Miami-Dade County Department of Regulatory and Economic Resources
Billing & Collection Unit
11805 S.W. 26th Street (Coral Way), Room 149
MIAMI, FLORIDA 33175-2474
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miamidade.gov

LETTER OF 40 YEAR OLD BUILDING RECERTIFICATION

Wednesday, October 26, 2016

CYPRESS CLUB OF KENDALE CONDO
FLORIDA PROPERTY MANAGEMENT SOLUTIONS
P.O.BOX 940335
MIAMI FL 33014

Re:	Folio No.	30-4927-020-0001
	Case No.	F2016002562
	Property Address:	14250 SW 62 STREET, Bldg. No.: 14250, Sq. Ft.: 127336

Dear Property Owner:

The Miami-Dade Department of Regulatory and Economic Resources received the Recertification Report submitted by you regarding the 40 year old building on the property located at 14250 SW 62 STREET, Bldg. No.: 14250. According to the inspection reports prepared by your architect/engineer, the building on the above referenced property is structurally and electrically safe for continued occupancy.

Based upon the submittal of these reports, this Letter of Recertification is granted for the building on this property. This Letter of Recertification expires ten (10) years from the date the original Notice of Required Recertification of 40 Year Old Building(s) was issued. At that time, a new Recertification Report must be submitted to the Building Official.

Although this Letter of Recertification allows continued occupancy of the building, issuance of this letter does not preclude the Building Official from carrying out his responsibilities under Section 8-5 of the Code of Miami-Dade County. Further, issuance of this letter should not be construed directly, or indirectly, as a guarantee of the safety of any portion of the structure.

Thank you for your cooperation in this matter.

Sincerely,

Juliana Salas, P.E.
Building Official

40yrintranetsystem
Enclosures

BASULTO & ASSOCIATES
CONSULTING ENGINEERS

June 13, 2016

Miami-Dade County
Dept. of Building and Zoning
Code Enforcement Section

RE: 40-year of Building Located at 14250 SW 62nd Street, Miami, FL 33183.

In accordance with Metropolitan Dade County Ordinance No. 75-34, Basulto & Associates, Inc. has performed an inspection of the building located at 14250 SW 62nd Street, Miami, FL 33183 in order to determine the building's general **Structural and Electrical condition.**

The findings of our inspection determine that the building is structurally and electrically safe for continued use and occupancy and also meets Chapter 8 of the Florida Building Code. No repairs are required for re-certification. We hereby recommend that **Re-certification be granted.**

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

Should you have any questions concerning this report, please feel free to contact us, at (305) 698-3988.

Respectfully,

SEP 16 2016

René I. Basulto, PE

BASULTO & ASSOCIATES
CONSULTING ENGINEERS

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

DATE: June 13, 2016

Re: Property Address: 14250 SW 62nd Street, Miami, FL 33183.
Building Description: CYPRESS CLUB OF KENDALE CONDO DESC KENDALE LAKES NORTH SEC 3 PB 94-79 TR W & PROP INT IN & TO LAKE

The undersigned states the following:

1. I am a Florida registered professional engineer or architect with an active license.
2. On June 13, 2016, at 9:00 pm, I measured the level of illumination in the parking lot (s) serving the above referenced building.
3. Maximum 0.4 foot candle per SF, Minimum 0.1 foot candle per SF, Minimum to Maximum ratio 4:1, foot candle 0.5 average per SF.
4. The level of illumination provided in the parking lot(s) does not meet the minimum standards for the occupancy classification of the building as established in Section 8C-3 of the Code if Miami-Dade County.

(Signature)

Rene I. Basulto
(Print Name)

SEP 19 2016

Seal of Architect or Engineer Executing the Certification Must Be Affixed in the Above Space

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

DATE: June 13, 2016

Re: Case No. F2016002562
Property Address: 14250 SW 62 STREET, Bldg. No.: 14250, Sq. Ft.: 127336
Building Description: CYPRESS CLUB OF KENDALE CONDO DESC
KENDALE LAKES NORTH SEC 3 PB 94-79 TR W & PROP INT IN & TO LAKE

The undersigned states the following:

I am a Florida registered professional engineer or architect with an active license. On April 22, 2015, I inspected the parking lots servicing the above referenced building for compliance with Section 8C-6 and determined the following (check only one):

☐ The parking lot(s) is not adjacent to or abutting a canal, lake or other body of water.

☑ The parking lot(s) is adjacent to or abutting a canal, lake or other body of water and parked vehicles are protected by a guardrail that complies with Section 8C-6 of the Miami-Dade County Code. *Work is currently be performed but not yet completed*

☐ The parking lot(s) is adjacent to or abutting a canal, lake or other body of water and parked vehicles **are not** protected by a guardrail that complies with Section 8C-6 of the Miami-Dade County Code. I have advised the property owner that he/she must obtain a permit for the installation of the guardrail and obtain all required inspection approvals to avoid enforcement action.

Signature and Seal of Architect or Engineer

SEP 16 2016

Rene I. Basulto
(Print Name)

MINIMUM INSPECTION GUIDELINES FOR BUILDING ELECTRICAL AND STRUCTURAL RECERTIFICATION

INSPECTION COMMENCED
Date: 6/13/16
INSPECTION COMPLETED
Date: 6/13/16

INSPECTION MADE BY:
SIGNATURE:
PRINT NAME: Rene I. Basulto, PE 40869
TITLE: Professional Engineer
ADDRESS: 14160 Palmetto Frontage Road
Suite 22
Miami Lakes, FL 33016

STRUCTURAL

1. **DESCRIPTION OF STRUCTURE**
   a. **Name of Title:** CYPRESS CLUB OF KENDALE ASSOCIATION.
   b. **Street Address:** 14250 SW 62 ST, FL 33183-1965.
   c. **Legal Description:** CYPRESS CLUB OF KENDALE CONDO DESC KENDALE LAKES NORTH SEC 3 PB 94-79 TR W & PROP INT IN & TO LAKE
   d. **Owners Mailing Address:** POBOX 162040, Miami FL 33116
   e. **Building Official Folio Number:** 30-4927-020-0001
   f. **Process Number:**
   g. **Building Code Occupancy Classification:** *03 Multifamily Apartments*
   h. **Present Use:** Apartment building 121 units.
   i. **General Description:** Five stories, 121-apartment building, built in 1976. CBS construction with concrete tie columns, concrete tie beams, concrete slab on grade construction, and concrete roof with a flat built-up rolled asphalt paper. The electrical services are running underground to separated FPL-transformer vaults located at East and West sided of the building.
   j. **Additions to Original Structure:** None Apparent

2. **INSPECTIONS**
   a. **Date of Notice of Required Inspections: N/A**
   b. **Date of Actual Inspection: 6/13/16**
   c. **Name and Qualification of Individual Submitting Inspection Report:** Rene I. Basulto, PE (PE 40869)
   d. **Description of Any Laboratory or other Formal Testing:**
   e. **Structural Repair:**
   [X] None Required
   [ ] Required/Description

3. **SUPPORTING DATA**
   a. **_X_Sheets of Written Data (Part A)**
   b. **__Photographs (Part A & Part B)**
   c. **__Drawing (Plan)**

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4. **PRESENT CONDITION OF STRUCTURE**
   a. **General Alignment: Good**
   [ ] **Bulging**
   [ ] **Settlement**
   [ ] **Deflection**
   [ ] **Expansion**
   [ ] **Contraction**

   b. **Portions Showing Distress: None**
   c. **Surface Conditions:** Good
   d. **Cracks:** None.
   e. **General Extent of Deterioration:** None - Building in good condition
   f. **Previous Patching or Repairs:** None
   g. **Nature of Present Loading:** Structure and loading remain stable

5. **MASONRY BEARING WALLS**
   a. **Concrete Masonry Units:** Good
   b. **Clay Tile or Terra Cotta Units:** N/A
   c. **Reinforced Concrete Tie Columns:** Good
   d. **Reinforced Concrete Tie Beams:** Good
   e. **Lintels:** Good
   f. **Other Type Bond Beams:** N/A
   g. **Masonry Finishes (Exterior):**
      1) **Stucco-** Good
      2) **Veneer-** N/A
      3) **Paint-** Good
      4) **Other-**N/A

   h. **Masonry Finishes (Interior):**
      1) **Vapor Barrier-** N/A
      2) **Furring & Plaster** - Good
      3) **Paneling –**N/A
      4) **Paint-** Good
      5) **Other-**N/A

   i. **Cracks:** None Visible
      1) **Location-**
      2) **Description-**

   j. **Spalling:** None Visible
      1) **Location-**
      2) **Description-**

   k. **Rebar Corrosion:**
   [X] **None Visible**
   [ ] **Minor (patching will suffice):**
   [ ] **Significant (but patching will suffice)**
   [ ] **Significant (structural repairs required) / Description**
   l. **Samples Chipped Out for Examination is Spall Areas**
   [X] **No**

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[ ] **Yes/Description**

6. **FLOOR & ROOF SYSTEMS**
   a. **Roof System:**
      1) **Description-** Flat roof with Built-up membrane, in good condition
      2) **Heavy Equipment and Condition of Supports-** A/C unit support in good condition.
      3) **Types of Drains/Scuppers and Condition-** Flow towards to all sides discharging in grass areas through metal downspouts. Good condition.
      4) **General Condition-** Good no visible areas of deterioration or leaks.
   b. **Floor System:**
      Description: Concrete slab floor and roof deck. No visible cracks or settlement.

   c. **Concealed Spaces Opened for Inspection:** N/A

7. **STEEL FRAMING SYSTEMS**
   a. **Description: N/A**
   b. **Concrete or Other Fireproofing:**
   c. **Elevator Sheave Beams & Connections, and Machine Floor Beams:**
   d. **Concealed Spaces Opened for Inspection:**

8. **CONCRETE FRAMING SYSTEMS**
   a. **Description:** CBS with concrete tie columns and concrete tie beams
   b. **Cracking: None visible**
   [ ] **Not Significant**
   [ ] **Location and Description of Members Affected and Type**

   c. **General Condition: Good**

   d. **Rebar Corrosion:**
   [X] **None Visible**
   [ ] **Location and Description of Members Affected**
   [ ] **Significant (but patching will suffice)**
   [ ] **Significant (structural repairs required)**

   e. **Samples Chipped Out in Small Areas:**
   [X] **No**
   [ ] **Yes/Description**

   f. **Concealed Spaces Opened for Inspection:**

9. **WINDOWS**
   a. **Type:** Aluminum single hung windows.
   b. **Anchorage:** Screwed into structure
   c. **Sealants:** Properly caulked
   d. **Interior Seals:** GOOD



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