



Development Services Department
Building Enforcement Division
521 NE 4th Ave · Fort Lauderdale, FL 33301
P: 954.828.6020
email: BuildingSafetyProgram@fortlauderdale.gov

FOR OFFICIAL USE ONLY:

BLD-CERT & CASE #:

Please make sure your package includes the following with this application:

- ☒ Building Safety Inspection Report Form – Structural
- ☒ Building Safety Inspection Report Form – Electrical
- ☒ Payment of \$300.00 per building payable by cash, check, Visa or MasterCard

PROPERTY INFORMATION

Name of Plaza/Condo Association Verano At Miramar

Property Address 2218-2248 SW 81 Ave -Bldg 16 Miramar, FL 33025 ZIP 33025

Folio # 514121AD0110 Building Sq. Ft 20,520 Sq Ft (+/-)

Application Type

☐ Initial Submittal:

Tracking # from Notification _____

☐ Repairs Required Submittal:

Tracking # from Notification _____

Permit Numbers for Repairs _____ / _____ / _____

OWNER INFORMATION

Name/Association Verano At Miramar

Address: 2199 SW 81 Ave City Miramar State FL ZIP 33025

Phone # 305 979 1396 Email Nery@softlmanagement.com

Contact Name Nery Perez Contact Phone 305 979 1396

Owner's Agent Nery Perez Contact Phone 305 979 1396

LICENSED PROFESSIONAL CONTACT INFORMATION

Associated Professional # 1: ☒ Engineer ☐ Architect License # 72361

Company Name Sugil Engineering Inc

Address PO Box 41-4121 City Miami Beach State FL ZIP 33141

Email SuEng40Y@gmail.com Phone 941-223-6457

Contact Name Jose Subero Contact Phone 941-223-6457

Associated Professional # 2: ☒ Engineer ☐ Architect License # 72361

Company Name Sugil Engineering Inc

Address PO Box 41-4121 City Miami Beach State FL ZIP 33141

Email SuEng40Y@gmail.com Phone 941-223-6457

Contact Name Jose Subero Contact Phone 941-223-6457

Visit <https://www.fortlauderdale.gov/government/departments-a-h/development-services/building-services/40-year-or-older-building-safety-program>

STRUCTURAL SAFETY INSPECTION REPORT FORM

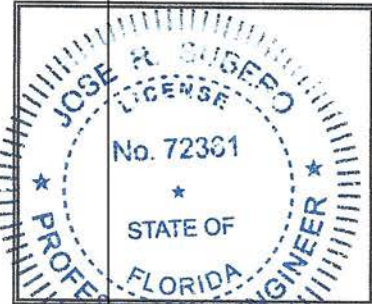


Inspection Firm or Individual Name: Sugil Engineering Inc
 Address: PO Box 41-4121 Miami Beach, FL 33141 email: SuEng40y@gmail.com
 Telephone Number: 941 223 6457
 Inspection Commenced Date: 2/6/24 Inspection Completed Date: 5/15/24

☒ No Repairs Required ☐ Repairs are required as outlined in the attached inspection report

Licensed Design Professional: ☒ Engineer ☐ Architect

Name: Jose R Subero
 License Number: PE # 72361
 Threshold Building - Certified Special Inspector ☐ Yes ☒ No



I am qualified to practice in the discipline in which I am hereby signing,

Signature: [Signature] Date: MAY 25 2024

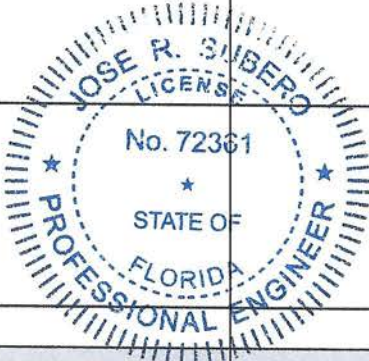
This report has been based upon the minimum inspection guidelines for building safety inspection as listed in the Broward County Board of Rules and Appeals' Policy #05-05. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the structure, based upon careful evaluation of observed conditions, to the extent reasonably possible.

1. DESCRIPTION OF STRUCTURE			
a. Name on Title:	Verano At Miramar		
b. Street Address:	2218-2248 SW 81 Ave -Bldg 16		
c. Legal Description:	VERANO AT MIRAMAR CONDO UNIT 2252-2282 BLDG 18		
d. Owner's Name:			
e. Owner's Mailing Address:	2199 SW 81 Ave Miramar, FL 33025		
f. Email Address:	Nerv@soflmanagement.com		
g. Folio Number of Property on which Building is located:	514121AD0110		
h. Building Code Occupancy Classification:	04 Condominium		
i. Present Use:	04 Condominium		
j. General description:	2 Story building. With gable roof. And concrete walls.	Type of Construction:	Concrete frame
k. Square Footage:	20,520 Sq Ft (+/-)	Number of Stories:	2
l. Is this a threshold building (per F.S 553.71)	☐ Yes	☒ No	

m. Special Features:	None	
n. Describe any additions to original structure:	None	
o. Additional Comments:	None	

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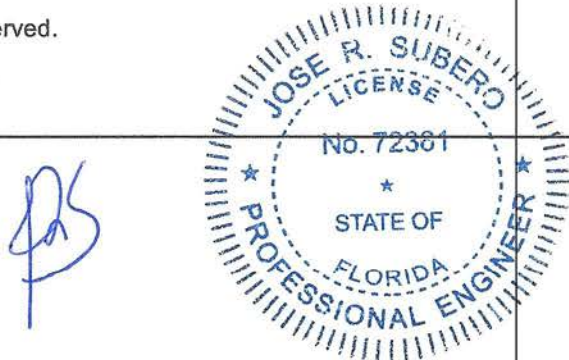
PS



2. PRESENT CONDITION OF STRUCTURE

a. General Alignment (Note: Good, Fair, Poor, Explain if significant):

- | | | | | | | | |
|-----------------|-------------------------------------|------|--------------------------|------|--------------------------|------|---|
| 1. Bulging: | ☒ | Good | ☐ | Fair | ☐ | Poor | ☐ Significant (Explain): |
| 2. Settlement: | ☒ | Good | ☐ | Fair | ☐ | Poor | ☐ Significant (Explain): |
| 3. Deflections: | ☒ | Good | ☐ | Fair | ☐ | Poor | ☐ Significant (Explain): |
| 4. Expansion: | ☒ | Good | ☐ | Fair | ☐ | Poor | ☐ Significant (Explain): |
| 4. Contraction: | ☒ | Good | ☐ | Fair | ☐ | Poor | ☐ Significant (Explain): |

b. Portion Showing Distress (Note: Beams, Columns, Structural Walls, Floor, Roofs, Other): No structural distress were observed	
c. Surface Conditions - Describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration and stains: None observed cracking, spalling, moisture penetration & stains.	
d. Cracks - note location in significant members. Identify crack size as HAIRLINE if barely discernible; FINE if less than 1 mm in width; MEDIUM if between 1mm and 2 mm in width; WIDE if over 2mm: None Observed cracking.	
e. General extent of deterioration - Cracking or spalling concrete or masonry, oxidation of metals; rot or borer attack in wood: No structural deficiencies were observed.	
f. Note previous patching or repairs: None Observed	
g. Nature of present loading indicate residential, commercial, other estimate magnitude: Residential MAY 25 2024	

3. INSPECTIONS	
a. Date of notice of required inspection:	Unknown
b. Date(s) of actual inspection:	2/6/24

c. Name and qualifications of the individual preparing report: Jose R Subero, PE # 72361. Construction -Building Inspection & Land Development. Civil Engineer		
d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures: None		
e. Structural Repairs: None		
f. Has the property record been researched for any current code violations or unsafe structure cases?		☒ Yes ☐ No
Explanation/ Comments: No violations were find		
4. SUPPORTING DATA ATTACHED		
a. Sheets of written data:	-	
b. Photographs:	5	
c. Drawings or sketches:	1	
d. Test reports:	- MAY 2 5 2024	
5. FOUNDATION		
a. Describe building foundation: Reinforced concrete (spread footings & floor slabs)		
b. Has the property record been researched for any current code violations or unsafe structure cases?		☒ Yes ☐ No

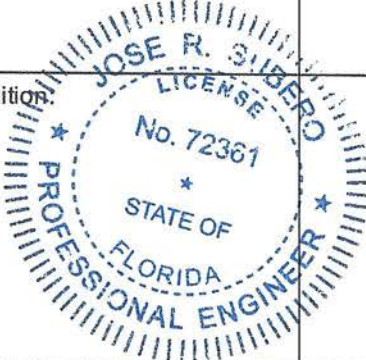
c. Has the property record been researched for any current code violations or unsafe structure cases?	☒	☐	
Yes No			
d. Describe any cracks or separation in the walls, column or beams that signal differential settlement: None Observed			
e. Is there additional sub-soil investigation required?	☐ Yes	☒ No	
1. If yes, explain: N/A			
6 . MASONRY BEARING WALL - Indicate good, fair or poor on appropriate lines			
a. Concrete masonry units:	☒ Good	☐ Fair	☐ Poor
b. Clay tile or cotta units:	☐ Good	☐ Fair	☐ Poor
c. Reinforced concrete tie columns:	☒ Good	☐ Fair	☐ Poor
d. Reinforced concrete tie beams:	☒ Good	☐ Fair	☐ Poor
e. Lintel:	☐ Good	☐ Fair	☐ Poor
f. Other type bond beams:	☐ Good	☐ Fair	☐ Poor
g. Masonry Finishes - Exterior :			
1. Stucco:	☒ Good	☐ Fair	☐ Poor
2. Veneer:	☐ Good	☐ Fair	☐ Poor
3. Paint Only:	☐ Good	☒ Fair	☐ Poor
4. Other:	☐ Good	☐ Fair	☐ Poor
4a. Explain:			
N/A			

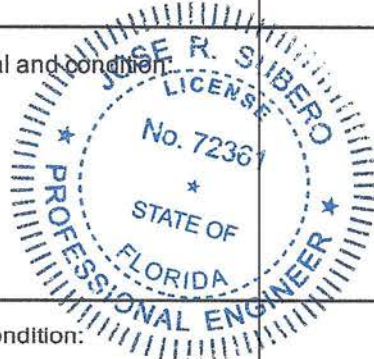
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h. Cracks - Note beams, columns, or others, including locations (description): No cracks observed in columns and beams	
i. Spalling- In beams, columns, or others, including locations (description): No spalling observed in columns and beams	
j. Rebar corrosion - Check appropriate line: 1. ☒ None Visible 2. ☐ Minor - Patching will suffice 3. ☐ Significant - Patching will suffice 4. ☐ Significant - Structural repairs required 4a. Describe: <i>BS</i> 	
k. Were samples chipped out for examination in spalled areas? 1. ☒ No 2. ☐ Yes - Describe color, texture, aggregate, general quality:	MAY 25 2024
7. FLOOR AND ROOF SYSTEM	
a. Roof:	
1. Describe type and condition of current roof: Cross Gable - Asphalt shingle - Trusses wood w/ plywood. Good	

2.	Note water tanks, cooling towers, air conditioning, signs, other heavy equipment and condition of support None	
3.	Note types of drains, scuppers, and condition: Metal Drip Edge Good	
4.	Describe parapet construction and current condition: N/A 	
5.	Describe mansard construction and current condition: N/A	MAY 25 2024
6.	Describe any roofing framing member with obvious overloading, overstress, deterioration, or excessive deflection: None observed	
7.	Note any expansion joint and condition: None observed	

b. Floor System(s):	
1. Describe (Type of system framing, material, spans, condition): All Floors - Concrete slab w/ Tiles, Carpet & Hardwood. Good	
2. Balconies - Indicate location, framing system, material and condition: Located back side. Concrete floor w/ aluminium guardrail. Fair	
3. Stairs and escalators - Indicate location, framing system, material and condition: Concrete Steps. Located in front the building. Fair	
4. Ramps - Indicate location, framing system, material and condition: N/A  	
5. Guardrails - Indicate type, location, material and condition: Located Stairs, Hallways and balconies. Alumimium. Fair	
6. Inspection - Note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members: Most of the framing structural members were exposed for inspection	

8 . STEEL FRAMING SYSTEM

a. Full description of system:

N/A

b. Exposed steel - Describe condition of paint and degree of corrosion:

N/A

c. Steel Connections - Describe type and condition:

N/A

d. Concrete or other fireproofing - Describe any cracking or spalling and note where any covering was removed for inspection:

N/A

e. Identify any steel framing member with obvious overloading, overstress, deterioration or excessive deflection (provide location (s)):

None observed

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f. Elevator sheave beams, connections and machine floor beams - Note column:

N/A



9 . CONCRETE FRAMING SYSTEM

a. Full description of structural system:

Reinforced concrete frame (foundations, column, slabs, beams and walls)

b. Cracking:

1. ☐ Significant ☒ Not Significant

2. Description of members affected, location and type of cracking:

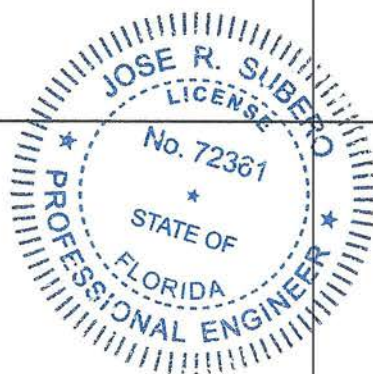
No structural deficiencies were observed.

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b. General condition:

Good

BS



d. Rebar Corrosion - Check appropriate line:

1. ☒ None Visible
2. ☐ Location and description of members affected and type cracking
3. ☐ Significant - Patching will suffice
4. ☐ Significant - Structural repairs required (Describe):

N/A

e. Were samples chipped out for examination in spalled areas?

1. ☒ No
2. ☐ Yes - Describe color, texture, aggregate, general quality:

N/A

- f. Identify any concrete framing member with obvious overloading, overstress, deterioration or excessive deflection (provide location (s)):
- None observed

10 . WINDOWS, STOREFRONTS, CURTAINWALLS AND EXTERIOR DOORS

- a. Windows, Storefronts and Curtainwalls:

Aluminum - Single Hung . Fair

- b. Structural Glazing on the exterior envelope of threshold building:

☐

Yes

☒

No

1. Previous Inspection Date : N/A

2. Description of Curtainwall Structural Glazing and adhesive sealant:

N/A

3. Description condition of system:

N/A

PS



- c. Exterior Doors:

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1. Type (wood, steel, aluminum, sliding glass door, other):

Glass & Steel Fair

2. Anchorage type and condition of fasteners and latches:

Screws. Fair

3. Sealant type and condition of sealant:

Caulking. Fair

4. General Condition:

Fair

5. Describe repairs needed:

N/A

11 . WOOD FRAMING

- a. Type - Fully describe mill construction, light construction, major spans, trusses:

Trusses wood. Good

- b. Indicate condition of the following:

1. Walls:

N/A

2. Floors:

N/A

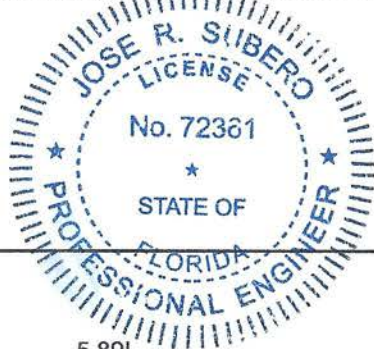
3. Roof member, roof trusses:

Trusses wood. Good

PS



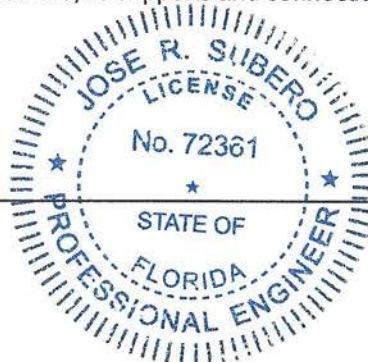
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c. Note metal fitting (i.e., angles, plates, bolts, splint pintles, other and note condition): Plates. Fair	
d. Joints - Note if weell fitted and still closed: Joint observed to be well fitted & still closed	
e. Dranaige - Note accumulations of moisture: No moisture was observed	
f. Ventilation - Note any concealed spaces not ventilated: Not Observed	
g. Note any concealed spaces opened for inspection: None observed	MAY 25 2024
h. Identify any wood framing member with obvious overloading, overstress, deterioration, or excessive deflection: None observed	 

12. BUILDING FAÇADE INSPECTION (Threshold Building)	
a. Identify and describe the exterior walls and appurtenances on all sides of the building (cladding type, corbels, precast appliques, etc.): N/A	
b. Identify attachment type of each appurtenance type (mechanically attached or adhered): N/A	
c. Indicate the condition of each appurtenance (distress, settlement, splitting, bulging, cracking, loosening of metal anchors and supports, water entry, movement of lintel or shelf angles or other defects): N/A	

13. SPECIAL OR UNUSUAL FEATURES IN THE BUILDING	
a. Identify and describe any special or unusual features (i.e., cable suspended structures, tensile fabric roof, large sculptures, chimney, porte-cochere, retaining walls, seawalls, etc): N/A	
b. Indicate condition of special feature, its supports and connections: N/A	MAY 25 2024

RS





**2218-2248 SW
81 Ave -Bldg 16**

RS



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**SUGIL ENGINEERING INC
PO Box 41-4121
Miami Beach, FL 33141**



Front View



Rear Side View

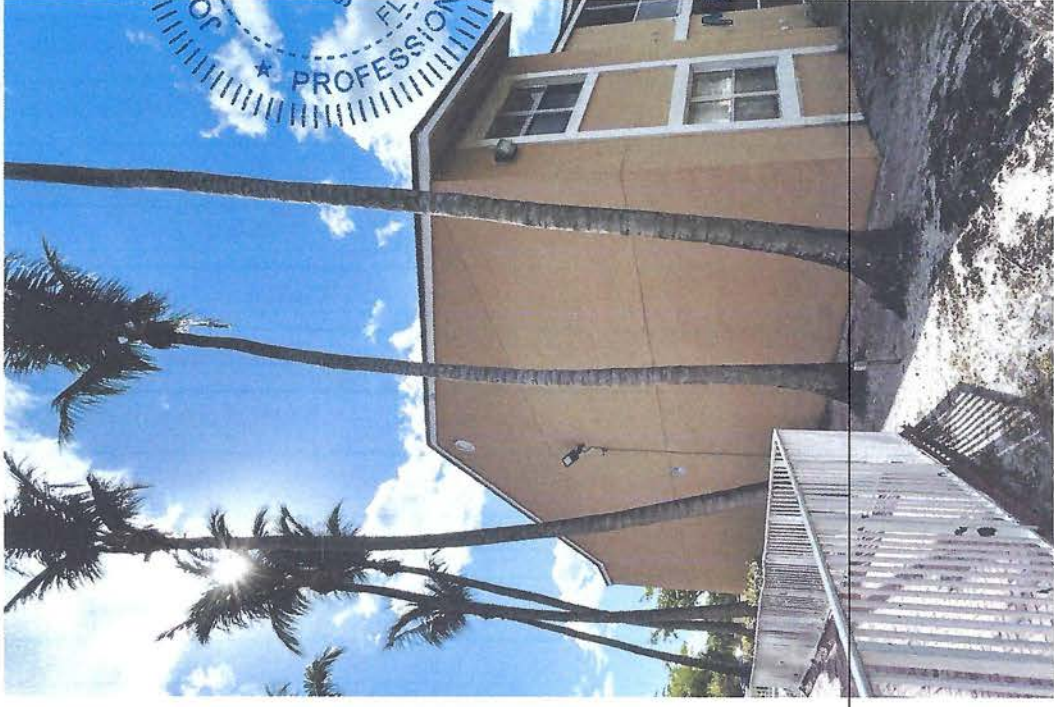
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Right Side View



Left Side View

JOSE R. SIBERO
LICENSE
No. 72361
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

MAY 25 2024

ELECTRICAL SAFETY INSPECTION REPORT FORMInspection Firm or Individual Name: Sugil Engineering IncAddress: PO Box 41-4121 Miami Beach, FL 33141 email: SuEng40y@gmail.comTelephone Number: 941 223 6457Inspection Commenced Date: 2/6/24 Inspection Completed Date: 5/15/24☒ No Repairs Required ☐ Repairs are required as outlined in the attached inspection report

Licensed Design Professional:

Name: Jose R SuberoLicense Number: PE # 72361

P.E. Specialized in Electrical Design

☐ Yes ☒ No

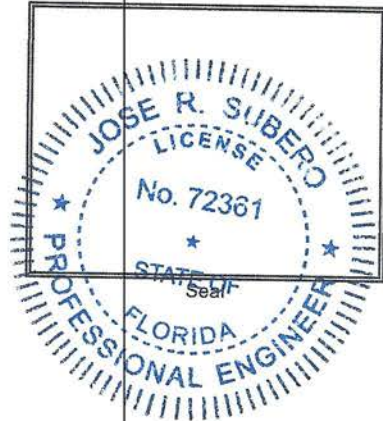
Provide resume of qualifications upon request

MAY 25 2024

I am qualified to practice in the discipline in which I am hereby signing,

Signature: 

Date:



This report has been based upon the minimum inspection guidelines for building safety inspection as listed in the Broward County Board of Rules and Appeals' Policy #05-05. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the structure, based upon careful evaluation of observed conditions, to the extent reasonably possible.

1. DESCRIPTION OF STRUCTURE	
a. Name on Title:	Verano At Miramar
b. Street Address:	2218-2248 SW 81 Ave -Bldg 16
c. Legal Description:	VERANO AT MIRAMAR CONDO UNIT 2252-2282 BLDG 18
d. Owner's Name:	Verano At Miramar
e. Owner's Mailing Address:	2199 SW 81 Ave Miramar, FL 33025
f. Email Address:	<u>Nery@softmanagement.com</u> Contact Number: <u>305 979 1396</u>
g. Folio Number of Property on which Building is located:	514121AD0110
h. Building Code Occupancy Classification:	04 Condominium
i. Present Use:	04 Condominium
j. General description:	2 Story building. With gable roof. And concrete walls. Type of Construction: Concrete frame
k. Square Footage:	20,520 Sq Ft (+/-) Number of Stories: 2
l. Special Features:	None

m. Additional Comments: None

2. INSPECTIONS

a. Date of notice of required inspection: Unknown

b. Date(s) of actual inspection: 2/6/24

c. Name and qualifications of individual preparing report:

Jose R Subero PE # 72361

d. Are any electrical repairs required?

1.

☒

No - None required

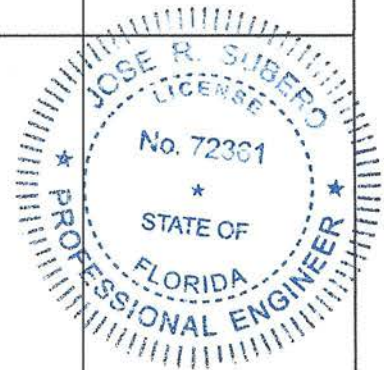
2.

☐

Yes - Required (Describe nature of repairs):

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PS



*** NOTE: Provide Photographs as necessary to reflect relevant conditions and index appropriately ***

3. ELECTRIC SERVICE

a. Size: Voltage (120/240); Voltage (120/240);

b. Main Service Protection: (1200 amps): ☐ Fuses ☒ Breaker

c. Service Rating Amperage: (+/- 125 amps):
Each unit

d. Phase: ☐ Three Phase ☒ Single Phase

e. Condition: ☒ Good ☐ Need Repairs

Describe nature of repairs: N/A

4. SERVICE EQUIPMENT

a. Clearances: ☒ Good ☐ Require Repair

Describe nature of repairs: N/A

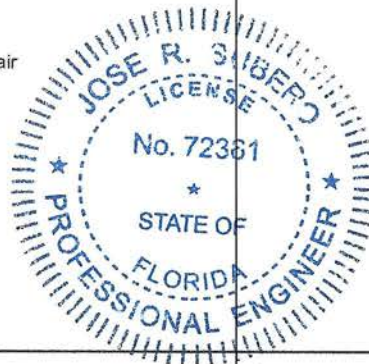
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5. ELECTRIC ROOMS

a. Clearances: ☒ Good ☐ Require Repair

Describe nature of repairs: N/A

PS



6. GUTTERS, WIREWAYS, ETC.

a. Location: ☒ Good ☐ Require Repair

Describe nature of repairs: N/A

b. Tap and box fill: ☒ Good ☐ Need Repairs

Describe nature of repairs: N/A

7. ELECTRICAL SWITCHGEAR

a. Panel # (2220): ☒ Good ☐ Need repair

b. Panel # (2226): ☒ Good ☐ Need repair

c. Panel # (2230): ☒ Good ☐ Need repair

d. Panel # (2232): ☒ Good ☐ Need repair

e. Panel # (2246): ☒ Good ☐ Need repair

Describe nature of repairs: N/A

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8. BRANCH CIRCUITS

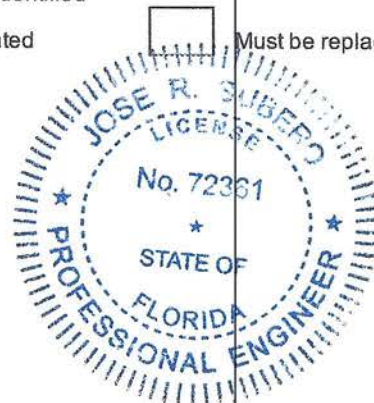
a. Identified ☒ Yes ☐ Must be identified

b. Conductors: ☒ Good ☐ Deteriorated ☐ Must be replaced

Describe nature of repairs: N/A

Describe nature of repairs: N/A

PS



9. GROUNDING SERVICE

☒ Good ☐ Repairs Required

Comments: No comments.

10. GROUNDING OF EQUIPMENT

☒ Good ☐ Repairs Required

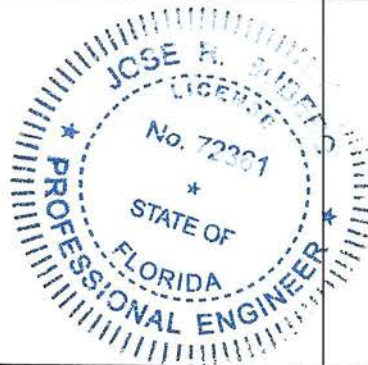
Comments: No comments.

11. SERVICE CONDUITS / RACEWAYS

☒ Good ☐ Repairs Required

Comments: No comments.

PS



12. SERVICE CONDUCTOR AND CABLES

☒ Good ☐ Repairs Required

Comments: No comments.

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13. GENERAL CONDUIT/RACEWAYS



Good



Repairs Required

Comments: No comments.

14. FEEDER CONDUCTORS



Good



Repairs Required

Comments: No comments.

15. BUSWAYS



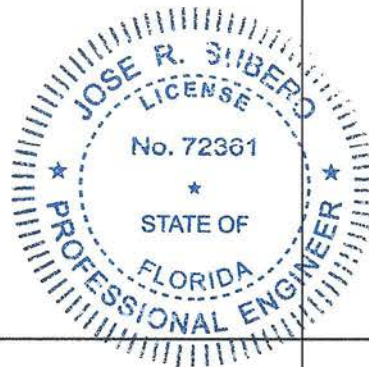
Good



Repairs Required

Comments: N/A. This is not busways.

JS



16. OTHER CONDUCTORS



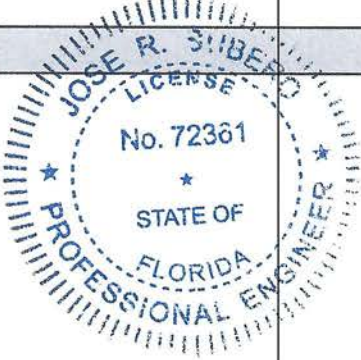
Good



Repairs Required

Comments: N/A. This is not others conductors

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17. EMERGENCY LIGHTING		
☐ Good ☐ Repairs Required Comments: N/A. Emergency lights are not required		
18. BUILDING EGRESS ILLUMINATION		
☒ Good ☐ Repairs Required Comments: No comments		
19. FIRE ALARM SYSTEM		
☐ Good ☐ Repairs Required Comments: N/A. Fire Alarm System is not required	MAY 25 2024	
20. SMOKE DETECTORS		
☒ Good ☐ Repairs Required Comments: No comments		

21. EXIT LIGHTS☐

Good

☐

Repairs Required

Comments: N/A. Exit lights are not required

22. EMERGENCY POWER SYSTEMS☐

Good

☐

Repairs Required

Comments: N/A. Emergency generator is not required

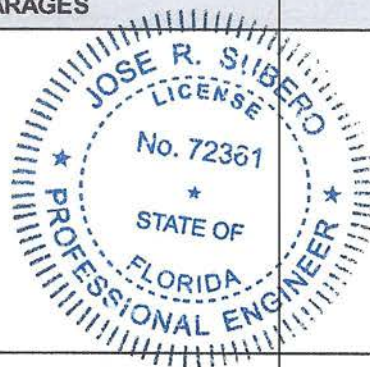
23. WIRING & CONDUIT AT ALL PARKING LOTS AND GARAGES☒

Good

☐

Repairs Required

Comments: No comments

**24. SWIMMING POOL WIRING**☐

Good

☐

Repairs Required

Comments: N/A. There is not swimming pool in this property.

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25. WIRING TO MECHANICAL EQUIPMENT



Good

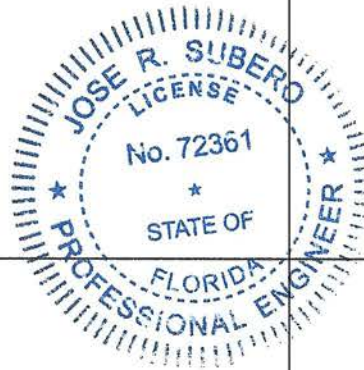


Repairs Required

Comments:

No comments

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