



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
T 786 315-2374 F 786 315-2952

miamidade.gov

**LETTER OF 40 YEAR OLD
BUILDING RECERTIFICATION**

Thursday, October 27, 2016

SUNWOOD CONDO ASSOC. OF MIAMI, INC.
DAVID KOBRIN
8900 SW 107 AVE, STE 206
MIAMI FL 33176

Re: Folio No. 30-4023-090-0001
Case No. F2016002514

Property Address: 4600 SW 67 AVE, Bldg. No.: 4600, Sq. Ft.:
103250

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 4600 SW 67 AVE, Bldg. No.: 4600. 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

August 29, 2016

Director
City of Miami Bldg Department

RE: Recertification of buildings 40 yrs old or older

Property Owner: Sunwood Condominium

Property Address: 4600 SW 67
Avenue, Miami FL 33155

Legal Description: SUNWOOD CONDO 23-54-40 N1/2 OF SE1/4 OF SE1/4 OF NE1/4
LESS E40FT & N25FT FOR R/W LOT SIZE 199504 SQFT
F/A/U 30-4023-000-0150

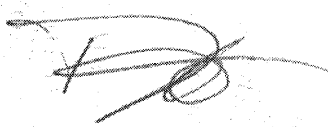
Dear Sir,

As per Miami Dade County Ordinance No. 75-34, Amended by Ordinance 92-1, and per your request, the above referenced property has been careful examined to the best of my ability and knowledge and considered to be structurally and electrically safe for its intended use and occupancy as per Florida Building Code & Miami Dade County Chapter 8C-3.

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 my 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 reasonably possible.

Attached please find inspection guidelines used for this inspection.

Sincerely
DDSM Consulting LLC



Dario A. Herrero, PE
FL PE 67796
CA# 28875

CITY OF MIAMI BUILDING DEPARTMENT

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING'S STRUCTURAL RECERTIFICATION

INSPECTION COMMENCED
DATE: 8/26/2016

INSPECTION COMPLETED
DATE: 8/29/2016

INSPECTION MADE BY

SIGNATURE:

PRINT NAME Dario A. Herrero P.E # 67796

TITLE Professional Engineer

ADDRESS: 4508 SW 183 Avenue

Miramar FL 33029

DESCRIPTION OF STRUCTURE

a. Name of Title: <u>Sunwood Condominium</u>
b. Street Address: <u>4600 SW 67 Avenue, Miami FL 33155</u>
c. Legal Description: <u>SUNWOOD CONDO 23-54-40 N1/2 OF SE1/4 OF SE1/4 OF NE1/4 LESS E40FT & N25FT FOR R/W LOT SIZE 199504 SQFT F/A/U 30-4023-000-0150</u>
d. Owners Name: <u>Sunwood Condo</u>
e. Owner's Mailing Address: <u>12360 SW 132 Court #108, Miami FL 33186</u>
f. Folio Number of Building: <u>30-4023-090-0001</u>
g. Building Code Occupancy Classification: <u>R3</u>
h. Present Use: <u>Residential-Multifamily</u>
i. General Description, Type of Construction, Size, Number of Stories, and Special Features Additional Comment: <u>The condominium property consists of a 105-units apartment complex, consisting of seven three story buildings. The buildings are CBS on reinforced concrete spread footers. The first and second floors are concrete. Exterior walls are load bearing and are frame with reinforced concrete columns and tie beams. The roof is prefabricated wood trusses with plywood sheathing and flat gravel-built up roof-covering.</u>

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING'S STRUCTURAL RECERTIFICATION

1. DESCRIPTION OF STRUCTURE

- a. Name of Title: **Sunwood Condominium**
- b. Street Address **4600 SW 67 Avenue, Miami FL 33155**
- c. Legal Description: **SUNWOOD CONDO 23-54-40 N1/2 OF SE1/4 OF SE1/4 OF NE1/4 LESS E40FT & N25FT FOR R/W LOT SIZE 199504 SQFT F/A/U 30-4023-000-0150**
- d. Owner's Name **Sunwood Condominium**
- e. Owner's Mailing Address: **12360 SW 132 Court #108, Miami FL 33186**
- f. Building Official Folio Number: **30-4023-090-0001**
- g. Building Code Occupancy Classification: **R3**
- h. Present Use: **Residential-Multifamily**
- i. General Description, Type of Construction, Size, Number of Stories, and Special Features
The Condominium Property consists of a 105-units apartment complex, consisting of seven three story buildings. The buildings are CBS on reinforced concrete spread footers. The first and second floors are concrete. Exterior walls are load bearing and are frame with reinforced concrete columns and tie beams. The roof is prefabricated wood trusses with plywood sheathing and flat gravel built up roof covering.
Additions to original structure: **None.**

2. PRESENT CONDITION OF STRUCTURE

- a. General alignment (not good, fair, poor, explain if significant)
1. Bulging **Good.**
 2. Settlement **Good.**
 3. Defections **Good.**
 4. Expansion **Good.**
 5. Contraction **Good.**
- 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.
Surface conditions is good, no sign of moisture penetration.
- 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.
None.
- e. General extent of deterioration – cracking or spalling of concrete or masonry; oxidation of metals; rot or borer attack in wood.
No major deterioration.
- f. Previous patching or repairs **Typical preventive maintenance.**
- g. Nature of present loading indicate residential, commercial, other estimate magnitude.
R3.

3. INSPECTIONS

Handwritten signature and date:
8/24/10

a. Date of notice of required inspection
Unknown
b. Date(s) of actual inspection
8/26/2016
c. Name and qualification of individual submitting inspection report:
Dario A. Herrero, Florida registered professional engineer.
d. Description of any laboratory or other formal testing, if required, rather than manual or visual procedures
None required or performed.
e. Structural repair note appropriate line:
1. None required ☒
2. Required (describe and indicate acceptance)

4. SUPPORTING DATA

- a. N/A sheet written data
- b. N/A photographs
- c. N/A drawings or sketches:

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

a. Concrete masonry units	Good.
b. Clay tile or terra cotta units	Not Applicable.
c. Reinforced concrete tile columns	Good.
d. Reinforced concrete tile beams	Good.
e. Lintel	Good.
f. Other type bond beams	Not applicable.
g. Masonry finishes - exterior	
1. Stucco	Good.
2. Veneer	Not applicable.
3. Paint only	Good.
4. Other(describe)	Not applicable.
h. Masonry finishes - interior	
1. Vapor barrier	Not applicable.
2. Purring and plaster	Good.
3. Paneling	Not applicable.
4. Paint only	Good.
5. Other (describe)	Not applicable.
i. Cracks:	
1. Location - note beams, columns, other	None noticeable.
2. Description	None.
j. Spalling:	
1. Location - note beams, columns, other	None noticeable.
2. Description	Not applicable.
k. Rebar corrosion-check appropriate line:	
1. None visible	X.
2. Minor-patching will suffice	
3. Significant-but patching will suffice	

8/28/16

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).

Three story, Plywood roof deck over gravel roof cover in good condition.

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

None.

3. Note types of drains and scupper and condition cooling towers, air condition:

None visible.

b. Floor systems(s)

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

Slab on grade foundation, Good condition.

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

No openings were necessary.

7. STEEL FRAMING SYSTEM

a. Description **Not applicable.**

b. Exposed Steel - describe condition of paint & degree of corrosion: **Not applicable.**

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

None noticeable.

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

Not applicable.

8. CONCRETE FRAMING SYSTEM

a. Full description of structural system

b. Cracking **None visible.**

1. Not significant

2. Location and description of members affected and type cracking

c. General condition **Good condition.**

d. Rebar corrosion - check appropriate line:

8/29/16

1. Non 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: None needed.
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) Single hung.
b. Anchorage – type & condition of fasteners and latches: Galvanized screws in good condition.
c. Sealant – type of condition of perimeter sealant & at mullions: Silicone.
d. Interiors seals – type & condition at operable vents: Caulking in good condition.
e. General condition: Good condition.

10. WOOD FRAMING Not Applicable.

a. Type – fully describe if mill construction, light construction, major spans, trusses;
b. Note metal fitting i.e., angles, plates, bolts, split pintles, pintles, other, and note condition:
c. Joints – note if well fitted and still closed: GOOD
d. Drainage – note accumulations of moisture: NONE OBSERVED
e. Ventilation –note any concealed spaces not ventilated: NOT OBSERVED
f. Note any concealed spaces opened for inspection: ROOF STRUCTURES DID NOT HAVE ACCESS TO INSPECT

ROOF STRUCTURE ARE WOOD FRAME, SOME DEFELCTIONS NOTICED ON THE ROOF CONSISTENT AND NORMAL WITH THE AGE OF THE BUILDING.

[Signature]
8/29/16

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING'S ELECTRICAL RECERTIFICATION

INSPECTION MADE BY

SIGNATURE: 
PRINT NAME Dario A. Herrero P.E # 67796

TITLE Professional Engineer
ADDRESS: 4508 SW 183 Avenue

Miramar FL 33029

a. Name of Title: **Sunwood Condominium**

b. Street Address: **4600 SW 67 Avenue, Miami FL 33155**

c. Legal Description: **SUNWOOD CONDO 23-54-40 N1/2 OF SE1/4 OF SE1/4 OF NE1/4 LESS E40FT & N25FT FOR R/W LOT SIZE 199504 SQFT F/A/J 30-4023-000-0150**

d. Owners Name: **Sunwood Condominium**

e. Owner's Mailing Address: **12360 SW 132 Court #108, Miami FL 33186**

f. Folio Number of Building: 30-4023-090-0001

g. Building Code Occupancy Classification: R3

h. Present Use: Residential-Multifamily.

i. General Description, Type of Construction, Size, Number of Stories, and Special Features Additional Comment:	
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The Condominium Property consists of a 105-units apartment complex, consisting of seven three story buildings. The buildings are CBS on reinforced concrete spread footers. The first and second floors are concrete. Exterior walls are load bearing and are frame with reinforced concrete columns and tie beams. The roof is prefabricated wood trusses with plywood sheathing and flat gravel built up roof covering.

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

1. ELECTRIC SERVICE

1. Size: 120/240 Amperage (800) Fuses () Breakers (X)
 2. Phase: Three Phase () Single Phase (X)
 3. Condition: Good (X) Fair () Needs Repair ()

4. Comments:

2. METER AND ELECTRIC ROOM

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

2. Comments:

3. GUTTERS

1. Location: Good (X) Requires Repair ()

2. Taps and Fill: Good (X) Requires Repair ()

3. Comments:

4. ELECTRICAL PANELS

1. Panel # (1) Location: Hall.

Good (X) Needs Repair ()

2. Panel # (2) Location: Hall.

Good (X) Needs Repair ()

3. Panel # (3) Location: Hall.

Good (X) Needs Repair ()

4. Panel # (4) Location: Hall.

Good (X) Needs Repair ()

5. Panel # (5) Location: Hall.

Good (X) Needs Repair ()

6. Comments:

5. BRANCH CIRCUITS

1. Identified: Yes (X) Must be identified ()
 2. Conductors: Good (X) Deteriorated () Must be replaced ()

3. Comments:

8/29/16

6. GROUNDING OF SERVICE

Condition: Good (X.) Repairs Required ()

Comments:

7. GROUNDING OF EQUIPMENT

Condition: Good (X.) Repairs Required ()

Comments:

8. SERVICE CONDUITS/RACEWAYS

Condition: Good (X.) Repairs Required ()

Comments:

9. SERVICE CONDUCTORS AND CABLES

Condition: Good (X.) Repairs Required ()

Comments:

10. TYPES OF WIRING METHODS

Condition:

Conduit Raceways: Good (X.) Repairs Required ()

Conduit PVC: N/A Good () Repairs Required ()

NM Cable: N/A Good () Repairs Required ()

BX Cable: N/A Good () Repairs Required ()

11. FEEDER CONDUCTORS

Condition: Good (X.) Repairs Required ()

Comments:

12. EMERGENCY LIGHTING

Condition: Good (X.) Repairs Required ()

Comments:

13. BUILDING EGRESS ILLUMINATION

Condition: Good (X.) Repairs Required ()

Comments:

14. FIRE ALARM SYSTEM

Condition: Good (X.) Repairs Required ()

Comments:

15. SMOKE DETECTORS

Condition: Good (X) Repairs Required ()

Comments:

16. EXIT LIGHTS

Condition: Good (X) Repairs Required ()

Comments:

17. EMERGENCY GENERATOR Not applicable.

Condition: Good () Repairs Required ()

Comments:

18. WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS

Condition: Good (X) Repairs Required ()

Comments:

19. OPEN OR UNDERCOVER PARKING SURFACE AND SECURITY LIGHTING

Condition: Good (X) Illumination Required ()

Comments:

20. SWIMMING POOL WIRING

Condition: Good (X) Repairs Required ()

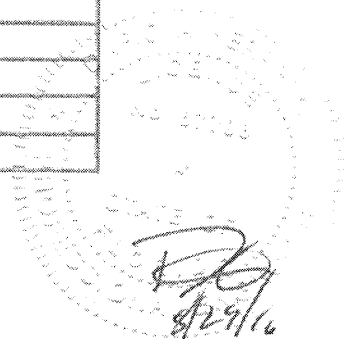
Comments:

21. WIRING OF MECHANICAL EQUIPMENT

Condition: Good (X) Repairs Required ()

Comments:

22. GENERAL ADDITIONAL COMMENTS



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

Date: 8/29/2016

RE: Case No.:

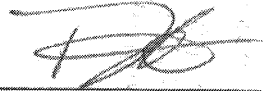
Property Address:

4600 SW 67 Avenue, Miami FL 33155

Building Description:

Residential-Multifamily

1. I am a Florida registered professional engineer or architect with an active license.
2. On August 29, 20 16, at 9:15 pm, I measured the level of illumination in the parking lot (s) serving the above referenced building.
3. Maximum 8 foot candle per SF, Minimum 3 foot candle per SF,
Minimum to Maximum ratio 2.66 : 1, foot candle 2.75 average per SF.
4. The level of illumination provided in the parking lot (s) meets / does not meet 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

Dario A. Herrera
(Print Name)

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

DATE:

Re: Case No.

Property Address: Bldg. No.: , Sq. Ft.:

Building Description: 4600 SW 67 Avenue, Miami FL 33155

Residential-Multifamily

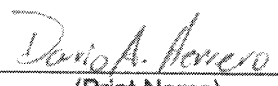
The undersigned states the following:

I am a Florida registered professional engineer or architect with an active license. On August 29, 2016, I inspected the parking lots servicing the above referenced building for compliance with Section 8C-6 and determined the following (check only one):

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



Signature and Seal
of Architect or Engineer



(Print Name)

Delivering Excellence Every Day

Sunwood Condominium Association of Miami, Inc.

AFFIDAVIT OF NOTICE

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

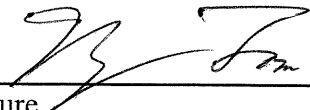
Before me, personally appeared Scott Galya, who was duly sworn and says that:

1. Scott Galya is the agent for Sunwood Condominium Association of Miami, Inc.
2. Scott Galya did, on 17th, April, 2024, provide for the mailing and/or electronic transmission (if applicable) of the DDSM Consulting 40 Year Recertification Report for Sunwood Condominium Association of Miami, Inc., a copy of which is attached hereto, to all unit owners of Sunwood Condominium Association of Miami, Inc.

STATE OF FLORIDA
COUNTY OF MIAMI-DADE



The foregoing instrument was acknowledged before me by means of physical presence, this 24 day of SEPT, 2024, by SCOTT GALYA, of Sunwood Condominium Association of Miami, Inc., a Florida not for profit corporation, on behalf of the corporation. He/She is personally known to me or has produced Driver's license as identification.



Signature

NANCY TAM

Name of Notary

Serial No. if any _____

My commission expires: _____

