

BROWARD COUNTY UNIFORM BUILDING PERMIT APPLICATION

Revised 11-17-2022

Select One Trade: ☒ Building ☐ Electrical ☐ Plumbing ☐ Mechanical ☒ Other

Application Number: _____ Application Date: _____

Job Address: 2236-2250 SW 81 Ave Unit: _____ City: MiramarTax Folio No.: 514121AC2920-2170 Flood Zn: _____ BFE: _____ Floor Area: _____ Job Value: _____Building Use: 04 Condominium Construction Type: _____ Occupancy Group: _____Present Use: 04 Condominiumg Proposed Use: _____Description of Work: BSIP (Building Safety Inspection Program)☐ New ☐ Addition ☐ Repair ☐ Alteration ☐ Demolition ☐ Revision ☒ Other: BSIPLegal Description: VERANO AT MIRAMAR CONDO UNIT 2236-2250 BLDG 17 ☐ AttachmentProperty Owner: Verano At Miramar Phone: (305) 979-1396 Email: Nery@soflmanagement.comOwner's Address: 2199 SW 81 Ave City: Miramar State: FL Zip: 33025

Contracting Co.: _____ Phone: _____ Email: _____

Company Address: _____ City: _____ State: _____ Zip: _____

Qualifier's Name: _____ ☐ Owner-Builder License Number: _____Architect/Engineer's Name: Jose Subero Phone: (941) 223-6457 Email: SuEng40Y@gmail.comArchitect/Engineer's Address: PO Box 41-4121 City: Miami Beach State: FL Zip: 33141

Bonding Company: _____

Bonding Company's Address: _____ City: _____ State: _____ Zip: _____

Fee Simple Titleholder's Name (If other than the owner) _____

Fee Simple Titleholder's Name (If other than the owner) _____ City: _____ State: _____ Zip: _____

Mortgage Lender's Name: _____

Mortgage Lender's Address: _____ City: _____ State: _____ Zip: _____



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	2236-2250 SW 81 Ave Miramar, FL 33025	ZIP	33025
Folio #	514121AD0120	Building Sq. Ft	10,260 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 9797 1396	Email	Nery@soflmanagement.com
Contact Name	Nery Perez	Contact Phone	305 9797 1396
Owner's Agent	Nery Perez	Contact Phone	305 9797 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: 7/15/23

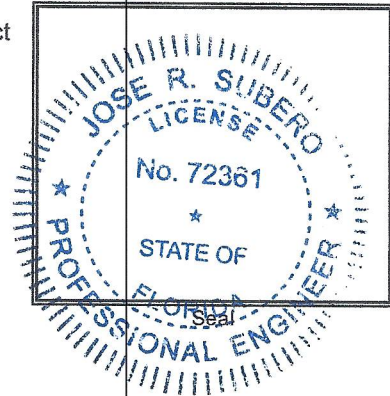
☒ No Repairs Required ☐ Repairs are required as outlined in the attached inspection report

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: 

Date:

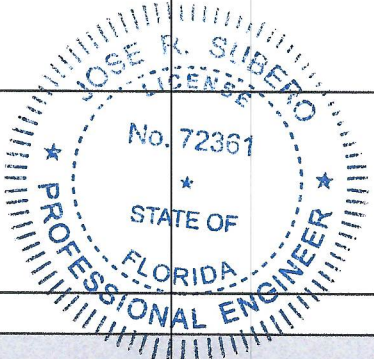
MAY 25 2024

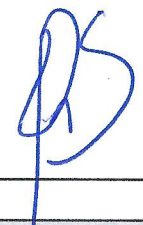
This report has been based upon the minimum inspection guidelines for building safety inspection as listed in the Broward County Board of Rules and Appeals' Policy #05-05. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the structure, 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:	2236-2250 SW 81 Ave
c. Legal Description:	VERANO AT MIRAMAR COMMERCIAL CONDOMINIUM UNIT CU-17 BLDG 17
PER AMCDO CIN #:	105800416
d. Owner's Name:	Verano At Miramar
e. Owner's Mailing Address:	2199 SW 81 Ave Miramar, FL 33025
f. Email Address:	Nery@soflmanagement.com
g. Folio Number of Property on which Building is located:	514121AD0120
h. Building Code Occupancy Classification:	04 Condominium
i. Present Use:	04 Condominium
j. General description:	2 Story building. With Cross Hipped Roof. And concrete walls.
Type of Construction:	Concrete frame
k. Square Footage:	10,260 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

MAY 25 2024

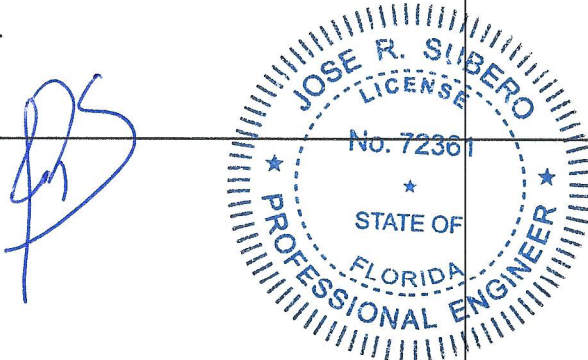




2. PRESENT CONDITION OF STRUCTURE

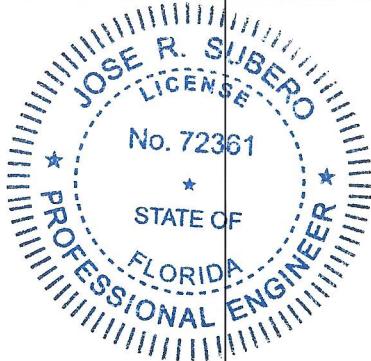
a. General Alignment (Note: Good, Fair, Poor, Explain if significant):

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 25 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



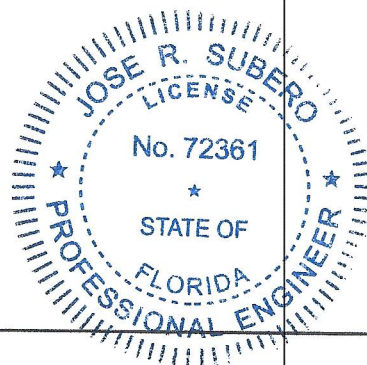
Poor

4a. Explain:

N/A

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PS



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):

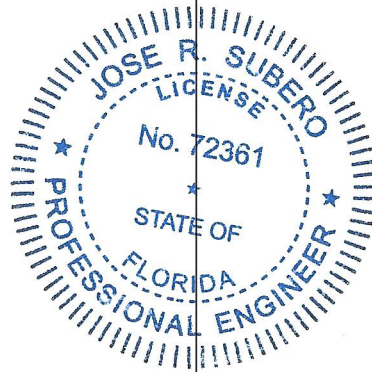
No spalling observed in columns and beams

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:

DS



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

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

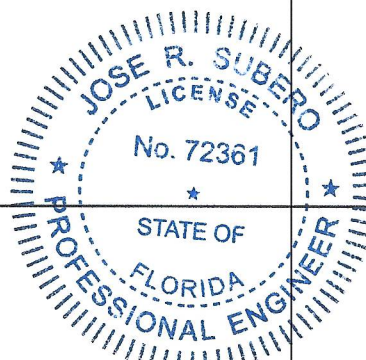
MAY 25 2024

7. FLOOR AND ROOF SYSTEM

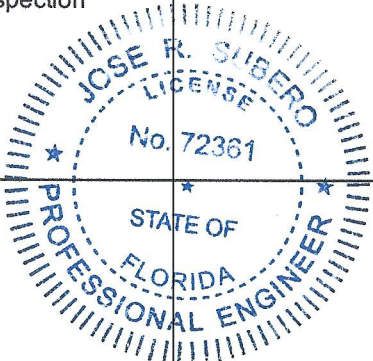
a. **Roof:**

1. Describe type and condition of current roof:

Cross hipped roof w/ - 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 Fair	
4.	Describe parapet construction and current condition: N/A	
5.	Describe mansard construction and current condition: N/A	
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	

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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 MAY 25 2024	

PS

8 . STEEL FRAMING SYSTEM

- a. Full description of system:

N/A

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

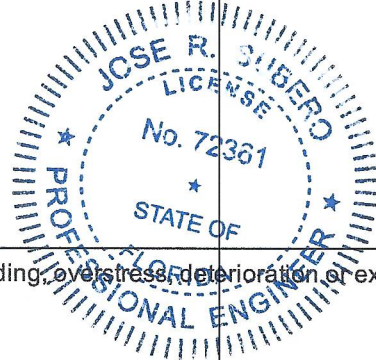
N/A

- 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:

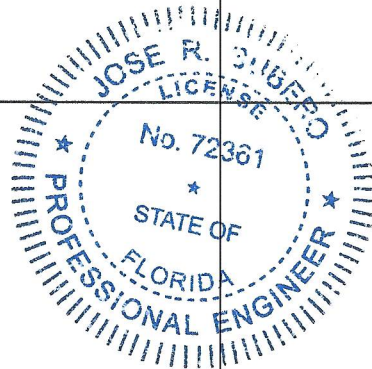
No structural deficiencies were observed.

b. General condition:

Good

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PS



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

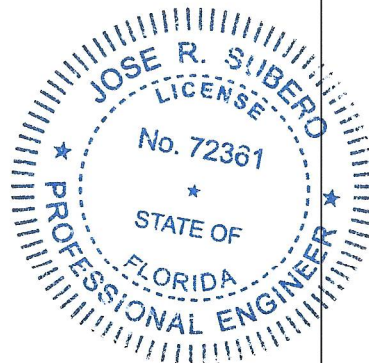
1. Previous Inspection Date : N/A

2. Description of Curtainwall Structural Glazing and adhesive sealant:

N/A

3. Description condition of system:

N/A



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- 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:

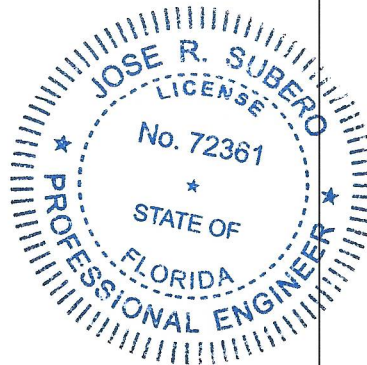
N/A

2. Floors:

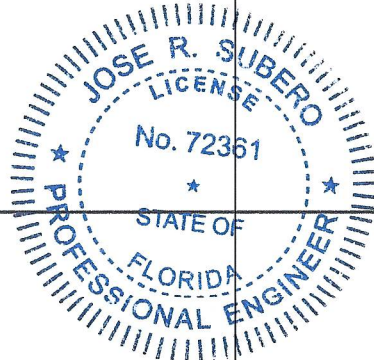
N/A

3. Roof member, roof trusses:

Trusses wood. Good

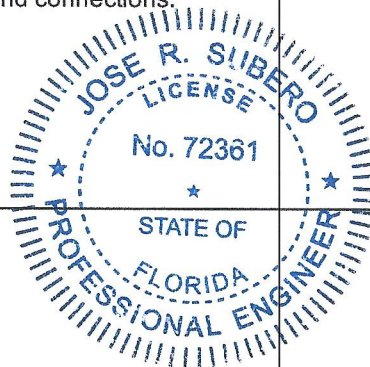


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c. Note metal fitting (i.e., angles, plates, bolts, splint pintles, other and note condition): Plates. Fair	
d. Joints - Note if weell fitted and still closed: Joint observed to be well fitted & still closed	
e. Dranaige - Note accumulations of moisture: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

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 <i>PS</i>	





2236-2250 SW

81 Ave

Bldg 17

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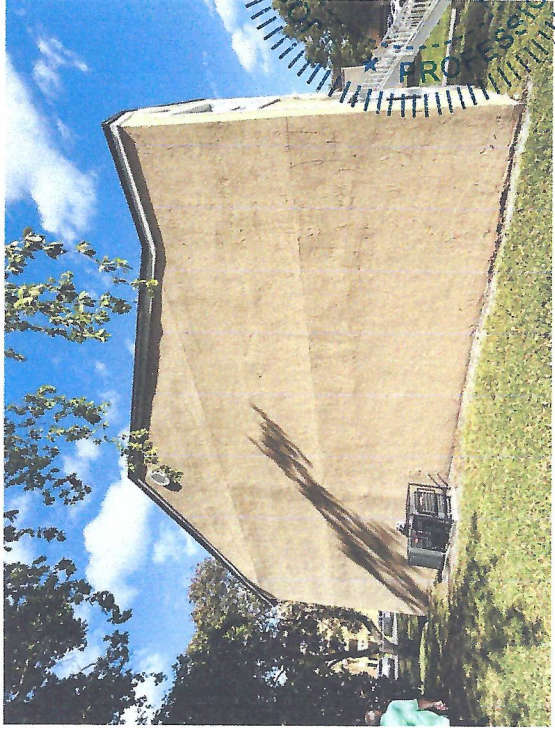
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SUGIL ENGINEERING INC
PO Box 41-4121
Miami Beach, FL 33141

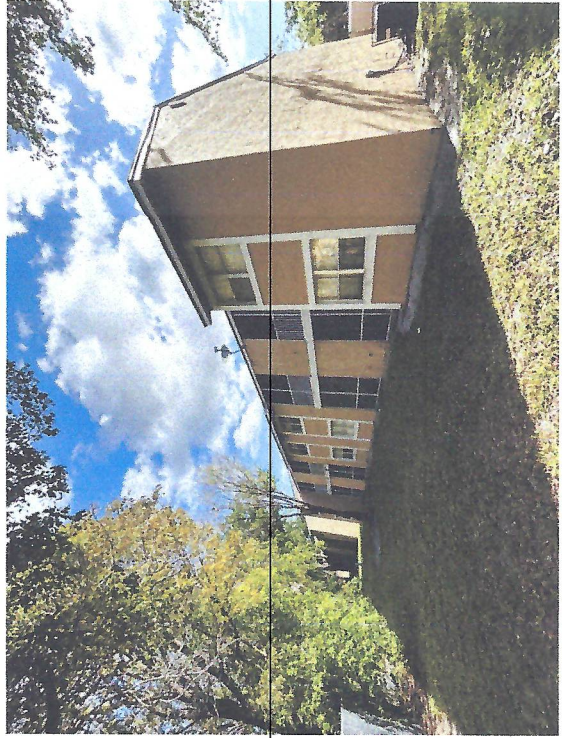
Building 17



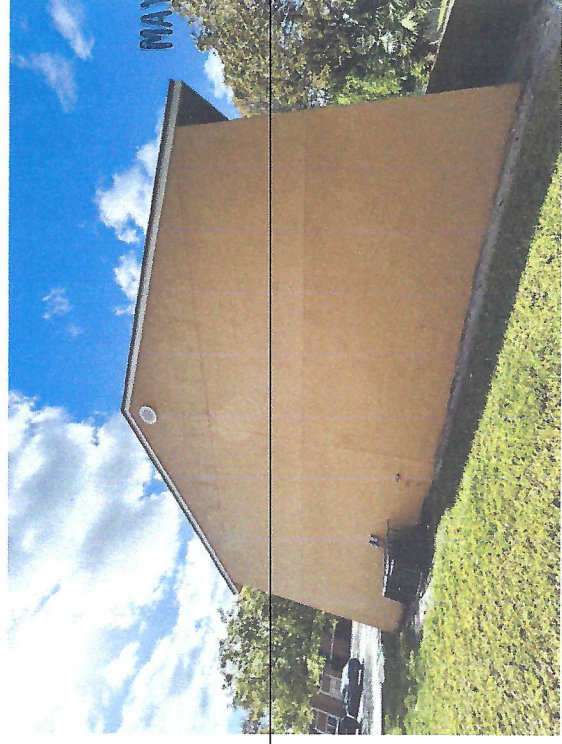
Front View



Right Side View



Rear Side View



Left Side View

RS

SE R. SUBERO
LICENSE
No. 72361
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

MAY 25 2024

Meter Room



BS



MAY 25 2024

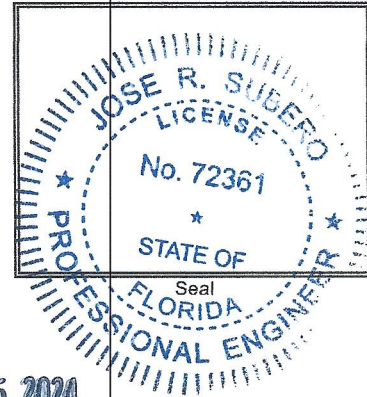
ELECTRICAL SAFETY INSPECTION REPORT FORM

Inspection 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: 7/15/23
☒ No Repairs Required
 ☐ Repairs are required as outlined in the attached inspection report

Licensed Design Professional: _____

Name: Jose R SuberoLicense Number: PE # 72361P.E. Specialized in Electrical Design ☐ Yes ☒ No

Provide resume of qualifications upon request



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

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:	2236-2250 SW 81 Ave
c. Legal Description:	VERANO AT MIRAMAR COMMERCIAL CONDOMINIUM UNIT CU-17 BLDG 17
PER AMCDO CIN #:	105800416
d. Owner's Name:	Verano At Miramar
e. Owner's Mailing Address:	2199 SW 81 Ave Miramar, FL 33025
f. Email Address:	<u>Nery@sofimanagement.com</u> Contact Number: <u>305 9797 1396</u>
g. Folio Number of Property on which Building is located:	514121AD0120
h. Building Code Occupancy Classification:	04 Condominium
i. Present Use:	04 Condominium
j. General description: 2 Story building. With Cross Hipped Roof. And concrete walls.	Type of Construction: Concrete frame
k. Square Footage: 10,260 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

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d. Are any electrical repairs required?

1.

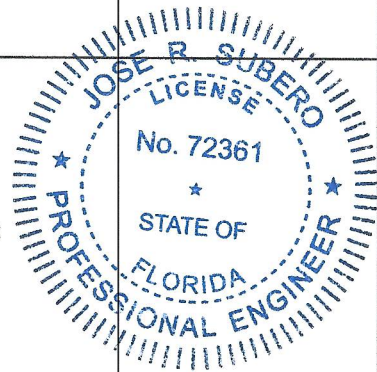
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No - None required

2.

Yes - Required (Describe nature of repairs):

JS



*** 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: (600 amps): ☐ Fuses ☒ Breaker
Building

c. Service Rating Amperage: (+/- 100 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

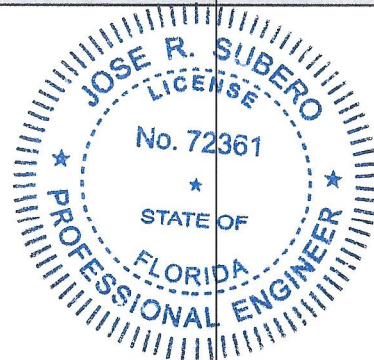


Require Repair

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 #

(2236):



Good



Need repair

b. Panel #

(2240):



Good



Need repair

c. Panel #

(2242):



Good



Need repair

d. Panel #

(2246):



Good



Need repair

e. Panel #

(2250):



Good



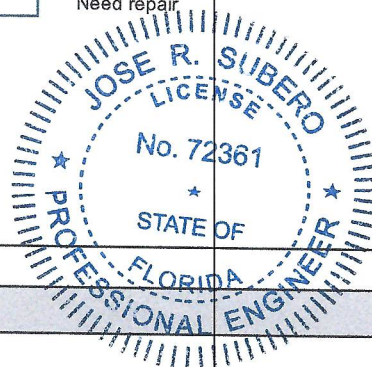
Need repair

Describe nature of repairs:

N/A

BS

MAY 25 2024



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

9. GROUNDING SERVICE

Good



Repairs Required

Comments: No comments.

10. GROUNDING OF EQUIPMENT

Good



Repairs Required

Comments: No comments.

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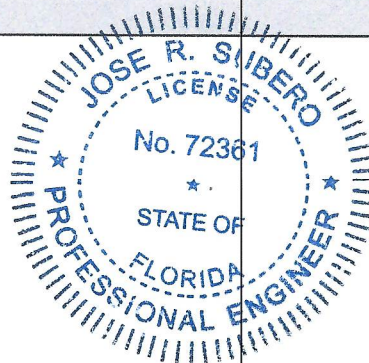
11. SERVICE CONDUITS / RACEWAYS

Good



Repairs Required

Comments: No comments.

**12. SERVICE CONDUCTOR AND CABLES**

Good



Repairs Required

Comments: No comments.

13. GENERAL CONDUIT/RACEWAYS



Good



Repairs Required

Comments: No comments.

14. FEEDER CONDUCTORS



Good



Repairs Required

Comments: No comments.

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15. BUSWAYS



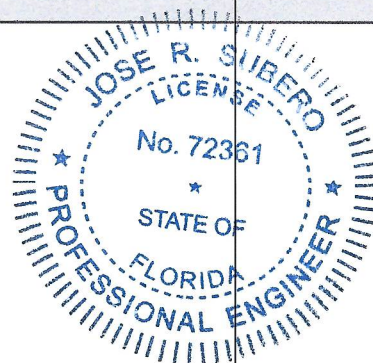
Good



Repairs Required

Comments: N/A. This is not busways.

BS



16. OTHER CONDUCTORS



Good



Repairs Required

Comments: N/A. This is not others conductors

17. EMERGENCY LIGHTING☐

Good

☐

Repairs Required

Comments: N/A. Emergency lights are not required

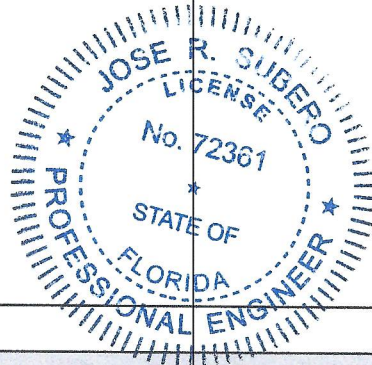
18. BUILDING EGRESS ILLUMINATION☒

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

MAY 25 2024

23. WIRING & CONDUIT AT ALL PARKING LOTS AND GARAGES

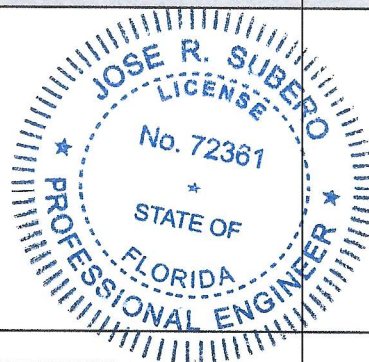
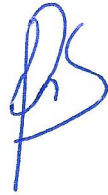
☒

Good

☐

Repairs Required

Comments: No comments



24. SWIMMING POOL WIRING

☐

Good

☐

Repairs Required

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

25. WIRING TO MECHANICAL EQUIPMENT



Good



Repairs Required

Comments:

No comments



MAY 25 2024

