

MINIMUM INSPECTION PROCEDURAL GUIDELINES
FOR BUILDING ELECTRICAL RECERTIFICATION

CASE REFERENCE NUMBER: EBR2300001

LICENSEE NAME: RAFAEL L. GONZALEZ
TITLE: PROFESSIONAL ENGINEER #11057

ADDRESS: 11295 SW 53 TERRACE
MIAMI, FL 33165

SIGNATURE: 

7/24/24

*Use separate sheets for additional responses by referencing the report number.

1. DESCRIPTION OF BUILDING	
a. Name on Title: LAKE BEACH CLUB CONDOMINIUM ASSOCIATION INC	
b. Building Street Address: 2600 COLLINS AVE. MIAMI BEACH, FL 33134	Bldg.#: 1
c. Legal Description:	Attached: <input type="checkbox"/>
d. Owner's Name: LAKE BEACH CLUB CONDOMINIUM ASSOCIATION INC	
e. Owner's Mailing Address: 2525 PONCE DE LEON BLVD. SUITE 825 CORAL GABLES, FL33134	
f. Folio Number of Property on which Building is Located: 02-3226-033-0001	
g. Building Code Occupancy Classification:	
h. Present Use: APARTMENTS	
i. General Description of building (overall description, structural systems, special features):	
5-STORY CBS	
j. Number of Stories: 5	k. Is this a Threshold Building as per 553.71(12) F.S. (Yes/No): Yes
l. Provide an aerial of the property identifying the building being certified on a separate sheet. Attached: <input checked="" type="checkbox"/>	
m. Additional Comments:	

2. INSPECTIONS

a. Date of Notice of Required Inspection: 01-04-24

b. Date(s) of actual inspection: 04-01-24

c. Name and qualifications of licensee submitting report:

Rafael L. Gonzalez, P.E.

d. Are Any Electrical Repairs Required? (YES/NO): No

1. If required, describe, and indicate acceptance:

N/A

e. Can the building continue to be occupied while recertification and repairs are ongoing? (YES/NO): Yes

1. Explanation/Conditions:

N/A

3. ELECTRICAL SERVICE

PROVIDE PHOTO

a. Size: Voltage 208 Amperage * Type: Fuses Breakers X

b. Phase: Three-Phase ☒ Single Phase ☐

c. Condition: Good ☒ Fair ☐ Needs Repair ☐

Comments:

* MAIN 1 (1000A) - MAIN 2 (1000A) - MAIN 3 (200A) - MAIN 4 (200A)
PICS M.R. 7 3 THRU M.R. 13 3

4. METERING EQUIPMENT

PROVIDE PHOTO

1. Clearances: Good ☒ Fair ☐ Needs Correction ☐

Comments:

PIC 10,11,38-43

5. ELECTRIC ROOMS

PROVIDE PHOTO

1. Clearances:

Good



Fair



Needs Correction



Comments:

PIC 20-29

6. GUTTERS

PROVIDE PHOTO

1. Location:

Good



Needs Repair



2. Taps and Fill:

Good



Needs Repair



Comments:

PIC 10,11

7. ELECTRICAL PANELS

1. Panel # H

Location: ELECT RM. (PIC 22 & 28)

Good



Needs Repair



2. Panel # A

Location: TYP - PIC 16 & 17

Good



Needs Repair



3. Panel #

Location:

Good



Needs Repair



4. Panel #

Location:

Good



Needs Repair



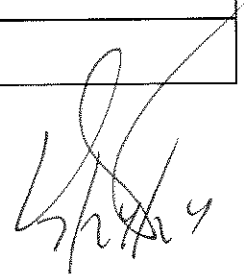
5. Panel #

Location:

Good



Needs Repair



Comments:

8. BRANCH CIRCUITS

PROVIDE PHOTO

1. Identified: Yes ☒ Must be Identified ☐
2. Conductors: Good ☒ Deteriorated ☐ Must be Replaced

Comments:

PIC 16 & 28

9. GROUNDING OF SERVICE

PROVIDE PHOTO

Good ☒

Needs Repair ☐

Comments:

PIC 12,23 & 24

10. GROUNDING OF EQUIPMENT

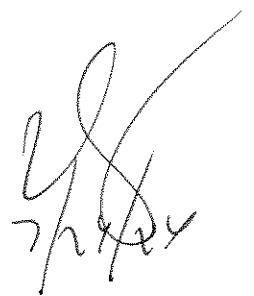
PROVIDE PHOTO

Good ☒

Needs Repair ☐

Comments:

PIC 36 & 37 AND THERMOGRAPHY REPORT

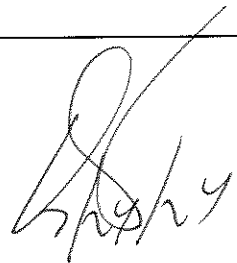


11.SERVICE CONDUIT/RACEWAYS		PROVIDE PHOTO
Good	<input checked="" type="radio"/>	Needs Repair <input type="radio"/>
Comments:		
PIC 20-24		

12.GENERAL CONDUIT/RACEWAYS		PROVIDE PHOTO
Good	<input checked="" type="radio"/>	Needs Repair <input type="radio"/>
Comments:		
PIC 10 & 11		

13.WIRE AND CABLES		PROVIDE PHOTO
Good	<input checked="" type="radio"/>	Needs Repair <input type="radio"/>
Comments:		
SEE ALSO THERMOGRAPHY REPORT.		

14.BUSWAYS		PROVIDE PHOTO
Good	<input type="radio"/>	Needs Repair <input type="radio"/>
Comments:		
N/A		



15.THERMOGRAPHY INSPECTION RESULTS	PROVIDE PHOTO
(ADD SHEETS AS REQUIRED)	
Comments:	
SEE REPORT BY OTHERS NO ANOMALIES FOUND	

16.OTHER CONDUCTORS	PROVIDE PHOTO
Good <input checked="" type="radio"/> Needs Repair <input type="radio"/>	
Comments:	
PIC 27	

17. TYPES OF WIRING METHODS	PROVIDE PHOTO
1. Conduit Raceways Rigid: Good <input checked="" type="radio"/> Needs Repair <input type="radio"/> N/A <input type="radio"/>	
2. Conduit PVC: Good <input type="radio"/> Needs Repair <input type="radio"/> N/A <input checked="" type="radio"/>	
3. NM Cable: Good <input type="radio"/> Needs Repair <input type="radio"/> N/A <input checked="" type="radio"/>	
4. Other: Good <input type="radio"/> Needs Repair <input type="radio"/> N/A <input checked="" type="radio"/>	
a. Other Wiring (Specify):	
Comments:	
PIC 10 & 11	

18.EMERGENCY LIGHTING	PROVIDE PHOTO
Good <input checked="" type="radio"/> Needs Repair <input type="radio"/> N/A <input type="radio"/>	
Comments:	
PIC 6,8 & 9	

[Handwritten signature]

19. BUILDING EGRESS ILLUMINATION			PROVIDE PHOTO
Good	<input checked="" type="radio"/>	Needs Repair	<input type="radio"/>
N/A			
Comments: PIC 19			

20. FIRE ALARM SYSTEM			PROVIDE PHOTO
Good	<input checked="" type="radio"/>	Needs Repair	<input type="radio"/>
N/A			
Comments: PIC 3,14,18,22 7 24			

21. SMOKE DETECTORS			PROVIDE PHOTO
Good	<input checked="" type="radio"/>	Needs Repair	<input type="radio"/>
N/A			
Comments: PIC 9 & 15			

22. EXIT LIGHTS			PROVIDE PHOTO
Good	<input checked="" type="radio"/>	Needs Repair	<input type="radio"/>
N/A			
Comments: PIC 5,7,14 & 18			

[Handwritten Signature]
2/19/19

23. EMERGENCY GENERATOR			PROVIDE PHOTO
Good	<input type="radio"/>	Needs Repair	<input type="radio"/>
		N/A	<input checked="" type="radio"/>
Comments:			
N/A			

24. WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS			PROVIDE PHOTO
Good	<input checked="" type="radio"/>	Requires Additional Illumination	<input type="radio"/>
		N/A	<input type="radio"/>
Comments:			
PIC 4,20,21 & 23			

25. OPEN OR UNDER COVER PARKING GARAGE AND EGRESS ILLUMINATION			PROVIDE PHOTO
Good	<input checked="" type="radio"/>	Requires Additional Illumination	<input type="radio"/>
		N/A	<input type="radio"/>
Comments:			
PIC 4,20,21 & 23			

26. SWIMMING POOL WIRING			PROVIDE PHOTO
Good	<input checked="" type="radio"/>	Needs Repair	<input type="radio"/>
		N/A	<input type="radio"/>
Comments:			
PIC 35-37			



27.WIRING TO MECHANICAL EQUIPMENT**PROVIDE PHOTO**

Good



Needs Repair

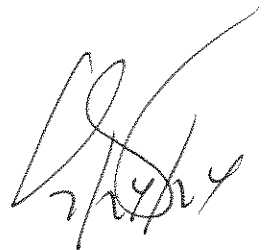


N/A



Comments:

A/C UNITS (PIC AC-1 TO AC-4)

28.ADDITIONAL COMMENTS**PROVIDE PHOTO**

IMPORTANT NOTICE

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

RECERTIFICATION OF BUILDINGS

MIAMI DADE COUNTY CODE Section 8-11(f)

01-04-2024

Certified Mail - Return Receipt Requested
Date Mailed: 01-04-2024

LAKE BEACH CLUB CONDOMINIUM ASSOCIATION, INC. c/o Rosa M. de la Camara, Esq, Becker
Attorney at Law

2525 PONCE DE LEON BLVD, SUITE 825
CORAL GABLES, FL 33134

RE: 2600 COLLINS AVE
Parcel #: 0232260330001
Permit #: EBR2300401

Dear Owner:

This letter serves as notification that the building recertification for the subject property is now due.

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.

Qualifications for professionals submitting recertification reports for Threshold Buildings are:

1. Structural report must be prepared by a Professional Engineer registered in the State of Florida specializing in structural design. The structural engineer shall submit a self-qualification letter stating that "the engineer is practicing structural engineering and has worked with buildings equivalent to the building being certified" and a proof of the engineer's Department of Business and Professional Regulation (DPBR) structural specialization.
2. Electrical report must be prepared by a Professional Engineer registered in the State of Florida specializing in electrical design.

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.

Attached for your information and guidance are:

- A) Instructions on how to submit the report
- B) General Considerations
- C) Minimum Inspection Procedural Guidelines for recertification to be utilized by your Architect or Engineer

The subsequent 10-year recertification is completed every 10 years, based on the year of completion of the building's structure. Therefore, once this recertification is completed your next recertification will be due in 2034.



OFFICE OF THE PROPERTY APPRAISER

Summary Report

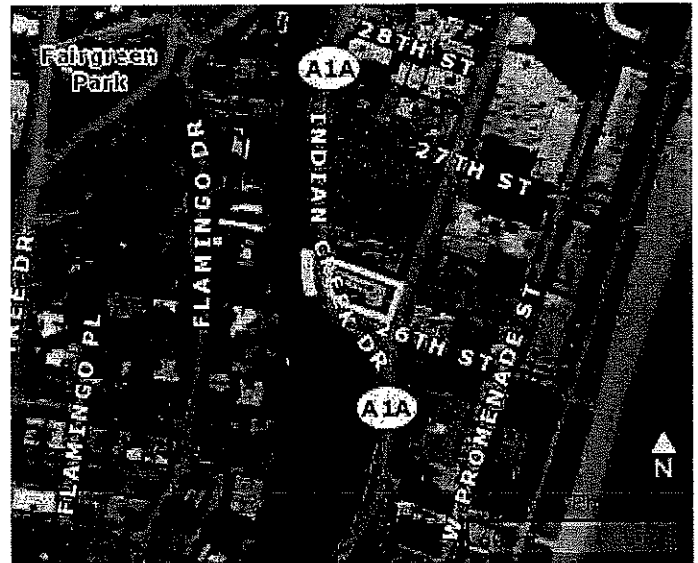
Generated On: 04/12/2024

PROPERTY INFORMATION	
Folio	02-3226-033-0010
Property Address	2600 COLLINS AVE UNIT 201 MIAMI BEACH, FL 33140-4721
Owner	JOSE ENRIQUE ZAPATA
Mailing Address	2600 COLLINS AVE 201 MIAMI, FL 33140
Primary Zone	6501 COMMERCIAL - MIXED USE ENTERTAINMENT
Primary Land Use	0407 RESIDENTIAL - TOTAL VALUE : CONDOMINIUM - RESIDENTIAL
Beds / Baths /Half	2 / 2 / 0
Floors	0
Living Units	1
Actual Area	
Living Area	890 Sq.Ft
Adjusted Area	890 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	1992

ASSESSMENT INFORMATION			
Year	2023	2022	2021
Land Value	\$0	\$0	\$0
Building Value	\$0	\$0	\$0
Extra Feature Value	\$0	\$0	\$0
Market Value	\$340,760	\$272,608	\$272,608
Assessed Value	\$299,868	\$272,608	\$267,740

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
Non-Homestead Cap	Assessment Reduction	\$40,892		\$4,868
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION	
LAKE BEACH CLUB CONDO	
UNIT 201	
UNDIV 2.5797 %	
INT IN COMMON ELEMENTS	
OFF REC 15669-1705	



TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$299,868	\$272,608	\$267,740
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$340,760	\$272,608	\$272,608
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$299,868	\$272,608	\$267,740
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$299,868	\$272,608	\$267,740

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
04/03/2018	\$332,600	30925-0253	Qual by exam of deed
12/27/2016	\$100	30366-3649	Corrective, tax or OCD, min consideration
10/01/1992	\$98,900	15754-1017	Sales which are qualified

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