



# OFFICE OF THE PROPERTY APPRAISER

## Detailed Report

Generated On : 1/23/2020

Property Information	
Folio:	03-4117-008-4490
Property Address:	530 MALAGA AVE Coral Gables, FL 33134-6561
Owner	530 MALAGA LLC
Mailing Address	12973 SW 112 ST #389 MIAMI, FL 33186 USA
PA Primary Zone	5002 HOTELS & MOTELS - GENERAL High Density
Primary Land Use	0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	8 / 4 / 0
Floors	2
Living Units	4
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	3,587 Sq.Ft
Lot Size	8,400 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information			
Year	2019	2018	2017
Land Value	\$840,000	\$840,000	\$630,000
Building Value	\$192,060	\$10,000	\$130,000
XF Value	\$0	\$0	\$0
Market Value	\$1,032,060	\$850,000	\$760,000
Assessed Value	\$806,422	\$733,111	\$666,465

Benefits Information				
Benefit	Type	2019	2018	2017
Non-Homestead Cap	Assessment Reduction	\$225,638	\$116,889	\$93,535
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Taxable Value Information			
	2019	2018	2017
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$806,422	\$733,111	\$666,465
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,032,060	\$850,000	\$760,000
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$806,422	\$733,111	\$666,465
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$806,422	\$733,111	\$666,465

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>

Version:

**CITY'S**  
**EXHIBIT**



# OFFICE OF THE PROPERTY APPRAISER

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## Property Information

Folio: 03-4117-008-4490

Property Address: 530 MALAGA AVE

## Roll Year 2019 Land, Building and Extra-Feature Details

### Land Information

The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	A-13	5002	Square Ft.	8,400.00	

### Building Information

The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1949			3,186	
1	2	1986			93	
2	1	1949			308	

### Extra Features

The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.

Description	Year Built	Units	Calc Value
Cent A/C - Comm (Aprox 300 sqft/Ton)	1989	1.5	
Cent A/C - Comm (Aprox 300 sqft/Ton)	1988	6	

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# OFFICE OF THE PROPERTY APPRAISER

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**Property Information**

Folio: 03-4117-008-4490

Property Address: 530 MALAGA AVE

## Roll Year 2018 Land, Building and Extra-Feature Details

**Land Information**

The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	A-13	5002	Square Ft.	8,400.00	

**Building Information**

The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.

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1	1	1949			3,186	
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2	1	1949			308	

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Version:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 1/23/2020

## Property Information

Folio: 03-4117-008-4490

Property Address: 530 MALAGA AVE Coral Gables, FL 33134-6561

## Roll Year 2017 Land, Building and Extra-Feature Details

Land Information					
The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	A-13	5002	Square Ft.	8,400.00	

Building Information						
The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1949			3,186	
1	2	1986			93	
2	1	1949			308	

Extra Features			
The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.			
Description	Year Built	Units	Calc Value
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Version:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 1/23/2020

**Property Information**

Folio: 03-4117-008-4490

Property Address: 530 MALAGA AVE

**Full Legal Description**

CORAL GABLES BILTMORE SEC

PB 20-28

LOT 5 &amp; W34FT LOT 6 BLK 28

LOT SIZE 84.000 X 100

**Sales Information**

Previous Sale	Price	OR Book-Page	Qualification Description
08/27/2014	\$100	29304-1205	Corrective, tax or QCD, min consideration
08/27/2014	\$611,999	29304-1204	Qual by exam of deed
12/01/2011	\$100	27951-3729	Corrective, tax or QCD, min consideration
06/01/1972	\$77,000	00000-00000	Sales which are qualified
04/01/1971	\$65,000	00000-00000	Sales which are qualified

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Version:

**List of service addresses for January 2020 unsafe structures cases**

N.B., for all of the exhibits that contain a mortgage, I included the entire mortgage to be complete, but suggest that you delete all but the first and signature pages for the copies that are to be placed on the agenda.

- 1) 530 Malaga Ave – This property has the same service addresses for the owner, even though the name of LLC is different. This property also has a recently recorded notice of commencement for a contractor who is repairing a storefront facade. I would not include it in the exhibits, but if the contractor claims a lien within a year of the recording date, the contractor will have to be added to the list of interested parties, if the case goes forward to demolition. Finally, this property has two restrictive covenants that provide that the property will not be used in violation of the City Code.

<u>Owner (property appraiser address)</u>	<u>Owner (RA address)</u>
530 Malaga LLC 12973 SW 112 St, #389 Miami, FL 33186-4768	530 Malaga LLC c/o Miriam P. Kross 118 Mockingbird Rd Tavernier, FL 33070-2224

CITY'S

EXHIBIT

2

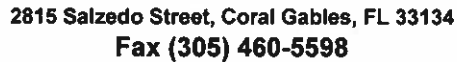

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**Permits and Inspections: Search Results**
[Logon](#)   [Help](#)   [Contact](#)
[New Permit Search](#)
**Permit Search Results**

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
RV-19-12-3823	12/05/2019	530 MALAGA AVE	REVISION TO PERMIT	ELECTRICAL REVISION TO HAVE SERVICE UNDERGROUND	final	12/12/2019	12/12/2019	0.00
ZN-19-07-5734	07/30/2019	530 MALAGA AVE	PAINT / RESURFACE FL / CLEAN	*COMMERCIAL* PRESSURE CLEAN AND PAINT EXTERIOR WALLS AND TRIM WHITE & MINOR STUCCO REPAIR- \$1,750	final	07/30/2019	09/30/2019	0.00
RC-19-05-4960	05/09/2019	530 MALAGA AVE	BLDG RECERT / CRB	BUILDING RECERTIFICATION (1949) CONSTRUCTION REGULATION BOARD CASE #20- AND UNSAFE STRUCTURES	issued	05/09/2019		600.00
EL-19-05-4965	05/09/2019	530 MALAGA AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	SERVICE REPAIR- NEW STACK METER - \$ 9,249 DUE TO 40 YEAR. REFERENCE RC19054960	issued	07/10/2019		6.00
ME-14-09-1742	09/03/2014	530 MALAGA AVE	MECH CHANGE OF CONTRACTOR	*** CHANGE OF CONTRACTOR & CONVERT WINT P# 04070307 *** REPLACE ( 2 ) TON AIR HANDLER ( ONLY ) APT# 3 \$1,500	final	09/03/2014	09/04/2014	0.00
CE-14-08-3656	08/26/2014	530 MALAGA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	09/05/2014	09/05/2014	0.00
ZN-12-01-7538	01/26/2012	530 MALAGA AVE	PAINT / RESURFACE FL / CLEAN	PRESSURE CLEAN AND PAINT EXTERIOR WALLS AND TRIM WHITE \$6600	final	01/26/2012	05/14/2012	0.00
EL-09-06-2458	06/12/2009	530 MALAGA AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	EMERGENCY EXIT COMBO LIGHT INSTALL FOR 40 YEAR RECERTIFICATION \$720	final	06/12/2009	10/23/2009	0.00

The City's online services are protected with an **SSL encryption certificate**. For technical assistance, please call 305-569-2448 (8am-5pm, M-F).

**CITY'S**
**EXHIBIT**
**3**

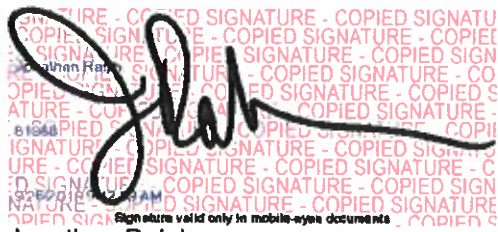




4



**Inspector:**

A handwritten signature in black ink, appearing to read 'Jonathan Ralph', is written over a background of repeating red text that says 'COPIED SIGNATURE - COPIED SIGNATURE - COPIED SIGNATURE'.

Jonathan Ralph

9/26/2019

Ref: 81988



## The City of Coral Gables

### Development Services Department

CITY HALL 405 BILTMORE WAY  
CORAL GABLES, FLORIDA 33134

February 11, 2019

### VIA CERTIFIED MAIL

7018 0680 0001 3977 4467

530 MALAGA LLC  
12973 SW 112 ST #389  
MIAMI, FL 33186

RE: 530 MALAGA AVE  
FOLIO # 03-4117-008-4490

Notice of Required Inspection For Recertification of 40 Years or Older Building

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is forty (40) years old, or older, having been built in 1949. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a Florida Registered Architect or Professional Engineer must inspect said building and a completed Recertification Report ("Report") must be submitted by you to this Department within **ninety (90) calendar days** from the date of this letter. A completed Report includes 1) cover letter(s) stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form and 5) Parking Lot Guardrails Requirements Form; no additional documents or photographs are necessary. Note all paperwork submitted must be the original signed and sealed documents (no copies). Submittal of the Report does not constitute recertification; it must be approved by this Department and the Letter of Recertification must be issued.

Once a completed Report is submitted to this Department and repairs or modifications are found to be necessary, the Building Official is able to grant an extension of one hundred fifty (150) calendar days from the date of this letter to obtain the necessary permits and perform the repairs. The structure will be recertified once a *revised* Report is submitted and approved, and all required permits are closed.

The Architect or Engineer may obtain the required Form, "*Minimum Inspection Procedural Guidelines for Building Recertification*," from the following link: [http://www.miamidade.gov/pa/property\\_recertification.asp](http://www.miamidade.gov/pa/property_recertification.asp). The Recertification Report fee of \$380.63 and additional document and filing fees shall be submitted to the Development Services Department, 405 Biltmore Way, 3<sup>rd</sup> Floor, Coral Gables, Florida, 33134. In order to avoid delays submit in person in order to calculate the fees accordingly.

Failure to submit the required Report within the allowed time will result in declaring the structure unsafe and referring the matter to the City's Construction Regulation Board ("Board") without further notice: a \$600.00 administrative fee will be imposed at that time. The Board may impose additional fines of \$250.00 for each day the violation continues, may enter an order of demolition, and may assess all costs of the proceedings along with the cost of demolition and any other required action.

The completed Report may be submitted Monday through Friday, 7:30 am to 3:20 pm to this Department.

Thank you for your prompt attention to this matter.

Manuel Z. Lopez, P.E.  
Building Official

CITY'S

EXHIBIT

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# USPS Tracking®

[FAQs >](#)[Track Another Package +](#)**Tracking Number:** 70180680000139774467[Remove X](#)

Your item was delivered to an individual at the address at 10:45 am on February 13, 2019 in MIAMI, FL 33186.

## Delivered

February 13, 2019 at 10:45 am  
Delivered, Left with Individual  
MIAMI, FL 33186

[Feedback](#)

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### Tracking History

**February 13, 2019, 10:45 am**

Delivered, Left with Individual  
MIAMI, FL 33186

Your item was delivered to an individual at the address at 10:45 am on February 13, 2019 in MIAMI, FL 33186.

**February 13, 2019, 12:28 am**

Departed USPS Regional Facility  
MIAMI FL DISTRIBUTION CENTER

**February 12, 2019, 7:41 pm**

Arrived at USPS Regional Facility

MIAMI FL DISTRIBUTION CENTER

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**Product Information****Postal Product:****Features:**

Certified Mail™

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**See Less** **Can't find what you're looking for?**

Go to our FAQs section to find answers to your tracking questions.

**FAQs**

Feedback



## The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY

CORAL GABLES, FLORIDA 33134

May 9, 2019

530 Malaga LLC  
12973 S.W. 112<sup>th</sup> Street #389  
Miami, Florida 33186

**ADDRESS: 530 Malaga Avenue**  
**PROPERTY FOLIO #: 03-4117-008-4490**

Dear Property Owner:

This Department has received the Building Recertification Report ("Report") you submitted for the above property address. Please note the Report indicates remedial repairs must be done to the structure in order for it to meet minimum requirements stipulated for safe occupancy as prescribed in the Miami-Dade County Code, Section 8-11.

Pursuant to said Code, you must complete the repairs **one hundred and fifty (150) calendar days from the date of the recertification notice, February 11, 2019**. Once the repairs have been completed the original architect/engineer shall provide a follow-up completed Report and cover letter(s) indicating the building is now recommended for recertification.

If you have any questions regarding the specific repairs identified in the Report please contact the original architect/engineer which prepared the Report.

Sincerely,

A handwritten signature in black ink, appearing to read "Manuel Z. Lopez", with a stylized flourish at the end.

Manuel Z. Lopez, P.E.  
Building Official

**BEFORE THE CONSTRUCTION REGULATION BOARD**  
**FOR THE CITY OF CORAL GABLES**

CITY OF CORAL GABLES,  
Petitioner,

Case No. 20-1097

vs.

530 MALAGA LLC  
12973 SW 112 ST #389  
MIAMI, FL 33186

Return receipt number:

7019 1120 0000 2229 2879

Respondent.

**NOTICE OF UNSAFE STRUCTURE VIOLATION FOR FAILURE TO RECERTIFY  
AND NOTICE OF HEARING**

Date: January 27, 2020

Re: 530 MALAGA AVE, CORAL GABLES, FL. 33134-6561, LOT 5 & W 34FT LOT 6 BLK 28  
CORAL GABLES BILTMORE SEC PB 20-28 and 03-4117-008-4490 ("Property").

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 8-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. **The Structure is hereby declared unsafe** by the Building Official and is presumed unsafe pursuant to Section 105-186(j)(13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

**Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, 2<sup>nd</sup> Florida, Coral Gables, Florida 33134, on February 10, 2020, at 2:00 p.m.**

You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to Virginia Goizueta, Acting Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, vgoizueta@coralgables.com, tel.: (305) 460-5250. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 p.m.

If the Required Action is not completed before the above hearing date, the Building Official may order that

**CITY'S**

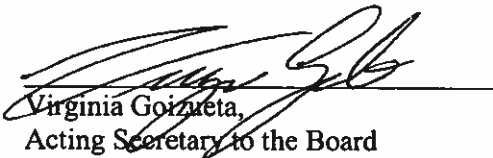
**EXHIBIT**

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the structure be vacated, boarded, secured, and posted (including but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy until the Required Action is completed. The Building Official may also order demolition of the Structure and the City may recover the costs incurred against the Property and the Owner of record.

If the Property owner or other interested party does not take all Required Action or prevail at the hearing, the Construction Regulation Board may impose fines not to exceed \$250 for each day the violation continues past the date set for compliance and may also enter an order of demolition and assess all costs of the proceedings, in an amount not less than \$600, and the costs of demolition and other required action, for which the City shall have a lien against the Property owner and the Property.

Please govern yourself accordingly.

  
Virginia Goizueta,  
Acting Secretary to the Board

#### ADA NOTICES

Any person who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, must register with the City Clerk, prior to engaging in lobbying activities before the city staff, boards, committees and/or the City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall.

**Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Board, with respect to any matter considered at such hearing or meeting, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made; which record includes the testimony and evidence upon which the appeal is to be based. Although a court reporter usually attends the hearing at the City's cost, the City is not required to provide a transcript of the hearing, which the Respondent may request at the Respondent's cost.**

Any person who needs assistance in another language in order to speak during the public hearing or public comment portion of the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (E-mail: [relejabarrieta@coralgables.com](mailto:relejabarrieta@coralgables.com), Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

Any person with a disability requiring communication assistance (such as a sign language interpreter or other auxiliary aide or service) in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (E-mail: [relejabarrieta@coralgables.com](mailto:relejabarrieta@coralgables.com), Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

C:

530 Malaga LLC c/o Miriam P. Kross 118 Mockingbird Rd Tavernier, FL 33070-2224





CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Case #: 20-1097

Title of Document Posted: Construction Regulation Board, Notice of Unsafe Structure Violation  
For Failure To Recertify and Notice of Hearing

I, EDUARDO MARTIN, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 530 Malaga Ave, ON 1/27/2020  
AT 9:00 a.m.

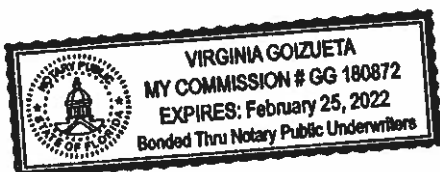
EDUARDO MARTIN  
Employee's Printed Name

Eduardo Martin  
Employee's Signature

STATE OF FLORIDA )  
ss.  
COUNTY OF MIAMI-DADE )

Sworn to (or affirmed) and subscribed before me this 27 day of January, in  
the year 2020, by Eduardo Martin who is personally known to  
me.

My Commission Expires:



Virginia Goizueta  
Notary Public

CITY'S

EXHIBIT 7



CITY'S  
EXHIBIT 8

**BEFORE THE CONSTRUCTION REGULATION BOARD  
FOR THE CITY OF CORAL GABLES**

CITY OF CORAL GABLES,  
Petitioner,

Case No. 20-1097

vs.

530 MALAGA LLC  
12973 SW 112 ST #389  
MIAMI, FL 33186

Return receipt number:

7019 1120 0000 2229 2879

Respondent.

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AND NOTICE OF HEARING**

Date: January 27, 2020

Re.: 530 MALAGA AVE, CORAL GABLES, FL. 33134-6561, LOT 5 & W 34FT LOT 6 BLK 28  
CORAL GABLES BILTMORE SEC PB 20-28 and 03-4117-008-4490 ("Property").

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 8-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. **The Structure is hereby declared unsafe by the Building Official and is presumed unsafe pursuant to Section 105-186(j)(3) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.**

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, 2<sup>nd</sup> Florida, Coral Gables, Florida 33134, on February 10, 2020, at 2:00 p.m.

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If the Required Action is not completed before the above hearing date, the Building Official may order that

This Document Prepared By and Return to:  
Robert J. Black, Esq.  
901 Ponce de Leon Boulevard  
Penthouse  
Coral Gables, FL 33134

Parcel ID Number: 03-4117-008-4490

## Quitclaim Deed

This Quitclaim Deed, Made this 27<sup>th</sup> day of August, 2014 A.D. Between  
~~GREGORY TAYLOR, XXXXXXXXXXXXXXXXXXXXXXX~~ GREGORY TAYLOR, a single man  
of the County of Miami-Dade, State of Florida, grantor, and  
530 Malaga LLC, a Florida limited liability company  
whose address is: 12973 SW 112 Street, #389, Miami, FL 33186

of the County of Miami-Dade, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of  
-----TEN DOLLARS (\$10)----- DOLLARS,  
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has  
granted, bargained and quitclaimed to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,  
lying and being in the County of Miami-Dade State of Florida to wit:

Lot 5 and all of Lot 6, less the East 16 feet of said Lot 6, Block  
28, CORAL GABLES BILTMORE SECTION, according to the Plat thereof, as  
recorded in Plat Book 20, Page 28, of the Public Records of  
Miami-Dade County, Florida.

To Have and to Hold the same together with all and singular the appurtenances thereto belonging or in anywise  
appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantor, either in law or equity, for  
the use, benefit and profit of the said grantee forever

In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Robert J. Black  
Printed Name: Robert J. Black  
Witness

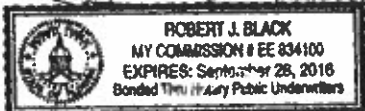
Gregory Taylor (Seal)  
Printed Name: Gregory Taylor  
PO Address: 536 Malaga Avenue, #1  
Coral Gables, FL 33134

Kathryn M. Connolly  
Printed Name: Kathryn M. Connolly  
Witness

STATE OF Florida  
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of August, 2014 by  
Gregory Taylor, a single man

who is personally known to me or who has produced his Florida driver's license as identification



Robert J. Black  
Printed Name: Robert J. Black  
Notary Public  
My Commission Expires



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

## Detail by Entity Name

Florida Limited Liability Company  
530 MALAGA LLC

### Filing Information

**Document Number** L14000113330  
**FEI/EIN Number** 47-1404448  
**Date Filed** 07/17/2014  
**Effective Date** 07/17/2014  
**State** FL  
**Status** ACTIVE

### Principal Address

118 Mockingbird Road  
Tavernier, FL 33070

Changed: 04/29/2016

### Mailing Address

118 Mockingbird Road  
Tavernier, FL 33070

Changed: 04/29/2016

### Registered Agent Name & Address

KROSS, MIRIAM  
118 Mockingbird Road  
Tavernier, FL 33070

Address Changed: 04/29/2016

### Authorized Person(s) Detail

#### **Name & Address**

Title MGRM

KROSS MIRIAM



FABRE, ERNESTO

118 Mockingbird Road  
Tavernier, FL 33070

Title MGRM

FABRE, PAUL

118 Mockingbird Road  
Tavernier, FL 33070

Title MGRM

FABRE, ALVARO D

118 Mockingbird Road  
Tavernier, FL 33070

Title MGRM

FABRE, ERNESTO

118 Mockingbird Road  
Tavernier, FL 33070

#### **Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2017	04/14/2017
2018	03/21/2018
2019	03/14/2019

#### **Document Images**

<a href="#">03/14/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/21/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/14/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/29/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/25/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/17/2014 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>

1985 OCT 17 AM 9 46

85R322152

DEF. REC. 126708 1220

DECLARATION OF RESTRICTIVE COVENANT

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the undersigned Robert D. & Josephine S. Bonnell is/are the fee simple owner(s) of the following described property situate and being in the City of Coral Gables, Florida:

Lot(s) 5 & 6  
Block 28 of Del Mar Subdivision, according to the plat thereof, as recorded in Plat Book 21 at Page 92 of the Public Records of Dade County, Florida, and

WHEREAS, the undersigned owner(s) of an apartment building at 530 Del Mar desire to utilize said lot(s) as an Apt. building site, and the undersigned owner(s) do(es) hereby declare and agree as follows:

1. That the apartment building will not be used in violation of any ordinances of the city of Coral Gables now in effect or hereinafter enacted.
2. That the said Lot(s) above described upon which the apartment building is situated shall not be conveyed, mortgaged, or leased separate or apart from each other and that they will be held together as one tract.

NOW, THEREFORE, for good and valuable consideration, the undersigned do(es) hereby declare that they will not convey or cause to be conveyed the title to the above property without requiring the successor in title to abide by all of the terms and conditions set forth herein.

FURTHER, the undersigned declare(s) that this covenant is intended and shall constitute a restrictive covenant concerning the use, enjoyment and title to the above property and shall constitute a covenant running with the land and shall be binding upon the undersigned, their successors and assigns and may only be released by the City of Coral Gables, or its successor, in accordance with the ordinances of said City then in effect.

IN WITNESS WHEREOF, the undersigned has have caused their hand(s) and seal(s) to be affixed hereto on this 7th day of October 19 85.

Robert D. Bonnell  
Josephine S. Bonnell  
Wayne B. Bonnell

STATE OF FLORIDA  
COUNTY OF DADE

I HEREBY CERTIFY that on this day personally appeared before me Robert D. Bonnell and Josephine S. Bonnell and Wayne B. Bonnell and they acknowledged that they executed the foregoing, freely and voluntarily, for the purposes therein expressed.

SHOWN TO and subscribed before me on this 7th day of October 19 85.

My commission expires:  
Notary Public, State of Florida  
My Commission Expires Jan. 3, 1989

PREPARED BY:  
SCOTT C. BLAIR, ESQ.

400 South Dixie Highway

Coral Gables, Florida 33146

WITNESSED AS TO FORM

ROBERT G. ZIMMER, CITY ATTORNEY



THIS CORRECTIVE DECLARATION OF RESTRICTIVE COVENANT IS BEING RE-RECORDED TO CORRECT THE LEGAL DESCRIPTION IN THAT CERTAIN DECLARATION OF RESTRICTIVE COVENANT RECORDED IN OFFICIAL RECORDS BOOK 12670, AT PAGE 1220, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, WHICH INCLUDED THE WHOLE OF LOT 6 RATHER THAN ONLY THE WEST 34 FEET. THE CORRECT LEGAL DESCRIPTION IS: LOTS 5 AND 6 LESS THE EAST 16 FEET OF SAID LOT 6, BLOCK 28, OF CORAL GABLES BILTMORE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, AT PAGE 28, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

### CORRECTIVE DECLARATION OF RESTRICTIVE COVENANT

BY THESE PRESENTS: WHEREAS, the undersigned, ROBERT D. GORRELL and JOSEPHINE S. GORRELL, are the fee simple owners of the following described property situated and being in the City of Coral Gables, Florida:

Lot(s) 5 and 6 less the East 16 feet of said Lot 6 Block 28 of CORAL GABLES BILTMORE SUBDIVISION, according to the plat thereof, as recorded in Plat Book 20, at Page 28, of the Public Records of Dade County, Florida, and WHEREAS, the undersigned owners of a single family residence at 530 Malaga Avenue, desire to utilize said Lots as a single building site, and the undersigned owners do hereby declare and agree as follows:

1. That the single family residence will not be used in violation of any ordinances of the City of Coral Gables now in effect or hereinafter enacted.
2. That the said Lots above described upon which the single family residence is situated shall not be conveyed, mortgaged, or leased separate or apart from each other and that they will be held together as one tract.

NOW, THEREFORE, for good and valuable consideration, the undersigneds do hereby declare that they will not convey or cause to be conveyed the title to the above property without requiring the successor in title to abide by all of the terms and conditions set forth herein.

FURTHER, the undersigneds declare that this covenant is intended and shall constitute a restrictive covenant concerning the use, enjoyment and title to the above property and shall constitute a covenant running with the land and shall be binding upon the undersigned, his/her successors and assigns and may only be released by the City of Coral Gables, or its successor, in accordance with the ordinances of said City then in effect.

# ARCBUILDERS AND GROUP INC.

The RECERTIFICATION Specialist for Three Decades.

7301 S.W. 83 Court  
Miami, FL 33143-3821  
T (305) 275-6310 | (954) 524-8928  
F (305) 275-6309  
F2 (888) 744-8925  
www.arcbuildersandgroup.com

RE: 03-4117-008-4490

DATE: MARCH 25, 2019

OWNER NAME: 530 MALAGA LLC

PROPERTY ADDRESS: 530 MALAGA AVE, CORAL GABLES, FL 33134

DATE of INSPECTION FOR PURPOSES OF THIS DOCUMENT: MARCH 14, 2019

City of Coral Gables Building Department  
Mr. Manuel Z. Lopez, P.E., Building Official

ORIGINAL

Based on my evaluation as attached hereto of the aforementioned property, this building(s) requires both structural and electrical repairs/corrections/alterations for a safe continued use and occupancy as provided for Re-Certification.

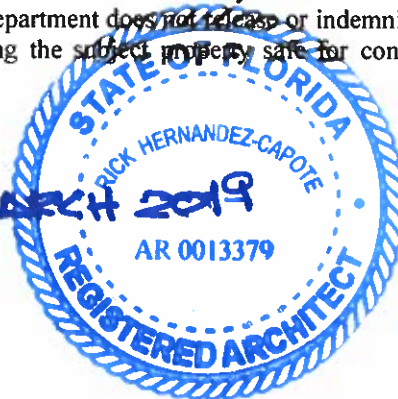
Therefore, on behalf of my client, I am respectfully requesting that this building(s) be \*granted Re-certification per Section 8-11(f) of the Code of Miami-Dade County upon the proper completion of the items as contained herein, our subsequent verification and written notification to your office.

As routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee or warranty for any portion of the structure(s). To the best of my knowledge and ability, this report represents an accurate appraisal of the applicable and present condition of the building(s) based upon the careful evaluation of the observed conditions and documentation as provided by property owner, to the extent reasonably possible. Further it is understood by all parties to include the property owner that the recommendation for \*Re-Certification by Arcbuilders and Group, Inc. or the granting of \*Re-Certification by the Building Department ~~does not release~~ or indemnify the property owner in any way or form from properly maintaining the ~~subject property~~ safe for continued use and occupancy at all times.

Thank you for your attention to this matter.

Very truly yours,

Rick Hernandez Capote, R.A., A.I.A., AR0013379  
President  
Dade County Building and Roofing Inspector BN2418  
Special Inspector State of Florida No.0976



#### Additional

Comments: \*This report is prepared and is to be submitted to the Building Official as may be required for Re-Certification as referenced above, this report is not intended to be a buyer/seller inspection report nor is it to be used for any other purpose than that specifically stated herein. Arcbuilders and Group, Inc makes no claim as to the validity of any documentation provided by owner and which we rely on for validity. Neither permit nor property history was made available or examined for purposes of this report. This report is not a zoning or code compliance report. The contents of this report is based on applicable areas made accessible at the time of the scheduled inspection, all other areas are excluded. No testing is part of this report. This report is not to be copied, faxed or altered in any way, additionally each page must bear the original signature and seal on each page or all contents is void and null. There is no warranty or guarantee expressed or implied and this document is not transferrable to any person or entity for any purpose. Any repairs/corrections/alterations must be performed in compliance with FBC, NEC and all applicable codes and ordinances. Should any violations or open permits exist all must be corrected prior to granting of Re-Certification. Accordingly the Building Official at his or her discretion or interpretation of the applicable codes may refuse to grant a recommendation of Re-Certification. This report is limited to the items specifically included by the Section 8-11 (f) of the Code of Miami-Dade County and does not include many aspects of compliance to include but not limited to ADA, plumbing, zoning, Fair Housing, NFPA, or certification of building code compliance.

CITY'S

EXHIBIT

10

Architects • Permit Administrators • Special Inspectors • Project Managers •  
Violation Experts • General Contractors • Zoning Advisors

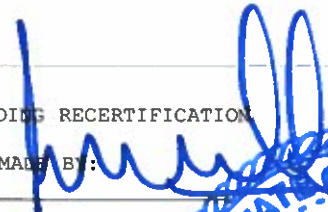
LIC. AAC001931 CGC1505483 A.I.A. AR0013379 BN2418 ID0003603

## MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING RECERTIFICATION

INSPECTION COMMENCE  
DATE: March 14, 2019

INSPECTION COMPLETED  
DATE: March 14, 2019

MUST BE SIGNED AND  
SEALED BY **ARCHITECT** OR  
ENGINEER

INSPECTION MADE BY:  
SIGNATURE: 

PRINT NAME: Rick Hernandez-Capote, R.A.  
TITLE: AR 0013379, AAC001071

ADDRESS: 7301 SW 83 Court  
Miami-Dade, FL 33143

PHONE: (305) 275-6310  
FAX: (305) 275-6309



## 1. Description of Structure:

- a. Name or Title: 530 MALAGA LLC
- b. Property address: 530 MALAGA AVE, CORAL GABLES, FL 33134
- c. Legal description: CORAL GABLES BILTMORE SEC PB 20-28
- d. Owner's name: Same as title
- e. Owner's mail address: 12973 SW 112 ST #389, MIAMI, FL 33186
- f. Building Official Folio Number: 03-4117-008-4490
- g. Building Code Occupancy Classification: MULTI FAMILY
- h. Present use: MULTI FAMILY 4 UNITS
- i. General description, type of construction, size, number of stories, and special features.  
CBS, two story, per Dade County Property Appraiser was built 1949, and has 3,587 ASF.
- j. Additions to original structure: **NONE OBSERVED at time of inspection.** No property permit history was either made available or reviewed for purposes of this report. Areas inspected were those made available by property owner/representative on day of inspection. All gas lines, all plumbing lines, meters and appliances and equipment are specifically excluded for purposes of this report, however we urge property owner to take any and all necessary precautions to assure that these items are properly maintained to protect property and above all life safety.

## 2. Present Condition of Structure:

- a. General alignment (note, good, fair, poor, explain if significant)
  1. Bulging- **PLEASE REFER TO 2B.**
  2. Settlement- **PLEASE REFER TO 2B.**
  3. Deflections- **PLEASE REFER TO 2B.**
  4. Expansion- **PLEASE REFER TO 2B.**
  5. Contraction- **PLEASE REFER TO 2B.**

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- b. Portions showing distress (note beams, columns, structural walls, floors, roofs, other)

HORIZONTAL STRUCTURAL CRACKS TO BE REPAIRED AROUND PERIMETER OF BUILDING FOLLOWED BY CONCRETE RESTORATION, RE-STUCCO, PRIME AND PAINT. WOOD SUB FLOORING TO BE REINFORCED IN UNIT #2 DUE TO SAGGING AND SETTLEMENT AT TUB AREA. DUE TO AGE AND CURRENT VISIBLE CONDITION OF EXISTING ROOF, PROVIDE ROOF TESTING, I.E. DESTRUCTIVE TESTING SUCH AS A MOISTURE AND UPLIFT PULL TEST BY A CERTIFIED ROOF TESTING COMPANY TO FURTHER DETERMINE METHOD OF CORRECTION. REPAIR DAMAGED ROOF SOFFIT AND FASCIA AT WEST SIDE OF BUILDING Any required corrections/repairs/alterations must be in compliance with FBC, NEC and all applicable codes and ordinances. This report is not for bidding or for permitting purposes. Additionally, property owner is responsible and liable to continuously maintain property safe for continued use and occupancy.

- c. Surface conditions - describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration and stains.

**PLEASE REFER TO 2B.** It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

- d. Cracks - note location in significant members. Identify crack size as HAIRLINE if barely discernable; FINE if less than 1mm in width; MEDIUM if between 1 and 2 mm in width; WIDE if over 2mm.

**PLEASE REFER TO 2B.** It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

- e. General extent of deterioration - cracking or spalling of concrete or masonry; oxidation of metals; rot or borer attack in wood.

**Normal condition for age and use of structure.** Provide continued observations and inspections for termites and other possible agents that may cause deterioration, due to age of building. Also proactive preventive maintenance should be practiced. No testing for termites, other pest, deteriorating agent, contaminant or other is part of this examination or report. Fumigation to be provided on a regular basis by owner as needed.

- f. Previous patching or repairs

**PLEASE REFER TO 2B.** Continue preventative maintenance and repairs as may be necessary. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

- g. Nature of present loading - indicate residential, commercial, other estimate magnitude.

**PLEASE REFER TO 2B,** built 1949.

- h. Availability of original construction drawings - location description

Not at premise, during visual observations.

### 3. Inspections:

- a. Date of notice of required inspection: February 11, 2019

- b. Date(s) of actual inspection: March 14, 2019

- c. Name and qualification of individual submitting inspection report: RICARDO HERNANDEZ-CAPOTE

Rick Hernandez-Capote, R.A. AR0013379, AAC001931



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- d. Description of any laboratory or other formal testing, if required, rather than manual or visual procedures:

Visual observations conducted at present. This report is a "snapshot" of observed conditions of accessible and applicable components on the day of inspection. No testing is part of this report. Additionally, we rely on the validity of documentation as may be provided by owner for repairs performed to their property and for which they are solely responsible and liable for assuring they meet proper compliance with all applicable codes and life safety. Owner is to conduct proactive preventive maintenance to include any possible testing that may be necessary. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

- e. Structural repair - note appropriate line:

1. None required- ( )
2. Required- ( X ) - **PLEASE REFER TO 2B.**

4. Supporting data:

- a. See this report, sheets written data and hold harmless executed by owner.
- b. N/A photographs.
- c. N/A drawings or sketches.

5. Masonry Bearing Walls - indicate good, fair, poor on appropriate lines:

- a. Concrete masonry units- Poor, for age of structure. **PLEASE REFER TO 2B.**
- b. Clay tile or terra cotta units- Poor, for age of structure. **PLEASE REFER TO 2B.**
- c. Reinforced concrete tie columns- Poor, for age of structure. **PLEASE REFER TO 2B.**
- d. Reinforced concrete tie beams- Poor, for age of structure. **PLEASE REFER TO 2B.**
- e. Lintels- Poor, for age of structure. **PLEASE REFER TO 2B.**
- f. Other type bond beams- Poor, for age of structure. **PLEASE REFER TO 2B.**
- g. Masonry finishes - exterior:
  1. Stucco- **PLEASE REFER TO 2B.**
  2. Veneer- Good, for age of structure.
  3. Paint only- Good, for age of structure.
  4. Other (describe)- **PLEASE REFER TO 2B.**
- h. Masonry finished - interior:
  1. Vapor barrier- **PLEASE REFER TO 2B.** It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.
  2. Furring and plaster- Good appearance
  3. Panelling- Good appearance
  4. Paint only- Good appearance
  5. Other (describe)- **PLEASE REFER TO 2B.**



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- i. Cracks:
  - 1. Location - note beams, columns, other- Exterior bearing walls
  - 2. Description- **PLEASE REFER TO 2B.**
- j. Spalling:
  - 1. Location - note beams, columns, other- None observed
  - 2. Description- **PLEASE REFER TO 2B.**
- k. Rebar corrosion - check appropriate line:
  - 1. None visible- ( )
  - 2. Minor - Patching will suffice- N/A
  - 3. Significant - but patching will suffice- N/A
  - 4. Significant - structural repairs required (describe) - **PLEASE REFER TO 2B.**
- l. Samples chipped out for examination in spall areas:
  - 1. No- (✓)
  - 2. Yes - describe color texture, aggregate, general quality- N/A

6. Floor and Roof Systems:

- a. Roof:
  - 1. Describe (flat, sloped, type roofing, type roof deck, condition)

**PLEASE REFER TO 2B.** HIP roof with clay tiles in poor condition for age of building as visibly observed at units/areas made accessible at time of inspection. No testing is part of this report. Owner is to assure that roof is properly maintained to include proper drainage, preventive measures and upgrades as may be necessary. Age of roof, life expectancy or guarantee of condition is **not** part of this inspection report. Owner must keep in mind that the average life expectancy of a roof in South Florida can vary by design, age, maintenance and material. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

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

AC equipment, seemingly secure.

- 3. Note types of drains and scuppers and condition:

Downspouts and gutters: Good condition for age of structure.

- b. Floor system(s):

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

Wood sub flooring first and second floor: Fair to poor condition for age of structure.  
**PLEASE REFER TO 2B.**

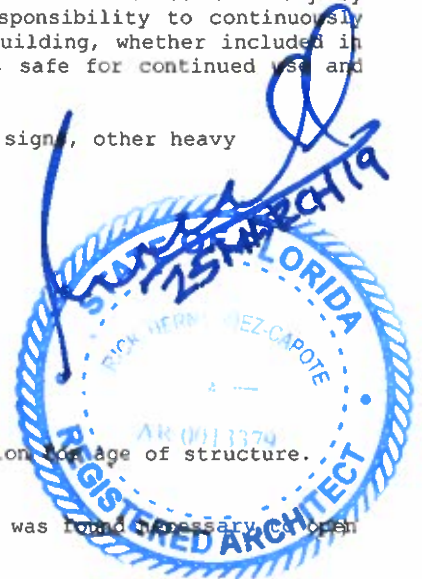
- c. Inspection - note exposed areas available for inspection and where it was found necessary to open ceilings, etc. for inspection of typical framing members.

Visual observations conducted of open accessible framing.

7. Steel Framing Systems:

- a. Description: None observed

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- b. Exposed Steel - describe condition of paint and degree of corrosion; N/A
- c. Concrete or other fireproofing - note any cracking or spalling and note where any covering was removed for inspection.

Visual observations done of open accessible areas on day of inspection

- d. Elevator sheave beams and connections, and machine floor beams - note condition:  
None

8. Concrete Framing Systems:

- a. Full description of structural system  
Concrete masonry units (C.M.U.), Concrete tie beams, grade beams, tie columns.
- b. Cracking:
  - 1. Not significant- **PLEASE REFER TO 2B.**
  - 2. Location and description of members effected and type cracking - Exterior bearing walls
- c. General condition:  
**PLEASE REFER TO 2B**, built 1949. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.
- d. Rebar corrosion - check appropriate line:
  - 1. None visible- ( )
  - 2. Minor - Patching will suffice- N/A
  - 3. Significant but patching will suffice- N/A
  - 4. Significant - structural repaired (describe)- **PLEASE REFER TO 2B**
- e. Samples chipped out in spall areas:
  - 1. No- ( X )
  - 2. Yes - describe color, texture, aggregate, general quality: N/A

9. Windows:

- a. Type (wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other)  
Awning, affixed and shutters
- b. Anchorage - type and condition of fasteners and latches:  
Machine screws and bolts
- c. Sealants - type and condition of perimeter and sealants & at mullions:  
Good for age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.
- d. Interior seals - type & condition at operable vents:  
Good for age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.



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e. General condition:

Good for age of structure, preventative maintenance should continue. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

10. Wood Framing:

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

Wood sub flooring, hand-framed wood joist members and tongue and groove decking.

b. Note metal fittings i.e., angles, plates, bolts, split rings, pintles, other and note condition:

Suspected toe nailed angles, plates and bolts.

c. Joints - note if well fitted and still closed:

**PLEASE REFER TO 2B.** It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

d. Drainage - note accumulations of moisture:

**PLEASE REFER TO 2B.** It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

e. Ventilation - note any concealed spaces not ventilated:

N/A

f. Note any concealed spaces opened for inspection:

Visual observations conducted of open and visibly accessible spaces.



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

DATE: MARCH 25, 2019

Re: FOLIO # 03-4117-008-4490  
Property Address: 530 MALAGA AVE, CORAL GABLES, FL 33134  
Building Description: TWO STORY MULTIFAMILY

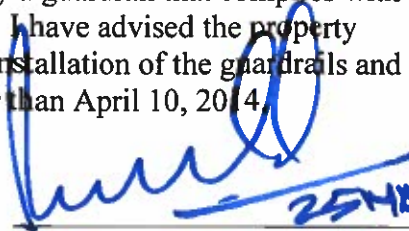
The undersigned states the following:

I am a Florida registered professional engineer or architect with an active license. On 03-14-2019, I inspected the parking lots servicing the above referenced building for compliance with Section 8C-6 and determined the following (check only one)

XX The parking lot(s) is not adjacent to or abutting a canal, lake or 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.

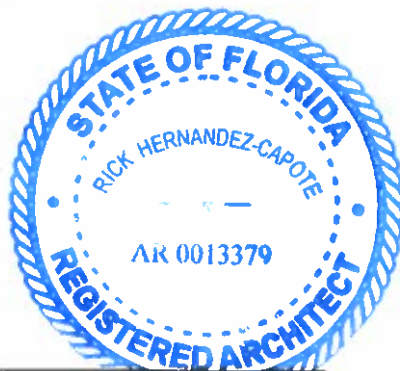
       The parking lot(s) is adjacent to or abutting a canal, lake or other body of water and parked vehicles are NOT protected by a guardrail that complies with Section 8C-6 of the Miami Dade County Code. I have advised the property owner that he/she must obtain a permit for the installation of the guardrails and obtain all required inspection approvals no later than April 10, 2014.

  
25 MARCH 2019

(Signature)

RICK L. HERNANDEZ-CAPOTE  
Lic. NO. AR 0013379

(Print Name)



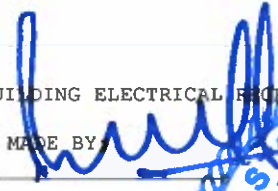
Seal of Architect or Engineer Executing the  
Certification Must Be Affixed in the Above Space

## MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING ELECTRICAL RE-CERTIFICATION

INSPECTION COMMENCE  
DATE: March 14, 2019

INSPECTION COMPLETED  
DATE: March 14, 2019

MUST BE SIGNED AND  
SEALED BY ARCHITECT OR  
ENGINEER

INSPECTION MADE BY:  
SIGNATURE: 

PRINT NAME: Rick Hernandez-Capote, R.A.  
TITLE: AR 0013379, AAC001981

ADDRESS: 7301 SW 83 Court  
Miami-Dade, FL 33144

PHONE: (305) 275-6310  
FAX: (305) 275-6309

**Description of Structure:**

- a. Name or Title: 530 MALAGA LLC
- b. Property address: 530 MALAGA AVE, CORAL GABLES, FL 33134
- c. Legal description: CORAL GABLES BILTMORE SEC PB 20-28
- d. Owner's name: Same as title
- e. Owner's mail address: 12973 SW 112 ST #389, MIAMI, FL 33186
- f. Building Official Folio Number: 03-4117-008-4490
- g. Building Code Occupancy Classification: MULTI FAMILY
- h. Present use: MULTI FAMILY 4 UNITS
- i. General description, type of construction, size, number of stories, and special features.

CBS, two story, per Dade County Property Appraiser was built 1949, and has 3,587 ASF.

- j. Additions to original structure: **NONE OBSERVED at time of inspection.** No property permit history was either made available or reviewed for purposes of this report. Areas inspected were those made available by property owner/representative on day of inspection. All gas lines, all plumbing lines, meters and appliances and equipment are specifically excluded for purposes of this report, however we urge property owner to take any and all necessary precautions to assure that these items are properly maintained to protect property and above all life safety.

1. ELECTRICAL SERVICE: Over head service to from FPL, one feeder with three wires approx. 3/0 in size.
  - a. SIZE: AMPERAGE ( 60+60+60+60 ); FUSES ( ); BREAKER ( X )
  - b. PHASE: 3φ ( ); 1φ ( X );
  - c. CONDITION: GOOD ( ); FAIR ( ); NEED REPAIR ( X )
  - d. COMMENTS: OWNER TO PROVIDE ANNUAL FIRE INSPECTION REPORT FROM THE CITY OF CORAL GABLES FIRE DEPARTMENT (LESS THAN 12 MONTHS OLD) CITING NO CURRENT VIOLATIONS AND PROVIDE US WITH A COPY. MASTER ELECTRICIAN TO PROVIDE SINGLE STATION HARD WIRED SMOKE DETECTORS OR 10-YEAR PERMANENT BATTERY TYPE IN ALL SLEEPING ROOMS. OWNER TO PROVIDE COMPLETED ANNUAL SMOKE DETECTOR INSPECTION FORM FROM THE CITY OF CORAL GABLES FIRE DEPARTMENT AND PROVIDE US WITH A COPY. MASTER ELECTRICIAN TO UPDATE ENTIRE ELECTRICAL SERVICE, RISER, INDIVIDUAL DISCONNECTS, ETC. NO PERMIT HISTORY AT THE CITY OF CORAL GABLES FOUND FOR UPGRADED PANEL BOARDS AT RESIDENTIAL UNITS; OWNER TO OBTAIN AN AFTER THE FACT PERMIT. As observed at time of inspection based on age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

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## 2. METER AND ELECTRICAL ROOM:

- a. CLEARANCES: GOOD ( ); FAIR ( X ); CORRECTION REQ. ( X )  
 COMMENTS: Interior type meters. **PLEASE REFER TO 1D.**

## 3. GUTTERS:

- a. LOCATION: LOAD  
 GOOD ( ); REQUIRES REPAIR ( X )
- b. COMMENTS: **PLEASE REFER TO 1D**
- c. TAPS AND FILL:  
 GOOD ( ); REQUIRES REPAIR ( X )
- d. COMMENTS: **PLEASE REFER TO 1D**

## 4. ELECTRICAL PANELS:

- a. PANEL # ( 1-4 ): GOOD ( ); REQUIRES REPAIR/VERIFICATION ( X )  
 Location: **PLEASE REFER TO 1D.** As observed at each inspected area, breaker panels. Any required corrections/repairs/alterations must be in compliance with FBC, NEC and all applicable codes and ordinances. This report is not for bidding purposes. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

## 5. BRANCH CIRCUITS:

- a. IDENTIFIED: YES ( ); MUST BE IDENTIFIED ( X )
- b. CONDUCTORS: GOOD ( ); DETERIORATED ( ); REPLACE ( X )
- c. COMMENTS: **PLEASE REFER TO 1D.** As observed at time of inspection based on age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

## 6. GROUNDING OF SERVICE: GOOD ( ); REQUIRES REPAIR ( X )

COMMENTS: **PLEASE REFER TO 1D.** As observed at time of inspection based on age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

## 7. GROUNDING OF EQUIPMENT: GOOD ( ); REQUIRES REPAIR ( X )

COMMENTS: **PLEASE REFER TO 1D.** As observed at time of inspection based on age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

## 8. SERVICE CONDUITS RACEWAYS; CONDITION: GOOD ( ); REQUIRES REPAIR ( X )

COMMENTS: **PLEASE REFER TO 1D.** As observed at time of inspection based on age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.



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9. SERVICE CONDUCTOR & CABLES; CONDITION: GOOD ( ); REQUIRES REPAIR ( X )

COMMENTS: PLEASE REFER TO 1D. As observed at time of inspection based on age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

10. TYPES OF WIRING METHODS:

CONDUIT RACEWAYS; RIGID:	GOOD ( ); REQUIRES REPAIR ( X )
CONDUIT; PVC:	GOOD ( ); REQUIRES REPAIR ( )
NM CABLE:	GOOD ( ); REQUIRES REPAIR ( )
BX CABLE:	GOOD ( ); REQUIRES REPAIR ( )

COMMENTS: PLEASE REFER TO 1D. As observed at time of inspection based on age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

11. FEEDER CONDUCTORS; CONDITION: GOOD ( ); REQUIRES REPAIR ( X )

COMMENTS: PLEASE REFER TO 1D. As observed at time of inspection based on age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

12. EMERGENCY LIGHTING: GOOD ( X ); REQUIRES REPAIR ( )

COMMENTS: PLEASE REFER TO 1D. As observed at time of inspection based on age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

13. BLDG. EGRESS ILLUMINATION: GOOD ( X ); REQUIRES REPAIR ( )

COMMENTS: As observed at time of inspection based on age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

14. FIRE ALARM SYSTEM: GOOD ( ); REQUIRES REPAIR ( ); NONE OBSERVED ( X )

COMMENTS: None observed. Authority Having Jurisdiction may determine additional requirements. In the case that the Authority Having Jurisdiction makes this a requirement, it is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

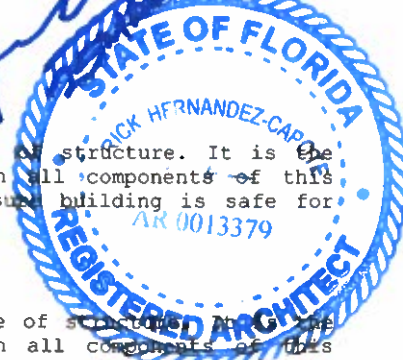
15. SMOKE DETECTORS: GOOD ( ); REQUIRES REPAIR ( X ); N/A ( )

COMMENTS: PLEASE REFER TO 1D. Property owner is responsible and liable to provide continued testing, maintenance and upgrades as may be necessary to assure all smoke detectors are continuously operable. Special care should be taken to assure units and their wiring are neither tampered with nor malfunctioning. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy. In addition, property owner is responsible to assure compliance with any requirement, code or ordinance that may require a hardwired carbon monoxide detector.

16. EXIT LIGHTS: GOOD ( X ); REQUIRES REPAIR ( )

COMMENTS: PLEASE REFER TO 1D. As observed at time of inspection based on age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

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17. EMERGENCY GENERATOR: GOOD ( ); REQUIRES REPAIR ( ); N/A ( X )

COMMENTS: None observed.

18. WIRING IN OPEN OR UNDER COVER PARKING, GARAGE AREAS: GOOD ( ); ADDITIONAL ILLUMINATION REQUIRED ( ); CURBSIDE PARKING ( X )

COMMENTS: Existing curbside parking. As observed at time of inspection based on age of structure, it is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

19. OPEN OR UNDER COVER PARKING SURFACE AND SECURITY LIGHTING: GOOD ( ); ADDITIONAL ILLUMINATION REQUIRED ( ); CURBSIDE PARKING ( X )

COMMENTS: Existing curbside parking. As observed/measured at time of inspection based on age of structure. Property owner is to assure that continued proper security lighting is provided at all times through preventive maintenance, upgrades or whatever means as may be necessary for compliance with section 8c-3 of the Code of Miami-Dade County. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

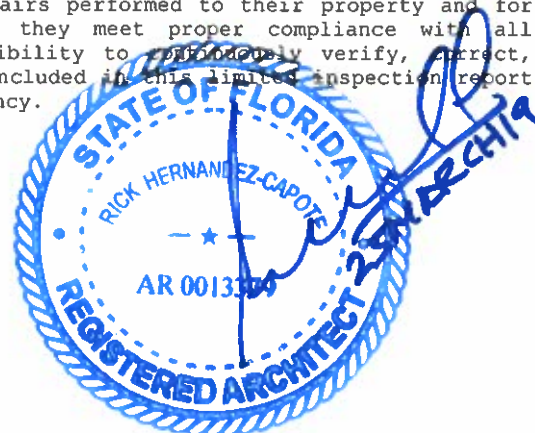
20. SWIMMING POOL WIRING: GOOD ( ); REQUIRES REPAIR ( ); N/A ( X )

COMMENTS: N/A.

21. WIRING OF/TO MECHANICAL EQUIPMENT: GOOD ( X ); REQUIRES REPAIR ( )

COMMENTS: As observed at time of inspection based on age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy. Any machinery or equipment which is for tenant use is excluded for the purposes of this report.

22. GENERAL ADDITIONAL COMMENTS: THIS REPORT IS NOT FOR BIDDING PURPOSES. Continue with proactive maintenance and provide repairs as may be necessary to maintain property safe for continued use and occupancy. Please note that this report does not include testing of any component, it is based on visual observations of applicable and accessible areas on day of inspection. Additionally, we rely on the validity of documentation as may be provided by owner for repairs performed to their property and for which they are solely responsible and liable for assuring they meet proper compliance with all applicable codes and life safety. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.



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

DATE: MARCH 25, 2019

Re: Folio No. 03-4117-008-4490  
Property Address: 530 MALAGA AVE, CORAL GABLES, FL 33134  
Building Description: TWO STORY MULTIFAMILY

The undersigned states the following:

1. I am a Florida registered professional engineer or architect with an active license.

The undersigned states the following:

On MARCH 14, 2019 I inspected the cited property. All parking is frontage (curbside) parking. There is no parking on the property. Therefore, parking illumination is non-applicable.

Please refer to 19 of Electrical Portion attached hereto.



Signature and Seal of Architect or Engineer

Rick I. Hernandez-Capote AIA  
LIC No AR0013379  
(Print Name)





City of Coral Gables  
Development Services



**RC-19-05-4960**

**530 MALAGA AVE #**

Folio #: **03-4117-008-4490**

Permit Description: BUILDING  
RECERTIFICATION (1949)

EL 1905 4965  
ME \_\_\_\_\_  
PL \_\_\_\_\_

# OFFICE SET

Section	Approved	
	By	Date
<input checked="" type="checkbox"/> BUILDING		
<input type="checkbox"/> CONCURRENCY		
<input checked="" type="checkbox"/> ELECTRICAL		
<input type="checkbox"/> FEMA		
<input type="checkbox"/> FIRE		
<input type="checkbox"/> HANDICAP		
<input type="checkbox"/> HISTORICAL		
<input type="checkbox"/> LANDSCAPE		
<input type="checkbox"/> MECHANICAL		
<input type="checkbox"/> PLUMBING		
<input type="checkbox"/> PUBLIC WORKS		
<input type="checkbox"/> STRUCTURAL		
<input type="checkbox"/> ZONING		
<input type="checkbox"/>		
<input type="checkbox"/> OWNER BUILDER		

Subject to compliance with all Federal, State, County and City rules and regulations. City assumes no responsibility for accuracy of or results from these plans.  
THIS COPY OF PLANS MUST BE AVAILABLE ON BUILDING SITE OR AN INSPECTION WILL NOT BE MADE.

APPROVAL OF THIS SET OF PLANS DOES NOT CONSTITUTE APPROVAL OF ANY STRUCTURE OR CONDITION NOT IN COMPLIANCE WITH ANY APPLICABLE CODES

**Special Inspector required  
for the following:**

- ☐ Special Inspector for PILING
- ☐ Special Inspector for REINFORCED MASONRY
- ☐ Special Inspector for \_\_\_\_\_

**RC-19-05-4960**

**RC-19-05-4960**

