



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On 10/18/

Property Information	
Folio:	03-4108-067-0001
Property Address:	820 SALZEDO ST
Owner	REFERENCE ONLY
Mailing Address	
PA Primary Zone	5000 HOTELS & MOTELS - GENERAL
Primary Land Use	0000 REFERENCE FOLIO
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	0



Assessment Information			
Year	2018	2017	2016
Land Value	\$0	\$0	\$0
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$0	\$0	\$0
Assessed Value	\$0	\$0	\$0

Benefits Information				
Benefit	Type	2018	2017	2016
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
BARCELONA COURT CONDO CORAL GABLES DOUGLAS SEC PB 25-69 LOTS 5 & 6 BLK 1	

Taxable Value Information			
	2018	2017	2016
<b>County</b>			
Exemption Value	\$0	\$0	
Taxable Value	\$0	\$0	
<b>School Board</b>			
Exemption Value	\$0	\$0	
Taxable Value	\$0	\$0	
<b>City</b>			
Exemption Value	\$0	\$0	
Taxable Value	\$0	\$0	
<b>Regional</b>			
Exemption Value	\$0	\$0	
Taxable Value	\$0	\$0	

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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

Version:

CITY'S

EXHIBIT



# OFFICE OF THE PROPERTY APPRAISER

Generated On 10/16/2018

	Folio	Sub-Division	Owner	Address
1	03-4108-067-0010	BARCELONA COURT CONDO	ROSA M SENSAT	820 SALZEDO ST UNIT 201 Coral Gables
2	03-4108-067-0020	BARCELONA COURT CONDO	EVELYN SOTO	820 SALZEDO ST UNIT 301 Coral Gables
3	03-4108-067-0030	BARCELONA COURT CONDO	JUAN C ARMAS &W HELEN M	820 SALZEDO ST UNIT 401 Coral Gables
4	03-4108-067-0040	BARCELONA COURT CONDO	ANDRE SCALCO LEAL	820 SALZEDO ST UNIT 202 Coral Gables
5	03-4108-067-0050	BARCELONA COURT CONDO	GERMAN FELIPE GOMEZ	820 SALZEDO ST UNIT 302 Coral Gables
6	03-4108-067-0060	BARCELONA COURT CONDO	JAMES CAREY &W ALEIDA	820 SALZEDO ST UNIT 402 Coral Gables
7	03-4108-067-0070	BARCELONA COURT CONDO	MARTHA PROHIAS	820 SALZEDO ST UNIT 203 Coral Gables
8	03-4108-067-0080	BARCELONA COURT CONDO	ANGELMY E BARROETA	820 SALZEDO ST UNIT 303 Coral Gables
9	03-4108-067-0090	BARCELONA COURT CONDO	YIRAMA MEDINA	820 SALZEDO ST UNIT 403 Coral Gables
10	03-4108-067-0100	BARCELONA COURT CONDO	CLARA NAVARRO & CARMEN R GARCIA	820 SALZEDO ST UNIT 204 Coral Gables
11	03-4108-067-0110	BARCELONA COURT CONDO	ZENIA L ESTEVEZ CORREA ANTHONY J LOPEZ	820 SALZEDO ST UNIT 304 Coral Gables
12	03-4108-067-0120	BARCELONA COURT CONDO	MARCO A SUAREZ BURGOS	820 SALZEDO ST UNIT 404 Coral Gables
13	03-4108-067-0130	BARCELONA COURT CONDO	MARIA M DUENAS	820 SALZEDO ST UNIT 205 Coral Gables
14	03-4108-067-0140	BARCELONA COURT CONDO	ROLANDO DIAZ	820 SALZEDO ST UNIT 305 Coral Gables
15	03-4108-067-0150	BARCELONA COURT CONDO	PRIX INVESTMENT CORP	820 SALZEDO ST UNIT 405 Coral Gables

820 SALZEDO STREET



820 Salzedo Street

<b><u>Owner (Registered Agent)</u></b> Barcelona Court Condominium Association, Inc. c/o Helen Hernandez Registered Agent 820 Salzedo St, Unit 401 Coral Gables, FL 33134-2822	<b><u>Owner (Sunbiz Principal and Mailing Address)</u></b> Barcelona Court Condominium Association, Inc. 820 Salzedo St, Unit 402 Coral Gables, FL 33134
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## 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>	820 Salzedo St. Condominium - 16 units	<b>Inspection Date:</b>	6/1/2018
<b>Address:</b>	820 Salzedo Street	<b>InspectionType:</b>	AA-Tactical, Apartment / Condo
	Coral Gables	<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>	019213

No violations noted at this time.

Company  
Representative:

No Signature  
73285  
6/1/2018 8:25:28 AM

Signature valid only in mobile-eyes documents

Inspector:

No Signature  
6/1/2018

Leonard Veight  
73285  
6/1/2018 8:25:28 AM

Signature valid only in mobile-eyes documents

Leonard Veight  
6/1/2018

CITY'S

EXHIBIT

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

### Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
AB-10-09-4070	09/09/2010	820 SALZEDO ST	BOA COMPLETE (LESS THAN \$75,000)	REPLACE (5) WINDOWS W/IMPACT GRAY FRAME & CLEAR GLASS \$3699	issued	09/09/2010		0.00
AB-12-07-1680	07/26/2012	820 SALZEDO ST	BOA COMPLETE (LESS THAN \$75,000)	IMPACT WINDOWS (2) CLEAR ANODIZE FRAME CLEAR GLASS \$2268	final	07/26/2012	01/31/2013	0.00
BL-10-09-4505	09/16/2010	820 SALZEDO ST	DOOR/GARAGE DOOR/SHUTTER/WINDOW	REPLACE 5 WINDOWS W/IMPACT GRAY FRAME & CLEAR GLASS \$3,699	issued	10/04/2010		0.00
BL-12-08-0185	08/03/2012	820 SALZEDO ST	DOOR/GARAGE DOOR/SHUTTER/WINDOW	INSTALL 2 IMPACT WINDOWS CLEAR ANODIZE FRAME & GLASS \$2,268	final	08/09/2012	01/31/2013	0.00
BL-14-07-4177	07/30/2014	820 SALZEDO ST	INTERIOR ALTERATION ONLY	COMMERCIAL INTERIOR RENOVATIONS (KITCHEN) \$3,200	final	08/12/2014	06/25/2015	0.00
CE-10-11-3417	11/09/2010	820 SALZEDO ST	CODE ENF WARNING PROCESS	WT8803 SEC 54-153 CC (DAY) TRASH ON R/W 3 DAYS PRIOR TO SCHEDULED P/U (FURNITURE, FENCE, ETC.) MUST REMOVE	final	11/09/2010	11/09/2010	0.00
CE-10-11-3419	11/09/2010	820 SALZEDO ST	CODE ENF WARNING PROCESS	WT8804 SEC 54-154 CC (DOP) PLACING TRASH IN FRONT OF NEIGHBORING PROPERTY PROHIBITED. MAY ONLY PLACE TRASH ON R/W IN FRONT OF 820 SALZEDO. MUST REMOVE.	final	11/09/2010	11/09/2010	0.00
CE-12-01-6447	01/11/2012	820 SALZEDO ST	CODE ENF WARNING PROCESS	WT13086 32-8.2 MDCC (WMR) USE OF SPRINKLER SYSTEM ON UNAUTHORIZED DAY (WEDNESDAY) CERT MAIL 91 7108 2133 3932 6405 2285	final	01/11/2012	01/11/2012	0.00
CE-12-04-8287	04/13/2012	820 SALZEDO ST	CODE ENF LIEN SEARCH	LIEN SEARCH	final	04/20/2012	04/20/2012	0.00

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CE-12-09-1288	09/09/2012	820 SALZEDO ST	CODE ENF WARNING PROCESS	WT9484 105-26 CITY CODE (CON) @ 1:15PM PERFORMING WORK OUTSIDE OF ALLOWABLE CONSTRUCTION HOURS. M-F 7:30-6PM, SAT 9AM-5PM, SUN OR HOLIDAYS NO WORK ALLOWED.	final	09/09/2012	09/23/2012	0.00
CE-13-10-0565	10/09/2013	820 SALZEDO ST	CODE ENF LIEN SEARCH	RAPID LIEN SEARCH	final	10/18/2013	10/18/2013	0.00
CE-14-09-3142	09/24/2014	820 SALZEDO ST	CODE ENF LIEN SEARCH	LIEN SEARCH	final	10/08/2014	10/08/2014	0.00
CE-14-11-4362	11/18/2014	820 SALZEDO ST	CODE ENF LIEN SEARCH	LIEN SEARCH	final	11/26/2014	11/26/2014	0.00
CE-15-04-4590	04/14/2015	820 SALZEDO ST	CODE ENF LIEN SEARCH	LIEN SEARCH	final	04/21/2015	04/21/2015	0.00
CE-15-08-4284	08/06/2015	820 SALZEDO ST	CODE ENF LIEN SEARCH	LIEN SEARCH	final	08/13/2015	08/13/2015	0.00
CE-15-08-5190	08/25/2015	820 SALZEDO ST	CODE ENF LIEN SEARCH	LIEN SEARCH	final	08/31/2015	08/31/2015	0.00
CE-15-11-5037	11/04/2015	820 SALZEDO ST	CODE ENF LIEN SEARCH	LIEN SEARCH	final	11/06/2015	11/06/2015	0.00
EL-12-09-0071	09/04/2012	820 SALZEDO ST	ELEC LOW VOLTAGE SYSTEM	VIDEO SURVEILLANCE SYSTEM \$2895	final	09/05/2012	03/06/2014	0.00
EL-13-01-1418	01/29/2013	820 SALZEDO ST	ELEC COMMERCIAL / RESIDENTIAL WORK	REPLACE 2 EXTERIOR LIGHTS \$150	final	01/29/2013	01/30/2013	0.00
EL-14-07-4222	07/31/2014	820 SALZEDO ST	ELEC COMMERCIAL / RESIDENTIAL WORK	COMMERCIAL INTERIOR ALTERATION (KITCHEN) 4 ROUGH IN OUTLETS AND 2 SPECIAL OUTLETS	final	01/07/2015	06/16/2015	0.00
EL-15-06-4572	06/03/2015	820 SALZEDO ST	ELEC LOW VOLTAGE SYSTEM	FIRE ALARM ELEVATOR RECALL LOW VOLT FIRE ALARM	final	06/08/2015	02/07/2017	0.00
EL-15-08-4143	08/05/2015	820 SALZEDO ST	ELECTRICAL COMMERCIAL /RESIDENTIAL WORK	REPAIR SAFETY SWITCHES, LIGHT SAFETY WITCHES & INSTALL MINI SPLIT 2 LIGHT SOCKETS; MINI SPLIT AND REPAIR SWITCHES	final	08/07/2015	03/11/2016	0.00
EL-18-07-2898	07/09/2018	820 SALZEDO ST	ELEC COMMERCIAL / RESIDENTIAL WORK	ELECTRICAL WORK TO COMPLY WITH RECERTIFICATION \$2,000	issued	07/10/2018		0.00
EX-13-04-0098	04/02/2013	820 SALZEDO ST	PERMIT EXTENSION	PERMIT RENEWAL BL-10-09-4505	final	04/02/2013	04/02/2013	0.00
EX-16-03-5505	03/02/2016	820 SALZEDO ST	PERMIT EXTENSION	PERMIT RENEWAL FOR ME-15-08- 4077	final	03/02/2016	03/02/2016	0.00
EX-17-02-1144	02/22/2017	820 SALZEDO ST	PERMIT EXTENSION	EXTENSION FOR BL-10-09-4505 / REPLACE 5 WINDOWS W/IMPACT GRAY	final	02/22/2017	02/22/2017	0.00

EX-17-09-1519	09/22/2017	820 SALZEDO ST	PERMIT EXTENSION	FRAME & CLEAR GLASS \$3,699 RENEWAL BL-10- 09-4505 / REPLACE 5 WINDOWS W/IMPACT GRAY FRAME & CLEAR GLASS \$3,699	final	09/25/2017	09/25/2017	0.00
EX-18-06-4191	06/25/2018	820 SALZEDO ST	PERMIT EXTENSION	REPLACE 5 WINDOWS W/IMPACT GRAY FRAME & CLEAR GLASS \$3,699	final	06/25/2018	06/25/2018	0.00
FD-15-06-4509	06/02/2015	820 SALZEDO ST	FIRE ALARM SYSTEM	FIRE ALARM ELEVATOR RECALL \$2,950	issued	06/08/2015		0.00
ME-15-08-4077	08/03/2015	820 SALZEDO ST	MECH COMMERCIAL / RESIDENTIAL WORK	REPAIR SAFETY SWITCHWES, LIGHT SAFETY WITCHES & INSTALL MINI SPLIT \$10,904	final	08/06/2015	10/25/2016	0.00
PL-12-09-1490	09/26/2012	820 SALZEDO ST	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK TO REPLACING TILE IN BATHROOM	final	10/12/2012	10/25/2012	0.00
PL-14-08-2480	08/08/2014	820 SALZEDO ST	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMMERCIAL INTERIOR ALTERATION (KITCHEN) UNIT 203	final	02/09/2015	02/10/2015	0.00
PU-12-08-0080	08/02/2012	820 SALZEDO ST	PUBLIC RECORDS SEARCH	REQ FLOOR PLAN COPY OF PERMIT 20081B	final	08/03/2012	08/03/2012	0.00
PU-17-03-1919	03/15/2017	820 SALZEDO ST	PUBLIC RECORDS SEARCH	REQUEST FOR DUPLICATE SET OF PLANS TO COMPLETE INSPECTIONS REPLACE 5 WINDOWS W/IMPACT GRAY FRAME & CLEAR GLASS \$3,699	final	03/15/2017	03/15/2017	0.00
PW-10-08-3977	08/12/2010	820 SALZEDO ST	UTILITIES (MIAMI DADE WATER & SEWER) PERMIT	REPAIR LEAK ON WATER SERVICE RESTORATION AS PER CITY SPECS EMERGERNCY PERMIT	final	08/12/2010	06/08/2011	111.00
RC-18-06-2942	06/04/2018	820 SALZEDO ST	BLDG RECERT / CRB	BUILDING RECERTIFICATION (1968) CONSTRUCTION REGULATION BOARD CASE #18-8032 AND UNSAFE STRUCTURE FEE	issued	06/04/2018		600.00
ZN-12-09-1015	09/18/2012	820 SALZEDO ST	PAINT / RESURFACE FL / CLEAN	REPLACING TILE IN BATHROOM \$3,000	final	10/02/2012	10/26/2012	0.00

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





## The City of Coral Gables

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

March 6, 2018

### VIA CERTIFIED MAIL

BARCELONA COURT CONDOMINIUM ASSOCIATION INC  
c/o HELEN HERNANDEZ  
820 SALZEDO ST #402  
CORAL GABLES, FL 33134

91 7108 2133 3932 5853 8405

RE: 820 SALZEDO ST  
FOLIO # 0341080670001  
Recertification of Building 40 Years or Older

To whom it may concern:

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 1968. 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**. A completed Report includes the Building Structural Report, the Building Electrical Report, cover letter(s) stating the structure meets the electrical and structural requirements for recertification, the Parking Lot Illumination Standards Form and the Parking Lot Guardrails Requirements Form; no additional documents or photographs are necessary. Note all paperwork submitted must be the original signed and sealed documents (no copies). Submittal of the Report does not constitute recertification; it must be approved by this Department.

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. The structure will be recertified once a *revised* Report is submitted and approved, and all required permits are closed.

The Architect or Engineer may obtain the required Form, "*Minimum Inspection Procedural Guidelines for Building Recertification*," from the following link: <http://www.miamidade.gov/pa/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, and 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

EXHIBIT

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# USPS Tracking® FAQs > (<https://www.usps.com/faqs/uspstracking-faqs.htm>)

Track Another Package +

Tracking Number: 9171082133393258538405

Remove X

Your item was delivered to an individual at the address at 1:33 pm on March 9, 2018 in MIAMI, FL 33134.

 **Delivered**

March 9, 2018 at 1:33 pm  
Delivered, Left with Individual  
MIAMI, FL 33134

Feedback

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## Tracking History



**March 9, 2018, 1:33 pm**

Delivered, Left with Individual

MIAMI, FL 33134

Your item was delivered to an individual at the address at 1:33 pm on March 9, 2018 in MIAMI, FL 33134.

**March 9, 2018**

In Transit to Next Facility

**March 8, 2018, 10:26 pm**

Departed USPS Regional Facility

MIAMI FL DISTRIBUTION CENTER

**March 7, 2018, 9:47 pm**

Arrived at USPS Regional Facility

MIAMI FL DISTRIBUTION CENTER

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**Product Information**

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**See Less** ^

## Can't find what you're looking for?

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

**FAQs** (<https://www.usps.com/faqs/uspstracking-faqs.htm>)

Feedback

**The easiest tracking number is the one you don't have to know.**

With Informed Delivery®, you never have to type in another tracking number. Sign up to:



## The City of Coral Gables

### Development Services Department

CITY HALL 405 BILTMORE WAY

CORAL GABLES, FLORIDA 33134

June 5, 2018

Barcelona Court Condominium Association, Inc.  
c/o Helen Hernandez  
820 Salzedo Street #402  
Coral Gables, Florida 33134

**ADDRESS: 820 Salzedo Street**  
**PROPERTY FOLIO #: 03-4108-067-0001**

Dear Property Owner/Manager:

This Department has received the Building Recertification Report ("Report") you submitted for the above property address. Please note the Report indicates remedial repairs must be done to the structure in order for it to meet minimum requirements stipulated for safe occupancy as prescribed in the Miami-Dade County Code, Section 8-11.

Pursuant to said Code, you must complete the repairs **one hundred and fifty (150) calendar days from the date of the recertification notice, March 6, 2018**. Once the repairs have been completed the original architect/engineer shall provide a follow-up Report and cover letter(s) 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", is written over a horizontal line.

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



## The City of Coral Gables

### Development Services Department

CITY HALL, 405 BILTMORE WAY

CORAL GABLES, FLORIDA 33134

August 1, 2018

Barcelona Court Condominium Association, Inc.  
c/o Helen Hernandez  
820 Salzedo Street #402  
Coral Gables, Florida 33134

**ADDRESS: 820 Salzedo Street**  
**PROPERTY FOLIO #: 03-4108-067-0001**

Dear Property Owner/Manager:

This Department has received the Building Recertification Report ("Report") you submitted for the above property address. Please note the Report indicates remedial repairs must be done to the structure in order for it to meet minimum requirements stipulated for safe occupancy as prescribed in the Miami-Dade County Code, Section 8-11.

By these means, I am granting you thirty (30) calendar days from the date of this letter to provide a new, completed and revised Recertification Report. Please note we will not be able to grant additional extensions; therefore, repairs to comply with the recertification criteria shall take place during these thirty (30) calendar days.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Manuel Z. Lopez", is written over a horizontal line.

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

**ARC and Associates Development Corp.** Off. / Fax: 305-385-3157  
CONSTRUCTION DIVISION Cell: 305-772-6463

P.O. Box 652738  
Miami, Florida 33265-2738

Email: [ARCabarrocas@gmail.com](mailto:ARCabarrocas@gmail.com)

Date: June 4, 2018

City of Coral Gables  
Development Services Department  
405 Biltmore Way  
Coral Gables Florida, 33134

**CERTIFICATE OF COMPLETION**

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Re: 40 Years Certification of Building  
Miami-Dade County Code  
Section 8-11(f) or latest code in effect

Owners: Barcelona Court Condominium Association Inc.  
820 Salzedo Street  
Coral Gables, Florida 33134

Re: Folio: 03 4108 067 0001

820 Salzedo Street is "STRUCTURALLY SAFE FOR IT'S USE AND PRESENT OCCUPANCY"

820 Salzedo Street is "ELECTRICALLY (IN NEED OF REPAIRS) FOR IT'S USE / OCCUPANCY"

Dear Building Official:

As requested by your office, we are adding this letter as a supplement to our report submitted with the latest forms for the aforementioned property and it's 40 Year Certification program. The aforementioned building standing at 820 Salzedo Street, Coral Gables, Florida has been inspected by us and found to be structurally safe for the specified use for continued occupancy per Miami Dade County Code, Section 8-11 (f) and 8c-3

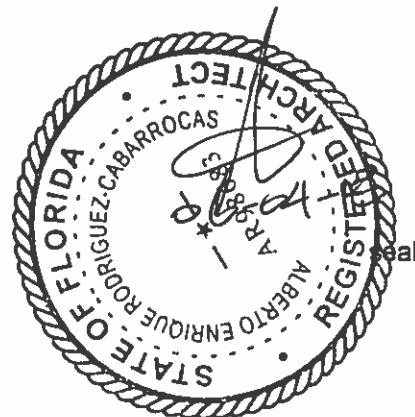
We found house panel double tapped and in need of replacement to a 3 phase 150 A panel to incorporate additional breakers and 3 phase elevator hook up

Best Regards,

Alberto R. Cabarrocas RA 098683  
Jose R Merlo RA, VP

ARC and Associates Development Corporation  
PO Box 652738, Miami, Florida 33265  
CGC 018426  
AR 12119

Office line: 305-385-3157  
Cell: 305-772-6463  
Email: [Arcabarrocas@gmail.com](mailto:Arcabarrocas@gmail.com)



As a routine matter, in order to avoid possible misunderstandings, nothing in this report should be





REGULATORY AND ECONOMIC RESOURCES  
DEPARTMENT

MINIMUM INSPECTION PROCEDURAL GUIDELINES  
FOR BUILDING STRUCTURAL RECERTIFICATION

INSPECTION COMMENCED

Date: 05-01-18

INSPECTION COMPLETED

Date: 05-10-18

INSPECTION MADE BY:

AL CABRERO CAS

SIGNATURE:

[Signature]

PRINT NAME:

AL CABRERO CAS

TITLE:

RD 098683

ADDRESS:

15055 SW 68TH  
MIAMI, FL 33193

1. DESCRIPTION OF STRUCTURE

a. Name on Title:

BARCELONA COURT CONDO ASSOC. INC.

b. Street Address:

820 SHELZED STREET

c. Legal Description:

-

d. Owner's Name:

BARCELONA COURT CONDO ASSOC. INC.

e. Owner's Mailing Address:

820 SHELZED STREET, CG 33134 #402

f. Folio Number of Property on which Building is Located:

034 1080 670 001

g. Building Code Occupancy Classification:

MULTI FAMILY

h. Present Use:

15 APT CONDOMINIUM (RESIDENTIAL)

i. General Description:

CBS BUILDING / GOOD SHAPE

Addition Comments:

BUILT IN 68, NO BALCONIES  
15 APARTMENTS, 650 SF 2/1 BATH  
W/ POOL AND ELEVATOR



j. Additions to original structure:

NONE

## 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)

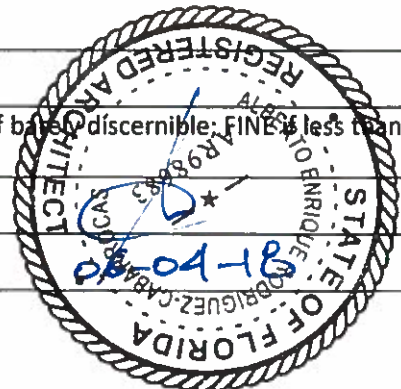
NONE

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

NONE

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.

NONE



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

NONE

f. Previous patching or repairs

NONE

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

TYPICAL OF CBS BUILDING  
(NO PLANS IN MICROFILM)

### 3. INSPECTIONS

a. Date of notice of required inspection

UNKNOWN

b. Date(s) of actual inspection

MAY 1, 2018

c. Name and qualifications of individual submitting report:

AL CABRERO RODRIGUEZ P.E.

d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures

NONE

e. Structural repair-note appropriate line:

NONE

1. None required ☒

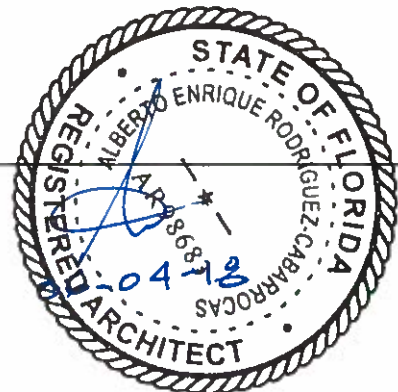
2. Required (describe and indicate acceptance)

### 4. SUPPORTING DATA

a. ☒ sheet written data

b. ☒ photographs

c. ☒ drawings or sketches



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

- a. Concrete masonry units **GOOD**
- b. Clay tile or terra cotta units **HAVE**
- c. Reinforced concrete tie columns **GOOD**
- d. Reinforced concrete tie beams **GOOD**
- e. Lintel **-**
- f. Other type bond beams **GOOD**
- g. Masonry finishes - exterior
1. Stucco **GOOD**
2. Veneer **GOOD**
3. Paint only **GOOD**
4. Other (describe) **-**

h. Masonry finishes - interior

1. Vapor barrier **GOOD**
2. Furring and plaster **HAVE**
3. Paneling **GOOD**
4. Paint only **GOOD**
5. Other (describe) **-**

i. Cracks

1. Location - note beams, columns, other **HAVE OBSERVED**
2. Description **H/S**

j. Spalling **HAVE OBSERVED**

1. Location - note beams, columns, other **H/S**
2. Description **H/S**

k. Rebar corrosion-check appropriate line

1. None visible **✓**
2. Minor-patching will suffice **H/S**
3. Significant-but patching will suffice **H/S**



4. Significant-structural repairs required

N/S

I. Samples chipped out for examination in spall areas:

1. No

NONE

2. Yes – describe color, texture, aggregate, general quality

N/S

## 6. FLOOR AND ROOF SYSTEM

### a. Roof

1. Describe (flat, slope, type roofing, type roof deck, condition)

FLAT BUILD UP

2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support:

N/S

3. Note types of drains and scuppers and condition:

DRAINS AND SCUPPERS (ALL FBIN)

### b. Floor system(s)

1. Describe (type of system framing, material, spans, condition)

CONCRETE / GOOD

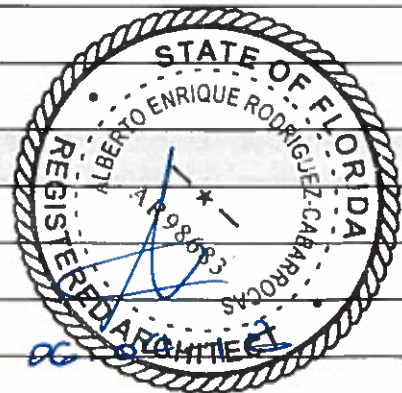
c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.

ACCESS STAIRS

## 7. STEEL FRAMING SYSTEM

a. Description

NONE OBSERVED



b. Exposed Steel- describe condition of paint and degree of corrosion

NONE OBSERVED

c. Concrete or other fireproofing – note any cracking or spalling and note where any covering was removed for inspection

NONE

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

GOOD

## 8. CONCRETE FRAMING SYSTEM

a. Full description of structural system

CONCRETE BLOCK W/ TIE COLUMNS  
AND BEAMS / GOOD CONDITION

b. Cracking

1. Not significant

NONE

2. Location and description of members affected and type cracking

H/S

c. General condition

GOOD CONDITION

d. Rebar corrosion – check appropriate line

1. None visible



2. Location and description of members affected and type cracking

H/S

3. Significant but patching will suffice

H/S

4. Significant – structural repairs required (describe)

H/S

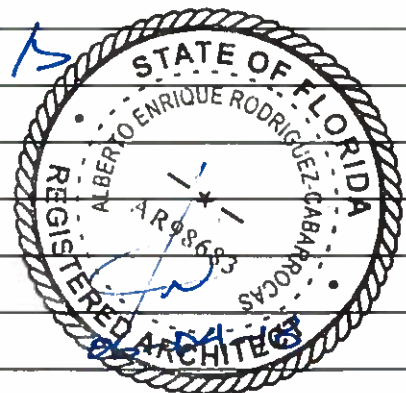
e. Samples chipped out in spall areas:

1. No

NONE

2. Yes, describe color, texture, aggregate, general quality:

H/S





## 9. WINDOWS

a. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other)

ALUMINUM, SH, DH

b. Anchorage- type and condition of fasteners and latches

FASTENERS IN WOOD BUCKS INT HS

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

GOOD CONDITION

d. Interiors seals – type and condition at operable vents

FSIN

e. General condition:

GOOD

## 10. WOOD FRAMING

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

PARTITION WALLS GOOD CONDITION

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 AND CLOSED

d. Drainage – note accumulations of moisture

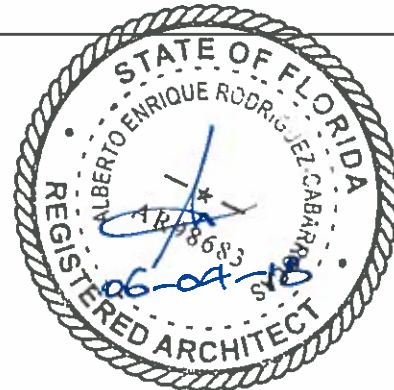
NO ACCUMULATION OF MOISTURE

e. Ventilation – note any concealed spaces not ventilated:

None

f. Note any concealed spaces opened for inspection:

None



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

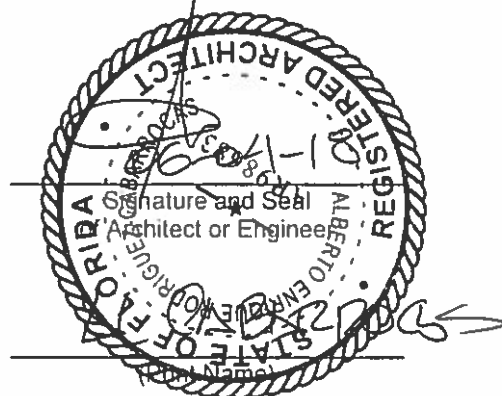
DATE: D 06-04-18

Re: Case No. \_\_\_\_\_ FYear \_\_\_\_\_  
Property Address: 870 SW 7th St Bldg. No.: \_\_\_\_\_ Sq. Ft.: \_\_\_\_\_  
Building Description: \_\_\_\_\_

The undersigned states the following:

I am a Florida registered professional engineer or architect with an active license. On \_\_\_\_\_, 20\_\_\_\_, 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.





DEPARTMENT OF REGULATORY  
AND ECONOMIC RESOURCES

MINIMUM INSPECTION PROCEDURAL GUIDELINES  
FOR BUILDING ELECTRICAL RECERTIFICATION

INSPECTION COMMENCED  
Date: 05-01-18

INSPECTION COMPLETED  
Date: 5-10-18

INSPECTION MADE BY: H. CABRERO  
SIGNATURE: [Signature]

PRINT NAME: H. CABRERO  
TITLE: RD 098683

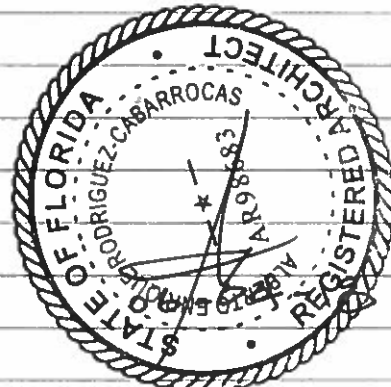
ADDRESS: 15055 SW 68TH  
MIAMI, FL 33193

DESCRIPTION OF STRUCTURE

- a. Name on Title: BARCELONA COURT CONDO ASSOC. INC.  
b. Street Address: 820 SALZEDO STREET  
c. Legal Description: —  
d. Owner's Name: BARCELONA COURT CONDO ASSOC. INC.  
e. Owner's Mailing Address: 820 SALZEDO STREET, LG 33134 #402  
f. Folio Number of Property on which Building is Located: 034 1080 470 601  
g. Building Code Occupancy Classification: MULTI FAMILY  
h. Present Use: 15 APT CONDOMINIUM (RESIDENTIAL)  
i. General Description, Type of Construction, Size, Number of Stories, and Special Features

Additional Comments:

BUILT IN 68, CBS (GOOD CONDITION)  
NO BALCONIES, 15 APARTMENTS  
650 SF EACH



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

**1. ELECTRIC SERVICE**

1. Size: Amperage ( 400 ) Fuses 350 ( ✓ ) Breakers ( )  
 2. Phase: Three Phase ( ✓ ) Single Phase ( ✓ ) 400MCM W/250MCM NED  
 3. Condition: Good ( ) Fair ( ) Needs Repair ( )

Comments: 1) HOUSE PANEL (DOUBLE TAPPED)  
 NOT ENOUGH SPACES  
 2) TWO METAL STICKS @ END @

**2. METER AND ELECTRIC ROOM**

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

Comments: HOUSE PANEL TO BE REPLACED  
 W/ NEW NEMA 150A (3Ø) FOR ELEVATOR

**3. GUTTERS**

Location: Good ( ✓ ) Requires Repair ( )  
 Taps and Fill: Good ( ✓ ) Requires Repair ( )

Comments: NEED NEW HOUSE PANEL  
 3Ø TO INCLUDE ELEVATOR



#### 4. ELECTRICAL PANELS

Location: Good ( ☒ ) Needs Repair ( ☐ )

1. Panel #( ) REFER TO BELOW, COMMENT

Good ( ☐ ) Needs Repair ( ☐ )

2. Panel #( )

Good ( ☐ ) Needs Repair ( ☐ )

3. Panel #( )

Good ( ☐ ) Needs Repair ( ☐ )

4. Panel #( )

Good ( ☐ ) Needs Repair ( ☐ )

5. Panel #( )

Good ( ☐ ) Needs Repair ( ☐ )

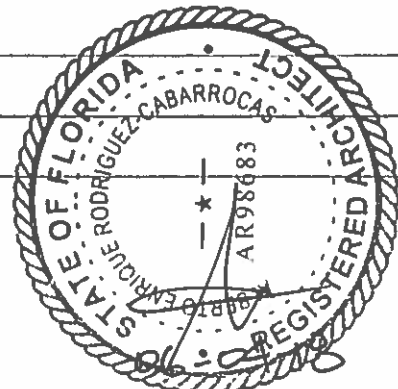
Comments: "THERE ARE" 15 PANELS FOR SPT.  
#2 ALUMINUM, 100 AMP  
HOUSE PANEL IS 150 AMP W 1/0

#### 5. BRANCH CIRCUITS:

1. Identified: Yes ( ☒ ) Must be identified ( ☒ )

2. Conductors: Good ( ☒ ) Deteriorated ( ☐ ) Must be replaced ( ☐ )

Comments: NEED IDENTIFICATION



**6. GROUNDING SERVICE:**

Good



( )

Repairs Required

( )

Comments:

**7. GROUNDING OF EQUIPMENT:**

Good



Repairs Required

( )

Comments:

**8. SERVICE CONDUITS/RACEWAYS:**

Good



Repairs Required

( )

Comments:

**9. SERVICE CONDUCTOR AND CABLES:**

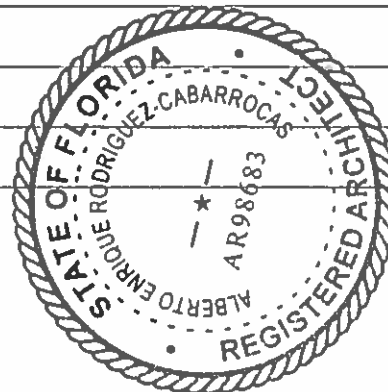
Good



Repairs Required

( )

Comments:





**10. TYPES OF WIRING METHODS:**

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

**11. FEEDER CONDUCTORS:**

Good	( ✓ )	Repairs Required	( )
------	-------	------------------	-----

Comments:

**12. EMERGENCY LIGHTING:**

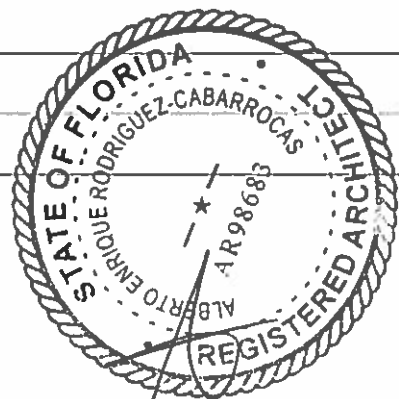
Good	( ✓ )	Repairs Required	( )
------	-------	------------------	-----

Comments:

**13. BUILDING EGRESS ILLUMINATION:**

Good	( ✓ )	Repairs Required	( )
------	-------	------------------	-----

Comments:



06-04-18

14. FIRE ALARM SYSTEM:

Good ( ✓ ) Repairs Required ( )

Comments:

15. SMOKE DETECTORS:

Good ( ✓ ) Repairs Required ( )

Comments: ONE PER UNIT

16. EXIT LIGHTS:

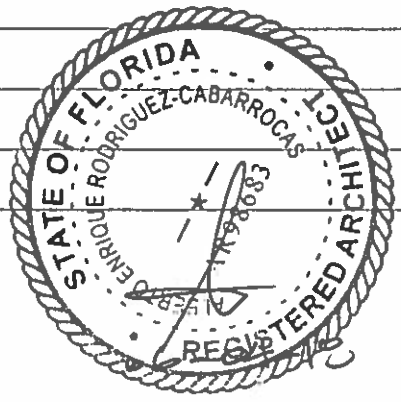
Good ( ✓ ) Repairs Required ( )

Comments:

17. EMERGENCY GENERATOR:

Good ( ) Repairs Required ( )

Comments: NONE



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

Require Additional

Good

( ✓ )

Go

od

Repairs Required

( )

Comments:

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

Require Additional

Good

( ✓ )

Go

od

Repairs Required

( )

Comments:

**20. SWIMMING POOL WIRING:**

Go

Good  
od

( ✓ )

Repairs Required

( )

Comments:

**21. WIRING TO MECHANICAL EQUIPMENT:**

Go

Good  
od

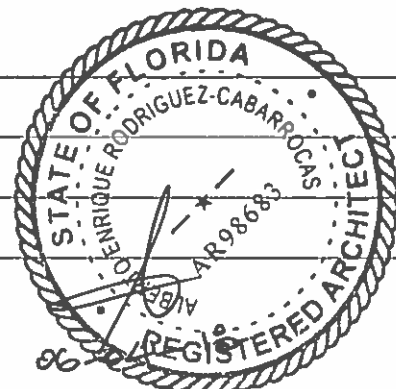
( ✓ )

Repairs Required

( )

Comments:

ID REQUIRING  
NEW HOUSE PANEL



22. ADDITIONAL COMMENTS:

OVERALL / BUILDING IN GOOD STATE



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



**ARC and Associates Development Corp.** Off. / Fax: 305-385-3157  
CONSTRUCTION DIVISION Cell: 305-772-6463

P.O. Box 652738  
Miami, Florida 33265-2738

Email: [ARCabarrocas@gmail.com](mailto:ARCabarrocas@gmail.com)

Date: June 04, 2018

City of Coral Gables  
Development Services Department  
405 Biltmore Way  
Coral Gables Florida, 33134

CERTIFICATE OF COMPLETION

**PARKING LOT ILLUMINATION STANDARDS**  
( Chapter 8C, Miami- Dade County Code )

Attn: Building Official

Re: 40 Years Certification of Building(illumination)  
Miami-Dade County Code  
Section 8-11(f) or latest code in effect

Owners: Barcelona Court Condominium Association Inc.  
820 Salzedo Street  
Coral Gables, Florida 33134

Re: Folio: 03 4108 067 0001

Good morning Building Official:

As requested by your office, we are adding this letter as a supplement to our report submitted with the latest forms for the aforementioned property and it's 40 Year Electrical Re-Certification Program. The aforementioned building standing at 820 Salzedo Street, Coral Gables, Florida has been inspected by us and found to be in compliance with MDC Code Section 8-C -3 or latest code in effect by maintaining a minimum of 1 foot candle power across the existing parking area and I certify it's continued operation. On the evening of May 1, 2018 I measured the level of illumination in the rear and front parking lot areas serving 820 Salzedo Street, Coral Gables Florida and found it to meet the standards as set for the occupancy classification of the building as established is Section 8C 3 of the Code of Miami-Dade County or latest code in effect

Best Regards,

Alberto R. Cabarrocas RA 098683  
Jose R Merlo RA, VP

ARC and Associates  
Development Corporation  
CGC 018426  
AR 12119  
AR 98683

Office line: 305-385-3157  
Cell: 305-772-6463  
Email: [Arcabarrocas@gmail.com](mailto:Arcabarrocas@gmail.com)



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



City of Coral Gables  
Development Services



**RC-18-06-2942**

**820 SALZEDO ST # COMMON AREAS**

Folio #: 03-4108-067-0001

Permit Description: BUILDING  
RECERTIFICATION (1968)

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

# OFFICE SET

Section	Approved	
	By	Date
<input checked="" type="checkbox"/> BUILDING	<i>Ref</i>	<i>6/4/18</i>
<input type="checkbox"/> CONCURRENCY		
<input checked="" type="checkbox"/> ELECTRICAL		
<input type="checkbox"/> FEMA		
<input type="checkbox"/> FIRE		
<input type="checkbox"/> HANDICAP		
<input type="checkbox"/> HISTORICAL		
<input type="checkbox"/> LANDSCAPE		
<input type="checkbox"/> MECHANICAL		
<input type="checkbox"/> PLUMBING		
<input type="checkbox"/> PUBLIC WORKS		
<input type="checkbox"/> STRUCTURAL		
<input type="checkbox"/> ZONING		
<input type="checkbox"/>		
<input type="checkbox"/> OWNER BUILDER		

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.

*R-6/5/18*

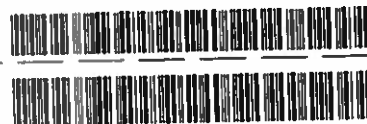
Special Inspector required  
for the following:

- ☐ Special Inspector for PILING
- ☐ Special Inspector for REINFORCED MASONRY
- ☐ Special Inspector for \_\_\_\_\_

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

**RC-18-06-2942**

**RC-18-06-2942**





## Garcia, Belkys

---

**From:** Garcia, Belkys  
**Sent:** Wednesday, August 29, 2018 2:41 PM  
**To:** 'Albert Rodriguez-Cabarrocas'  
**Cc:** Lopez, Manuel; Barcelona Condo  
**Subject:** RE: 820 Salzedo St

Good afternoon,

The Deputy Building Official has granted the last administrative extension of thirty days for the above Subject address. Please know the deadline to recertify the structure is September 28, 2018.

Thank you,

*Belkys Garcia*

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



**From:** Lopez, Manuel  
**Sent:** Wednesday, August 29, 2018 12:47 PM  
**To:** Garcia, Belkys <bgarcia@coralgables.com>  
**Subject:** FW: 820

Thank you,

*Manuel Z. Lopez, P.E.*

Deputy Building Official  
Development Services Department  
405 Biltmore Way, 3<sup>rd</sup> Floor  
Coral Gables, Florida 33134  
Office: (305) 460-5242



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.

**From:** Albert Rodriguez-Cabarrocas [<mailto:arcabarrocas@gmail.com>]

**Sent:** Wednesday, August 29, 2018 9:26 AM

**To:** Lopez, Manuel; Michael Denis; Barcelona Condo

**Subject:** 820

Good morning Mr. Lopez:

To further add to my conversation with you this morning.

I am requesting an additional 30 days to comply with permit # EL18072898 for electrical repairs at 820 Salzedo Street. As architect for the 40 year re-certification we have encountered numerous delays due to several parties involved with the same including FPL

Please advise, and thank you in advance for you support

Best Regards,

Alberto R. Cabarrocas RA 098683

ARC & Associates Dev. Corp

Off / Fax: 305-385-3157

Cell: 305-772-6463

Email: [ARCabarrocas@gmail.com](mailto:ARCabarrocas@gmail.com)

## Garcia, Belkys

---

**From:** Garcia, Belkys  
**Sent:** Thursday, September 27, 2018 9:42 AM  
**To:** Albert Rodriguez-Cabarrocas; Michael Denis  
**Cc:** Lopez, Manuel  
**Subject:** RE: 820 Salzedo St

Good morning,

I spoke to Mr. Lopez and, as you know, the last administrative extension previously granted expires tomorrow. The matter will be forwarded to the Construction Regulation Board for review. The date of the next available Board Hearing is November 5, 2018. We encourage you to recertify the structure before that date.

Let me know if you have any questions.

Thank you,

*Belkys Garcia*

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



**From:** Albert Rodriguez-Cabarrocas [mailto:arcabarrocas@gmail.com]  
**Sent:** Thursday, September 27, 2018 9:25 AM  
**To:** Garcia, Belkys <bgarcia@coralgables.com>; Michael Denis <mdenis1277@gmail.com>  
**Subject:** Re: 820 Salzedo St

Hi Belkys; We are still awaiting cooperation from FPL's Rene Martin to schedule and work with us  
As you must know FPL has never extend much assistance unless it is a safety issue  
We are in direct communication with them but again will not meet CG deadline

Please advise!!

Best Regards,  
Alberto R. Cabarrocas

ARC & Associates Dev. Corp

Off / Fax: 305-385-3157  
Cell: 305-772-6463  
Email: [ARCabarrocas@gmail.com](mailto:ARCabarrocas@gmail.com)

On Wed. Aug 29, 2018 at 2:40 PM Garcia, Belkys <[bgarcia@coralgables.com](mailto:bgarcia@coralgables.com)> wrote:

Good afternoon,

The Deputy Building Official has granted the last administrative extension of thirty days for the above Subject address. Please know the deadline to recertify the structure is September 28, 2018.

Thank you,

*Belkys Garcia*

City of Coral Gables

Development Services Department

405 Biltmore Way, 3rd Floor

Coral Gables, Florida 33134

Office: 305.460.5229



From: Lopez, Manuel  
Sent: Wednesday, August 29, 2018 12:47 PM

**To:** Garcia, Belkys <[bgarcia@coralgables.com](mailto:bgarcia@coralgables.com)>

**Subject:** FW: 820

Thank you,

*Manuel Z. Lopez, P.E.*

Deputy Building Official

Development Services Department

405 Biltmore Way, 3<sup>rd</sup> Floor

Coral Gables, Florida 33134

Office: (305) 460-5242



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**To:** Lopez, Manuel; Michael Denis; Barcelona Condo

**Subject:** 820

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involved with the same including FPL

Please advise, and thank you in advance for you support

Best Regards,  
Alberto R. Cabarrocas RA 098683

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Off / Fax: 305-385-3157  
Cell: 305-772-6463

Email: [ARCabarrocas@gmail.com](mailto:ARCabarrocas@gmail.com)

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

CITY OF CORAL GABLES,  
Petitioner,

Case No. 18-8032

vs.

BARCELONA COURT CONDOMINIUM  
ASSOCIATION, INC.  
c/o Helen Hernandez  
820 Salzedo Street, Unit 401  
Coral Gables, Florida 33134-2822

Return receipt number:

7018 0680 0001 3977 2944

Respondent.

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

Date: October 19, 2018

Re: **820 Salzedo Street**, Coral Gables, Florida 33134 and legally described as Lots 5 & 6, Block 1, of CORAL GABLES DOUGLAS SECTION, according to the Plat thereof, as recorded in Plat Book 25, Page 69, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-067-0001 ("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 5, 2018, 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](mailto: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.

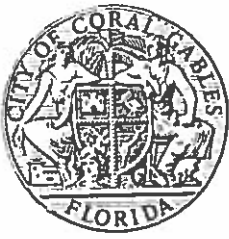
Any person who needs assistance in another language in order to speak during the public hearing or public comment portion of the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (E-mail: [relejabarrieta@coralgables.com](mailto:relejabarrieta@coralgables.com), 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:

Barcelona Court Condominium Association, Inc., 820 Salzedo Street, Unit 402, Coral Gables, Florida 33134





CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Case #: 18-8032

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

I, JOSE IQUESIAS, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 820 SALZEDO STREET, ON OCTOBER 19, 2018  
AT 10:40 AM:

JOSE IQUESIAS

Employee's Printed Name

[Signature]  
Employee's Signature

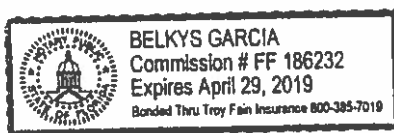
STATE OF FLORIDA )

ss.

COUNTY OF MIAMI-DADE )

Sworn to (or affirmed) and subscribed before me this 19<sup>th</sup> day of October, in  
the year 2018, by Jose Iquesias who is personally known to  
me.

My Commission Expires:



Belkys Garcia  
Notary Public

820 SALZEDO STREET





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

## Detail by Entity Name

Florida Not For Profit Corporation

BARCELONA COURT CONDOMINIUM ASSOCIATION, INC.

### Filing Information

Document Number	770614
FE/VEIN Number	59-2339210
Date Filed	10/06/1983
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/02/1996

### Principal Address

820 SALZEDO STREET  
APT. 402  
CORAL GABLES, FL 33134

Changed: 10/02/1996

### Mailing Address

820 SALZEDO STREET  
APT. 402  
CORAL GABLES, FL 33134

Changed: 10/02/1996

### Registered Agent Name & Address

HERNANDEZ, HELEN  
820 SALZEDO ST  
APT. 401  
CORAL GABLES, FL 33134

Name Changed: 01/13/2003

Address Changed: 01/13/2003

**Officer/Director Detail****Name & Address****Title PTD**

HERNANDEZ, HELEN  
820 SALZEDO ST., #401  
CORAL GABLES, FL 33134

**Title VD**

VERA, RAMON  
820 SALZEDO ST, #301  
CORAL GABLES, FL 33134

**Title SD**

PROHIAS, MARTHA  
820 SALZEDO ST, #203  
CORAL GABLES, FL 33134

**Title Director**

Medina, Yirama  
820 Salzedo St.  
Apt. 403  
Coral Gables, FL 33134

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2016	03/16/2016
2017	04/19/2017
2018	03/09/2018

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