

MIAMI BEACH

Building Department

1700 Convention Center Drive, 2nd Floor

Miami Beach, FL 33139

(305) 673-7610 Ext. 6868

40YR1801158 RECERTIFICATION

LETTER OF 40/50 YR OR OLDER BUILDING RECERTIFICATION IN ACCORDANCE WITH ORDINANCE SECTION 8-11(f)

04-03-2019

235 SOBE HOSPITALITY LLC
920 COLLINS AVE
MIAMI BEACH, FL 33139

RE: 235 WASHINGTON AVE
Parcel #: 0242030031070
Activity #: 40YR1801158

Dear Owner:

This department has received the structural and electrical reports dated 03/22/2019 stating that an Architect/Engineer has examined the above referenced building and that he/she recommends it is structurally and electrically safe for its continued occupancy.

Based on acceptance of this report, we hereby grant this LETTER OF RECERTIFICATION for the above subject premises in accordance with Metropolitan Miami-Dade County Ordinance No. Section 8-11 (f). For the certification due in 2018.

The expiration date, 03/16/2028, of this approval as stated in said Ordinances, is 10 years from 03/16/2018. Again, based on the year of completion of the building or structure. This recertification letter does not exclude the building from subsequent inspections as deemed necessary by the Building Official.

As a routine matter, and in order to avoid possible misunderstanding, nothing in this letter should be construed directly, or indirectly, as a guarantee of the safety of any portion of the structure. However, based on the terms stated in the Ordinance Section 8-11 (f), continued occupancy of the building will be permitted in accordance with the minimum procedural guidelines for recertification A/E structural report on file with this office.

Sincerely,



Ana M. Salgueiro, PE
Building Official

40/50 RECERTIFICATION

TRACKING SHEET

ADDRESS: 235 Washington Avenue

☒ NEW
☐ RESUBMITAL

DATE RECEIVED:	<u>3/22/19</u>	BR #:	<u>40YR1801158</u>
RECEIPT #:		CHECK #:	
PAID:	<u>\$ paid in full</u>	RECORDED BY:	<u>Javier Parodi</u>

PERMIT SECTION

☐ REJECTED: Payment is due \$600.00 \$600.00 \$300.00 (for each 40/50 recertification)

STRUCTURAL

RECEIVED BY:	<u>ADALBERTO VICIEDO</u>	DATE:	<u>3/29/19</u>
COMPLETED:	YES ☒ COMPLETED DATE:	<u>4/1/19</u>	
REJECTED:	YES ☐ REJECTED DATE:		
REASON:	☐ Must be signed and sealed by a Professional Engineer or Registered Architect in accordance with Chapter 61G15-23 of Florida Administrative Code.		
	☐ Cover letter must certify that the building is <u>Structurally</u> safe for its intended use and occupancy.		
	☐ Repairs must be performed prior to completion of Recertification process		
	☐ Permit(s) required: ☐ Building ☐ Electrical		
INCOMPLETE:	YES ☐ INCOMPLETE DATE:		
COMMENTS:			
APPROVAL SIGNATURE:	<u>AV</u>	APPROVAL DATE:	<u>4/1/19</u>

ELECTRICAL

RECEIVED BY:	<u>CANDILARIO A. MARTINEZ</u>	DATE:	<u>3/28/19</u>
COMPLETED:	YES ☒ COMPLETED DATE:	<u>3/28/19</u>	
REJECTED:	YES ☐ REJECTED DATE:		
REASON:	☐ Must be signed and sealed by an Electrical Engineer or Registered Architect in electrical design.		
	☐ Provide a statement that the building is <u>Electrically</u> safe for its use and occupancy.		
	☐ Electrical service of 600 AMP engineer required. As per Florida State Statute 471.		
	☐ Repairs must be performed prior to completion of Recertification process		
INCOMPLETE:	YES ☐ INCOMPLETE DATE:		
COMMENTS:			
APPROVAL SIGNATURE:	<u>C.A. Martinez</u>	APPROVAL DATE:	<u>3/28/19</u>

ACTION

☐ COMPLETION LETTER	SENT DATE:
☐ INCOMPLETE LETTER	SENT DATE:

MANUEL E. SIQUES, P.E.

8331 SW 12TH TERRACE
MIAMI, FL 33144
305 586 4776
msiques@bellsouth.net

March 3, 2019

City of Miami Beach Building Department
1700 Convention Center Dr. 2nd Floor
Miami Beach, FL

Re: **40-year Structural Recertification**

235- Washington Ave
Miami Beach, FL

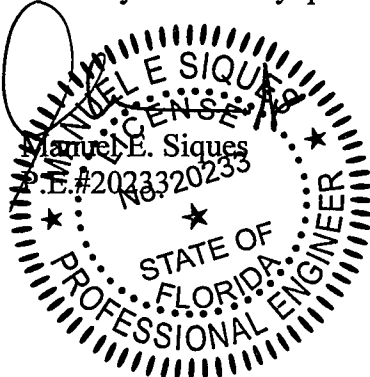
Folio No. 02-42030031070

In accordance with Miami Dade County Code Section 8-11(f) I have performed a structural inspection of the building located at 235 Washington Ave., Miami Beach, FL and determined the building to be structurally safe for continued use under present occupancy.

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

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

Should you have any questions concerning this report, please contact me.



2019 MAR 22 AM 9:13
CITY OF MIAMI BEACH

**CITY OF MIAMI BEACH
BUILDING DEPARTMENT
1700 Convention Center Drive, 2nd Floor
Miami Beach, FL 33139
(305) 673-7610**

**RECERTIFICATION OF BUILDINGS 40/50-YR OR OLDER - MIAMI-DADE COUNTY CODE
Section 8-11 (f)**

12-05-2018

Certified Mail - Return Receipt Requested

Date Mail:

235 SOBE HOSPITALITY LLC

920 COLLINS AVE
MIAMI BEACH, FL 33139

RE: 235 WASHINGTON AVE

Parcel #: 0242030031070

Permit #: 40YR1801158

Dear Owner:

Your 40/50-YR, or older recertification is due in: 2018.

The Miami Beach Building Department has been advised that the subject building is forty/fifty (40/50) years old or older.

In accordance with Miami-Dade County Code Section 8-11 (f), this building must be inspected by a Florida Registered Architect or Engineer, and a report must be furnished to this office, certifying each building is structurally and electrically safe for the specific use and continued occupancy.

Please note that the recertification requirement as set forth in Miami-Dade Section 8-11 is determined by the Building Official. The Building Official of the City of Miami Beach interprets the Code as requiring the initial 40/50-YR, or older recertification pursuant to Sec. 8-11(f)(ii)(1) within 40/50-YR, or older of the completion of the building or structure. The subsequent 10 year recertification, Sec. 8-11(f)(ii)(2), is completed every 10 years, based on the year of completion of the building or structure. Therefore, once this recertification is completed your next recertification will be due in: 2028.

Attached for your information and guidance are:

- A) A copy of Miami-Dade County Code, Section 8-11 (f);
- B) General Considerations;
- C) Minimum Inspection Procedural Guidelines for recertification to be utilized by your Architect or Engineer.

This report must be submitted to us within **ninety-days (90) days from the receipt of this notice**, as provided for in the Ordinance. Please note that, if your property is a single family home or duplex, this does not apply, but proof must be submitted to this office in the form of legal documentation or dated picture(s) of the building showing the front and rear.

There shall be a fee per building for the 40/50-YR, or older Building recertification Program as required under the Miami-Dade County Code, section 8-1 (f). If a building has not been recertified in the time limitation established by the ordinance referred to in subsection (iv), a **late fee per building** shall be paid in addition to the regular Recertification fee. In addition, a building violation is imposed, and a penalty of \$500.00 applies.

Total Recertification Fee (\$600.00)

Any questions you may have pertaining to this matter may be directed to, Sahily Rosario, (305) 673 7610, Ext. 6312, sahilyrosario@miamibeachfl.gov. or Javier Parodi (305) 673 7610, Ext. 6268, javierparodi@miamibeachfl.gov.

Sincerely,

City of Miami Beach
Building Department/Violation Section
1700 Convention Center Drive
Miami Beach, FL 33139

Violations Section

1-A Florida State Registered Engineer is required to prepare an Electrical Recertification Report for services of more than 600 amperes on residential projects or services of more than 800 amperes on commercial projects as per Chapter 471 of the Florida Statutes.
2-"Threshold building" means any building which is greater than three stories or 50 feet in height, or which has an assembly occupancy classification as defined in the Florida Building Code which exceeds 5,000 square feet in area and an occupant content of greater than 500 persons.
[B1OR40YR]



REGULATORY AND ECONOMIC RESOURCES
DEPARTMENT

MINIMUM INSPECTION PROCEDURAL GUIDELINES
FOR BUILDING STRUCTURAL RECERTIFICATION

INSPECTION COMMENCED

Date: 03/02/2019

INSPECTION COMPLETED

Date: 03/02/2019

INSPECTION MADE BY: _____

SIGNATURE: _____

PRINT NAME: MANUEL E. SIQUES, P.E.

TITLE: CONSULTING ENGINEER

ADDRESS: 8331 SW 12 TERRACE, MIAMI, FL 33144

1. DESCRIPTION OF STRUCTURE

a. Name on Title: 235 SOBE HOSPITALITY, LLC

b. Street Address: 235 WASHINGTON AVE., MIAMI BEACH, FL

c. Legal Description:

d. Owner's Name: 235 SOBE HOSPITALITY LLC

e. Owner's Mailing Address: 920 COLLINS AVE., MIAMI BEACH, FL

f. Folio Number of Property on which Building is Located: 0242030031070

g. Building Code Occupancy Classification: RESIDENTIAL RENTAL

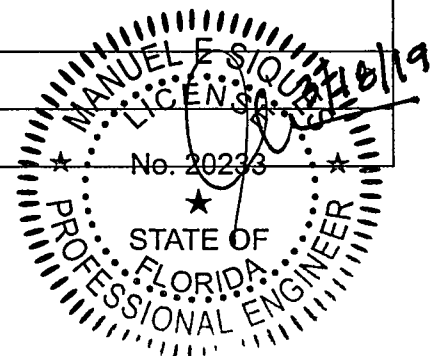
h. Present Use: RESIDENTIAL RENTAL

i. General Description: exterior cbs walls, 2 story, wood frame.

at first, second and roof frame bear on interior bear partitions and

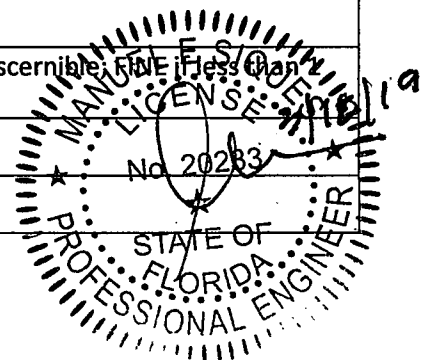
exterior 8" block walls. At lobby area slab on ground

Addition Comments:



j. Additions to original structure:	none visible

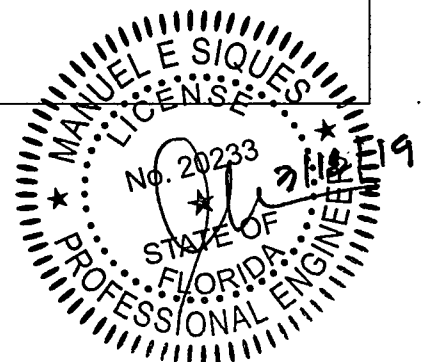
2. PRESENT CONDITION OF STRUCTURE
a. General alignment (Note: good, fair, poor, explain if significant)
1. Bulging fair, according to age
2. Settlement
3. Deflections
4. Expansion
5. Contraction
b. Portion showing distress (Note, beams, columns, structural walls, floor, roofs, other)
none visible, fair according to age
c. Surface conditions – describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration and stains.
fair, according to age
d. Cracks – note location in significant members. Identify crack size as HAIRLINE if barely discernible; FINE if less than 2 mm in width; MEDIUM if between 1 and 2 mm width; WIDE if over 2 mm.
hairline cracks at stucco. no structural



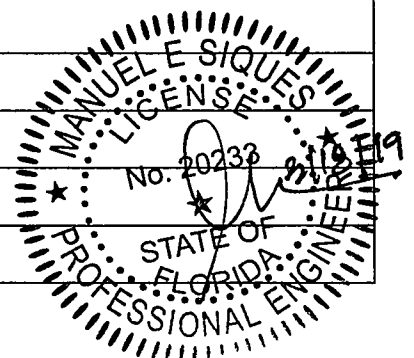
e. General extent of deterioration – cracking or spalling of concrete or masonry, oxidation of metals; rot or borer attack in wood.	
	fair according to age
f. Previous patching or repairs	at painting time
g. Nature of present loading indicate residential, commercial, other estimate magnitude.	
	residential

3. INSPECTIONS	
a. Date of notice of required inspection	
b. Date(s) of actual inspection	03/02/2019
c. Name and qualifications of individual submitting report:	Manuel E. Siques, Consulting
	Engineer, P.E. 20233
d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures	
	No
e. Structural repair-note appropriate line:	
1. None required	☒
2. Required (describe and indicate acceptance)	

4. SUPPORTING DATA	
a.	8 sheet written data
b.	23 photographs
c.	drawings or sketches



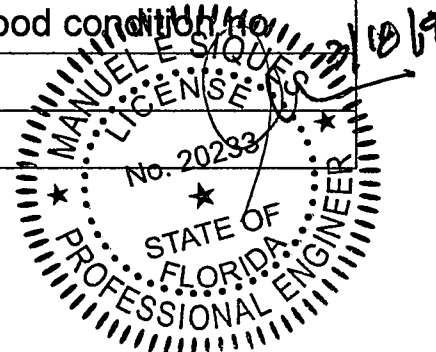
5. MASONRY BEARING WALL = Indicate good, fair, poor on appropriate lines:	
a. Concrete masonry units	fair, according to age
b. Clay tile or terra cotta units	
c. Reinforced concrete tie columns	fair, according to age
d. Reinforced concrete tie beams	
e. Lintel	
f. Other type bond beams	
g. Masonry finishes -exterior	
1. Stucco	fair, according to age
2. Veneer	
3. Paint only	
4. Other (describe)	
h. Masonry finishes - interior	
1. Vapor barrier	fair, according to age
2. Furring and plaster	
3. Paneling	
4. Paint only	
5. Other (describe)	
i. Cracks	
1. Location – note beams, columns, other	at exterior stucco
2. Description	hairline cracks, no structural
j. Spalling	
1. Location – note beams, columns, other	fair, according to age
2. Description	
k. Rebar corrosion-check appropriate line	
1. None visible	
2. Minor-patching will suffice	
3. Significant-but patching will suffice	



4. Significant-structural repairs required
I. Samples chipped out for examination in spall areas:
1. No X
2. Yes – describe color, texture, aggregate, general quality

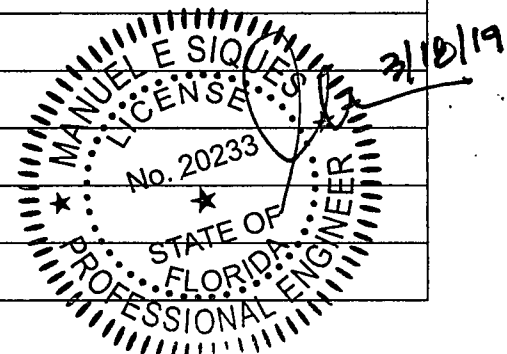
6. FLOOR AND ROOF SYSTEM
a. Roof
1. Describe (flat, slope, type roofing, type roof deck, condition)
flat roof, min. 1/4" ft, single ply, wood deck no leaks at present time
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support:
no
3. Note types of drains and scuppers and condition:
R.W.L and downspouts. See photos
b. Floor system(s)
1. Describe (type of system framing, material, spans, condition)
slab on ground at lobby, wood frame rest of first floor with vented crawl space
second floor and roof framing vented both wood frames about 15' span
fair according to age
c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.
hatch at roof structure

7. STEEL FRAMING SYSTEM
a. Description
railings and steel columns at lobby are, kept in good condition
visible rust



b. Exposed Steel- describe condition of paint and degree of corrosion
at railings and steel columns at lobby area
c. Concrete or other fireproofing – note any cracking or spalling and note where any covering was removed for inspection
fair, according to age
d. Elevator sheave beams and connections, and machine floor beams – note condition:
n/a

8. CONCRETE FRAMING SYSTEM	
a. Full description of structural system	slab on ground at lobby entrance and small sections at side of building, concrete columns beams and slabs with some concrete eyebrows, fair condition, exterior 8" cbs walls with columns and tie beams
b. Cracking	
1. Not significant	X
2. Location and description of members affected and type cracking	
c. General condition	fair, according to age
d. Rebar corrosion – check appropriate line	
1. None visible	X
2. Location and description of members affected and type cracking	
3. Significant but patching will suffice	
4. Significant – structural repairs required (describe)	
e. Samples chipped out in spall areas:	
1. No	
2. Yes, describe color, texture, aggregate, general quality:	



9. WINDOWS

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

aluminum, single hung, some steel, some impact at front of building

b. Anchorage- type and condition of fasteners and latches fair, according to age

c. Sealant – type of condition of perimeter sealant and at mullions: GE type, fair according to age no leak

d. Interiors seals – type and condition at operable vents GE fair according to age

e. General condition: fair, according to age

10. WOOD FRAMING

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

first, second and roof framing 2"x12"@ 16" c/c with 1x8 t&g, span 12' light structure

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

fair according to age

c. Joints – note if well fitted and still closed: fair, according to age

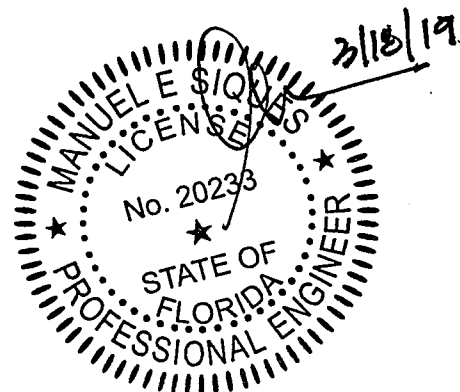
d. Drainage – note accumulations of moisture no moisture, min. accumulation of water at roof

e. Ventilation – note any concealed spaces not ventilated: proper at crawl space and roof structure

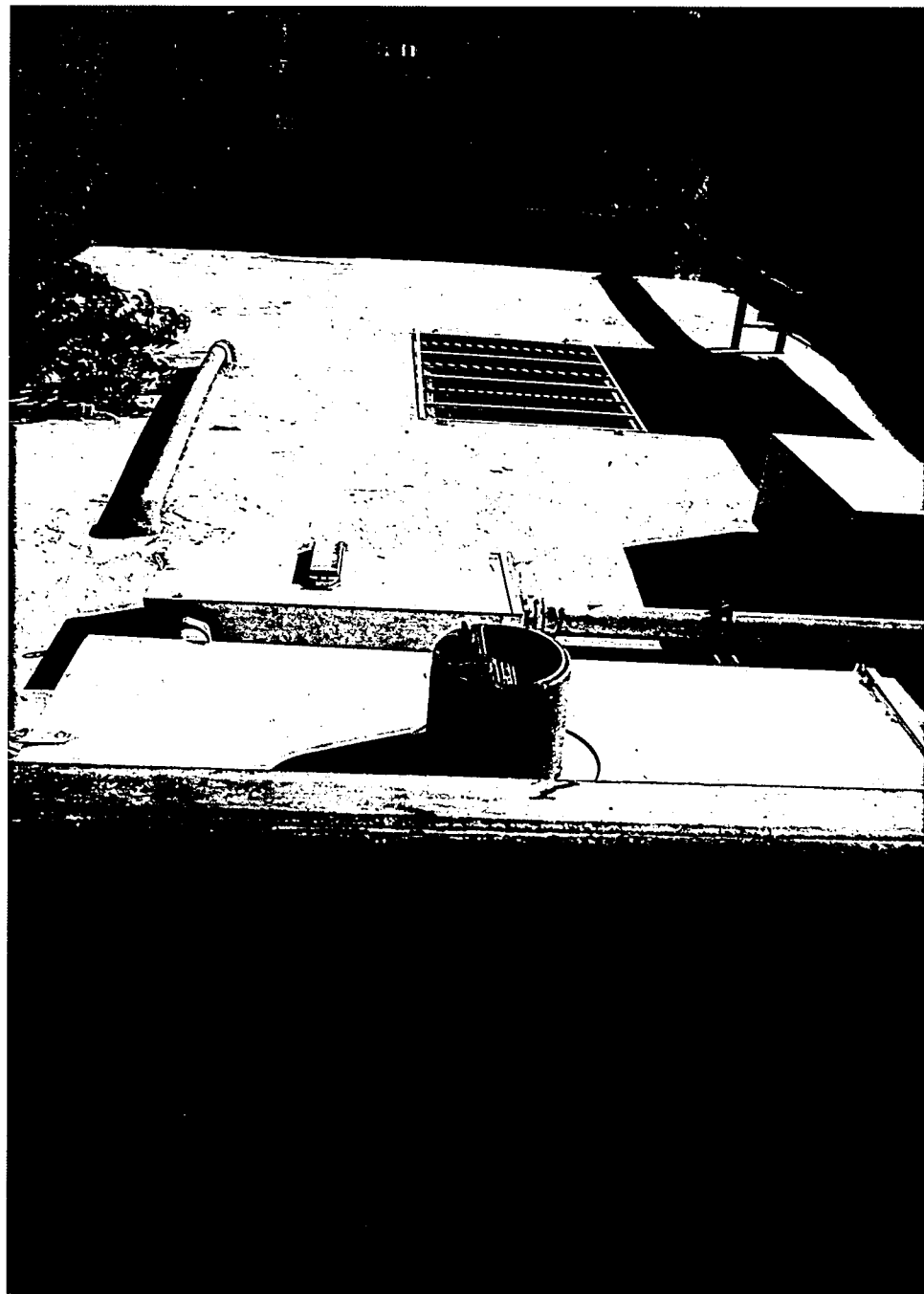
f. Note any concealed spaces opened for inspection: no

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

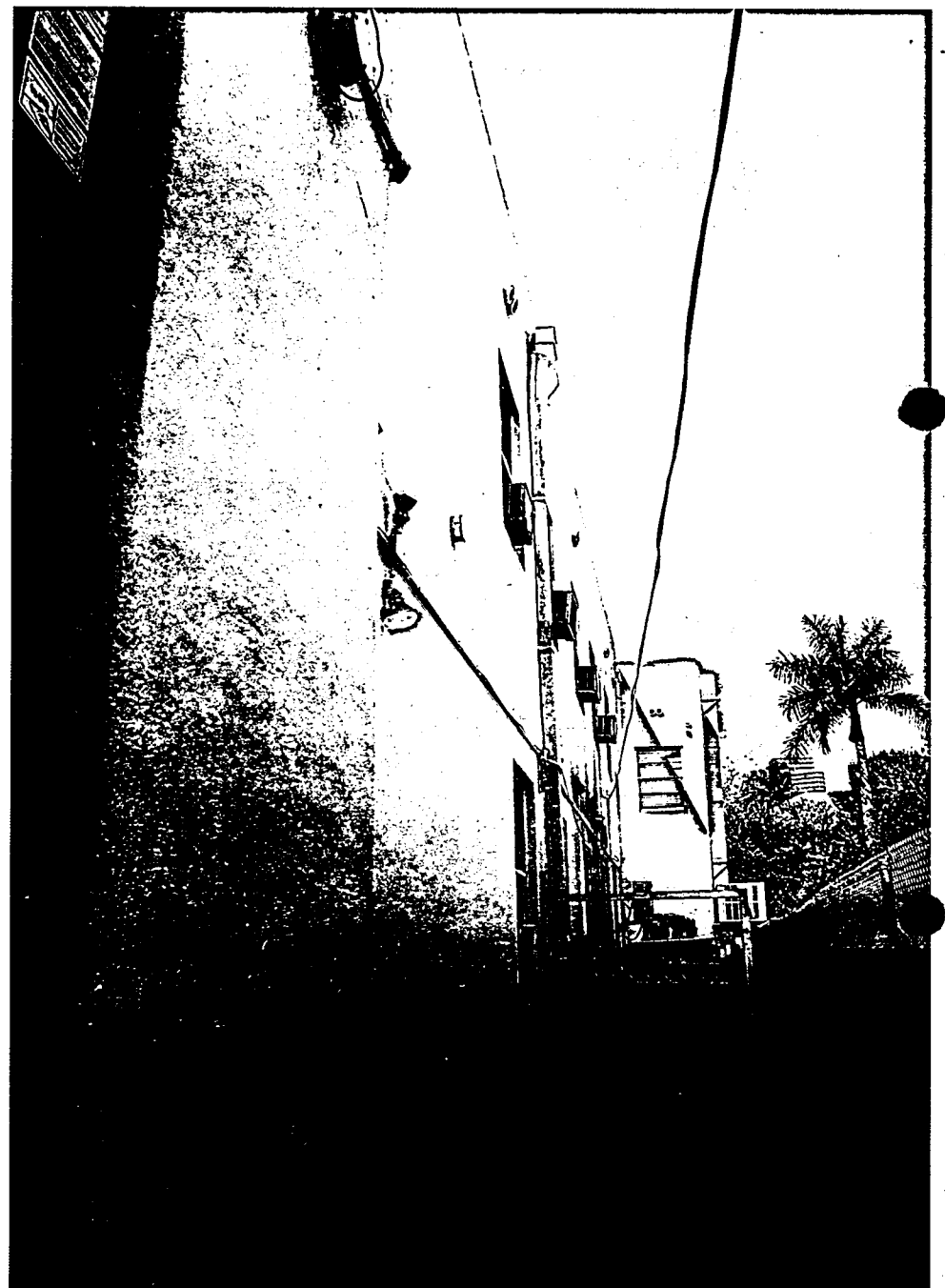
BORA Approved – Revised September 17, 2015/RER-10/13/2015





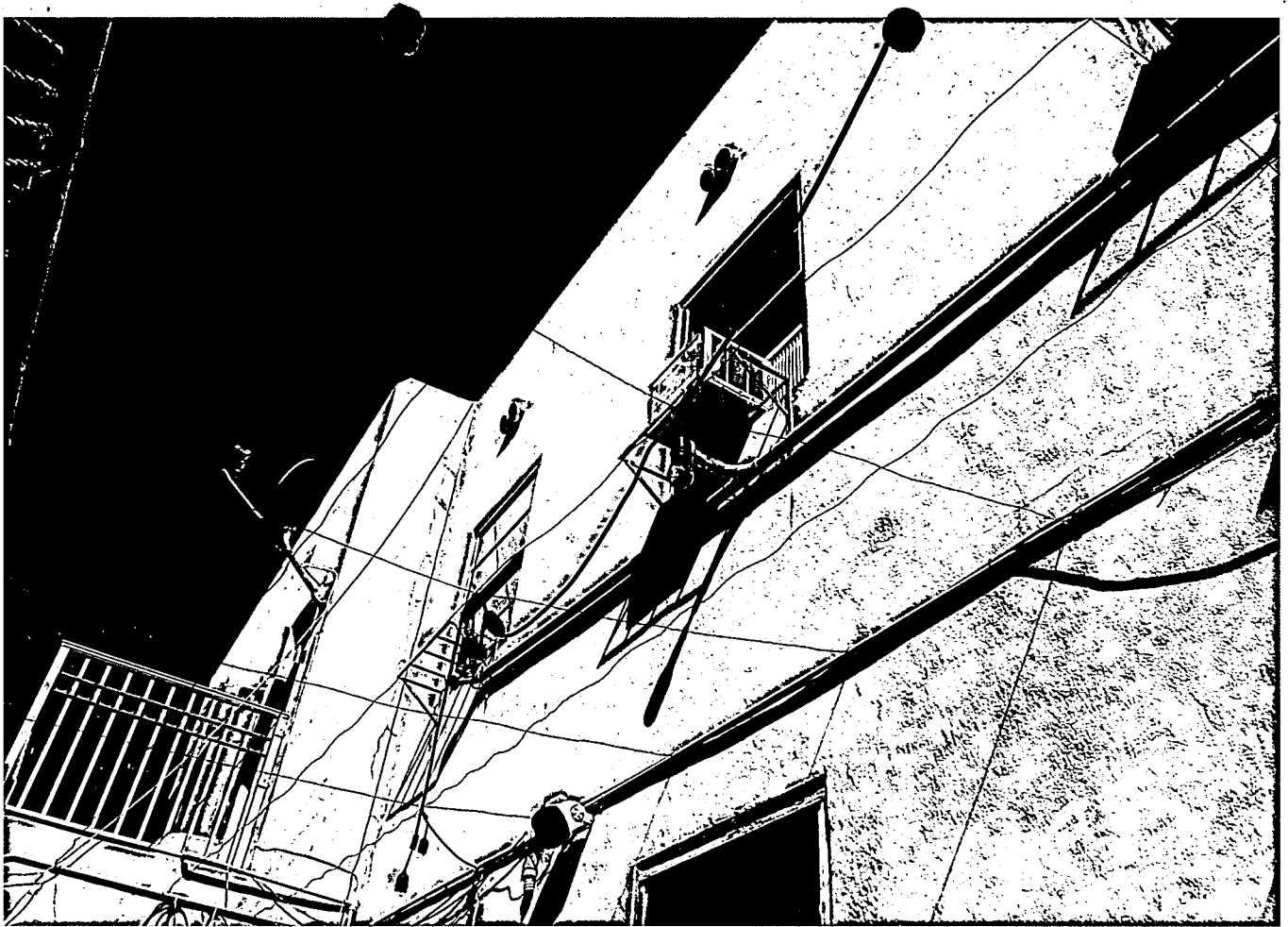








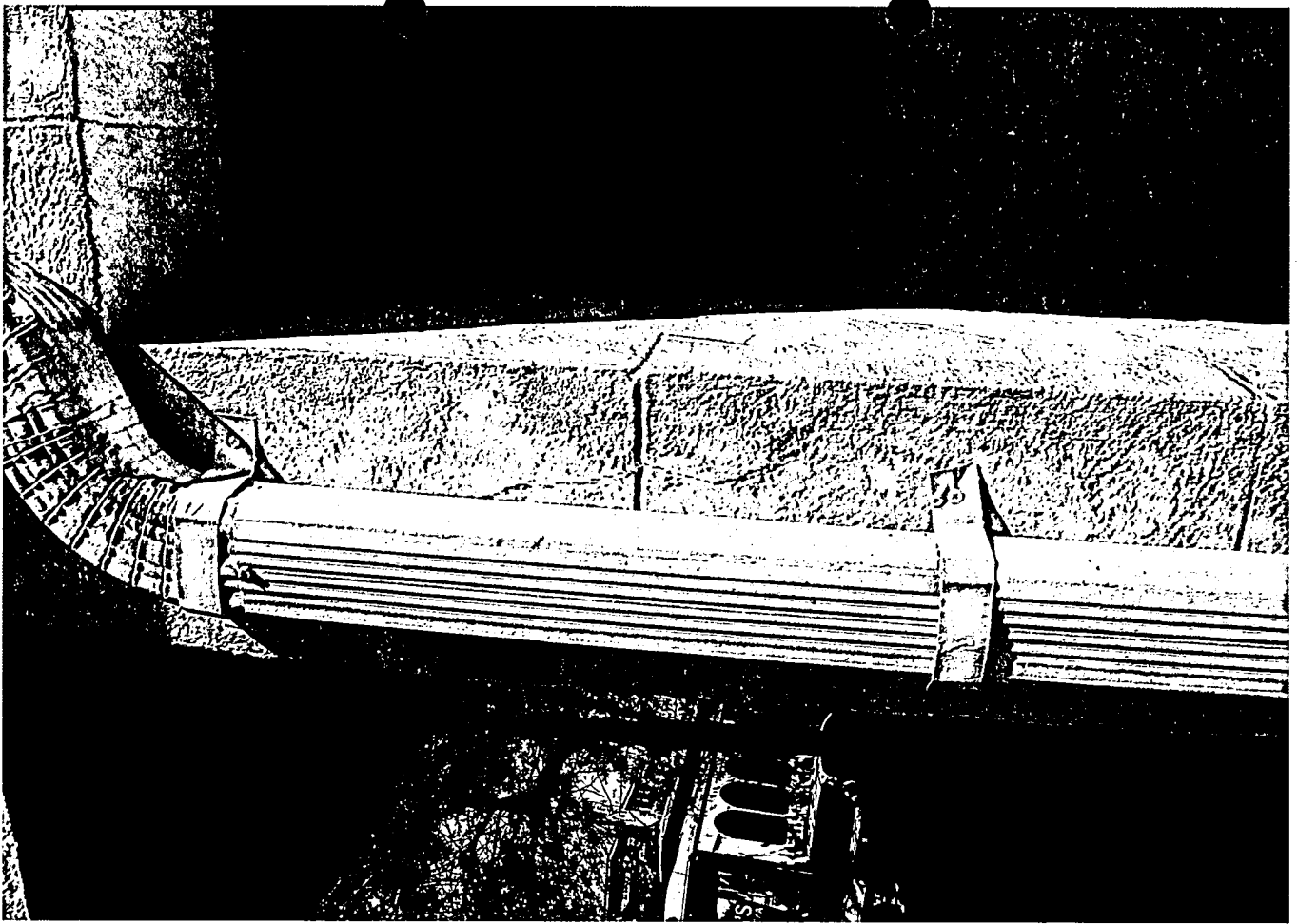














City

VICTOR G. REEVE, P.E.
CONSULTING ENGINEER

March 11, 2019

Building Department
City of Miami Beach
Miami Beach, Florida

Re: Electrical Recertification
235 Washington Avenue
Miami Beach, Florida.

Dear Building Official:

In accordance with section 8-11(f) of the Code of Miami-Dade County, I have performed an inspection of the building located at 235 Washington Avenue, Miami Beach, Florida, and determined the building to be electrically safe for continued use under present occupancy.

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

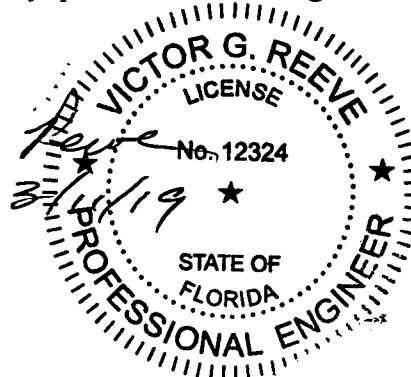
To avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the building's electrical systems based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

Should you have any questions concerning this report, please contact me.

Very truly yours,

Victor G. Reeve

Victor G. Reeve
PE # 12324



MIAMI BEACH

Building Department
1700 Convention Center Drive, 2nd FL
Miami Beach, Florida 33139
Telephone: 305-673-7610
<http://www.miamibeachfl.gov/city-hall/building/>

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING RECERTIFICATION - ELECTRICAL

INSPECTION COMMENCED

Date: 11 Mar 2019

INSPECTION COMPLETED

Date: 11 Mar. 2019

INSPECTION MADE BY: Victor G. Reeve
SIGNATURE: Victor G. Reeve
No. 12324 PRINT NAME: VICTOR G. REEVE
TITLE: CONSULTING ENGINEER
STATE OF FLORIDA ADDRESS: 5415 SW 131 AVE. MIAMI, FL 33175
E-MAIL: vreeve@hotmail.com

1. DESCRIPTION OF STRUCTURE:

a. Name on Title:

b. Street Address: 235 WASHINGTON AVE. 33139

c. Legal Description:

d. Owner's Name: 235 SOBE HOSPITALITY LLC

e. Owner's Mailing and E-Mail Addresses: 920 COLLINS AVE. MIA BCH 33139

f. Folio Number of Property on which Building is Located: 02-4203-003-1070

g. Building Code Occupancy Classification:

h. Present Use: HOTEL

i. General Description, Type of Construction, Size, Number of Stories, and special features.

2 STORY CBS, RAISED FLOOR

Additional Comments:

MIAMI BEACH

Building Department
1700 Convention Center Drive, 2nd FL
Miami Beach, Florida 33139
Telephone: 305-673-7610
<http://www.miamibeachfl.gov/city-hall/building/>

2. ELECTRIC SERVICE:

a. SIZE, AMPERAGE: 100 FUSES: () BREAKER: (✓)

b. PHASE: 30 () 10 (✓)

c. CONDITION: GOOD: (✓) FAIR: () NEEDS REPAIR: ()

d. COMMENTS:

3. METER AND ELECTRIC ROOMS: METER OUTSIDE

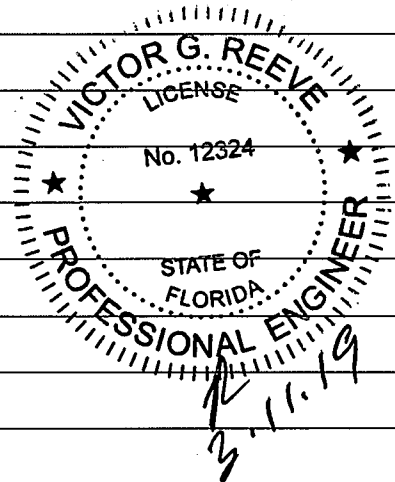
a. CLEARANCES: GOOD: (✓) FAIR: () REQUIRES CORRECTION: ()

b. COMMENTS:

4. GUTTERS: N/A

a. LOCATION: GOOD: () REQUIRES REPAIR: ()

b. LOCATION: GOOD: () REQUIRES REPAIR: ()



5. ELECTRICAL PANELS:

ELECTRICAL PANEL'S LOCATION GOOD: () REQUIRES REPAIR: ()

a. PANEL # (2A) 12ND FL'R GOOD: (✓) REQUIRES REPAIR: ()

b. PANEL # (2B) 12ND FL'R GOOD: (✓) REQUIRES REPAIR: ()

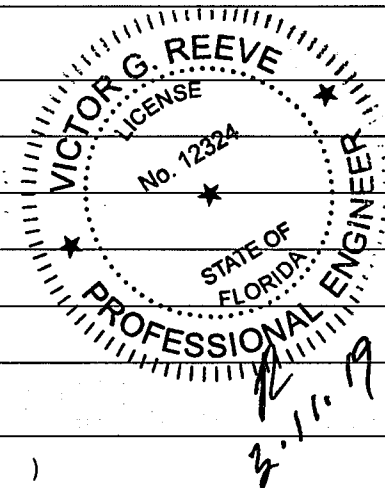
c. PANEL # (1A) 1ST OUTSIDE GOOD: (✓) REQUIRES REPAIR: ()

d. PANEL # (1B) 1ST OUTSIDE GOOD: (✓) REQUIRES REPAIR: ()

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e. PANEL # (<u>1C</u>) ^{<u>KE FLOOD</u>} <u>REAR ENTRANCE</u> GOOD: (☒) REQUIRES REPAIR: ()
f. COMMENTS:
6. BRANCH CIRCUITS:
a. IDENTIFIED: YES: (☒) MUST BE IDENTIFIED: ()
b. CONDUCTORS: GOOD: (☒) DETERIORATED: () MUST BE REPLACED: ()
c. COMMENTS:
7. GROUNDING OF SERVICE:
a. GROUNDING OF SERVICE: GOOD: (☒) REPAIRS REQUIRED: ()
b. COMMENTS:
8. GROUNDING EQUIPMENT:
a. GROUNDING EQUIPMENT: GOOD: (☒) REPAIRS REQUIRED: ()
b. COMMENTS:
9. CONDUIT RACEWAYS:
a. CONDUIT RACEWAYS' CONDITION: GOOD: (☒) REPAIRS REQUIRED: ()
b. COMMENTS:



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10. CONDUCTOR AND CABLES:

a. CONDUCTOR AND CABLES' CONDITION: GOOD: (✓) REPAIRS REQUIRED: ()

b. COMMENTS:

11. TYPES OF WIRING METHODS: CONDITION:

a. CONDUIT RACEWAYS: RIGID: GOOD: (✓) REPAIRS REQUIRED: ()

b. CONDUIT PVC: GOOD: () REPAIRS REQUIRED: ()

c. NM CABLE: GOOD: () REPAIRS REQUIRED: ()

d. BX CABLE: GOOD: () REPAIRS REQUIRED: ()

12. CONDUCTORS: CONDITION:

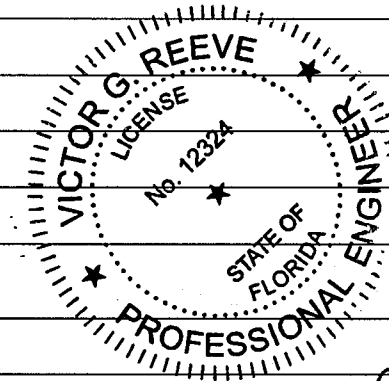
a. CONDUCTOR AND CABLES' CONDITION: GOOD: (✓) REPAIRS REQUIRED: ()

b. COMMENTS:

13. EMERGENCY LIGHTING:

a. GOOD: (✓) REPAIRS REQUIRED: ()

b. COMMENTS:



12
3.11.19

MIAMI BEACH

Building Department
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Telephone: 305-673-7610
<http://www.miamibeachfl.gov/city-hall/building/>

14. BLDG. EGRESS ILLUMINATION:

a. GOOD: (✓) REPAIRS REQUIRED: ()

b. COMMENTS:

15. FIRE ALARM SYSTEM:

a. GOOD: (✓) REPAIRS REQUIRED: ()

b. COMMENTS:

16. SMOKE DETECTORS:

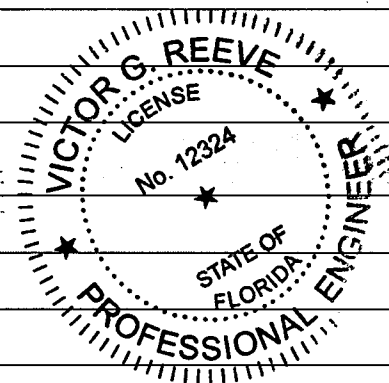
a. GOOD: (✓) REPAIRS REQUIRED: ()

b. COMMENTS:

17. EXIT LIGHTS:

a. GOOD: (✓) REPAIRS REQUIRED: ()

b. COMMENTS:



12
3.11.19

18. EMERGENCY GENERATOR: N/A

a. GOOD: () REPAIRS REQUIRED: ()

b. COMMENTS:

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

a. GOOD ILLUMINATION: ☒ REQUIRED ADDITIONAL ILLUMINATION: ()

b. COMMENTS:

NO ON-SITE PARKING

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

a. GOOD ILLUMINATION: ☒ REQUIRES ADDITIONAL ILLUMINATION: ()

b. COMMENTS:

ALL STREET PARKING (NO PARKING ON SITE)

21. SWIMMING POOL WIRING: N/A

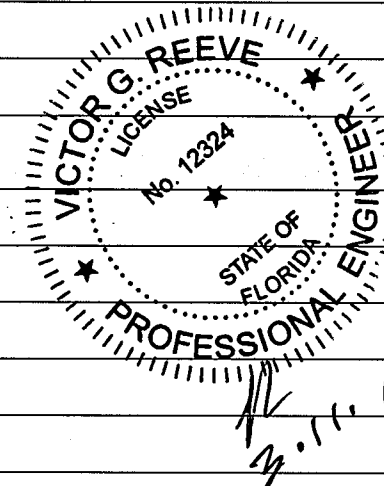
a. GOOD: () REPAIRS REQUIRED: ()

b. COMMENTS:

22. WIRING TO MECHANICAL EQUIPMENT:

a. GOOD: ☒ REPAIRS REQUIRED: ()

b. COMMENTS:

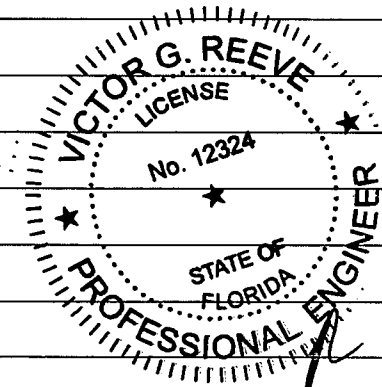


MIAMI BEACH

Building Department
1700 Convention Center Drive, 2nd FL
Miami Beach, Florida 33139
Telephone: 305-673-7610
<http://www.miamibeachfl.gov/city-hall/building/>

23. GENERAL ADDITIONAL COMMENTS:

ALL GENERALLY IN GOOD CONDITION.



3.11.19

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

235 SOBE Hospitality LLC
920 Collins Avenue
Miami Beach, FL 33139
40YR1801158



9590 9402 3106 7166 5157 53

2. Article Number (Transfer from service label)

7015 1520 0002 9324 9046

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☒ Agent
☐ Addressee

B. Received by (Printed Name)

Alfonso

C. Date of Delivery

12-19-18

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)

- ☒ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

USPS TRACKING #



9590 9402 3106 7166 5157 53

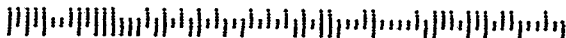


First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

United States
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

City of Miami Beach
Building Department/Violation Section
1700 Convention Center Drive
Miami Beach, FL 33139



**CITY OF MIAMI BEACH
BUILDING DEPARTMENT
1700 Convention Center Drive, 2nd Floor
Miami Beach, FL 33139
(305) 673-7610**

**RECERTIFICATION OF BUILDINGS 40/50-YR OR OLDER - MIAMI-DADE COUNTY CODE
Section 8-11 (f)**

12-05-2018

Certified Mail - Return Receipt Requested

Date Mail:

235 SOBE HOSPITALITY LLC

920 COLLINS AVE
MIAMI BEACH, FL 33139

RE: 235 WASHINGTON AVE

Parcel #: 0242030031070

Permit #: 40YR1801158

Dear Owner:

Your 40/50-YR, or older recertification is due in: 2018.

The Miami Beach Building Department has been advised that the subject building is forty/fifty (40/50) years old or older.

In accordance with Miami-Dade County Code Section 8-11 (f), this building must be inspected by a Florida Registered Architect or Engineer, and a report must be furnished to this office, certifying each building is structurally and electrically safe for the specific use and continued occupancy.

Please note that the recertification requirement as set forth in Miami-Dade Section 8-11 is determined by the Building Official. The Building Official of the City of Miami Beach interprets the Code as requiring the initial 40/50-YR, or older recertification pursuant to Sec. 8-11(f)(ii)(1) within 40/50-YR, or older of the completion of the building or structure. The subsequent 10 year recertification, Sec. 8-11(f)(ii)(2), is completed every 10 years, based on the year of completion of the building or structure. Therefore, once this recertification is completed your next recertification will be due in: 2028.

Attached for your information and guidance are:

- A) A copy of Miami-Dade County Code, Section 8-11 (f);
- B) General Considerations;
- C) Minimum Inspection Procedural Guidelines for recertification to be utilized by your Architect or Engineer.

This report **must** be submitted to us **within ninety-days (90) days from the receipt of this notice**, as provided for in the Ordinance. Please note that, if your property is a single family home or duplex, this does not apply, but proof must be submitted to this office in the form of legal documentation or dated picture(s) of the building showing the front and rear.

There shall be a fee per building for the 40/50-YR, or older Building recertification Program as required under the Miami-Dade County Code, section 8-1 (f). If a building has not been recertified in the time limitation established by the ordinance referred to in subsection (iv), **a late fee per building** shall be paid in addition to the regular Recertification fee. In addition, a building violation is imposed, and a penalty of \$500.00 applies.

Total Recertification Fee (\$600.00)

Any questions you may have pertaining to this matter may be directed to, Sahily Rosario, (305) 673 7610, Ext. 6312, sahilyrosario@miamibeachfl.gov. or Javier Parodi (305) 673 7610, Ext. 6268, javierparodi@miamibeachfl.gov.

Sincerely,

City of Miami Beach
Building Department/Violation Section
1700 Convention Center Drive
Miami Beach, FL 33139

Violations Section

1-A Florida State Registered Engineer is required to prepare an Electrical Recertification Report for services of more than 600 amperes on residential projects or services of more than 800 amperes on commercial projects as per Chapter 471 of the Florida Statutes.

2-"Threshold building" means any building which is greater than three stories or 50 feet in height, or which has an assembly occupancy classification as defined in the Florida Building Code which exceeds 5,000 square feet in area and an occupant content of greater than 500 persons.

[B1OR40YR]



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 12/5/2018

Property Information	
Folio:	02-4203-003-1070
Property Address:	235 WASHINGTON AVE Miami Beach, FL 33139-7115
Owner	235 SOBE HOSPITALITY LLC
Mailing Address	920 COLLINS AVE MIAMI BEACH, FL 33139 USA
PA Primary Zone	3003 MULTI-FAMILY
Primary Land Use	3921 HOTEL OR MOTEL : HOTEL
Beds / Baths / Half	48 / 48 / 0
Floors	2
Living Units	48
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	8,933 Sq.Ft
Lot Size	6,500 Sq.Ft
Year Built	1938



Assessment Information			
Year	2018	2017	2016
Land Value	\$2,600,000	\$2,600,000	\$2,220,000
Building Value	\$2,400,000	\$2,040,000	\$2,600,000
XF Value	\$0	\$0	\$0
Market Value	\$5,000,000	\$4,640,000	\$4,820,000
Assessed Value	\$5,000,000	\$4,640,000	\$4,820,000

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	
OCEAN BEACH FLA SUB PB 2-38 LOT 13 BLK 8 LOT SIZE 50.000 X 130 COC 26427-2981 06 2008 1	

Taxable Value Information			
	2018	2017	2016
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$5,000,000	\$4,640,000	\$4,820,000
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$5,000,000	\$4,640,000	\$4,820,000
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$5,000,000	\$4,640,000	\$4,820,000
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$5,000,000	\$4,640,000	\$4,820,000

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
03/19/2015	\$8,275,000	29548-0373	Involving trade or exchange of land
08/08/2012	\$3,000,000	28223-4910	Qual by exam of deed
06/01/2008	\$3,450,000	26427-2981	Sales which are qualified
01/01/1998	\$525,000	17943-0510	Other disqualified

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:

SENDER COMPLETE THIS SECTION

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9590 9402 3106 7166 5157 53

2. Article Number (Transfer from service label)

7015 1520 0002 9324 9046

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☐ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Return Receipt for Merchandise |
| ☐ Collect on Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery Restricted Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Insured Mail | |
| ☐ Insured Mail Restricted Delivery (over \$500) | |

Domestic Return Receipt

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

For delivery information, visit our website at www.usps.com®**OFFICIAL USE**

Certified Mail Fee

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

- | | |
|--|----|
| ☐ Return Receipt (hardcopy) | \$ |
| ☐ Return Receipt (electronic) | \$ |
| ☐ Certified Mail Restricted Delivery | \$ |
| ☐ Adult Signature Required | \$ |
| ☐ Adult Signature Restricted Delivery | \$ |

Postage

\$

Total Postage at

\$

Sent To

Street and Apt. #

City, State, ZIP+

 Postmark
 Here

235 SOBE Hospitality LLC
920 Collins Avenue
Miami Beach, FL 33139
40YR1801158

PS Form 3800, April 2012 PSN 7530-02-000-9053

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
 OF THE RETURN ADDRESS. FOLD AT DOTTED LINE.
CERTIFIED MAIL®



7015 1520 0002 9324 9046
 7015 1520 0002 9324 9046