Local business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

>

>

> -----Original Message-----

> From: Jeffrey Lehman [<mailto:thelehmanteam@yahoo.com>]

> Sent: Tuesday, August 08, 2017 3:10 PM

> To: Garcia, Belkys

> Subject: Re: Question. 40 year cer

>

> Thank you for your email. Please call me at your convenience.

>

> Jeffrey Lehman

> Coldwell Banker Real Estate

> 305-970-9050

> 12651 S. Dixie Highway

> Suite 101

> Pinecrest, Florida 33156

>

>> On Aug 8, 2017, at 3:00 PM, Garcia, Belkys <bgarcia@coralgables.com> wrote:

>>

>> Good afternoon Jeffrey,

>>

>> Please know the deadline already expired and I am in the process of scheduling non-compliant structures to the Construction Regulation Board. Please submit the completed reports as soon as possible to avoid additional fees.

>>

>> Thank you,

>>

>> Belkys Garcia

>> City of Coral Gables

>> Development Services Department

>> Building Division

>> 405 Biltmore Way, 3rd Floor

>> Coral Gables, Florida 33134

>> Office: (305) 460-5229

>>

>> Please Note: Florida has a very broad Public Records Law. Most written communications to or from State and Local Officials regarding State or Local business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

>>

>>

>> -----Original Message-----

>> From: Jeffrey Lehman [<mailto:thelehmanteam@yahoo.com>]

>> Sent: Tuesday, August 08, 2017 2:38 PM

>> To: Garcia, Belkys

>> Subject: Question. 40 year cer

>>

>> Hello Belkys,

>>

>> I hope this message finds you well.

>>

>> I own 315 Navarre Ave. We met recently at the building dept counter and I'm finalizing the electrical and structural reports.

>>

>> What is the deadline to turn these in?

>>

>> Thank you.

>>

>> Jeffrey Lehman

>> Coldwell Banker Real Estate

>> 305-970-9050

>> 12651 S. Dixie Highway

>> Suite 101

>> Pinecrest, Florida 33156

>> 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.

>

> 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.



CFN 20040770708
OR 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.

DoubleTime

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: James R. Mitchell
James R. Mitchell, Member

Barbara Suarez
Witness Name: BARBARA SUAREZ
Ana Castellon
Witness Name: ANA CASTELLON

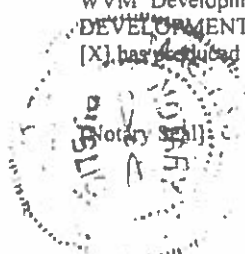
By: WVS Development, LLC, a Florida limited liability company, Managing Member

By: Ron Simkins
Ron Simkins, Member

Liz Veronica Zuniga
Witness Name: LIZ VERONICA ZUNIGA
Yudit Cespedes
Witness Name: YUDIT CESPEDES

State of Florida
County of Miami-Dade

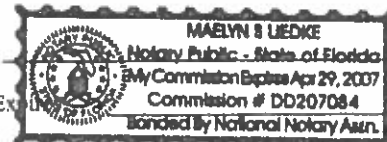
The foregoing instrument was acknowledged before me this 24th day of August, 2004 by James R. Mitchell, as Member of WVM Development, LLC, a Florida limited liability company, as Managing Member of WISPERWOOD VILLAGE DEVELOPMENT, LLC, a Florida limited liability company, on behalf of said company. He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



Maelyn S. Liedke
Notary Public

Printed Name:

My Commission Expires



State of Florida
County of Miami-Dade

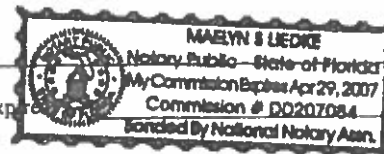
The foregoing instrument was acknowledged before me this 24th day of August, 2004 by Ron Simkins, as Member of WVS Development, LLC, a Florida limited liability company, as Managing Member of WISPERWOOD VILLAGE DEVELOPMENT, LLC, a Florida limited liability company, on behalf of said company. He ☒ is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

[Notary Seal]

Maelyn S. Liedke
Notary Public

Printed Name:

My Commission Expires



CFN 2008R0632380
DR Bk 26507 Pgs 1561 - 1567: (7pgs)
RECORDED 08/04/2008 10:38:18
MTG DOC TAX 2,502.50
INTANG TAX 1,430.00
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

RECORDATION REQUESTED BY:

Executive National Bank
Main Office
9600 North Kendall Drive
Miami, FL 33176-1993

WHEN RECORDED MAIL TO:

Executive National Bank
Main Office
9600 North Kendall Drive
Miami, FL 33176-1993

SEND TAX NOTICES TO:

Executive National Bank
Main Office
9600 North Kendall Drive
Miami, FL 33176-1993

This Mortgage prepared by:

Name: Dana Bravo, Loan Documentation Specialist
Company: Executive National Bank
Address: 9600 North Kendall Drive, Miami, FL 33176-1993

MORTGAGE

MAXIMUM LIEN. The total amount of indebtedness secured by this Mortgage may decrease or increase from time to time, but the maximum amount of principal indebtedness which may be outstanding at any one time shall not exceed \$1,430,000.00, plus interest, and amounts expended or advanced by Lender for the payment of taxes, levies or insurance on the Property, and interest on such amounts.

THIS MORTGAGE dated August 1, 2008, is made and executed between Jeffrey Lehman and Linda Lehman, husband and wife (referred to below as "Grantor") and Executive National Bank, whose address is 9600 North Kendall Drive, Miami, FL 33176-1993 (referred to below as "Lender").

GRANT OF MORTGAGE. For valuable consideration, Grantor mortgages to Lender all of Grantor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures, all easements, rights of way, and appurtenances, all water, water rights, watercourses and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in Miami-Dade County, State of Florida:

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

The Real Property or its address is commonly known as 315 Navarre Avenue, Coral Gables, FL 33134.

Grantor presently assigns to Lender all of Grantor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. In addition, Grantor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

THIS MORTGAGE, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF ANY AND ALL OBLIGATIONS UNDER THE NOTE IN THE ORIGINAL PRINCIPAL AMOUNT OF \$715,000.00, THE RELATED DOCUMENTS, AND THIS MORTGAGE. THIS MORTGAGE IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Mortgage, Grantor shall pay to Lender all amounts secured by this Mortgage as they become due and shall strictly perform all of Grantor's obligations under this Mortgage.

POSSESSION AND MAINTENANCE OF THE PROPERTY. Grantor agrees that Grantor's possession and use of the Property shall be governed by the following provisions:

Possession and Use. Until the occurrence of an Event of Default, Grantor may (1) remain in possession and control of the Property; (2) use, operate or manage the Property; and (3) collect the Rents from the Property.

Duty to Maintain. Grantor shall maintain the Property in tenantable condition and promptly perform all repairs, replacements, and maintenance necessary to preserve its value.

Compliance With Environmental Laws. Grantor represents and warrants to Lender that: (1) During the period of Grantor's ownership of the Property, there has been no use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance by any person on, under, about or from the Property; (2) Grantor has no knowledge of, or reason to believe that there has been, except as previously disclosed to and acknowledged by Lender in writing, (a) any breach or violation of any Environmental Laws, (b) any use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance on, under, about or from the Property by any prior owners or occupants of the Property, or (c) any actual or threatened litigation or claims of any kind by any person relating to such matters; and (3) Except as previously disclosed to and acknowledged by Lender in writing, (a) neither Grantor nor any tenant, contractor, agent or other authorized user of the Property shall use, generate, manufacture, store, treat, dispose of or release any Hazardous Substance on, under, about or from the Property; and (b) any such activity shall be conducted in compliance with all applicable federal, state and local laws, regulations and ordinances, including without limitation all Environmental Laws. Grantor authorizes Lender and its agents to enter upon the Property to make such inspections and tests, at Grantor's expense, as Lender may deem appropriate to determine compliance of the Property with this section of the Mortgage. Any inspections or tests made by Lender shall be for Lender's purposes only and shall not be construed to create any responsibility or liability on the part of Lender to Grantor or to any other person. The representations and warranties contained herein are based on Grantor's due diligence in investigating the Property for Hazardous Substances. Grantor hereby (1) releases and waives any future claims against Lender for indemnity or contribution in the event Grantor becomes liable for cleanup or other costs under any such laws; and (2) agrees to indemnify, defend, and hold harmless Lender against any and all claims, losses, liabilities, damages, penalties, and expenses which Lender may directly or indirectly sustain or suffer resulting from a breach of this section of the Mortgage or as a consequence of any use, generation, manufacture, storage, disposal, release or threatened release occurring prior to Grantor's ownership or interest in the Property, whether or not the same was or should have been known to Grantor. The provisions of this section of the Mortgage, including the obligation to indemnify and defend, shall survive the payment of the indebtedness and the satisfaction and reconveyance of the lien of this Mortgage and shall not be affected by Lender's acquisition of any interest in the Property, whether by foreclosure or otherwise.

Nuisance, Waste. Grantor shall not cause, conduct or permit any nuisance nor commit, permit, or suffer any stripping of or waste on or to the Property or any portion of the Property. Without limiting the generality of the foregoing, Grantor will not remove, or grant to any other party the right to remove, any timber, minerals (including oil and gas), coal, clay, scoria, soil, gravel or rock products

Executive National Bank (FDIC # 20711)**Active Insured Since June 7, 1972****Data as of: October 4, 2017****Executive National Bank** is an active bank

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

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:

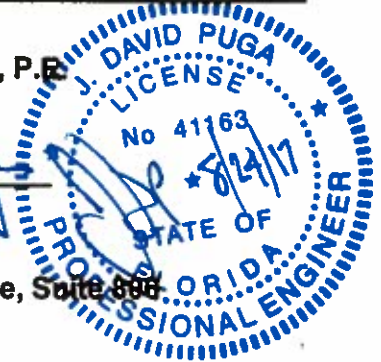
Print Name: **J. David Puga**

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 90th 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:





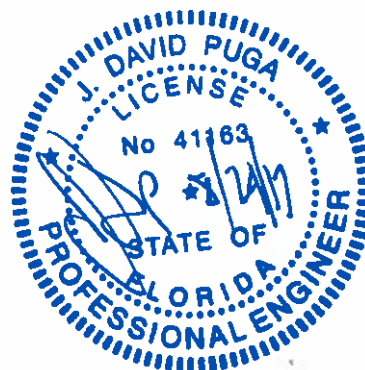
puga and Associates, Inc.
Engineers/Consultants

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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

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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Engineers/Consultants

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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

8. SERVE CONDUITS/RACEWAYS: CONDITION:

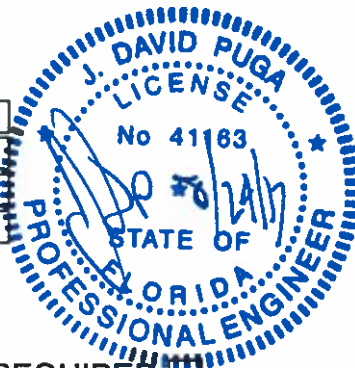
CONDITION: GOOD ☒ REPAIRS REQUIRED ☐
COMMENTS:

9. SERVICE CONDUCTOR AND CABLES:

CONDITION: GOOD ☒ REPAIRS REQUIRED ☐
COMMENTS:

10. TYPES OF WIRING METHODS: CONDITION:

CONDUIT RACEWAYS:	GOOD <input checked="" type="checkbox"/>	REPAIRS REQUIRED <input type="checkbox"/>
CONDUIT PVC:	GOOD <input checked="" type="checkbox"/>	REPAIRS REQUIRED <input type="checkbox"/>
NM CABLE:	GOOD <input type="checkbox"/>	REPAIRS REQUIRED <input type="checkbox"/>
BX CABLE:	GOOD <input type="checkbox"/>	REPAIRS REQUIRED <input type="checkbox"/>
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:



puga and Associates, Inc.
Engineers/Consultants

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

7339 S.W. 43th Street, #B
Miami, Florida 33155

8 Unit Apartment Building
315 Navarre Avenue, Coral Gables, FL
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 ☒

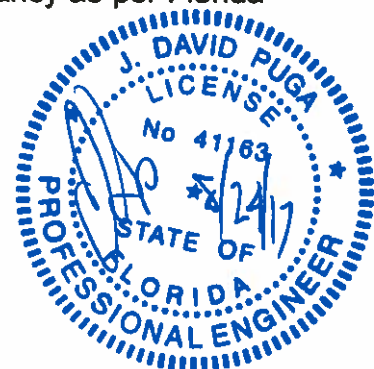
REPAIRS REQUIRED ☐

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.

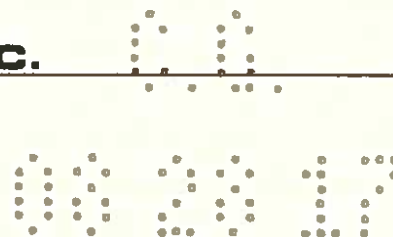
There is no parking lot lighting present at this property.





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 11th, 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.

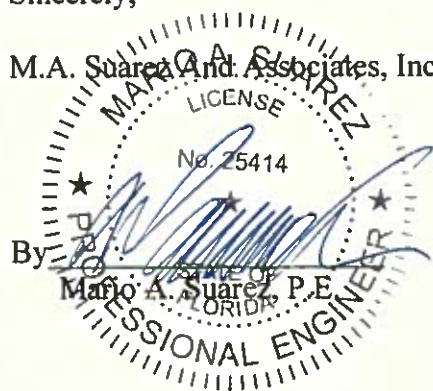
The findings of my inspection are summarized in this written report that follows the Minimum Inspection Procedural Guideline for Building Recertification. This report does not preclude the building from subsequent inspections as deemed necessary by the Building Official.

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.



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

DATE: 10/27/2017

Re: Case No. _____

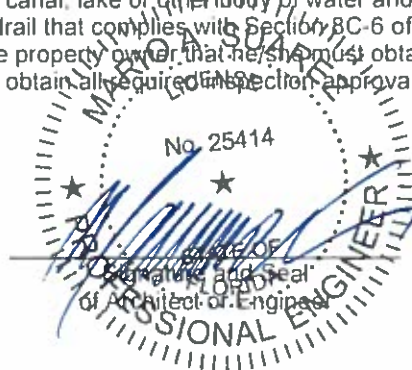
Property Address: 315 Navarre Ave Bldg. No.: _____ Sq. Ft.: 6,400

Building Description: Residential

The undersigned states the following

I am a Florida registered professional engineer or architect with an active license. On June 24th, 2017, 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.



Mario A. Suarez, P.E.
(Print Name)



REGULATORY AND ECONOMIC RESOURCES
DEPARTMENT

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

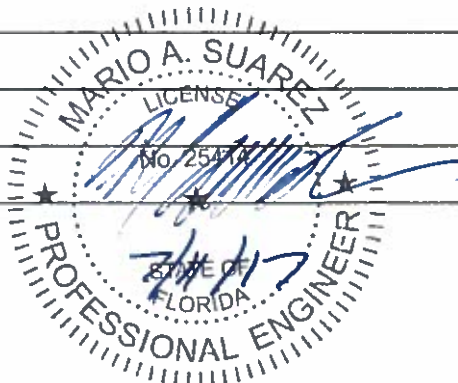
g. Building Code Occupancy Classification: 3 / Multi-Family 3 plus

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

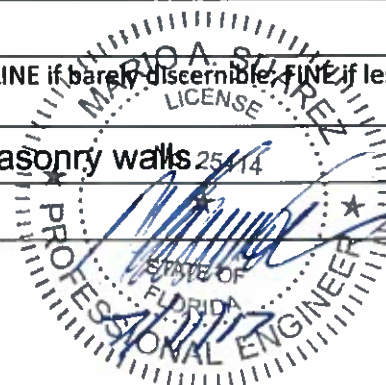
Addition Comments:

N/A



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	

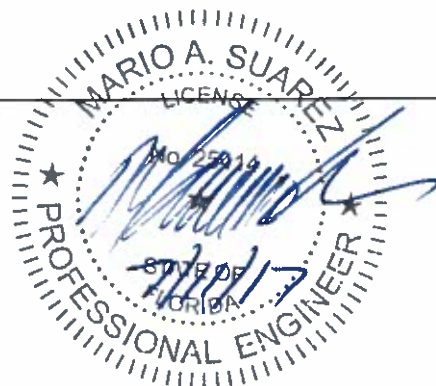


e. General extent of deterioration – cracking or spalling of concrete or masonry, oxidation of metals, rot or borer attack in wood.	Minor crack in stucco
f. Previous patching or repairs	Cracks in front wall previously patched.
g. Nature of present loading indicate residential, commercial, other estimate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

3. INSPECTIONS
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)

4. SUPPORTING DATA

a.	n/a	sheet written data
b.	n/a	photographs
c.	n/a	drawings or sketches



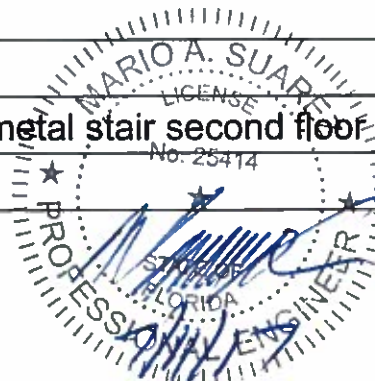
5. MASONRY BEARING WALL = Indicate good, fair, poor on appropriate lines:	
a. Concrete masonry units	Good
b. Clay tile or terra cotta units	n/a
c. Reinforced concrete tie columns	Good
d. Reinforced concrete tie beams	Good
e. Lintel	Good
f. Other type bond beams	None observed
g. Masonry finishes -exterior	
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	

6. FLOOR AND ROOF SYSTEM
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.

7. STEEL FRAMING SYSTEM
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

8. CONCRETE FRAMING SYSTEM	
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 an accurate appraisal of the present condition of the building.



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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	<i>[Signature]</i>	8/28/17
<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		

8-28/17

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

