



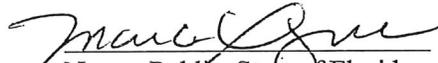
(Space Reserved for Clerk of Court)

- 5. A Notice of Lien with special assessment priority was mailed to the record owner CORAL REEF CONDO ASSOCIATION, of the aforementioned real property, to-wit: 15385 S DIXIE HWY, Palmetto Bay, Florida 33157 by certified mail, returned receipt requested on the 19 day of JUNE, 2015.

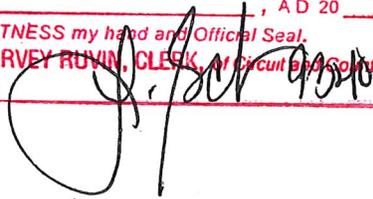
VILLAGE OF PALMETTO BAY

By   
 Edward Silva, C.B.O., R.A.C.F.M  
 Village Manager

The foregoing instrument was acknowledged before me this 25 day of June, 2015 by EDWARD SILVA who is () personally known to me or () who produced as identification.

  
 Notary Public, State of Florida  
 My Commission expires:



STATE OF FLORIDA, COUNT OF DADE  
 HEREBY CERTIFY that this is a true copy of the  
 original filed in this office on NOV 25 2015 day of \_\_\_\_\_, A.D. 20\_\_\_\_  
 WITNESS my hand and Official Seal.  
 HARVEY RUVIN, CLERK, of Circuit and County Courts  
 by  D.C.





CERTIFIED TRUE COPY OF THE ORIGINAL DOCUMENT  
 ON FILE WITH VILLAGE OF PALMETTO BAY BUILDING DEPARTMENT  
 RECORD CUSTODIAN

**BUILDING & CAPITAL PROJECTS**

**ELECTRICAL INSPECTION**

INSPECTION COMMENCED  
 DATE 08.18.2014

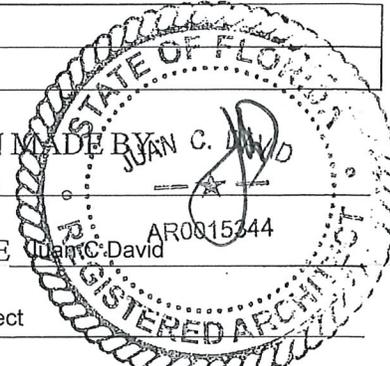
INSPECTION MADE BY JUAN C. DAVID  
 SIGNATURE

INSPECTION COMPLETED  
 DATE 09.04.2017

PRINT NAME Juan C. David

TITLE: Architect

ADDRESS: 1385 Coral Way Suite 404 Miami, FL 33145



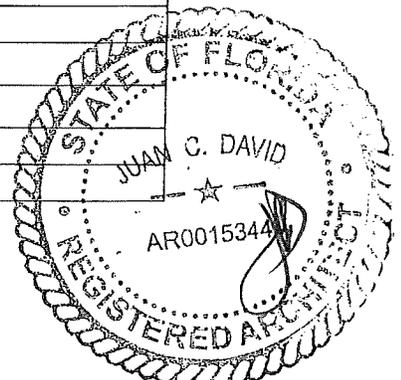
<b>1. DESCRIPTION OF STRUCTURE:</b>	
a. Name of Title	CORAL REEF TOWNHOUSE CONDO
b. Street address	15385, 15389 and 15391 Dixie Hwy including Club House, Palmetto Bay, FL 33157
c. Legal description	CORAL REEF T H CONDO DESC SATACO PB 96-36TR A F/A/U 30-5028-032-0001
d. Owner's name	CORAL CONDOMINIUM ASSOCIATION, INC
e. Owner's Mailing Address	13501 SW 128 STREET #216 MIAMI, FL 33186
g. Folio Number of Building	33-5028-032-0001 (Reference)
h. Present Use:	3800 MULTI-FAMILY - 22-37 U/A
i. General Description, Type of Construction, Size, Number of Stories, and Special Features	2 STORY CBS BLDG WITH 2ND. FL SLAB & FLAT ROOF ROOF TRUSSES
<b>1. ELECTRICAL SERVICE</b>	
1. Size, Amperage:	5 (800 ): Fuses ( ): Breakers ( YES )
2. Phase:	30 ( YES ): 10 ( ):
3. Condition:	Good ( ) Fair ( YES ): Needs Repair ( )
4. Comments:	



## BUILDING & CAPITAL PROJECTS

<b>2. METER AND ELECTRIC ROOMS</b>		
a. Clearances:	Good (YES) Fair ( )	Requires Corrections ( )
b. Comments		
e. Are panels in good conditions?    yes    no HOUSE PNL BLDG 4 PRESENTS RUST		
f. Additional Comments    RUST TO BE REMOVED, PNL COVER TO BE PAINTED.		
<b>3. Gutters: N/A</b>		
1. Location:	Good ( )	Requires Corrections ( )
2.	Good ( )	Requires Corrections ( )
3. Comments		
<b>4. ELECTRICAL PANELS:</b>		
Location:	Good ( YES)	Requires Corrections ( )
1. Panel # A	Good (YES)	Requires Corrections ( ) @ EA. APT
2. Panel # H.P.	Good (YES)	Requires Corrections ( )
3. Panel # POOL	Good (YES)	Requires Corrections ( )
4. Panel #	Good ( )	Requires Corrections ( )
5. Panel #	Good ( )	Requires Corrections ( )
6. Comments: ALL APT PANELS "A" IN HALLWAY		
<b>5. BRANCH CIRCUITS:</b>		
1. Identified:	Yes (YES)	Must be Identified ( )
2. Conductors:	Good ( )	Deteriorated (YES) Must be Replaced ( )
3. Comments @ POOL LOC. SEE PICT		
<b>6. GROUNDING OF SERVICE:</b>		
	Good (YES)	Requires Corrections ( )
Comments:		
<b>7. GROUNDING OF EQUIPMNET</b>		
	Good (YES)	Requires Corrections ( )
Comments:		

9705 E. Hibiscus ST  
 Palmetto Bay FL 33157  
 Phone (305)259-1250  
 Fax (866)927-5576

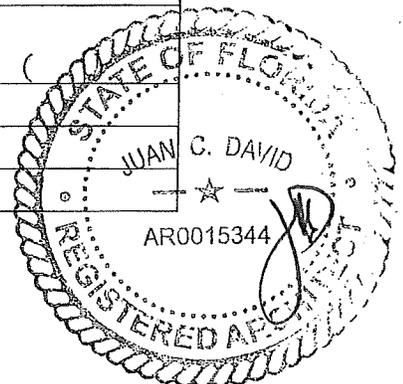




## BUILDING & CAPITAL PROJECTS

<b>8. CONDUIT RACEWAYS:</b>		<b>CONDITION:</b>	
		Good ( YES )	Requires Corrections (    )
Comments:			
<b>9. CONDUCTOR AND CABLE:</b>		<b>CONDITION:</b>	
		Good ( YES )	Requires Corrections (    )
Comments:			
<b>10. TYPES OF WIRING METHODS:</b>		<b>CONDITION:</b>	
Conduit Raceways: Rigid:	Good ( YES )	Requires Corrections (    )	
Conduit PVC:	Good ( YES )	Requires Corrections (    )	
NM Cable:	Good ( YES )	Requires Corrections (    )	
BX Cable:	Good (    )	Requires Corrections (    )	
<b>11. CONDUCTORS:</b>		<b>CONDITIONS:</b>	
		Good ( YES )	Requires Corrections (    )
Comments:			
<b>12. EMERGENCY LIGHTING</b>			
		Good ( YES )	Requires Corrections (    )
Comments:			
<b>13. BLDG. EGRESS ILLUMINATION:</b>			
		Good ( YES )	Requires Corrections (    )
Comments:			
<b>14. Fire Alarm System:</b>		N/A	
		Good (    )	Requires Corrections (    )
Comments:			
<b>15. SMOKE DETECTORS:</b>			
		Good ( YES )	Requires Corrections (    )
Comments:			

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## BUILDING & CAPITAL PROJECTS

<b>16. EXIST LIGHTS:</b>	Good ( <input type="checkbox"/> )	Requires Corrections (YES)
Comments MISSING IN BLDG #4 -2nd. FL..		
<b>17. EMERGENCY GENERATOR: N/A</b>		
	Good ( <input type="checkbox"/> )	Requires Corrections ( <input type="checkbox"/> )
Comments		
<b>18. WIRING IN OPEN OR UNDERCOVER PARKING</b>		
		Require additional
<b>Garage Areas:</b>		
	Good (YES)	ILLUMINATION ( <input type="checkbox"/> )
Comments		

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## BUILDING & CAPITAL PROJECTS

<b>16. EXIST LIGHTS:</b>	Good ( )	Requires Corrections (YES)
Comments		
<b>17. EMERGENCY GENERATOR: N/A</b>	Good ( )	Requires Corrections ( )
Comments		
<b>18. WIRING IN OPEN OR UNDERCOVER PARKING GOOD</b>		Require additional
<b>Garage Areas: N/A</b>	Good ( )	ILLUMINATION ( )
Comments		
<b>19. OPEN OR UNDERCOVER PARKING GARAGE AREA AND EGRESS ILLUMINATION:</b>	Good (YES)	ILLUMINATION ( )
Comments		
<b>20. SWIMMING POOL WIRING:</b>	Good (YES)	ILLUMINATION ( )
Comments		
<b>21. WIRING TO MECHANICAL EQUIPMENT:</b>	Good (YES)	ILLUMINATION ( )
Comments		
<b>22. GENERAL ADDITIONAL COMMENTS: BASIC MAINTENANCE</b>		

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## BUILDING & CAPITAL PROJECTS

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

DATE: 10.31.17

RE: Case No. 40-17-00002      FYEARSERIES

Property Address: 15385, 15389 & 15391, PALMETTO BAY, FL. 33157

Bldg No. 1, 2, 3 & 4

Building Description: 1 & 2 STORY CBS BLDG  
NEW PARKING LTG UNDER SEP PERMIT

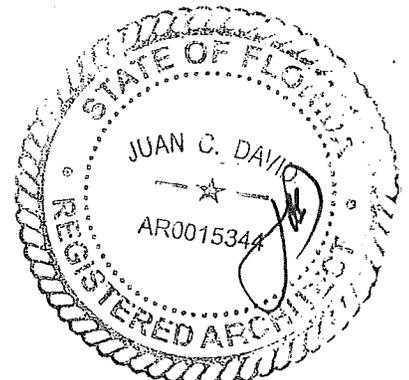
**The undersigned state the following:**

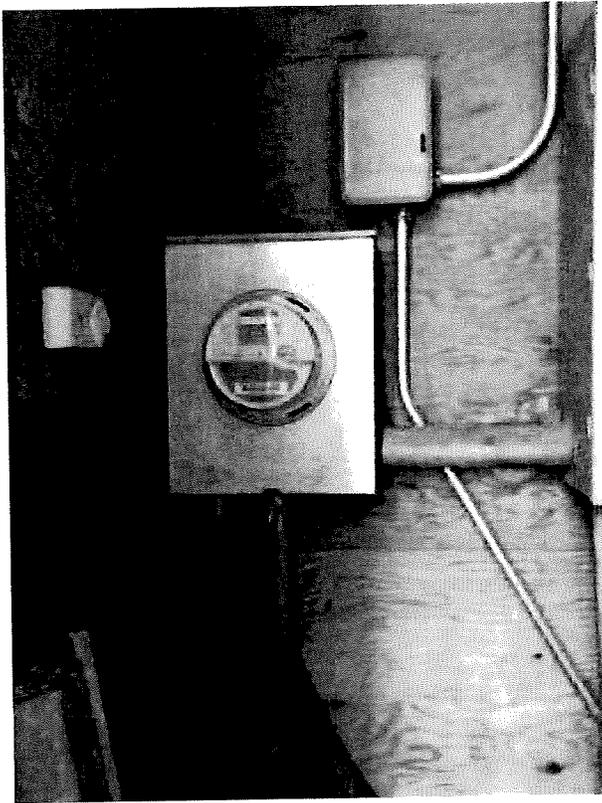
1. I am a Florida registered professional Engineer or Architect with an active license.
2. On N/A, 20  , I measured the level of illumination in the parking lot (s) serving the above referenced building.
3. The level of illumination provided in the parking lot(s) meets the minimum standards for the occupancy classification of the building as established in Section 8C-3 of the Code of Miami-Dade County.

  
\_\_\_\_\_  
Signature and Seal of  
Architect or Engineer

JUAN C. DAVID  
(Print Name)

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Palmetto Bay FL 33157  
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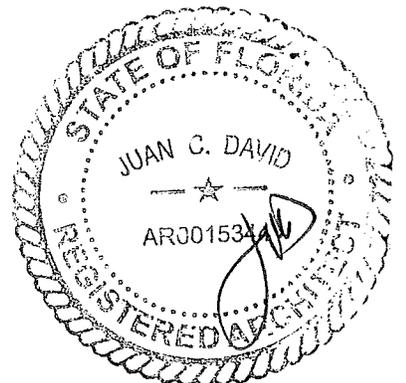
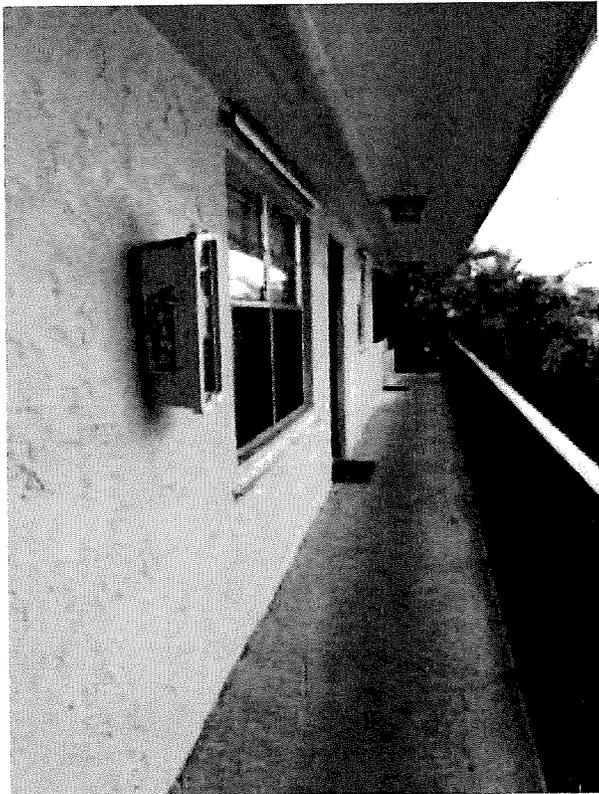
STATE OF FLORIDA  
REGISTERED ARCHITECT  
JUAN C. DAVID  
AR0015344





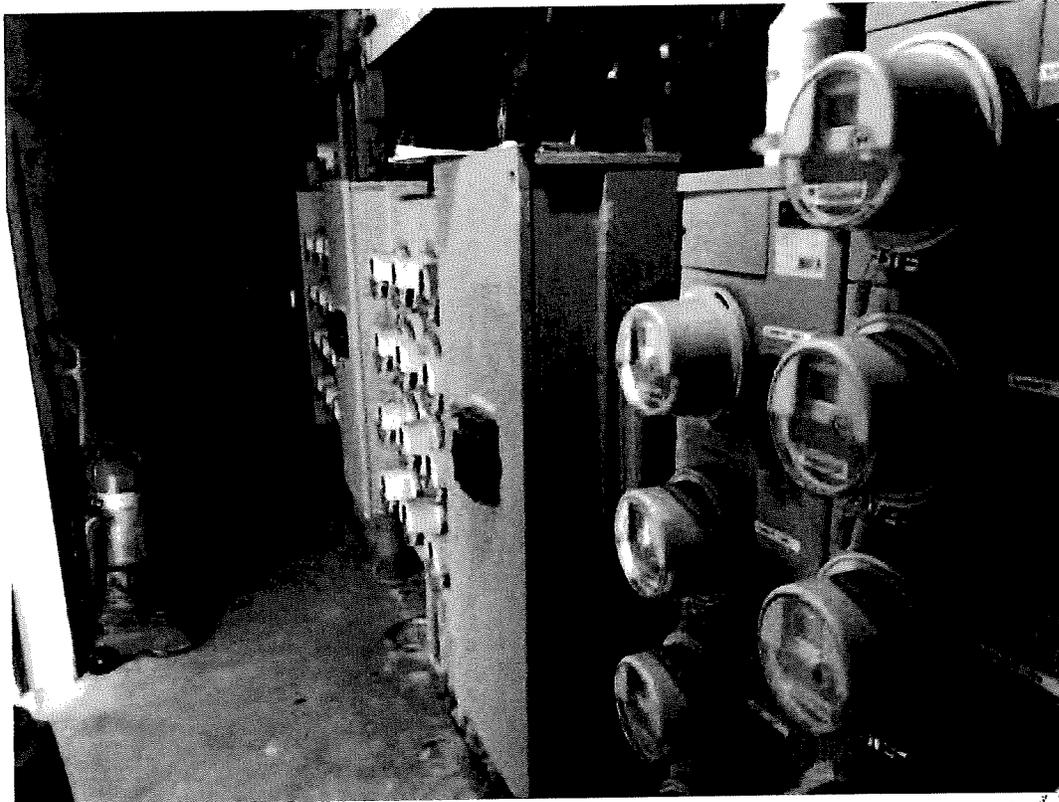


RUST





STATE OF FLORIDA  
REGISTERED APPLICANT

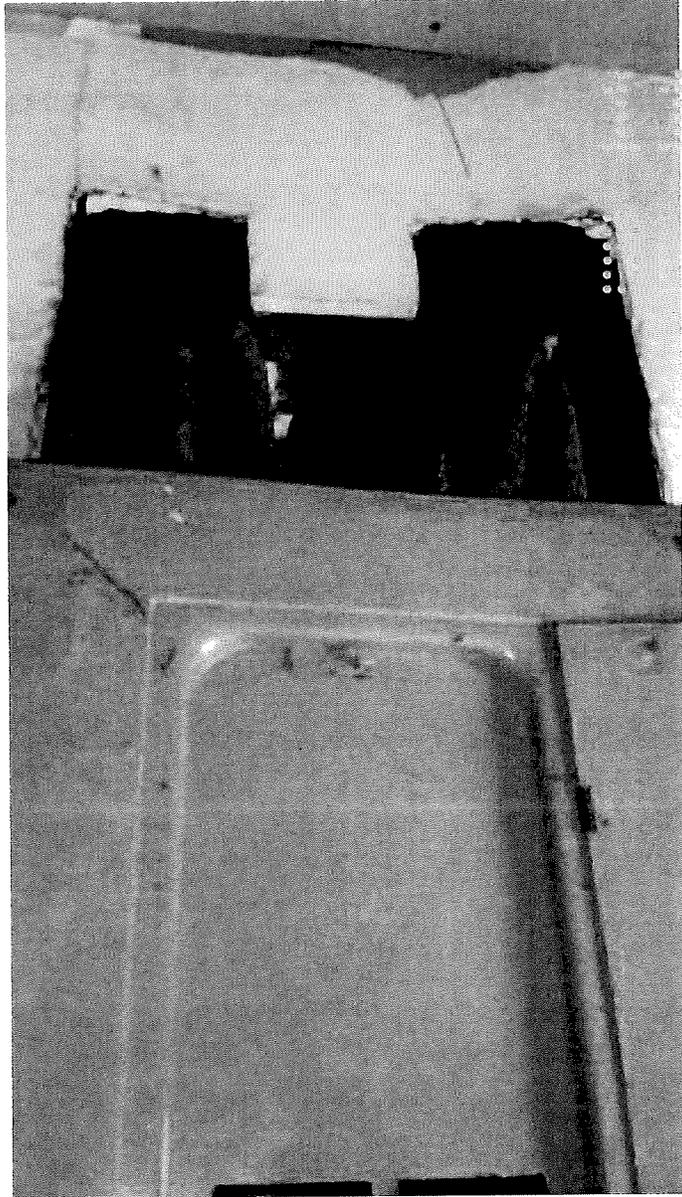


STATE OF FLORIDA  
JUAN C. DAVID  
— ★ —  
REGISTERED APPLICANT  
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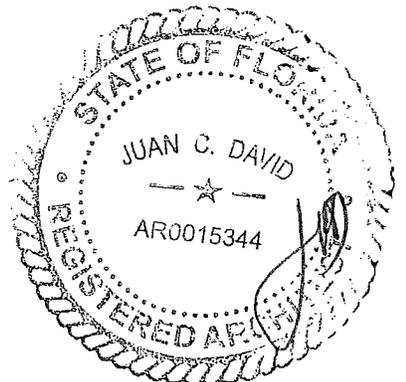






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RUST

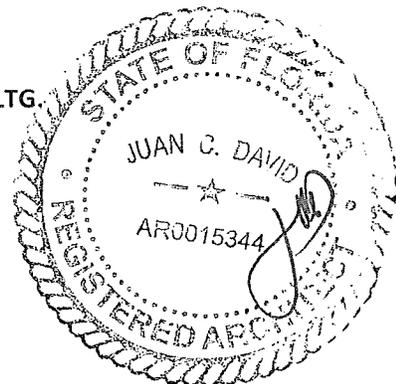




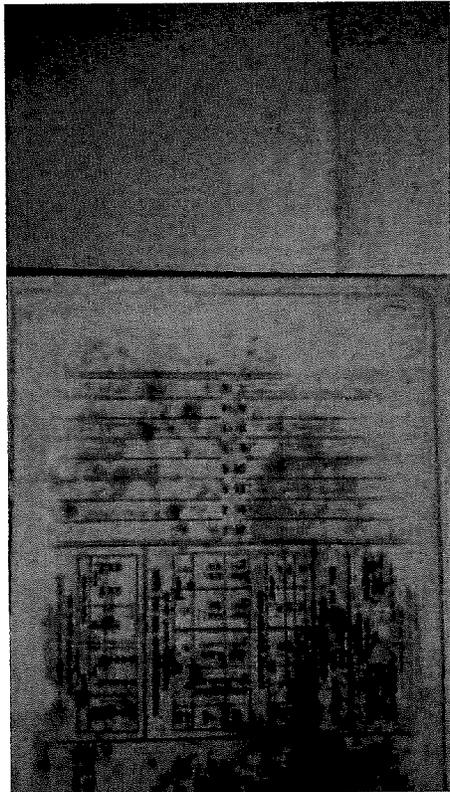
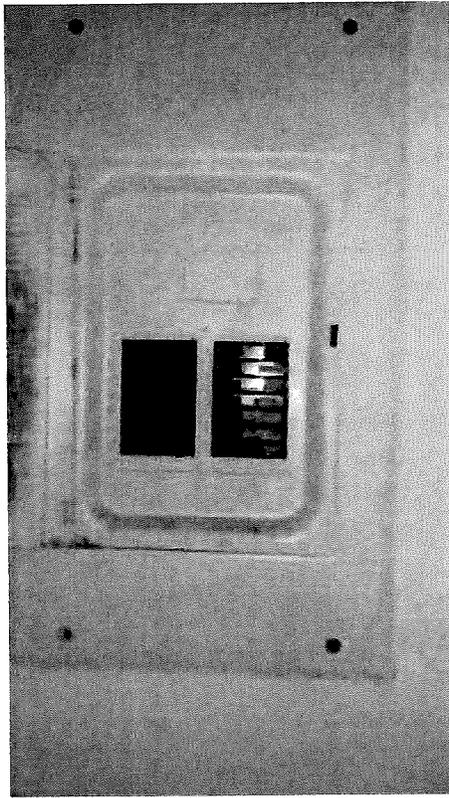


MISSING EXIT LGT.

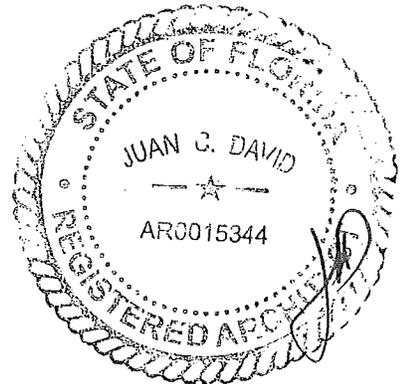
MISSING EXIT LGT.

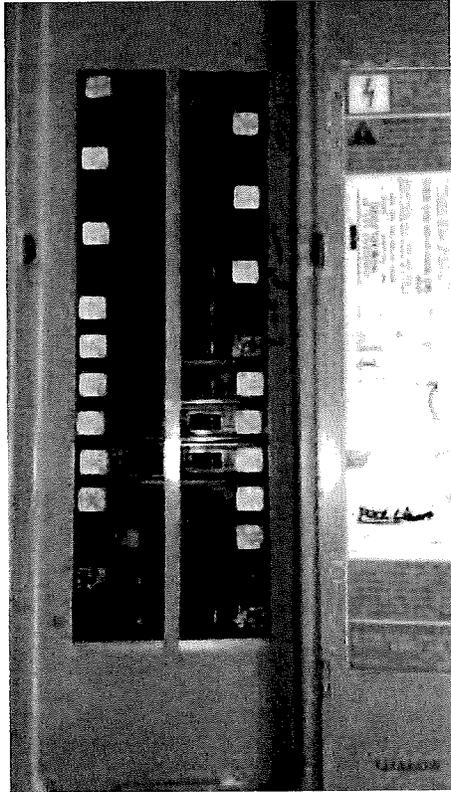
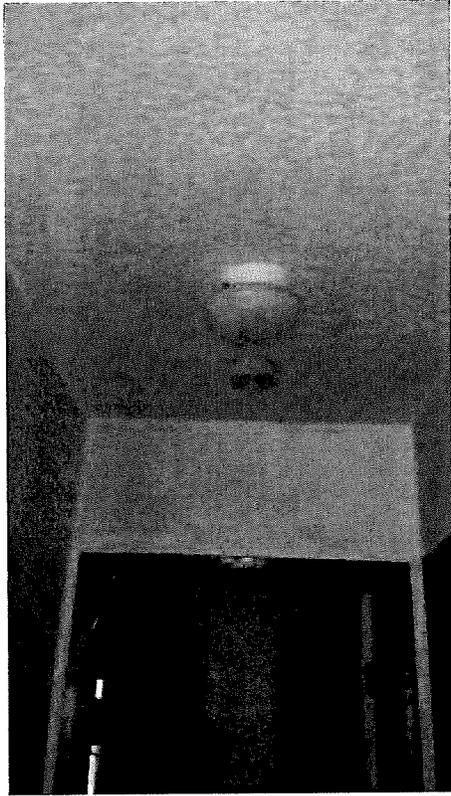




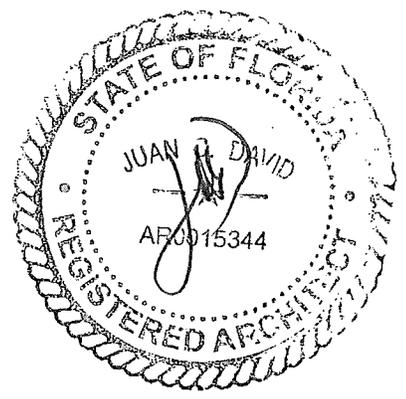


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JUAN C. DAVID  
AR0015344





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**JUAN C. DAVID R.A.**

**AR # 15344**

1385 CORAL WAY, STE. # 404  
MIAMI, FL. 33145

Tel (305) 285-4343  
Fax (305) 285-4330

September 18, 2017

Palmetto Bay Building Department  
601 17<sup>th</sup> St W.  
Palmetto, Fl. 34221

Re.: **Coral Reef TH Condo**  
**15385, 15389 and 15391 S Dixie Hwy**  
**Palmetto Bay, FL 33157**

**STRUCTURAL CERTIFICATE**

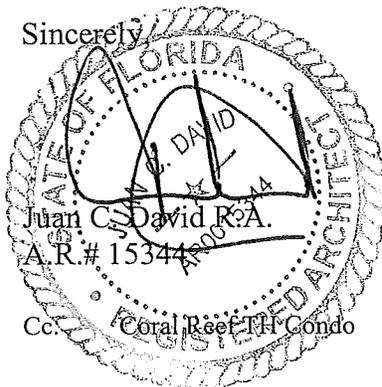
Dear Sirs:

I **Juan C. David, Architect of Record for the above property**, hereby attest that to the best of my knowledge, belief and professional judgement, the structural and envelope components of the above referenced structure is in compliance with the Florida Building Code and that a 40 Year Report is being submitted to state the Building as safe & sound for its intended use and occupancy.

This document is being prepared in accordance with Section 307.2 of the Florida Building Code and is being submitted to the City of Palmetto Bay –Code Compliance Department 40 Year Re-Certification, for the above referenced structure.

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

Sincerely,

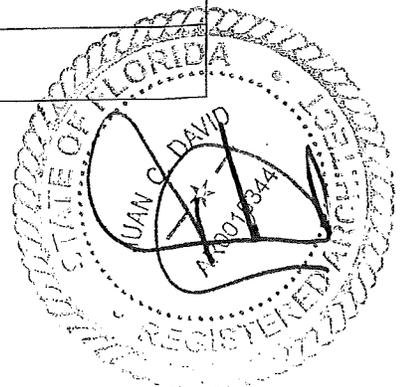




## BUILDING & CAPITAL PROJECTS

f. Previous patching or repairs MINOR	
g. Nature of present loading (indicate residential, commercial, other estimate magnitude). STD RESIDENTIAL.	
<b>4. FOUNDATION</b>	
a. Type	SPREAD FOOTING
b. Condition	GOOD. NO SIGNS OF DISTRESS NOTED
1. Settlement	NONE
2. Defections	NONE
c. Cracks	NONE
5. Contraction:	NONE
<b>5. MASONRY BEARING WALL = Indicate good, fair, poor on appropriate lines:</b>	
a. Concrete masonry units	GOOD
b. Clay tile or terracotta units	N/A
c. Reinforced concrete tile columns	GOOD
d. Reinforced concrete tile beams	GOOD
e. Lintel	GOOD
f. Other type bond beams	N/A
g. Masonry finishes - exterior	
1. Stucco	GOOD
2. Veneer	N/A
3. Paint only	N/A
4. Other(describe)	N/A
h. Masonry finishes - interior	
1. Vapor barrier	GOOD
2. Purring and plaster	N/A
3. Paneling	N/A
4. Paint only	N/A
5. Other (describe)	N/A
i. Cracks:	
1. Location - note beams, columns, other EXT. BALC.	
2. Description MINOR & MEDIUM THAT WERE REAIRED	

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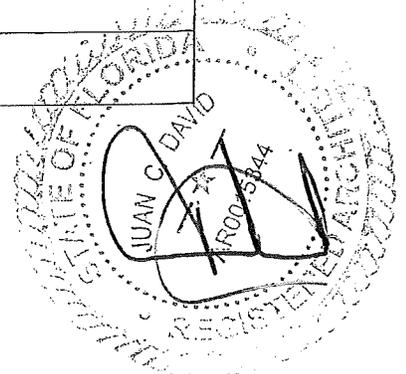




## BUILDING & CAPITAL PROJECTS

j. Spalling: ONE BACL W/MINOR SPALLING THAT WAS REPAIRED	
1. Location - note beams, columns, other	N/A
2. Description	N/A
k. Rebar corrosion-check appropriate line:	
1. None visible	NONE
2. Minor-patching will suffice	N/A
3. Significant-but patching will suffice	N/A
4. Significant-structural repairs required	N/A
l. Samples chipped out for examination in spall areas:	
1. No	NONE
2. Yes - describe color texture, aggregate, general quality	
<b>6. FLOOR AND ROOF SYSTEM</b>	
a: Roof:	
1. Describe (flat, slope, type roofing, type roof deck, condition) FLAT B-U-R ON ROOF TRUSSES	
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support: C.U. ON MTL STANDS	
3. Note types of drains and scupper and condition of cooling towers, air conditioning: CONTINUOUS GUTTER IN BACK OF BLDG.	
b. Floor systems(s) CONC. SLABS	
1. Describe (type of system framing, material, spans, condition) STD 12-14 FT SPANS	
c. Inspection - note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members. EXPOSED SLABS FROM 1ST FL IN LIVING AREAS BESIDES CORRIDORS.	

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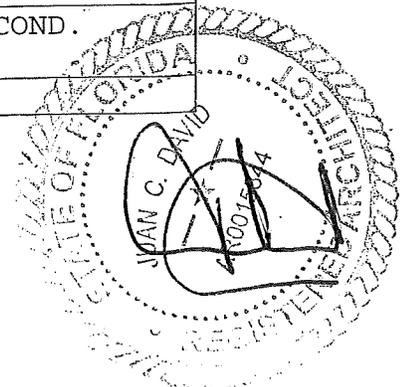




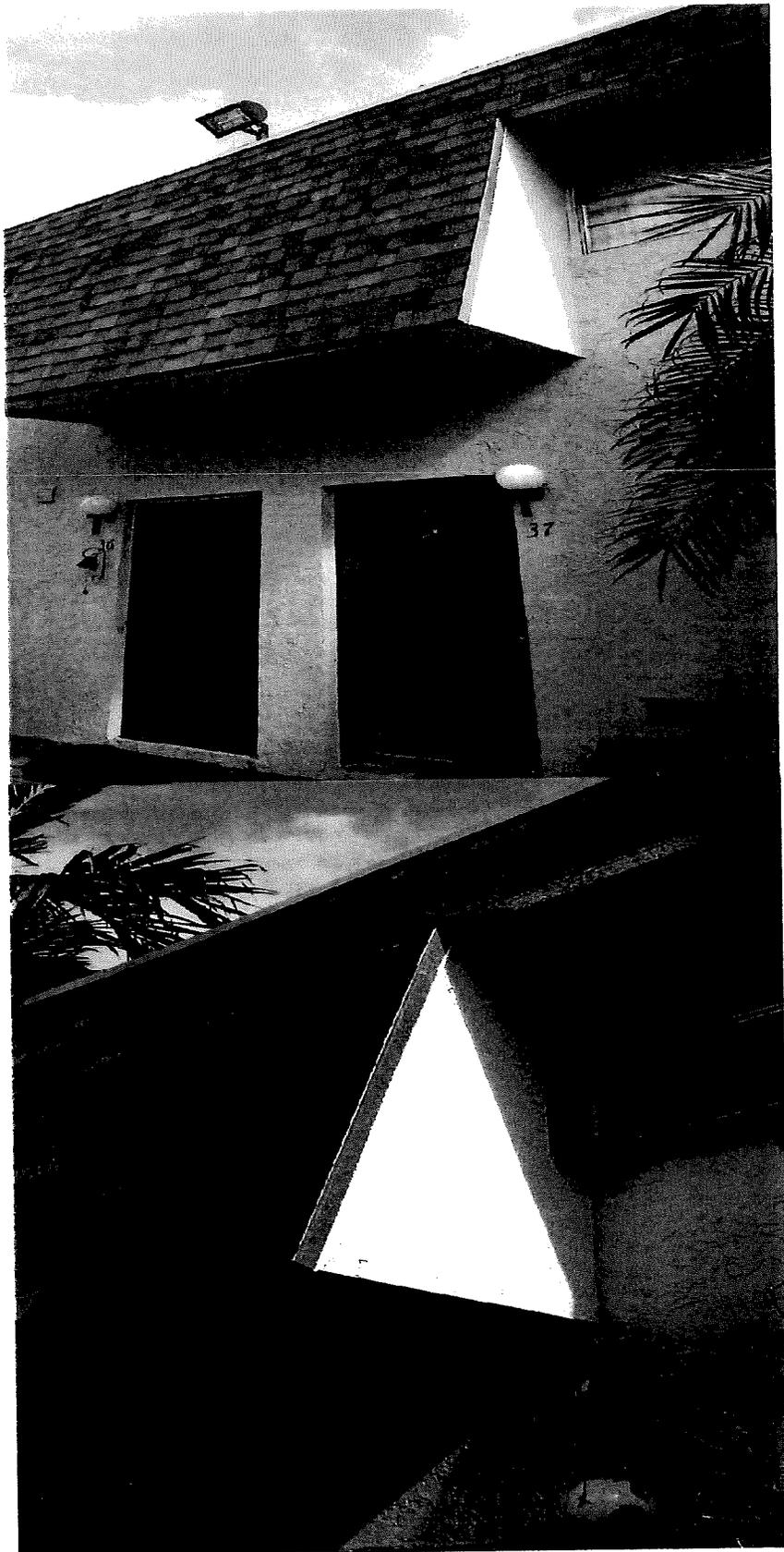
## BUILDING & CAPITAL PROJECTS

<b>7. STEEL FRAMING SYSTEM</b>	
a. Description	N/A
b. Exposed Steel - describe condition of paint & degree of corrosion:	N/A
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 & connections, and machine floor beams - note condition:	N/A
<b>8. CONCRETE FRAMING SYSTEM</b>	
a. Full description of structural system	CONC REINFORCED CMU W/2ND FL. SLAB
b. Cracking	
1. Not significant	NONE
2. Location and description of members affected and type cracking	CMU
c. General condition	
d. Rebar corrosion - check appropriate line:	
1. Non visible	NONE
2. Location and description of members affected and type cracking	N/A
3. Significant but patching will suffice	N/A
4. Significant - structural repairs required (describe)	N/A
e. Samples chipped out in spall areas:	
1. No.	NONE
2. Yes, describe color, texture, aggregate. general quality:	N/A
<b>9. WINDOWS</b>	
a. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other)	S.H. ALUM WDWS
b. Anchorage - type & condition of fasteners and latches:	CONC. ANCHORS LATCHES IN GOOD COND.
c. Sealant - type of condition of perimeter sealant & at mullions:	LATEX EXT SEALANT. FAIR
d. Interiors seals - type & condition at operable vents:	LATEX - FAIR COND.
e. General condition:	GOOD

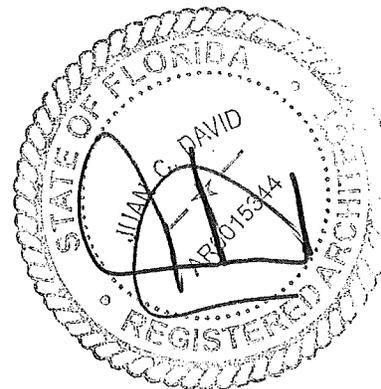
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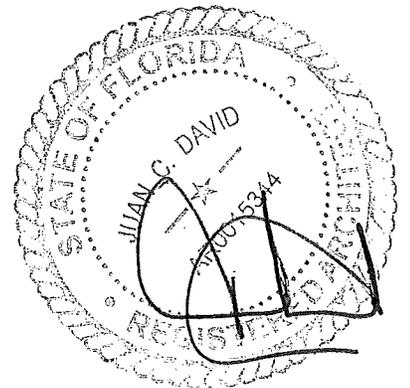


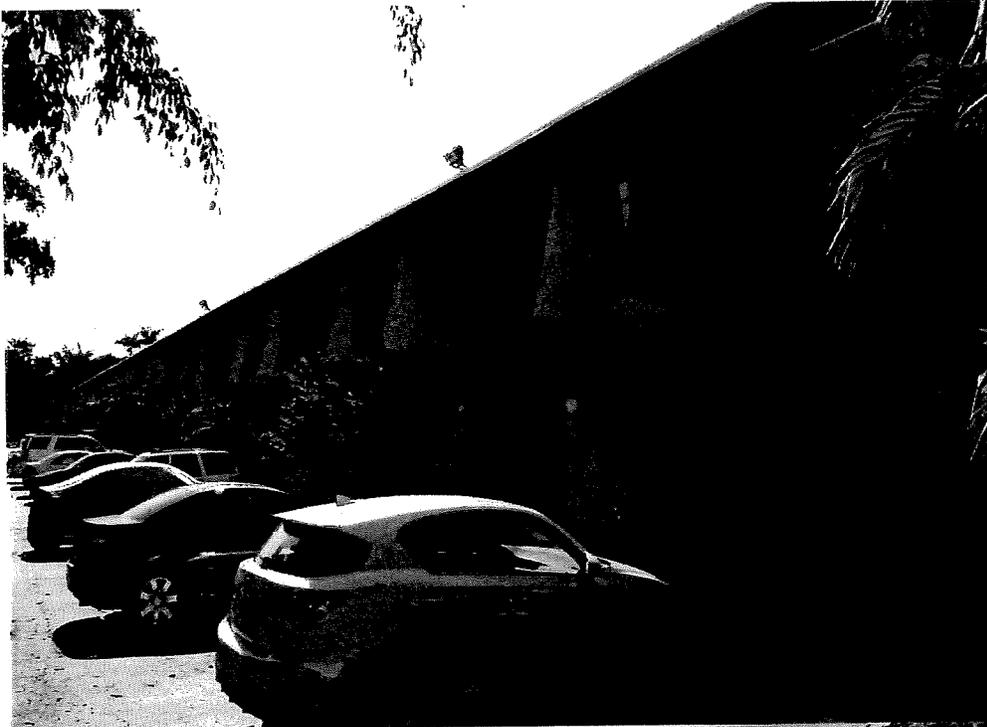
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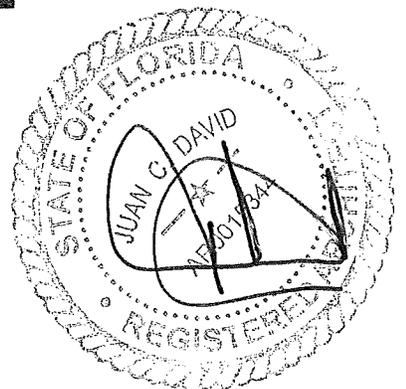


STATE OF FLORIDA  
JULIAN C. DAVID  
REGISTERED ARCHITECT  
13344



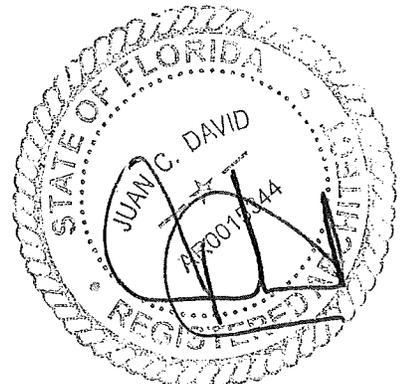


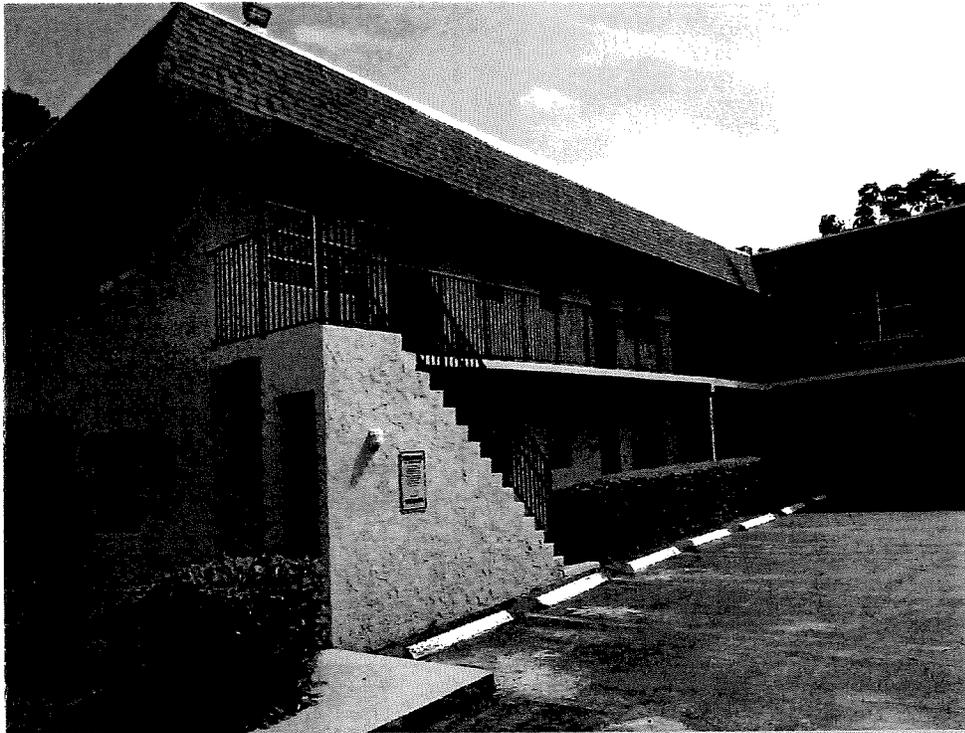
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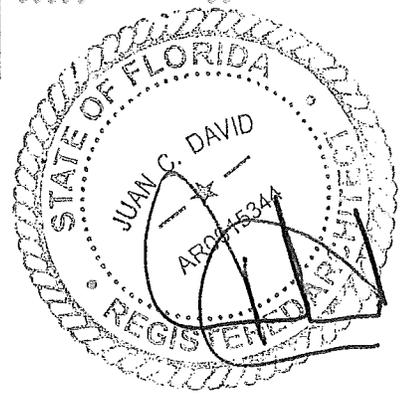


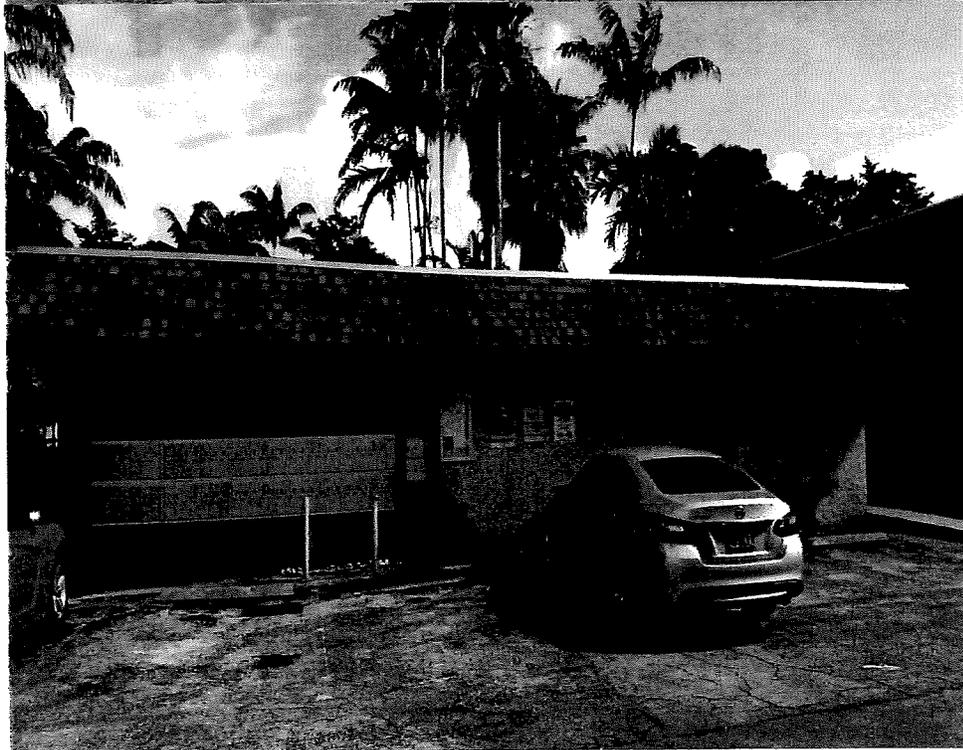
STATE OF FLORIDA  
REGISTERED PROFESSIONAL ENGINEER  
JUAN C. DAVID  
PE 70017444





STATE OF FLORIDA  
REGISTERED ARCHITECT



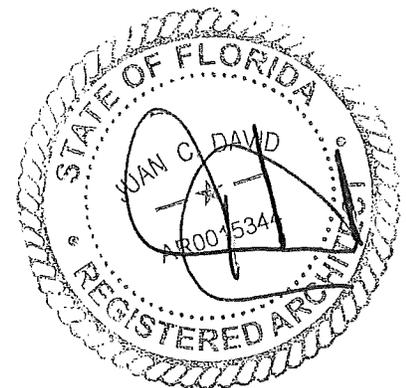


STATE OF FLORIDA  
JUAN C. DAVID  
R001634  
REGISTERED ARCHITECT





STATE OF FLORIDA  
REGISTERED ARCHITECTS  
JUAN C. DAVID  
AR001534



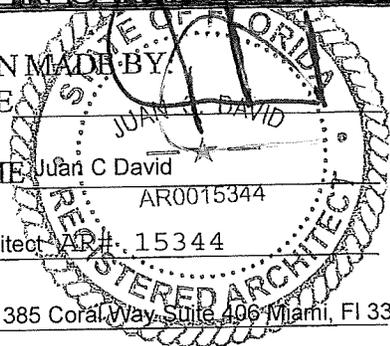


# BUILDING & CAPITAL PROJECTS

## MINIMUM INSPECTION REPORT PROCEDURAL GUIDELINES FOR BUILDING'S STRUCTURAL/ELECTRICAL RECERTIFICATION

INSPECTION COMMENCED  
DATE 08.18.2014

INSPECTION COMPLETED  
DATE 09.04.2017

INSPECTION MADE BY  
SIGNATURE   
PRINT NAME Juan C David  
AR0015344  
TITLE: Architect AR# 15344  
ADDRESS: 1385 Coral Way, Suite 406 Miami, FL 33145

<b>1. DESCRIPTION OF STRUCTURE</b>
a. Name of Title: CORAL REEF TOWNHOUSE CONDO
b. Street Address: 15385, 15389 and 15391 Dixie Hwy including Club House, Palmetto Bay, FL 33157
c. Legal Description: CORAL REEF T H CONDO DESC SATACO PB 96-36TR A F/A/U 30-5028-032-0001
d. Owners Name:
e. Owner's Mailing Address:
f. Folio Number of Building: 33-5028-032-0001 (Reference)
g. Building Code Occupancy Classification: 3800 MULTI-FAMILY - 22-37 U/A
h. Present Use: 3800 MULTI-FAMILY - 22-37 U/A
i. General Description, Type of Construction, Size, Number of Stories, and Special Features 2 STORY CBS BLDG WITH 2ND. FL SLAB & FLAT ROOF ROOF TRUSSES.
Additional Comment: DECOORATIVE MANSARD ON FACADE

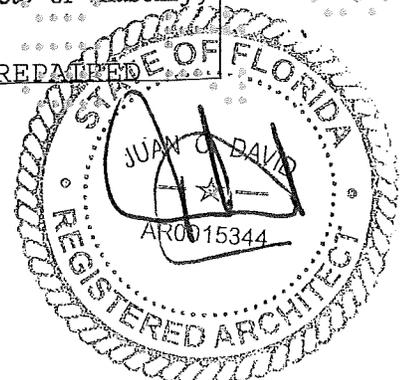
9705 E. Hibiscus ST  
Palmetto Bay FL 33157  
Phone (305)259-1250  
Fax (866)927-5576



## BUILDING & CAPITAL PROJECTS

<b>STRUCTURAL INSPECTION</b>	
<b>2. INSPECTIONS</b>	
a. Date of notice of required inspection	
b. Date(s) of actual inspection	09.04.17
c. Name and qualification of individual submitting inspection report:	Juan C David / Architect
d. Description of any laboratory or other formal testing, if required, rather than manual or visual procedures	NOT REQUIRED
e. Structural repair note appropriate line:	
1. None required	NONE
2. Required (describe and indicate acceptance)	N/A
<b>3. PRESENT CONDITION OF STRUCTURE</b>	
a. General alignment (not good, fair, poor, explain if significant)	
1. Bulging	NONE
2. Settlement	NONE
3. Defections	NONE
4. Expansion	NONE
5. Contraction:	NONE
b. Portion showing distress (Note, beams, columns, structural walls, floors, roofs, other)	NONE
c. Surface conditions – describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration & stains.	GOOD
d. Cracks – note location in significant members. Identify crack size as HAIRLINE if barely dissemble; FINE if less than 1 mm in width; MEDIUM if between 1 and 2 mm in width; WIDE if over 2 mm.	MINOR HAIRLINE PATCHED.
e. General extent of deterioration – cracking or spalling of concrete or masonry; oxidation of metals; rot or borer attack in wood.	SOME MINOR SPALLING WAS OPENED AND PATCHED & REPAIRED

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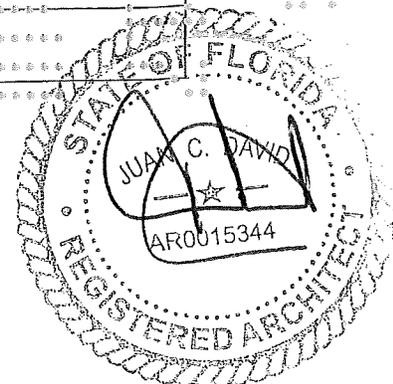




## BUILDING & CAPITAL PROJECTS

f. Previous patching or repairs MINOR	
g. Nature of present loading (indicate residential, commercial, other estimate magnitude). STD RESIDENTIAL.	
<b>4. FOUNDATION</b>	
a. Type	SPREAD FOOTING
b. Condition	GOOD. NO SIGNS OF DISTRESS NOTED
1. Settlement	NONE
2. Defections	NONE
c. Cracks	NONE
5. Contraction:	NONE
<b>5. MASONRY BEARING WALL = Indicate good, fair, poor on appropriate lines:</b>	
a. Concrete masonry units	GOOD
b. Clay tile or terracotta units	N/A
c. Reinforced concrete tile columns	GOOD
d. Reinforced concrete tile beams	GOOD
e. Lintel	GOOD
f. Other type bond beams	N/A
g. Masonry finishes - exterior	
1. Stucco	GOOD
2. Veneer	N/A
3. Paint only	N/A
4. Other(describe)	N/A
h. Masonry finishes - interior	
1. Vapor barrier	GOOD
2. Purring and plaster	N/A
3. Paneling	N/A
4. Paint only	N/A
5. Other (describe)	N/A
i. Cracks:	
1. Location - note beams, columns, other	EXT. BALC.
2. Description	MINOR & MEDIUM THAT WERE REAIRED

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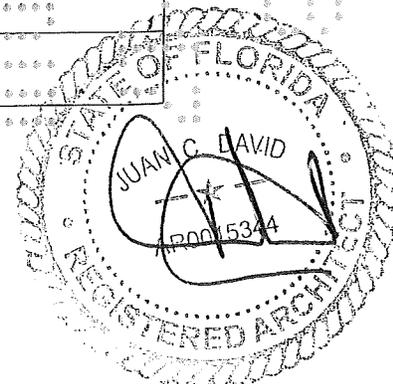




## BUILDING & CAPITAL PROJECTS

j. Spalling: ONE BACL W/MINOR SPALLING THAT WAS REPAIRED	
1. Location - note beams, columns, other	N/A
2. Description	N/A
k. Rebar corrosion-check appropriate line:	
1. None visible	NONE
2. Minor-patching will suffice	N/A
3. Significant-but patching will suffice	N/A
4. Significant-structural repairs required	N/A
l. Samples chipped out for examination in spall areas:	
1. No	NONE
2. Yes - describe color texture, aggregate, general quality	
<b>6. FLOOR AND ROOF SYSTEM</b>	
a: Roof:	
1. Describe (flat, slope, type roofing, type roof deck, condition) FLAT B-U-R ON ROOF TRUSSES	
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support: C.U. ON MTL STANDS	
3. Note types of drains and scupper and condition of cooling towers, air condition: CONTINUOUS GUTTER IN BACK OF BLDG.	
b. Floor systems(s) CONC. SLABS	
1. Describe (type of system framing, material, spans, condition) STD 12-14 FT SPANS	
c. Inspection - note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members. EXPOSED SLABS FROM 1ST FL IN LIVING AREAS BESIDES CORRIDORS.	

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Palmetto Bay FL 33157  
Phone (305)259-1250  
Fax (866)927-5576

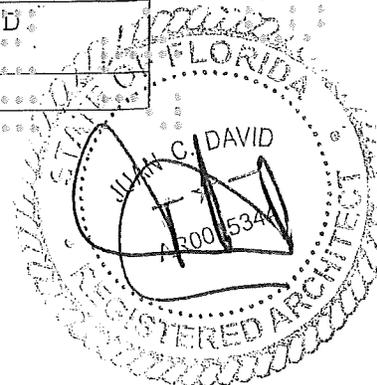




## BUILDING & CAPITAL PROJECTS

<b>7. STEEL FRAMING SYSTEM</b>
a. Description N/A
b. Exposed Steel - describe condition of paint & degree of corrosion: N/A
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 & connections, and machine floor beams - note condition: N/A
<b>8. CONCRETE FRAMING SYSTEM</b>
a. Full description of structural system CONC REINFORCED CMU W/2ND FL. SLAB
b. Cracking
1. Not significant NONE
2. Location and description of members affected and type cracking CMU
c. General condition
d. Rebar corrosion - check appropriate line:
1. Non visible NONE
2. Location and description of members affected and type cracking N/A
3. Significant but patching will suffice N/A
4. Significant - structural repairs required (describe) N/A
e. Samples chipped out in spall areas:
1. No. NONE
2. Yes, describe color, texture, aggregate. general quality: N/A
<b>9. WINDOWS</b>
a. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other) S.H. ALUM WDWS
b. Anchorage - type & condition of fasteners and latches: CONC. ANCHORS LATCHES IN GOOD COND.
c. Sealant - type of condition of perimeter sealant & at mullions: LATEX EXT SEALANT. FAIR
d. Interiors seals - type & condition at operable vents: LATEX - FAIR COND
e. General condition: GOOD

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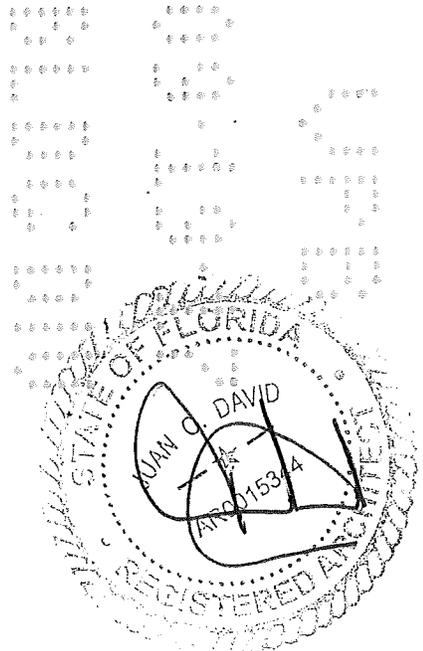


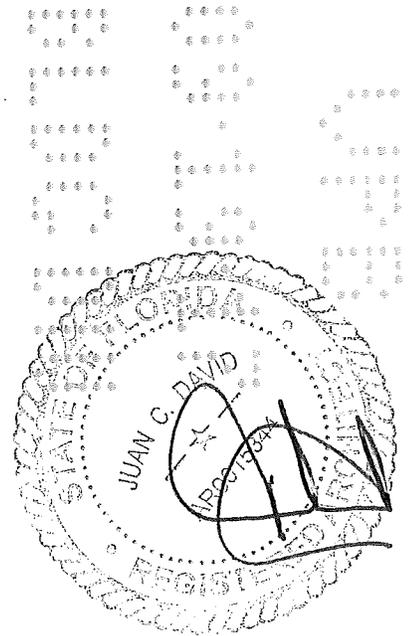
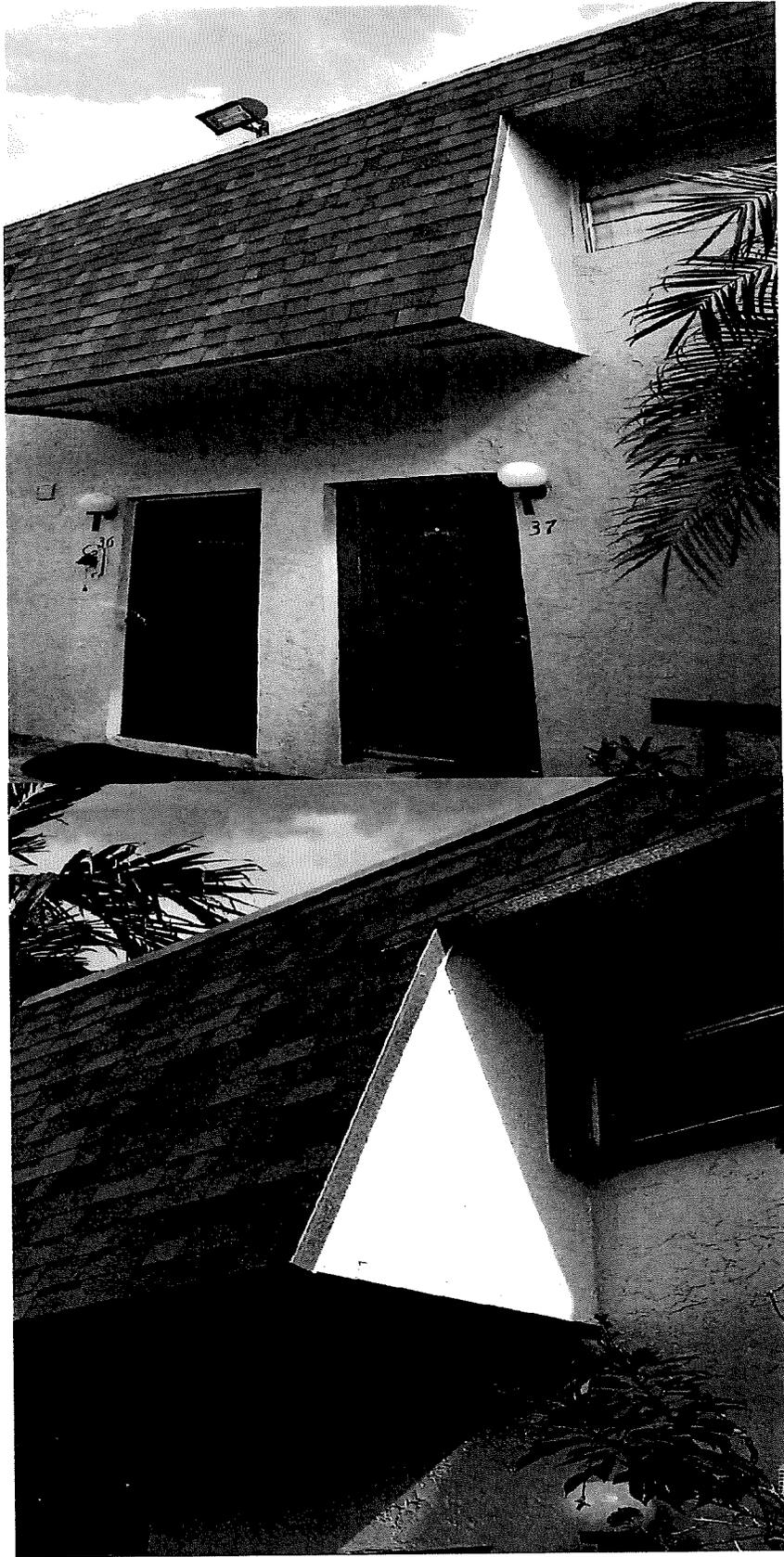


## BUILDING & CAPITAL PROJECTS

<b>10. WOOD FRAMING</b>
a. Type – fully describe if mill construction, light construction, major spans, trusses; FLAT TRUSSES APPROX 35FT SPANS
b. Note metal fitting i.e., angles, plates, bolts, split pintles, pintles, other, and note condition: GOOD COND STRAPS.
c. Joints – note if well fitted and still closed: N/A
d. Drainage – note accumulations of moisture: EXT GUTTER NO MOIST. OBSERVED
e. Ventilation –note any concealed spaces not ventilated: ATTIC VENTS OK
f. Note any concealed spaces opened for inspection: N/A
<b>11. OTHER (As required by Architect/Engineer)</b>

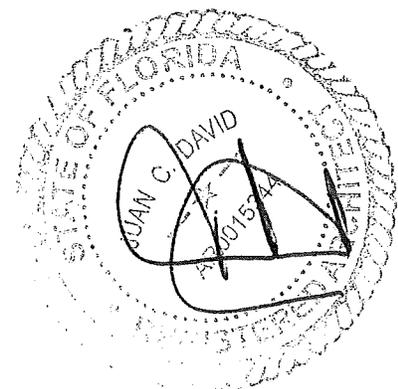
9705 E. Hibiscus ST  
Palmetto Bay FL 33157  
Phone (305)259-1250  
Fax (866)927-5576







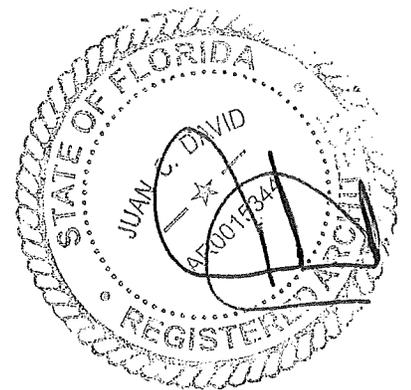
STATE OF FLORIDA  
JUAN C. DAVID  
REGISTERED PROFESSIONAL ENGINEER  
No. 15344





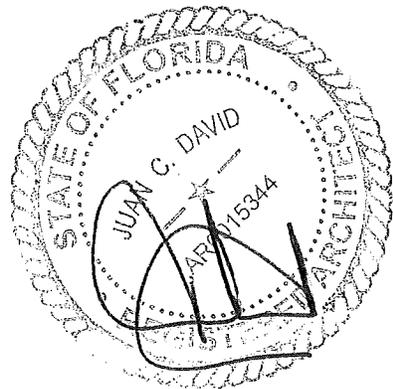


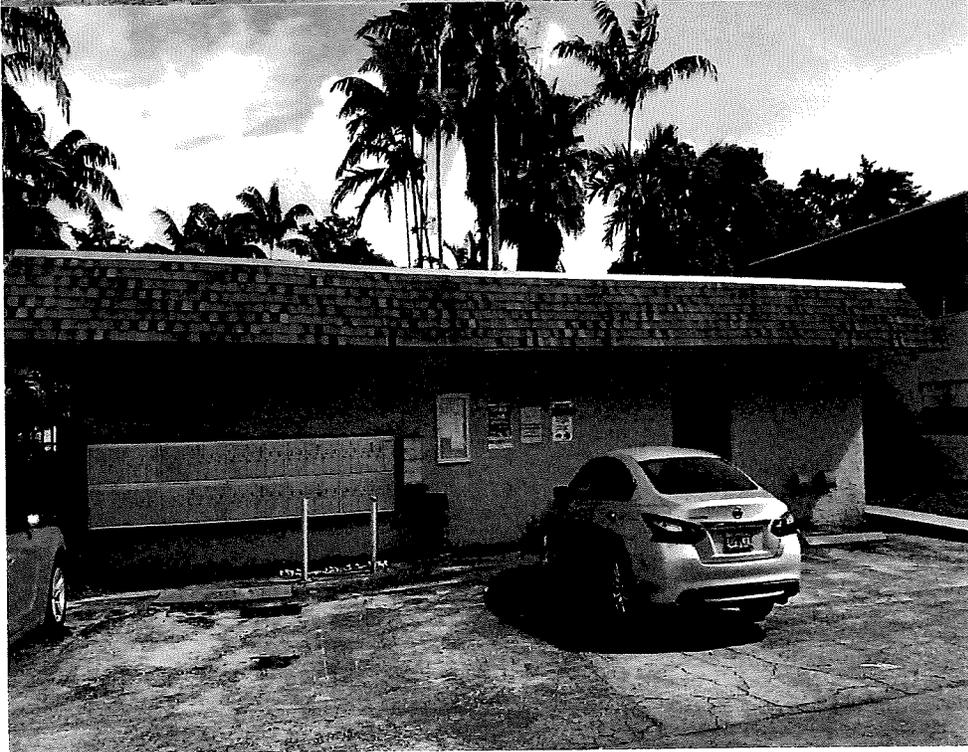
STATE OF FLORIDA  
REGISTERED PROFESSIONAL ENGINEER  
JUAN C. DAVID  
44001834





STATE OF FLORIDA





STATE OF FLORIDA  
COUNTY OF DADE  
MAY 15 2013





STATE OF FLORIDA  
JUAN C. DAVID  
20005344  
REGISTERED ARCHITECT



**JUAN C. DAVID R.A.**

**AR # 15344**

1385 CORAL WAY, STE. # 404  
MIAMI, FL. 33145

Tel (305) 285-4343  
Fax (305) 285-4330

September 18, 2017

Palmetto Bay Building Department  
601 17<sup>th</sup> St W.  
Palmetto, Fl. 34221

Re.: **Coral Reef TH Condo**  
**15385, 15389 and 15391 S Dixie Hwy**  
**Palmetto Bay, FL 33157**

**STRUCTURAL CERTIFICATE**

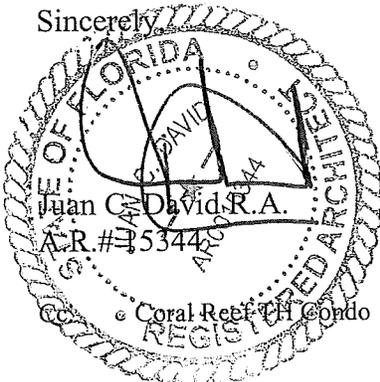
Dear Sirs:

I **Juan C. David, Architect of Record for the above property**, hereby attest that to the best of my knowledge, belief and professional judgement, the structural and envelope components of the above referenced structure is in compliance with the Florida Building Code and that a 40 Year Report is being submitted to state the Building as safe & sound for its intended use and occupancy.

This document is being prepared in accordance with Section 307.2 of the Florida Building Code and is being submitted to the City of Palmetto Bay –Code Compliance Department 40 Year Re-Certification, for the above referenced structure.

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

Sincerely,



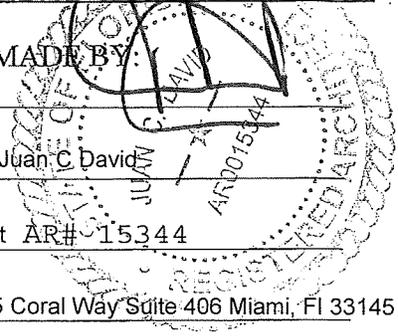
Coral Reef TH Condo



# BUILDING & CAPITAL PROJECTS

## MINIMUM INSPECTION REPORT PROCEDURAL GUIDELINES FOR BUILDING'S STRUCTURAL/ELECTRICAL RECERTIFICATION

INSPECTION COMMENCED  
DATE 08.18.2014

INSPECTION MADE BY:  
SIGNATURE   
PRINT NAME Juan C David  
TITLE: Architect AR# 15344  
ADDRESS: 1385 Coral Way Suite 406 Miami, FL 33145

INSPECTION COMPLETED  
DATE 09.04.2017

<b>1. DESCRIPTION OF STRUCTURE</b>
a. Name of Title: CORAL REEF TOWNHOUSE CONDO
b. Street Address: 15385,15389 and 15391 Dixie Hwy including Club House, Palmetto Bay, FL 33157
c. Legal Description: CORAL REEF TH CONDO DESC SATACO PB 96-36TR A F/A/U 30-5028-032-0001
d. Owners Name:
e. Owner's Mailing Address:
f. Folio Number of Building: 33-5028-032-0001 (Reference)
g. Building Code Occupancy Classification: 3800 MULTI-FAMILY - 22-37 U/A
h. Present Use: 3800 MULTI-FAMILY - 22-37 U/A
i. General Description, Type of Construction, Size, Number of Stories, and Special Features 2 STORY CBS BLDG WITH 2ND. FL SLAB & FLAT ROOF ROOF TRUSSES.
Additional Comment: DECOORATIVE MANSARD ON FACADE

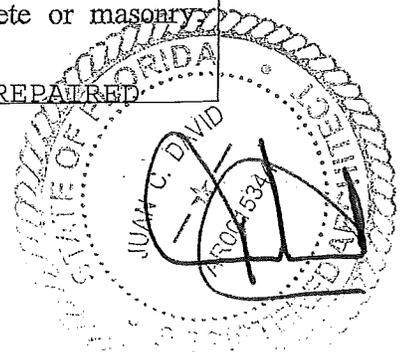
9705 E. Hibiscus ST  
Palmetto Bay FL 33157  
Phone (305)259-1250  
Fax (866)927-5576



## BUILDING & CAPITAL PROJECTS

<b>STRUCTURAL INSPECTION</b>	
<b>2. INSPECTIONS</b>	
a. Date of notice of required inspection	
b. Date(s) of actual inspection 09.04.17	
c. Name and qualification of individual submitting inspection report: Juan C David / Architect	
d. Description of any laboratory or other formal testing, if required, rather than manual or visual procedures NOT REQUIRED	
e. Structural repair note appropriate line:	
1. None required NONE	
2. Required (describe and indicate acceptance) N/A	
<b>3. PRESENT CONDITION OF STRUCTURE</b>	
a. General alignment (not good, fair, poor, explain if significant)	
1. Bulging	NONE
2. Settlement	NONE
3. Defections	NONE
4. Expansion	NONE
5. Contraction:	NONE
b. Portion showing distress (Note, beams, columns, structural walls, floors, roofs, other)	
NONE	
c. Surface conditions – describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration & stains. GOOD	
d. Cracks – note location in significant members. Identify crack size as HAIRLINE if barely dissemble; FINE if less than 1 mm in width; MEDIUM if between 1 and 2 mm in width; WIDE if over 2 mm. MINOR HAIRLINE PATCHED.	
e. General extent of deterioration – cracking or spalling of concrete or masonry; oxidation of metals; rot or borer attack in wood. SOME MINOR SPALLING WAS OPENED AND PATCHED & REPAIRED.	

9705 E. Hibiscus ST  
 Palmetto Bay FL 33157  
 Phone (305)259-1250  
 Fax (866)927-5576



## Jackie Villegas

---

**From:** Wesley Maltby  
**Sent:** Monday, November 06, 2017 11:15 AM  
**To:** sue@lakeviewmanageme.com; juancdavid@jcdarchitect.com; mariad@jcdarchitect.com  
**Cc:** Jackie Villegas; Vanessa Bencomo  
**Subject:** RE: [FWD: About 40 Year] 15385S DIXIE HWY 40-2017-0002

Good morning,

Late Friday afternoon the electrical report was dropped off at our office. It has been reviewed by our Electrical Chief and unfortunately the report points out 3 deficiencies.

Items;

- #2-e&f,
- #5 shows deteriorated conduits (not clear if correction is required)
- #16 requires correction (shows on two pages not clear if this may be in more than one building and if so which)

Once the corrections have been completed we will need a revised report with all items approved. In addition a statement from Mr. Juan C. David RA stating the electrical is safe for continued use.

Sincerely,

Wesley C. Maltby  
Building Official  
Department of Building and Capital Projects  
Village of Palmetto Bay  
9705 East Hibiscus Street  
Palmetto Bay, FL 33157  
Office :305-259-1250  
Fax: 866-927-5576

**From:** Wesley Maltby  
**Sent:** Tuesday, September 19, 2017 10:42 AM  
**To:** 'sue@lakeviewmanageme.com'; 'juancdavid@jcdarchitect.com'; 'mariad@jcdarchitect.com'  
**Cc:** Jackie Villegas (jvillegas@palmettobay-fl.gov); Vanessa Bencomo (vbencomo@palmettobay-fl.gov)  
**Subject:** FW: [FWD: About 40 Year] 15385S DIXIE HWY 40-2017-0002

All,

Our original notification for the 40 certification was sent in August 2013, **over four years ago**. On June 27<sup>th</sup>, 2017 we issued a final 30 day notice for compliance with the Miami-Dade Code of Ordnances Section 8-11. Existing buildings. (f) Recertification of buildings and components. Section 8-5. Unsafe Structures. (a) General (6), outlines and requires building owners that fail to timely respond to the recertification requirements in Section 8-11 the buildings will be demolished. *(Both sections copied below)*

Due to your inactivity and not receiving the required reports I am forced to forward your case the Miami-Dade Unsafe Structures Board which includes all its actions, requirements and fines and costs which will be applied in the way of additional liens against your property.

•  
•  
•  
•  
**Sec. 8-5. - Unsafe Structures. (a) General.**

(6) Buildings or structures subject to the recertification requirements in Section 8-11(f) of this Code which the owner fails to timely respond to the Notice of Required Inspection or fails to make all required repairs or modifications found to be necessary resulting from the recertification inspection by the deadline specified in the Code or any written extension granted by the Building Official will be demolished.

**Sec. 8-11. - Existing buildings. (f) Recertification of buildings and components:**

(i) For the purpose of this Subsection, recertification shall be construed to mean the requirement for specific inspection of existing buildings and structures and furnishing the Building Official with a written report of such inspection as prescribed herein.

(1) Inspection procedures shall conform, in general, with the minimum inspection procedural guidelines as issued by the Board of Rules and Appeals.

(2) Such inspection shall be for the purpose of determining the general structural condition of the building or structure to the extent reasonably possible of any part, material or assembly of a building or structure which affects the safety of such building or structure and/or which supports any dead or designed live load, and the general condition of its electrical systems pursuant to the Building Code.

(ii)

(1) All buildings, except single-family residences, duplexes and minor structures as defined below, shall be recertified in the manner described below where such buildings or structures have been in existence for forty (40) years or longer, as determined by the Building Official, who shall at such time issue a Notice of Required Inspection to the building owner.

(2) Subsequent recertification shall be required at ten (10) years interval.

(3) In the event a building is determined to be structurally and electrically safe under the conditions set forth herein, and such building or structure is less than forty (40) years of age, recertification shall not be required for a minimum of ten (10) years from that time, or age forty (40), whichever is the longer period of time.

(iii)

Minor buildings or structures shall, for the purpose of this subsection, be buildings or structures in any occupancy group having an occupant load of ten (10) or less, as determined by Table 1003.1 (FBC) Minimum Occupant Load of the Florida Building Code and having a gross area of 2,000 sq. ft. or less.

(iv)

(1) The owner of a building or structure subject to recertification shall furnish, or cause to be furnished, within ninety (90) days of Notice of Required Inspection, a written report to the Building Official, prepared by a Professional Engineer or Architect registered in the State of Florida, certifying that each such building or structure is structurally and electrically safe, or has been made structurally and electrically safe for the specified use for continued occupancy, in conformity with the minimum inspection procedural guidelines as issued by the Board of Rules and Appeals.

(2) Such written report shall bear the impressed seal and signature of the responsible Engineer or Architect who has performed the inspection.

(3) Such Engineer or Architect shall undertake such assignments only where qualified by training and experience in the specific technical field involved in the inspection and report.

(4) Such report shall indicate the manner and type of inspection forming the basis for the report and description of any matters identified as requiring remedial action.

(5) In the event that repairs or modifications are found to be necessary resulting from the recertification inspection, the owner shall have a total of 150 days from the date of Notice of Required Inspection in which to complete indicated repairs or modifications which shall be executed in conformance with all applicable Sections of the Building Code.

(v)

*When installed on threshold buildings, structural glazing systems, shall be inspected by the owner at 6 months intervals for the first year after completion of the installation. The purpose of the inspection shall be to determine the structural condition and adhesive capacity of the silicone sealant. Subsequent inspections shall be performed at least once every 5 years at regular intervals for structurally glazed curtain wall systems installed on threshold buildings.*

Sincerely,

Wesley C. Maltby  
Building Official  
Department of Building and Capital Projects  
Village of Palmetto Bay  
9705 East Hibiscus Street  
Palmetto Bay, FL 33157  
Office :305-259-1250  
Fax: 866-927-5576

**From:** Jackie Villegas  
**Sent:** Tuesday, September 19, 2017 9:05 AM  
**To:** Wesley Maltby  
**Subject:** FW: [FWD: About 40 Year] 15385S DIXIE HWY 40-2017-0002

Good morning Wes,

Please see below email from Architect in regards to the package for the above property 40 yrs. Certification attached are the 40 yrs. package and Final Notice letter

I also attached the email from 4.18.2017 with the history of this property since 2013 Final Notice was mailed June 27, 2017.

August 8, 2017 I was able to contact the managers information at the bulletin board, 8.302017 Ms. Bunetta email package was going to be deliver Friday 9.1.2017

Ms. Sue Bunetta [sue@lakeviewmanageme.com](mailto:sue@lakeviewmanageme.com)

Jackie Villegas  
Code Compliance Officer  
Village of Palmetto Bay  
9705 E Hibiscus Street  
Palmetto Bay, FL 33156

**From:** JCD Architect, Inc. [<mailto:juancdavid@jcdarchitect.com>]  
**Sent:** Monday, September 18, 2017 3:59 PM  
**To:** Jackie Villegas; Sue Bunetta  
**Cc:** MARIA DAVID  
**Subject:** [FWD: About 40 Year]



Hello Jackie:

Hoping everything it's fine with you after the Hurricane.

Just a friendly reminder about the 40 Year Recert. Package requested. Please find the address in the e-mail above.

Regards

*Juan C. David*

*JCD Architect, INC*

1385 Coral Way, Suite#404

Miami, FL 33145

Cell. (786) 443-6750

Office. (305) 285-4343

Fax. (305) 285-4330

R.A #0015344

LEED AP

 Facebook

<http://www.jcdarchitect.com>

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

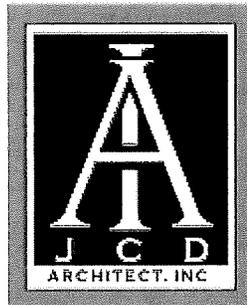
Subject: About 40 Year

From: "JCD Architect, Inc." <[juancdavid@jcdarchitect.com](mailto:juancdavid@jcdarchitect.com)>

Date: Wed, September 06, 2017 3:17 pm

To: [jvillegas@palmettobay-fl.gov](mailto:jvillegas@palmettobay-fl.gov)

Cc: "MARIA DAVID" <[mariad@jcdarchitect.com](mailto:mariad@jcdarchitect.com)>



Hola Jakie;

Un placer hablar contigo.

Las direcciones de las propiedades que vamos a realizar la Recertificacion de 40 años son:

15385-15389-15391 S. Dixie Hwy

Gracias por tu amabilidad.

*Juan C. David*

*JCD Architect, INC*

1385 Coral Way, Suite#404

Miami, FL 33145

Cell. (786) 443-6750

Office. (305) 285-4343

Fax. (305) 285-4330

R.A #0015344

LEED AP



## FINAL NOTICE

April 21, 2017

CASE # 40-2017-0002

### CORAL REEF T H CONDO

Attn: SUE BUNETTA  
13501 SW 128 STREET #216  
MIAMI, FL 33186

Re: **40/10 year re-certification for Building's located at 15385 S DIXIE HWY**

Parcel: **3350280320001**

Dear: Ms. Bunetta,

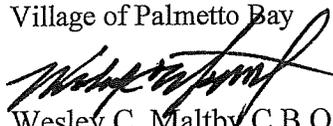
The Village of Palmetto Bay Building Department has not received your **40/10 year** re-certification structural and electrical reports.

You are hereby notified that a **Final Evaluation Report** still pending. The owner shall have a total of **(30)** days from the date of this notice in which to Submit Final Evaluation (Report prepared by a qualified Florida registered professional Engineer or Architect). Which shall be executed in conformance with all applicable Sections of the Florida Building Code. **Provide signed and sealed cover letter, stating that the structure is safe and sound for the continued Use and Occupancy.**

**If qualifications are not submitted to the Village of Palmetto Bay, the Building Official Mr. Maltby, will be required to forward notification to Miami-Dade County Unsafe Structural Board for non-compliance with the 40/10 year re-certification ordinance of Miami-Dade County.**

If you need additional information, please do not hesitate to contact us.

Village of Palmetto Bay



Wesley C. Maltby C.B.O.

Building Official

Department Community & Economic Development

9705 E. Hibiscus ST  
Palmetto Bay, Florida 33157  
Phone (305) 259-1273  
Fax (866)927-5576

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®

**OFFICIAL USE**

7015 1520 0000 9996 7441

Certified Mail Fee

\$

Extra Services & Fees (check box, add fees as appropriate)

Return Receipt (hardcopy) \$

Re

Ce

Ad

Ad

Postage

\$

Total Fee

\$

Sent To

Street

City, St

**CORAL REEF T H CONDO**

Attn: SUE BUNETTA

13501 SW 128 STREET #216

MIAMI, FL 33186

Final notice 40/50 yrs

40-2017-0002

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

SENDER: COMPLETE

- 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 envelope.

**CORAL REEF T H CONDO**

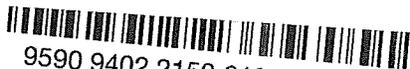
Attn: SUE BUNETTA

13501 SW 128 STREET #216

MIAMI, FL 33186

Final notice 40/50 yrs

40-2017-0002



9590 9402 2153 6193 9470 88

2. Article Number (Transfer from service label)

7015 1520 0000 9996 7441

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

A. Signature

*[Signature]*

Agent

Addressee

B. Received by (Printed Name)

*[Signature]*

C. Date of Delivery

6/30/17

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

Service Type

Adult Signature

Adult Signature Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery

Collect on Delivery Restricted Delivery

Registered Mail

Registered Mail Restricted Delivery (over \$500)

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Return Receipt for Merchandise

Signature Confirmation

Signature Confirmation Restricted Delivery

Domestic Return Receipt

## Vanessa Bencomo

---

**From:** Jackie Villegas  
**Sent:** Tuesday, April 18, 2017 9:59 AM  
**To:** Wesley Maltby  
**Cc:** Vanessa Bencomo  
**Subject:** re: 40 yrs. recertification Overdue Built 1974  
**Attachments:** Re: Code Violation Notice for Coral Condominium; Re: Code Violation Notice for Coral Condominium

Good morning Wes,

The property located at 15385 S DIXIE HWY, Built 1974 package for recertification were mailed August 2013, Property Manager Ms. Sue Brunetta

Requested additional time to meet with the Association Board, and that Certification was not Due until Dec 2014.

Warning was issued Dec 16.2013 Per Officer Allen White, Citation # 1696 issued 3.14.2015

Lien recorded on 11.25.2015, as of today 4.18.2017 no package submitted for 40/50 yrs. Re-certification for the property

I also attached two emailed from Mrs. Brunetta from 8.20.2014

Jackie Villegas  
Code Compliance Officer  
Village of Palmetto Bay  
9705 E Hibiscus Street  
Palmetto Bay, FL 33156



*Alan R. Geminisky*

Chief Alan R. Geminisky, Fire Marshal  
Miami-Dade Fire Rescue Department

# LAKEVIEW MANAGEMENT, INC.

13501 SW 128 Street #216  
Miami, Florida 33186

## HELPFUL INFORMATION

### 2014 BOARD OF DIRECTORS

David Stephen, President  
Harry Kirsner, Vice President  
Oscar Valido, Secretary  
Collette Reece, Treasurer

### Payments:

Coral Condominium Association, Inc.  
c/o Lakeview Management, Inc.  
13501 SW 128 Street #216  
Miami, Florida 33186-5863

### Contact Information for Lakeview:

Property Manager: Sue Bunetta, LCAM

### Assistants:

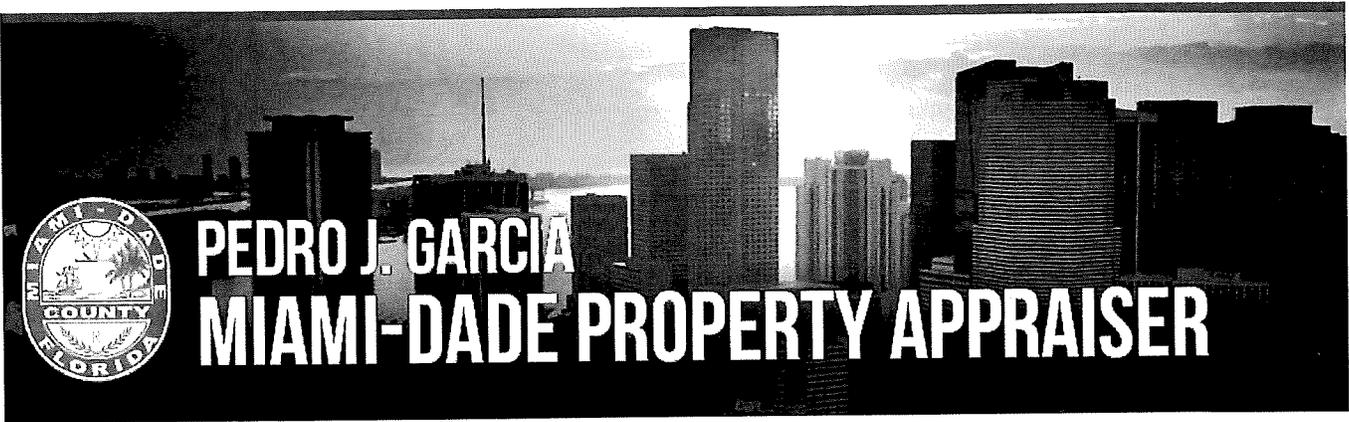
Omar Lopez (Omar@LakeviewManageMe.com)  
Lissett Quintana (Service@LakeviewManageMe.com)  
305/255-9058 (24/7)  
305/255-7463 Fax

### Emergency Contact Information:

911 – Life or Death Emergencies Only  
305/476-5423 (305 4 POLICE) Property Emergencies  
305/255-9058 Lakeview  
311 – County needs (mosquito control, etc.)

08 01 2017

*Steve*



**IMPORTANT MESSAGE**

When buying real estate property, you should not assume that property taxes will remain the same. Whenever there is a change in ownership, the assessed value of the property may reset to full market value, which could result in higher property taxes. Please use our Tax Estimator to approximate your new property taxes.

The Property Appraiser does not send tax bills and does not set or collect taxes. Please visit the Tax Collector's website directly for additional information.

Address      Owner Name      Folio

**SEARCH:**

33-5028-032-0001

*9/2*  
*(email picture)*



**PROPERTY INFORMATION**

Folio: 33-5028-032-0001 (Reference)

Sub-Division:  
CORAL REEF TOWNHOUSE CONDO

Property Address  
15385 S DIXIE HWY  
Palmetto Bay, FL 33157-0000

Owner  
REFERENCE ONLY

Mailing Address

PA Primary Zone  
3800 MULTI-FAMILY - 22-37 U/A

Primary Land Use  
0000 REFERENCE FOLIO

Beds / Baths / Half      0 / 0 / 0

Floors      0



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

## Detail by Entity Name

Florida Not For Profit Corporation  
CORAL REEF TOWNHOMES ASSOCIATION, INC.

### Filing Information

Document Number	N05000003133
FEI/EIN Number	N/A
Date Filed	03/25/2005
State	FL
Status	INACTIVE
Last Event	ADMIN DISSOLUTION FOR ANNUAL REPORT
Event Date Filed	09/26/2008
Event Effective Date	NONE

### Principal Address

1820 N CORPORATE LAKES BLVD  
208  
WESTON, FL 33326

Changed: 08/02/2007

### Mailing Address

1820 N CORPORATE LAKES BLVD  
208  
WESTON, FL 33326

Changed: 08/02/2007

### Registered Agent Name & Address

DALESSANDRO, ANGELO  
1820 N CORPORATE LAKES BLVD STE 208  
WESTON, FL 33326

### Officer/Director Detail

#### **Name & Address**

Title DP

SCHROEDER, GENE  
1820 N CORPORATE LAKES BLVD STE 208  
WESTON, FL 33326

Title DV

DALESSANDRO, ANGELO  
1820 N CORPORATE LAKES BLVD STE 208  
WESTON, FL 33326

Title DST

LOPEZ, JOSE R  
14700 KIRSTEN CT  
DAVIE, FL 33325

**Annual Reports**

Report Year	Filed Date
2007	08/02/2007

**Document Images**

<a href="#">08/02/2007 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/25/2005 -- Domestic Non-Profit</a>	<a href="#">View image in PDF format</a>

Florida Department of State, Division of Corporations

## Jackie Villegas

---

**From:** JCD Architect, Inc. <juancdavid@jcdarchitect.com>  
**Sent:** Monday, September 18, 2017 3:59 PM  
**To:** Jackie Villegas; Sue Bunetta  
**Cc:** MARIA DAVID  
**Subject:** [FWD: About 40 Year]



Hello Jackie:

Hoping everything it's fine with you after the Hurricane.

Just a friendly reminder about the 40 Year Recert. Package requested. Please find the address in the e-mail above.

Regards

*Juan C. David*  
*JCD Architect, INC*  
1385 Coral Way, Suite#404  
Miami, FL 33145  
Cell. (786) 443-6750  
Office. (305) 285-4343  
Fax. (305) 285-4330  
R.A #0015344  
LEED AP

 Facebook

<http://www.jcdarchitect.com>

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

Subject: About 40 Year  
From: "JCD Architect, Inc." <juancdavid@jcdarchitect.com>  
Date: Wed, September 06, 2017 3:17 pm  
To: [jvillegas@palmettobay-fl.gov](mailto:jvillegas@palmettobay-fl.gov)  
Cc: "MARIA DAVID" <[mariad@jcdarchitect.com](mailto:mariad@jcdarchitect.com)>



Hola Jakie;

Un placer hablar contigo.

Las direcciones de las propiedades que vamos a realizar la Recertificacion de 40 años son:

15385-15389-15391 S. Dixie Hwy

Gracias por tu amabilidad.

*Juan C. David*

*JCD Architect, INC*

1385 Coral Way, Suite#404

Miami, FL 33145

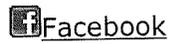
Cell. (786) 443-6750

Office. (305) 285-4343

Fax. (305) 285-4330

R.A #0015344

LEED AP



<http://www.jcdarchitect.com>

**Vanessa Bencomo**

---

**From:** Wesley Maltby  
**Sent:** Tuesday, September 19, 2017 10:42 AM  
**To:** sue@lakeviewmanageme.com; juancdavid@jcdarchitect.com; mariad@jcdarchitect.com  
**Cc:** Jackie Villegas; Vanessa Bencomo  
**Subject:** FW: [FWD: About 40 Year] 15385S DIXIE HWY 40-2017-0002  
**Attachments:** 20170919083531803.pdf; 20170919083543170.pdf; re: 40 yrs. recertification Overdue Built 1974 ; re: 15385 S DIXIE HWY 40-2017-0002 ; Re: Document

All,

Our original notification for the 40 certification was sent in August 2013, over four years ago. On June 27<sup>th</sup>, 2017 we issued a final 30 day notice for compliance with the Miami-Dade Code of Ordnances Section 8-11. Existing buildings. (f) Recertification of buildings and components. Section 8-5. Unsafe Structures. (a) General (6), outlines and requires building owners that fail to timely respond to the recertification requirements in Section 8-11 the buildings will be demolished. *(Both sections copied below)*

Due to your inactivity and not receiving the required reports I am forced to forward your case the Miami-Dade Unsafe Structures Board which includes all its actions, requirements and fines and costs which will be applied in the way of additional liens against your property.

- 
- 
- 

*Sec. 8-5. - Unsafe Structures. (a) General.*

*(6) Buildings or structures subject to the recertification requirements in Section 8-11(f) of this Code which the owner fails to timely respond to the Notice of Required Inspection or fails to make all required repairs or modifications found to be necessary resulting from the recertification inspection by the deadline specified in the Code or any written extension granted by the Building Official will be demolished.*

*Sec. 8-11. - Existing buildings. (f) Recertification of buildings and components:*

*(i) For the purpose of this Subsection, recertification shall be construed to mean the requirement for specific inspection of existing buildings and structures and furnishing the Building Official with a written report of such inspection as prescribed herein.*

*(1) Inspection procedures shall conform, in general, with the minimum inspection procedural guidelines as issued by the Board of Rules and Appeals.*

*(2) Such inspection shall be for the purpose of determining the general structural condition of the building or structure to the extent reasonably possible of any part, material or assembly of a building or structure which affects the safety of such building or structure and/or which supports any dead or designed live load, and the general condition of its electrical systems pursuant to the Building Code.*

*(ii)*

*(1) All buildings, except single-family residences, duplexes and minor structures as defined below, shall be recertified in the manner described below where such buildings or structures have been in existence for forty (40) years or longer, as determined by the Building Official, who shall at such time issue a Notice of Required Inspection to the building owner.*

*(2) Subsequent recertification shall be required at ten (10) years interval.*

*(3) In the event a building is determined to be structurally and electrically safe under the conditions set forth herein, and such building or structure is less than forty (40) years of age, recertification shall not be required for a minimum of ten (10) years from that time, or age forty (40), whichever is the longer period of time.*

*(iii)*

*Minor buildings or structures shall, for the purpose of this subsection, be buildings or structures in any occupancy group having an occupant load of ten (10) or less, as determined by Table 1003.1 (FBC) Minimum Occupant Load of the Florida Building Code and having a gross area of 2,000 sq. ft. or less.*

(iv)

*(1) The owner of a building or structure subject to recertification shall furnish, or cause to be furnished, within ninety (90) days of Notice of Required Inspection, a written report to the Building Official, prepared by a Professional Engineer or Architect registered in the State of Florida, certifying that each such building or structure is structurally and electrically safe, or has been made structurally and electrically safe for the specified use for continued occupancy, in conformity with the minimum inspection procedural guidelines as issued by the Board of Rules and Appeals.*

*(2) Such written report shall bear the impressed seal and signature of the responsible Engineer or Architect who has performed the inspection.*

*(3) Such Engineer or Architect shall undertake such assignments only where qualified by training and experience in the specific technical field involved in the inspection and report.*

*(4) Such report shall indicate the manner and type of inspection forming the basis for the report and description of any matters identified as requiring remedial action.*

*(5) In the event that repairs or modifications are found to be necessary resulting from the recertification inspection, the owner shall have a total of 150 days from the date of Notice of Required Inspection in which to complete indicated repairs or modifications which shall be executed in conformance with all applicable Sections of the Building Code.*

(v)

*When installed on threshold buildings, structural glazing systems, shall be inspected by the owner at 6 months intervals for the first year after completion of the installation. The purpose of the inspection shall be to determine the structural condition and adhesive capacity of the silicone sealant. Subsequent inspections shall be performed at least once every 5 years at regular intervals for structurally glazed curtain wall systems installed on threshold buildings.*

Sincerely,

Wesley C. Maltby  
Building Official  
Department of Building and Capital Projects  
Village of Palmetto Bay  
9705 East Hibiscus Street  
Palmetto Bay, FL 33157  
Office :305-259-1250  
Fax: 866-927-5576

---

**From:** Jackie Villegas  
**Sent:** Tuesday, September 19, 2017 9:05 AM  
**To:** Wesley Maltby  
**Subject:** FW: [FWD: About 40 Year] 15385S DIXIE HWY 40-2017-0002

Good morning Wes,

Please see below email from Architect in regards to the package for the above property 40 yrs. Certification attached are the 40 yrs. package and Final Notice letter

I also attached the email from 4.18.2017 with the history of this property since 2013 Final Notice was mailed June 27, 2017.

August 8, 2017 I was able to contact the managers information at the bulletin board, 8.302017 Ms. Bunetta email package was going to be deliver Friday 9.1.2017

Ms. Sue Bunetta [sue@lakeviewmanageme.com](mailto:sue@lakeviewmanageme.com)

Jackie Villegas  
Code Compliance Officer  
Village of Palmetto Bay  
9705 E Hibiscus Street  
Palmetto Bay, FL 33156

**From:** JCD Architect, Inc. [<mailto:juancdavid@jcdarchitect.com>]  
**Sent:** Monday, September 18, 2017 3:59 PM  
**To:** Jackie Villegas; Sue Bunetta  
**Cc:** MARIA DAVID  
**Subject:** [FWD: About 40 Year]



Hello Jackie:

Hoping everything it's fine with you after the Hurricane.

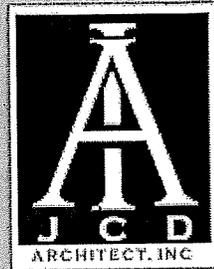
Just a friendly reminder about the 40 Year Recert. Package requested. Please find the address in the e-mail above.

Regards

*Juan C. David*  
**JCD Architect, INC**  
1385 Coral Way, Suite#404  
Miami, FL 33145  
Cell. (786) 443-6750  
Office. (305) 285-4343  
Fax. (305) 285-4330  
R.A #0015344  
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<http://www.jcdarchitect.com>

----- Original Message -----  
Subject: About 40 Year  
From: "JCD Architect, Inc." <[juancdavid@jcdarchitect.com](mailto:juancdavid@jcdarchitect.com)>  
Date: Wed, September 06, 2017 3:17 pm  
To: [jvillegas@palmettobay-fl.gov](mailto:jvillegas@palmettobay-fl.gov)  
Cc: "MARIA DAVID" <[mariad@jcdarchitect.com](mailto:mariad@jcdarchitect.com)>



Hola Jakie;

Un placer hablar contigo.

Las direcciones de las propiedades que vamos a realizar la Recertificacion de 40 años son:

15385-15389-15391 S. Dixie Hwy

Gracias por tu amabilidad.

*Juan C. David*  
*JCD Architect, INC*

1385 Coral Way, Suite#404  
Miami, FL 33145

Cell. (786) 443-6750

Office. (305) 285-4343

Fax. (305) 285-4330

R.A #0015344

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 Facebook

<http://www.jcdarchitect.com>

## Vanessa Bencomo

---

**From:** Sue Bunetta <sue@lakeviewmanageme.com>  
**Sent:** Wednesday, August 20, 2014 9:04 AM  
**To:** Luis Carcamo; Vanessa Bencomo; Edward Silva  
**Cc:** Ron Williams  
**Subject:** Re: Code Violation Notice for Coral Condominium

Last month, with no response to our earlier email, we received a Notice of Violation with a \$200.00 fine. Needless to say, the Board of Directors for Coral Condo is unhappy that their earlier request was ignored and point out they have not exceeded the time frame for the Certification. The community is just entering it's 40th year; having been incorporated June of 1974, one must assume that although built in 1974, the CO would not have been issued until after incorporation as the developers could not pre-sell, let alone sell, until said documents were filed. A cursory review of A Building resulted in the earliest sale as December 1974.

The Board also wish to you know they have, after much discussion and vetting of proposals received, engaged JCD Architect, Inc., and expect to have the process complete within a month.

They are respectfully requesting removal of the fine being levied against the community.

Sue Bunetta, LCAM  
Lakeview Management, Inc.  
13501 SW 128 Street, #216  
Miami, Florida 33186 - 5863  
305/255-9058 VOX  
305/255-7463 FAX

The contents of this message are to be considered a confidential communication between the sender and the recipient. No part of this message may be copied, forwarded, or otherwise disseminated without express written approval of the sender. No part of this message may be disclosed, shared or given to any party other than the intended recipient.

On Fri, Jan 3, 2014 at 12:49 PM, Sue Bunetta <sue@lakeviewmanageme.com> wrote:

I received, by mail, a Courtesy Warning Notice of Code Violation for Commercial Properties. This notice was issued 16 December 2013 and compliance requested by 30 December 2013. This is simply not possible, and the state requirement for the 40 year inspection puts the due date sometime in 2014.

I did request a copy of the requirements last year as the Board needed to input the costs for same in the 2014 Budget, and must obtain quotes from engineers to get the inspections done. In the meantime, we have already embarked on some needed repairs, have replaced mansards, and are starting to replace the clubhouse roof.

The Association will have the recertification complete by the end of 2014. Please allow them to follow their timetable so as to maximize their funds and minimize the duplication that jumping into this recertification early would cause.

Thank you for your assistance and consideration.

Sue Bunetta, LCAM  
Lakeview Management, Inc.  
13501 SW 128 Street, #216  
Miami, Florida 33186 - 5863  
305/255-9058 VOX  
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## Jackie Villegas

---

**From:** Vanessa Bencomo  
**Sent:** Wednesday, August 20, 2014 1:31 PM  
**To:** sue@lakeviewmanageme.com  
**Cc:** Ron Williams; Jackie Villegas; Darby Delsalle; Edward Silva  
**Subject:** RE: Code Violation Notice for Coral Condominium

Ms. Bunetta,

Please be advised the violation you are referring to is from the Building Department. I have spoken to Jackie and made her aware of this e-mail. She will contact you with any further information, she can also be reached at 305-259-1250.

Sincerely,

Vanessa Bencomo  
Code Compliance Specialist  
Village of Palmetto Bay  
Department of Planning and Zoning  
9705 E. Hibiscus Street  
Palmetto Bay, Florida 33157  
305-259-1271 Office  
786-338-7432 Fax  
[www.palmettobay-fl.gov](http://www.palmettobay-fl.gov)

**From:** Sue Bunetta [<mailto:sue@lakeviewmanageme.com>]  
**Sent:** Wednesday, August 20, 2014 9:04 AM  
**To:** Luis Carcamo; Vanessa Bencomo; Edward Silva  
**Cc:** Ron Williams  
**Subject:** Re: Code Violation Notice for Coral Condominium

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Sue Bunetta, LCAM  
Lakeview Management, Inc.  
13501 SW 128 Street, #216  
Miami, Florida 33186 - 5863

305/255-9058 VOX  
305/255-7463 FAX

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Sue Bunetta, LCAM  
Lakeview Management, Inc.  
13501 SW 128 Street, #216  
Miami, Florida 33186 - 5863  
305/255-9058 VOX  
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## Vanessa Bencomo

---

**From:** Sue Bunetta <sue@lakeviewmanageme.com>  
**Sent:** Wednesday, August 20, 2014 4:01 PM  
**To:** Vanessa Bencomo  
**Subject:** Re: Code Violation Notice for Coral Condominium

Thank you.

Sue Bunetta, LCAM  
Lakeview Management, Inc.  
13501 SW 128 Street, #216  
Miami, Florida 33186 - 5863  
305/255-9058 VOX  
305/255-7463 FAX

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On Wed, Aug 20, 2014 at 1:31 PM, Vanessa Bencomo <[vbencomo@palmettobay-fl.gov](mailto:vbencomo@palmettobay-fl.gov)> wrote:

Ms. Bunetta,

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Sincerely,

Vanessa Bencomo

Code Compliance Specialist

Village of Palmetto Bay

Department of Planning and Zoning

9705 E. Hibiscus Street

Palmetto Bay, Florida 33157

305-259-1271 Office

786-338-7432 Fax

www.palmettobay-fl.gov

**From:** Sue Bunetta [mailto:[sue@lakeviewmanageme.com](mailto:sue@lakeviewmanageme.com)]  
**Sent:** Wednesday, August 20, 2014 9:04 AM  
**To:** Luis Carcamo; Vanessa Bencomo; Edward Silva  
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305/255-7463 FAX

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On Fri, Jan 3, 2014 at 12:49 PM, Sue Bunetta <[sue@lakeviewmanageme.com](mailto:sue@lakeviewmanageme.com)> wrote:

I received, by mail, a Courtesy Warning Notice of Code Violation for Commercial Properties. This notice was issued 16 December 2013 and compliance requested by 30 December 2013. This is simply not possible, and the state requirement for the 40 year inspection puts the due date sometime in 2014.

I did request a copy of the requirements last year as the Board needed to input the costs for same in the 2014 Budget, and must obtain quotes from engineers to get the inspections done. In the meantime, we have already embarked on some needed repairs, have replaced mansards, and are starting to replace the clubhouse roof.

The Association will have the recertification complete by the end of 2014. Please allow them to follow their timetable so as to maximize their funds and minimize the duplication that jumping into this recertification early would cause.

Thank you for your assistance and consideration.

Sue Bunetta, LCAM  
Lakeview Management, Inc.  
13501 SW 128 Street, #216  
Miami, Florida 33186 - 5863  
305/255-9058 VOX  
305/255-7463 FAX

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## Jackie Villegas

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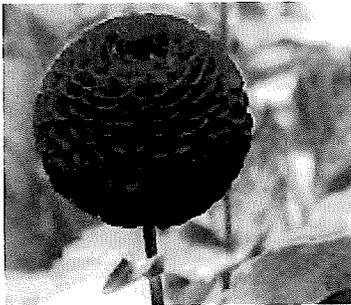
**From:** Jackie Villegas  
**Sent:** Wednesday, August 20, 2014 2:16 PM  
**To:** 'sue@lakeviewmanageme.com'  
**Cc:** Gladys Bilbraut  
**Subject:** re: 40 YRS CERTIFICATION 15385 S DIXIE HWY

Good afternoon Ms. Brunetta,

As per the Building Official request, a 2<sup>nd</sup> notice was sent to you, I will inform Mr. Silva, Building & Capital Projects Director regarding your request for additional time to comply with the Certification, Curently there is not Civil Violation for the above property.

If any additional information is required I will let you know.

Sincerely,



Jackie Villegas  
Permit Supervisor  
Village of Palmetto Bay  
9705 E. Hibiscus St  
Palmetto Bay, FL 33157  
Office: 305-259-1250  
Fax: 866-927-5576

Extension Req's Denied -  
as per mr. Silva -

9/8/14 called spoke w/ sue

Regarding the Denial of Extension,  
She will meet w/ board and hope to  
have Report soon.

BCV 20130150

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
 Domestic Mail Only; No Insurance Coverage Provided

For delivery information visit our website at www.usps.com®

**OFFICIAL USE**

Postage \$ \_\_\_\_\_  
 Certified Fee \_\_\_\_\_

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 Total

SUE BUNETTA, LCAM  
 LAKEVIEW MANAGEMENT INC  
 13501 SW 128 ST #216  
 MIAMI FL 33186-5863  
 2<sup>ND</sup> NOTICE 40 YRS CERTIFICATION

Sent 7  
 Street  
 or PO  
 City, S

PS Form 3800, August 2006 See Reverse for Instructions

7012 1640 0001 8897 0372

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- 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.

SUE BUNETTA, LCAM  
 LAKEVIEW MANAGEMENT INC  
 13501 SW 128 ST #216  
 MIAMI FL 33186-5863  
 2<sup>ND</sup> NOTICE 40 YRS CERTIFICATION

2. Article Number  
 (Transfer from service label) 7012 1640 0001 8897 0372

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 X   Agent  
 Addressee

B. Received by (Printed Name) C. Date of Delivery  
 Omar Lopez 7/07/14

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

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes



## Notice of Violation 40 years Re-certification

June 25, 2014

Coral Reef T H Condo  
ATTN: SUE BUNETTA, LCAM  
15385 S DIXIE HWY  
PALMETTO BAY FL 33157

Violation: **BCV-2013-0150**

**Chapter 8, Miami Dade Building Code Section 8-11 (iv) (1)**

**Failure to furnish written professional engineers certification certifying  
“building has been made structurally and electrically safe”**

**40 year certification** for Building located at **15385 S DIXIE HWY**, Palmetto Bay, FL 33157

Dear Property Owner:

You are hereby notified that a Notice of Violation has been issued on the above property for failure to comply with Miami-Dade County Ordinance 01-112 and Section 8-11 Of the Miami Dade County Code of buildings 40 years old or order.

Requirements for correction

Submit (40) year recertification report signed and sealed within **30 days** from the posting or receipt of the notice.

Failure to submit certification for continued occupancy within the allocated time limit will result in immediate filing of an administrative complaint to the Village of Palmetto Bay Special Master for a public hearing and the filling of a case to the Miami Dade Unsafe Structures Board.

Pay the Civil Violation of **\$200 within 30 days**. The building shall be brought into full compliance with the Miami Dade County Code Prior to the expiration of the periods provided herein, subject to the provisions of Section 8-17 code of Miami-Dade County. In the event that the building is not brought into full compliance with code and no application for extension is made and approved pursuant to 8-5 (g) (80, the Building Official will initiate a case to the

Unsafe Structures Board for the initiation of an Unsafe Structure Case and will commence a case with the Village of Palmetto Bay Special Master for a Public Hearing.

**2007 Florida Building Code Section 8.5 Appeals and Review:**

The owner or anyone having an interest in a building or structure which has been determined to be unsafe, and concerning which a Notice of Violation has been served by the Building Official, may appeal the decision of the Building Official as stated in the Notice of Violation, to the Unsafe Structures Board, if such appeal shall be filled prior to the expiration of the time allowed for compliance specified in such notice; provided, in no event shall appeal period be less than (15) days. Such appeal shall be in writing, addressed to the Secretary of the Unsafe Structures Board, and shall be in the form of a certified statement, stating the reasons for such an appeal and stating wherein they consider the Building Official to be in error. Appeals base on personal or economic hardship will not be considered proper unless the appellant also states wherein the Building Official is believed to be in error. Upon receipt to the appeal, the Secretary of the Board will proceed to notify all parties in interest as to the time and place the Unsafe Structures Board shall conduct a public hearing on the matter. The procedure for serving of and the form of notice is provided hereinafter.

Therefore you are hereby directed to notify Village of Palmetto Bay Building and Capital Projects within (30) thirty calendar days from the date of this notice for the structural and electrical work when said violations have been corrected. Failure to make corrections will result in the Building Official immediately to commence a case with Miami-Dade County Probable Cause Board and an unsafe structural case to the Miami-Dade Unsafe Structures Board.



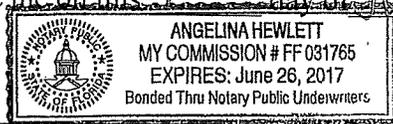
Edward Silva BCO, R.A.  
Department of Building & Capital Projects

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

I HEREBY CERTIFY that on this day personally appeared before me Edward Silva, who is personally know to me or has produced \_\_\_\_\_ (type of identification) as identification and he/she executed the foregoing, freely and voluntarily for purposes therein expressed.

SWORN TO AND SUBSCRIBED before me on this 1st day of July, 2014.

My commission expires:



Notary Public – State of Florida

## Jackie Villegas

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**From:** Vanessa Bencomo  
**Sent:** Friday, January 03, 2014 4:16 PM  
**To:** Jackie Villegas  
**Cc:** Allen White; Edward Silva; Luis Carcamo; Ron Williams; Darby Delsalle  
**Subject:** FW: Code Violation Notice for Coral Condominium

Jackie,

Please read below. I spoke to Ms. Bunetta and this is a warning issued by Allen. If you could please call her at your earliest convenience.

Sincerely,

Vanessa Bencomo  
Code Compliance Specialist  
Village of Palmetto Bay  
Department of Planning and Zoning  
9705 E. Hibiscus Street  
Palmetto Bay, Florida 33157  
305-259-1271 Office  
786-338-7432 Fax  
[www.palmettobay-fl.gov](http://www.palmettobay-fl.gov)

**From:** Sue Bunetta [<mailto:sue@lakeviewmanageme.com>]  
**Sent:** Friday, January 03, 2014 12:50 PM  
**To:** Luis Carcamo; Vanessa Bencomo  
**Cc:** Ron Williams  
**Subject:** Code Violation Notice for Coral Condominium

I received, by mail, a Courtesy Warning Notice of Code Violation for Commercial Properties. This notice was issued 16 December 2013 and compliance requested by 30 December 2013. This is simply not possible, and the state requirement for the 40 year inspection puts the due date sometime in 2014.

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Thank you for your assistance and consideration.

*Package P/Up 8/30/13. in office.*

Sue Bunetta, LCAM  
Lakeview Management, Inc.  
13501 SW 128 Street, #216  
Miami, Florida 33186 - 5863  
305/255-9058 VOX  
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BCD  
2013-4919

**NOTICE OF REQUIRED RECERTIFICATION OF 40 YEAR OLD BUILDING(S)**

**CORAL REEF T H CONDO  
15385 S DIXIE HWY  
PALMETTO BAY FL 33157**

**Re: 40 year Certification for Building located at 15385 S DIXIE HWY**

Dear:

The Palmetto Bay Building Department has received notification from the Property Appraiser's Office that the building at the above referenced property, is forty (40) years old or older.

Under Section 8-11(f) of the Miami Dade Code, as adopted by the Village of Palmetto Bay, the owner of a building/structure which has been in existence for forty (40) years or longer is required to have the building inspected for the purpose of determining the general structural condition of the building and the general condition of its electrical systems. You must submit a written Recertification Report to the Building Official, prepared by a qualified Florida registered professional engineer or architect, certifying each building or structure is structurally and electrically safe for the specified use for continued occupancy. In the event that repairs or modifications are found to be necessary resulting from the recertification inspection, the owner shall have a total of 150 days from the date of Notice of Required Inspection in which to obtain a permit and complete indicated repairs or modifications which shall be executed in conformance with all applicable Sections of the Building Code. Please visit our website for a copy of the Recommended Minimum Inspection Procedural Guidelines for Building Recertification to be utilized by your architect or engineer, or may get a copy from our office. You are required to submit the completed Recertification Report within ninety (90) days from the date of this notice. Please mail the report with the required fee of Three Hundred Sixty-Seven Dollars and Fifty Cents (\$450.00), in a check made payable the **Village of Palmetto Bay**

Please note that single family homes, duplexes and all other buildings small buildings (see section 8-11(f)) are exempt from recertification requirements. If the building which

*Coral Reef Town Houses  
Coral Condominium*

is the subject of this notice is exempt for any of the above reasons, the building is not forty (40) years old or older or the building has been demolished, please notify this office and submit any available documentation. For existing buildings, please submit dated pictures if possible showing the front and rear of the building.

Failure to submit the required recertification report will result in the issuance of a **Civil Violation Notice or Ticket** without further notice to you and referral of this matter to the Unsafe Structure Unit for the initiation of condemnation proceedings. You may be liable for payment of maximum fine of \$10,510.00; and, in addition, must pay all enforcement costs incurred by the department once unsafe structure enforcement proceedings are commenced. Further, upon, issuance of an Unsafe Structures Notice of Violation, the building must be vacated and you may ultimately have to demolish the building.

Included with this package is a copy of Chapter 8c of the Code of Miami-Dade County relating to parking lot illumination. In accordance with Section 8c-2, the minimum prescribed standards for parking lot illumination contained in Section 8c-3 were made retroactive upon adoption of the original ordinance. As part of your submission for the **40 or older Year recertification**, you are required to submit the enclosed document certifying compliance with the parking lot illumination standards signed and sealed by you architect or professional engineer.

If you need additional information, please do not hesitate to contact us.

Village of Palmetto Bay

Edward Silva, C.B.O., R.A.  
Director Department of Building & Capital Projects

**Village of Palmetto Bay  
Building & Capital Projects  
9705 E Hibiscus ST  
Palmetto Bay, FL 33156  
305-259-1250**