



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 12/29/2025

PROPERTY INFORMATION	
Folio	03-4107-018-6210
Property Address	5450 SW 8 ST CORAL GABLES, FL 33134-0000
Owner	5450 SW LLC
Mailing Address	5450 SW 8 ST MIAMI, FL 33134
Primary Zone	5003 MIXED-USE
Primary Land Use	1813 OFFICE BUILDING - MULTISTORY : OFFICE BUILDING
Beds / Baths /Half	0 / 0 / 0
Floors	2
Living Units	0
Actual Area	11,492 Sq.Ft
Living Area	11,492 Sq.Ft
Adjusted Area	10,824 Sq.Ft
Lot Size	9,394 Sq.Ft
Year Built	1987



ASSESSMENT INFORMATION			
Year	2025	2024	2023
Land Value	\$939,400	\$939,400	\$798,490
Building Value	\$601,600	\$597,600	\$624,510
Extra Feature Value	\$0	\$0	\$0
Market Value	\$1,541,000	\$1,537,000	\$1,423,000
Assessed Value	\$1,541,000	\$1,537,000	\$1,423,000

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION
CORAL GABLES GRANADA SEC
PB 8-113
LOT 1 BLK 59
LOT SIZE IRREGULAR
OR 20641-3475 0802 1

TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,541,000	\$1,537,000	\$1,423,000
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,541,000	\$1,537,000	\$1,423,000
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,541,000	\$1,537,000	\$1,423,000
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,541,000	\$1,537,000	\$1,423,000

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
07/22/2020	\$1,000,000	32021-4239	Affiliated parties
07/22/2020	\$100	32021-4237	Corrective, tax or QCD; min consideration
01/31/2019	\$100	31318-0932	Corrective, tax or QCD; min consideration
01/11/2012	\$1,020,000	27975-0843	Qual by exam of deed

The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser of Miami-Dade County is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser of Miami-Dade County and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <https://www.miamidadepa.gov/pa/disclaimer.page>

City's Exhibit #1

5450 SW 8 St

Owner (deed and all Sunbiz addresses)

5450 SW LLC

C/O KELLY ACEVEDO, TRUSTEE,

KELLY ACEVEDO TRUST, UAD

11/05/2018

REGISTERED AGENT

5450 SW 8 ST, STE 202

CORAL GABLES, FL 33134-2200

City's Exhibit #2



[Home](#) [Citizen Services](#) [Business Services](#) [Back to Coral Gables.com](#)

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
ZN-21-04-8010	04/28/2021	5450 SW 8 ST	PAINT / RESURFACE FL / CLEAN	COMMERCIAL *PRESSURE CLEAN & PAINT EXTERIOR WALLS IN PRE APPROVED SW 7071 GRA SCREEN* \$5,000	final	05/10/2021	09/10/2021	0.00
CE-20-03-7442	03/23/2020	5450 SW 8 ST	CODE ENF LIEN SEARCH	LIEN SEARCH	final	03/26/2020	03/26/2020	0.00
PU-13-07-0687	07/10/2013	5450 SW 8 ST	PUBLIC RECORDS SEARCH	REQ COPY OF PERMIT 30997B	final	07/12/2013	07/12/2013	0.00
CE-13-06-1960	06/28/2013	5450 SW 8 ST	CODE ENF WARNING PROCESS	WT16011 5-1907 ZONING (SNR) COMMERCIAL REAL ESTATE SIGN LARGER THAN 250 SQ INCHES IS PROHIBITED.	final	06/28/2013	06/28/2013	0.00
BL-13-03-1288	03/19/2013	5450 SW 8 ST	MISCELLANEOUS WORK	INSTALL EXTERIOR TILES OVER EXISTING SLAB \$1,000	final	04/03/2013	11/17/2021	0.00
AB-13-03-1228	03/19/2013	5450 SW 8 ST	BOA COMPLETE (LESS THAN \$75,000)	EXTERIOR TILES \$1,000	final	03/19/2013	11/17/2021	0.00
CE-13-02-1405	02/24/2013	5450 SW 8 ST	CODE ENF WARNING PROCESS	WT11455 105-26 CITY CODE (CON) WORK ON SUNDAY PROHIBITED.	final	02/24/2013	02/25/2013	0.00
ZN-13-02-1148	02/21/2013	5450 SW 8 ST	PAINT / RESURFACE FL / CLEAN	PRESSURE CLEAN/PAINT BM 2153-50 (BEIGE) AND TRIM BM 2153-70 (LT BEIGE) \$2,000	final	02/21/2013	03/12/2013	0.00
BL-12-12-0177	12/04/2012	5450 SW 8 ST	ROOF / LIGHT WEIGHT CONC	RE ROOF \$32,400 FLAT ONLY	final	12/20/2012	01/16/2013	0.00
CE-12-01-7037	01/19/2012	5450 SW 8 ST	CODE ENF WARNING PROCESS	WT7357 5-1404 ZONING (PAK) PARKING A VEHICLE ON AN	final	01/19/2012	01/19/2012	0.00

City's Exhibit #3

Permit ID	Issue Date	Address	Code	Description	Status	Start Date	End Date	Amount
				UNAPPROVED SURFACE. GREY TOYOTA HIGHLANDER FL TAG 520HNU				
CE-12-01-6238	01/06/2012	5450 SW 8 ST	CODE ENF LIEN SEARCH	LIEN SEARCH	final	01/10/2012	01/10/2012	0.00
CE-11-12-5115	12/02/2011	5450 SW 8 ST	CODE ENF LIEN SEARCH	LIEN SEARCH	final	12/07/2011	12/07/2011	0.00
CE-11-11-6283	11/23/2011	5450 SW 8 ST	CODE ENF LIEN SEARCH	LIEN SEARCH	final	12/01/2011	12/01/2011	0.00
FD-11-11-5322	11/09/2011	5450 SW 8 ST	FIRE ALARM SYSTEM	***FIRE ALARM REPAIR PERMIT ONLY***	final	11/09/2011	11/10/2011	0.00
PL-10-07-4958	07/23/2010	5450 SW 8 ST	PLUMB COMMERCIAL / RESIDENTIAL WORK	**ISSUED IN ERROR** COMMERCIAL INTERIOR ALTERATIONS STE #101 JOB COST-\$10000	final	07/28/2010	07/28/2010	0.00
ME-10-07-4959	07/23/2010	5450 SW 8 ST	MECH COMMERCIAL / RESIDENTIAL WORK	DUCT WORK FOR COMMERCIAL INTERIOR ALTERATIONS STE #101	final	07/26/2010	08/31/2010	0.00
EL-10-07-4436	07/15/2010	5450 SW 8 ST	ELEC COMMERCIAL / RESIDENTIAL WORK	ELECTRICAL FOR COMMERCIAL INTERIOR ALTERATIONS STE #101 JOB COST-	final	07/15/2010	08/30/2010	0.00
BL-10-05-3893	05/12/2010	5450 SW 8 ST	INTERIOR ALTERATION ONLY	COMMERCIAL INTERIOR ALTERATIONS STE #101 JOB COST-\$10000	final	06/25/2010	09/28/2010	0.00
CE-08-05-0184	04/29/2008	5450 SW 8 ST	CODE ENF WARNING PROCESS	WT79512 SEC CH 5-1907 (SNR) ZC INFO TUBES ARE PROHIBITED.	final	04/29/2008	05/02/2008	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).

ENERGOV

2025

[EAPF-25-11-0003](#)

Emergency Action Plan Review

Emergency Action

Finalized

11/11/2025

11/20/2025

Emergency action plan 2025/2026

5450 SW SW 8 ST



CITY OF CORAL GABLES
Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FL 33134

2/1/2023

VIA CERTIFIED MAIL

5450 SW LLC
5450 SW 8 ST
MIAMI, FL 33134

7021 2720 0001 4959 0373

RE: 5450 SW 8 ST
FOLIO # 03-4107-018-6210
Process Number TBD

*****COURTESY 1-YEAR NOTICE*****

Notice of Required Inspection for Recertification of 30 Years or Older Building

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is thirty (30) years old, or older, having been built in 1987. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a qualified individual must inspect said building and a **completed** Recertification Report ("Report") must be submitted by you to this Department **in 2024**. A completed Report includes 1) Cover letters 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 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be **approved** and the Letter of Recertification must be issued by this Department.

Threshold buildings (i.e. buildings greater than 3 stories or greater than 50 ft tall, or with an Assembly Occupancy > 5000 s.f. & Occupant load > 500 people) shall be recertified by Structural and Electrical Professional Engineers only. Self-qualification letters will be required with proof of DBPR structural and electrical specialization.

Any buildings that are not threshold buildings may be recertified by any Florida Registered Architect or Professional Engineer and self-qualification letters will not be required.

If no deficiencies are identified, the structure will only be recertified once the reports and forms have been submitted and approved.

If deficiencies are identified, they shall be reported to the Building Official within 10 days, or within 24 hours if there is an immediate danger identified. A completed report shall be submitted to this Department. In addition, a structural and/or electrical affidavit from the inspector will be required, with additional affidavits every 180 days, as needed so that the building can continue to be occupied while repairs are carried out. The Building Official is able to grant an extension of one hundred fifty (150) calendar days from the due date or the date the deficiencies were identified (whichever is sooner) to allow time to obtain the necessary permits and perform the repairs. The structure will only

City's Exhibit #4



CITY OF CORAL GABLES

DEVELOPMENT SERVICES DEPARTMENT
427 BILTMORE WAY
CORAL GABLES, FL 33134

10/1/2024

VIA CERTIFIED MAIL

9589 0710 5270 1801 7211 22

5450 SW LLC
5450 SW 8 ST
MIAMI, FL 33134

RE: 5450 SW 8 ST
FOLIO # 03-4107-018-6210

Notice of Required Inspection For Recertification of Building
Process Number: **TBD**

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is thirty (30) years old, or older, having been built in 1987. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a qualified individual 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 letters 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 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be **approved** and the Letter of Recertification must be issued by this Department.

Threshold buildings (i.e. buildings greater than 3 stories or greater than 50 ft tall, or with an Assembly Occupancy >5000 s.f. & Occupant load > 500 people) shall be recertified by Structural and Electrical Professional Engineers only. Self-qualification letters will be required with proof of DBPR structural and electrical specialization.

Any buildings that are not threshold buildings may be recertified by any Florida Registered Architect or Professional Engineer and self-qualification letters will not be required.

If no deficiencies are identified, the structure will only be recertified once the reports and forms have been submitted and approved.

If deficiencies are identified, they shall be reported to the Building Official within 10 days, or within 24 hours if there is an immediate danger identified. A completed report shall be submitted to this Department. In addition, a structural and/or electrical affidavit from the inspector will be required, with additional affidavits every 180 days, as needed so that the building can continue to be occupied while repairs are carried out. The Building Official is able to grant an extension of one hundred fifty (150) calendar days from the due date or the date the deficiencies were identified (whichever is sooner) to allow time to obtain the necessary permits and perform the repairs. The structure will only be recertified once a *revised* report and all required information is submitted and approved, and all required permits are closed.

Proprietary or modified recertification forms from the inspectors will not be accepted. Only current municipal recertification forms will be accepted. The Architect or Engineer shall obtain the required Forms from the following link:

<https://www.miamidade.gov/global/economy/building/recertification.page>.

If this is your first time using the online system, please register at the following link:

<https://coralgablesfl-energovpub.tylerhost.net/Apps/selfservice/CoralGablesFLProd#/register>

You can access your online process using the process number provided above at the following link:

<https://coralgablesfl-energovpub.tylerhost.net/Apps/SelfService#/myWork?tab=MyPermits>

The Recertification Report fee of \$500.00 *and* additional document and filing fees shall be paid online at the following link:

<https://coralgablesfl-energovpub.tylerhost.net/Apps/SelfService#/payinvoice>

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 and 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.

Please contact Douglas Ramirez at dramirez@coralgables.com regarding any questions concerning building recertification. Thank you for your prompt attention to this matter.



Manuel Z. Lopez, P.E.
Building Official



CITY OF CORAL GABLES

DEVELOPMENT SERVICES DEPARTMENT
427 BILTMORE WAY
CORAL GABLES, FL 33134

1/31/2025

9589 0710 5270 1801 7246 59

5450 SW LLC
5450 SW 8 ST
MIAMI, FL. 33134

RE: 5450 SW 8 ST
FOLIO # 03-4107-018-6210

Notice of Required Inspection For Recertification of Building – **OVERDUE NOTICE**
Process Number **RECT-xx-xxxx**

Dear Property Owner:

In a certified letter dated 10/1/2024, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). The letter informed you it was necessary to submit to this Department a completed Report prepared by a qualified individual within ninety (90) calendar days certifying the structure meets the requirements for recertification.

Please be advised the submittal of the Report is overdue and the **structure has been deemed unsafe** due to non-compliance. This may result in the revocation of the Certificate of Occupancy, as well as being subject to other penalties as provided in the Code. A completed Report includes 1) Cover letters 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 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be **approved** and the Letter of Recertification must be issued by this Department.

See original notice for additional information.

Failure to submit the completed Report within thirty (30) calendar days from the date of this letter will result in forwarding the matter to the City's Construction Regulation Board for further review and determination. 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.

If this is your first time using the online system, please register at the following link:

<https://coralgablesfl-energovpub.tylerhost.net/Apps/selfservice/CoralGablesFLProd#/register>

You can access your online process using the process number provided above at the following link:

<https://coralgablesfl-energovpub.tylerhost.net/Apps/SelfService#/myWork?tab=MyPermits>

The Recertification Report fee of \$500.00 and additional document and filing fees shall be paid online at the following link:

<https://coralgablesfl-energovpub.tylerhost.net/Apps/SelfService#/payinvoice>

Please govern yourself accordingly.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Manuel Z. Lopez', with a long horizontal flourish extending to the right.

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. 25-1226
RECT-26-02-0648

vs.

Certified Mail Return Receipt & Via USPS Regular Mail
9589 0710 5270 1750 3191 97

5450 SW LLC
C/O Kelly Acevedo, Trustee,
Kelly Acevedo Trust, UAD 11/05/2018, Registered Agent
5450 SW 8 St, Ste. 202
Coral Gables, FL 33134-2200
Respondent.

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

Date: February 27, 2026

Re: 5450 SW 8 St, Coral Gables, Fl 33134, Lot 1 Blk 59, Coral Gables Granada Sec, PB 8-113, and 03-4107-018-6210 ("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 105-89 10 (m) 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 Fairchild Tropical Board Room, 427 Biltmore Way, 1st Floor, Coral Gables, Florida 33134, on March 9, 2026, 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, Analyn Hernandez, at City of Coral Gables, Development Services Department, 427 Biltmore Way, Coral Gables, FL 33134, ahernandez2@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 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.

City's Exhibit #5

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.

Analyn Hernandez

Analyn Hernandez
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, Jose Rodriguez, Esq., Interim Director of Human Resources (E-mail: jrodriguez4@coralgables.com , Telephone: 305-722-8675, 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, Jose Rodriguez, Esq., Interim Director of Labor Relations and Risk Management (E-mail: jrodriguez4@coralgables.com, Telephone: 305-722-8675, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

c:



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Title of Document Posted: Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing

I, Brayan Silva, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 5450 SW 8 ST, ON 2/26/26 AT
12:26 PM.

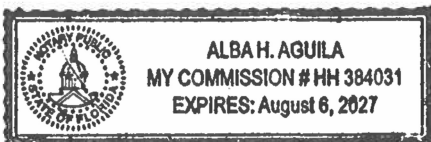
Brayan Silva Castillo
Employee's Printed Name

BSilva
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me by means of physical presence or online
notarization, this 26th day of Feb, in the year 2026, by
Self who is personally known to me.

My Commission Expires:



[Signature]
Notary Public

City's Exhibit #6

PARTNER
essflor
6-762-2237
paired dial 711 or US Relay
1-800-955-8771 (TTY)
amplified
families
y Here For
nce
as 1-866-762-2237
auditiva o del habla, marque 711
o de retransmission.
-800-955-8771 (TTY)
cialmente con el
s para ACCESS
icar Aquí
blica
ntel 1-866-762-2237
pou tande oswa ki soud, rele
ilize Relè a.
1-800-955-8771 (TTY)
ACCESS avék
anmi.

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

CITY OF CORAL GABLES,
Petitioner, **Case No. 25-1226**
RECT-26-02-0648

vs. Certified Mail Return Receipt & Via USPS Regular Mail
9589 0710 5270 1750 3191 97

5450 SW LLC,
C/O Kelly Acevedo, Trustee,
Kelly Acevedo Trust, UAD 11/05/2018, Registered Agent
5450 SW 8 St, Ste. 202
Coral Gables, FL 33134-2200
Respondent.

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

Date: February 27, 2026

Re: **5450 SW 8 St, Coral Gables, FL 33134, Lot 1** Blk 59, Coral Gables Granada Sec, PB 8-113, and 03-4107-018-6210 ("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 105-89.10 (m) 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 Fairchild Tropical Board Room, 427 Biltmore Way, 1st Floor, Coral Gables, Florida 33134, on March 9, 2026, 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, Analay Hernandez, at City of Coral Gables, Development Services Department, 427 Biltmore Way, Coral Gables, FL 33134, ahernandez2@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 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.

2/26/26, 12:26 PM



2/26/26, 12:27 PM

City's Exhibit #7

Prepared by:
Gastesi, Lopez & Mestre, P.L.L.C.
Ceasar Mestre, Jr., Esq.
8105 NW 155 St.
Miami Lakes, FL 33016
(305)825-9988

Return to:
Law Services, P.A.
3126 Coral Way
Miami, FL 33145

PARCEL ID NUMBER: 03-4107-018-6210

GENERAL WARRANTY DEED

THIS INDENTURE, made this 22 day of July, 2020, by Jose M. Francisco a married man, , whose post office address is 5355 La Gorce Drive, Miami Beach, Florida 33140, *grantor*, to 5450 SW LLC, a Florida limited liability company, whose post office address is 5450 SW 8 Street, Coral Gables, Florida 33134, *grantee*.

WITNESSETH, that said grantor, for and in consideration of the sum of **TEN U.S. DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Miami-Dade County, Florida, to wit:

Lot 1, Block 59, of Revised Plat Coral Gables Granada Section, according to the Plat thereof recorded in Plat Book 8, at Page 113, of the Public Records of Miami-Dade County, Florida.

Property Address: 5450 SW 8 Street, Coral Gables, Florida 33134

Parcel Identification Number: 03-4107-018-6210

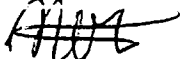
and said grantor does hereby fully warrant title to said land and will defend the same against the

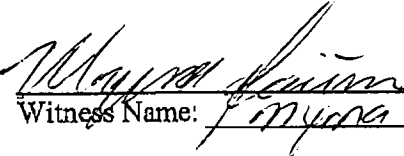
lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes and assessments for the year 2020 and subsequent years, and subject to all restrictions, reservations, easements, conditions, limitations and zoning ordinances appearing of record. Reference to these restrictions and reservations shall not operate to reimpose the same.

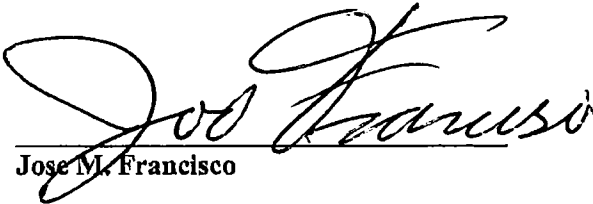
SAID PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR UNDER THE LAWS AND CONSTITUTION OF THE STATE OF FLORIDA IN THAT NEITHER GRANTOR OR ANY MEMBERS OF THE HOUSEHOLD OF GRANTOR RESIDE THEREON.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

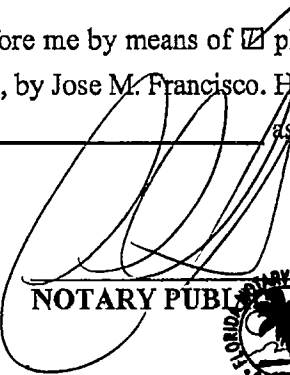


Witness Name: Nathalje Rodriguez


Witness Name: Myrina Ferreras


Jose M. Francisco

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22 day of July, 2020, by Jose M. Francisco. He is personally known to me or has produced Fl. DL. as identification.


NOTARY PUBLIC
 Cesar Mestre
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG920248
Expires 11/9/2023



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company

5450 SW LLC

Filing Information

Document Number	L20000160045
FEI/EIN Number	84-1466768
Date Filed	06/10/2020
Effective Date	06/08/2020
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	03/16/2022

Principal Address

5450 SW 8 STREET
CORAL GABLES, FL 33134

Changed: 03/16/2022

Mailing Address

5450 SW 8 STREET
SUITE 202
CORAL GABLES, FL 33134

Changed: 03/16/2022

Registered Agent Name & Address

Kelly Acevedo, Trustee, Kelly Acevedo Trust, UAD 11/05/2018
5450 SW 8 STREET
SUITE 202
CORAL GABLES, FL 33134

Name Changed: 04/27/2023

Address Changed: 03/16/2022

Authorized Person(s) Detail

Name & Address

Title MGR

Kelly Acevedo, Trustee, Kelly Acevedo Trust, UAD 11/05/2018
281 NW 127 AVENUE
MIAMI, FL 33182

Annual Reports

Report Year	Filed Date
2023	04/27/2023
2024	03/12/2024
2025	03/29/2025

Document Images

03/29/2025 -- ANNUAL REPORT	View image in PDF format
03/12/2024 -- ANNUAL REPORT	View image in PDF format
04/27/2023 -- ANNUAL REPORT	View image in PDF format
03/16/2022 -- REINSTATEMENT	View image in PDF format
06/10/2020 -- Florida Limited Liability	View image in PDF format



**MINIMUM INSPECTION PROCEDURAL GUIDELINES
 FOR BUILDING ELECTRICAL RECERTIFICATION**

CASE REFERENCE NUMBER:

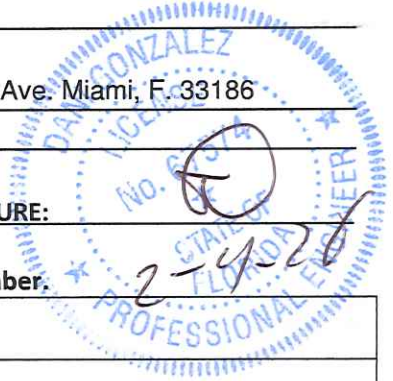
JURISDICTION NAME:

LICENSEE NAME: Dani Gonzalez

TITLE: P.E.

ADDRESS: 10130 SW 132 Ave. Miami, F. 33186

SIGNATURE: _____



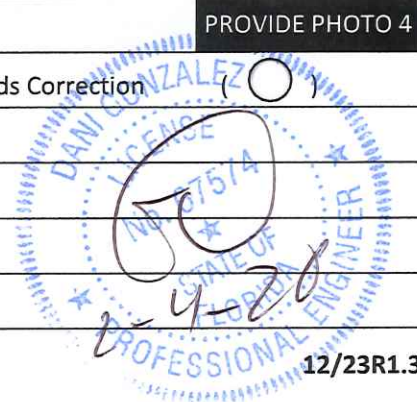
*Use separate sheets for additional responses by referencing the report section number.

1. DESCRIPTION OF BUILDING	
a. Name on Title: <u>5450 SW LLC</u>	
b. Building Street Address: <u>5450 SW 8 St. Coral Gables, Fl. 33134</u>	Bldg. #: <u>1</u>
c. Legal Description: <u>CORAL GABLES GRANADA SEC. PB 8-113. LOT SIZE IRREGULAR</u>	Attached: <input type="checkbox"/>
d. Owner's Name: <u>5450 SW LLC</u>	
e. Owner's Mailing Address: <u>5450 SW 8 St. Coral Gables, Fl. 33134</u>	
f. Folio Number of Property on which Building is Located: <u>03-4107-018-6210</u>	
g. Building Code Occupancy Classification: <u>5003 MIXED-USE</u>	
h. Present Use: <u>5003 MIXED-USE</u>	
i. General Description of building (overall description, structural systems, special features): <u>Concrete walls, concrete beams, flat roof, 2 story.</u>	
j. Number of Stories: <u>2</u>	k. Is this a Threshold Building as per 553.71(12) F.S. (Yes/No):
l. Provide an aerial of the property identifying the building being certified on a separate sheet. Attached: <input checked="" type="checkbox"/>	
m. Additional Comments: <u>None</u>	

2. INSPECTIONS
a. Date of Notice of Required Inspection:
b. Date(s) of actual inspection: 2-3-26
c. Name and qualifications of licensee submitting report:
Dani Gonzalez, P.E.
d. Are Any Electrical Repairs Required? (YES/NO): No
1. If required, describe, and indicate acceptance:
e. Can the building continue to be occupied while recertification and repairs are ongoing? (YES/NO): Yes
1. Explanation/Conditions:

3. ELECTRICAL SERVICE	PROVIDE PHOTO 3
a. Size: Voltage (208) Amperage (350) Type: Fuses () Breakers (X)	
b. Phase: Three-Phase (<input checked="" type="radio"/>) Single Phase (<input type="radio"/>)	
c. Condition: Good (<input checked="" type="radio"/>) Fair (<input type="radio"/>) Needs Repair (<input type="radio"/>)	
Comments:	
None	

4. METERING EQUIPMENT	PROVIDE PHOTO 4
1. Clearances: Good (<input checked="" type="radio"/>) Fair (<input type="radio"/>) Needs Correction (<input type="radio"/>)	
Comments:	
None	



5. ELECTRIC ROOMS	Not Applicable: <input type="checkbox"/>	PROVIDE PHOTO 5
1. Clearances:	Good (<input checked="" type="radio"/>) Fair (<input type="radio"/>) Needs Correction (<input type="radio"/>)	
Comments:		
None		

6. GUTTERS	Not Applicable: <input type="checkbox"/>	PROVIDE PHOTO 6
1. Location:	Good (<input checked="" type="radio"/>) Needs Repair (<input type="radio"/>)	
2. Taps and Fill:	Good (<input checked="" type="radio"/>) Needs Repair (<input type="radio"/>)	
Comments:		
None		

7. ELECTRICAL PANELS	PROVIDE PHOTO 7
1. Panel # (H) Location:	Electrical Room
	Good (<input checked="" type="radio"/>) Needs Repair (<input type="radio"/>)
2. Panel # (A) Location:	2nd. floor Corridor
	Good (<input checked="" type="radio"/>) Needs Repair (<input type="radio"/>)
3. Panel # (B) Location:	2nd. floor Corridor
	Good (<input checked="" type="radio"/>) Needs Repair (<input type="radio"/>)
4. Panel # (C) Location:	1st. floor Corridor
	Good (<input checked="" type="radio"/>) Needs Repair (<input type="radio"/>)
5. Panel # () Location:	
	Good (<input type="radio"/>) Needs Repair (<input type="radio"/>)
Use separate sheets for additional panels.	

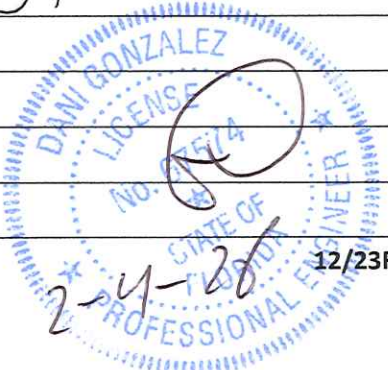


11. SERVICE CONDUIT/RACEWAYS	PROVIDE PHOTO 11
Good (<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>)
Comments:	
None	

12. GENERAL CONDUIT/RACEWAYS	PROVIDE PHOTO 12
Good (<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>)
Comments:	
None	

13. WIRE AND CABLES	PROVIDE PHOTO 13
Good (<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>)
Comments:	
None	

14. BUSWAYS	Not Applicable: <input checked="" type="checkbox"/>	PROVIDE PHOTO 14
Good (<input type="radio"/>)	Needs Repair (<input type="radio"/>)	
Comments:		



15.THERMOGRAPHY INSPECTION RESULTSNot Applicable: **PROVIDE PHOTO 15**

Design Professional to summarize results below. Attach thermography report by certified thermographer.

Are there any anomalies reported in the thermography report? (Yes/No):

Comments:

16.OTHER CONDUCTORS**PROVIDE PHOTO 16**Good ()Needs Repair ()

Comments:

None

17.TYPES OF WIRING METHODS**PROVIDE PHOTO 17**1. Conduit Raceways Metallic: Good () Needs Repair () N/A ()2. Conduit PVC: Good () Needs Repair () N/A ()3. NM Cable: Good () Needs Repair () N/A ()4. Other Conductors/Cables: Good () Needs Repair () N/A ()

a. Other Conductors/Cables (Specify):

Comments:

None

18.EMERGENCY LIGHTING**PROVIDE PHOTO 18**Good ()Needs Repair ()N/A ()

Comments:

None



19. BUILDING EGRESS ILLUMINATION	PROVIDE PHOTO 19
Good (<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>) N/A (<input type="radio"/>)
Comments:	
None	

20. FIRE ALARM SYSTEM	PROVIDE PHOTO 20
Good (<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>) N/A (<input type="radio"/>)
Comments:	
None	

21. SMOKE DETECTORS (Part of a fire alarm system only)	Not Applicable: <input type="checkbox"/>	PROVIDE PHOTO 21
Good (<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>)	N/A (<input type="radio"/>)
Comments:		
None		

22. EXIT LIGHTS	PROVIDE PHOTO 22
Good (<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>) N/A (<input type="radio"/>)
Comments:	
None	



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

24.WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS	PROVIDE PHOTO 24
Good (<input checked="" type="radio"/>)	Requires Additional Illumination(<input type="radio"/>)
N/A (<input type="radio"/>)	
Comments:	
None	

25.OPEN OR UNDER COVER PARKING GARAGE AND EGRESS ILLUMINATION	PROVIDE PHOTO 25
Good (<input checked="" type="radio"/>)	Requires Additional Illumination(<input type="radio"/>)
N/A (<input type="radio"/>)	
Comments:	
None	

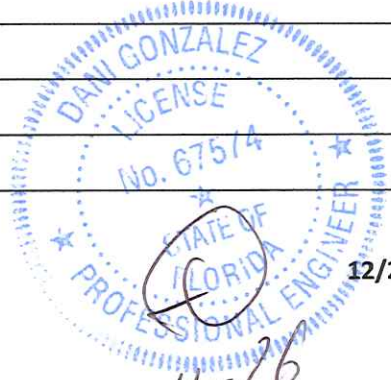
26.SWIMMING POOL WIRING	PROVIDE PHOTO 26
Good (<input type="radio"/>)	Needs Repair (<input type="radio"/>)
N/A (<input checked="" type="radio"/>)	
Comments:	



27. WIRING TO MECHANICAL EQUIPMENT	PROVIDE PHOTO 27
Good (●) Needs Repair (○) N/A (○)	
Comments:	
None	

28. UNDERGROUND OR LOWER-LEVEL PARKING GARAGES	N/A: <input checked="" type="checkbox"/>	PROVIDE PHOTO 28
CHECKLIST ITEMS TO CONFIRM OR CONSIDER FOR UNDERGROUND PARKING GARAGE:		
Number of Levels Below Grade Plane:		
A. Are the sump pumps operational? Select: (Yes/Need Repair/N/A)		
Explanation:		
B. If the elevator(s) travel below grade plane:		
1. Are they programmed to return to a level at or above BFE plus freeboard:		
Select: (Yes, No, Needs Repair, Will Retrofit):		
Explanation:		
2. Are they equipped with sensors that prevent the cab from descending into a flooded hoistway?		
Select: (Yes, No, Needs Repair, Will Retrofit):		
Explanation:		
C. Are the branch electrical circuits feeding devices below grade plane protected by a Ground Fault Circuit Interrupter (GFCI) breaker?		
Select: (Yes, No, Needs Repair, Will Retrofit):		
Explanation:		

29. GENERAL ADDITIONAL COMMENTS
None





Regulatory and Economic Resources
 11805 SW 26th Street
 Miami, FL 33175-2474
 786-315-2000
 RER-40YR@miamidade.gov
 miamidade.gov/building

CERTIFICATION OF COMPLIANCE WITH PARKING LOT ILLUMINATION STANDARDS IN CHAPTER 8C-3 OF THE CODE OF MIAMI-DADE COUNTY

Date: 2-4-26

Case No. _____

Property Address: 5450 SW 8 St. Coral Gables, Bldg. No.: 1, Sq. Ft.: 11,492

Folio Number: 03-4107-018-6210

Building Description: Concrete walls, concrete beams, flat roof, one story.

- I am a Florida registered professional engineer architect with an active license.
- On, 20 1-30-26 at 9:00 AM PM, I measured the level of illumination in the parking lot(s) serving the above referenced building.
- Maximum 9.2 foot candle
 Minimum 5.6 foot candle
 Maximum to Minimum Ratio 1.6 : 1.0, foot candle
- The level of illumination provided in the parking lot meets does not meet the minimum standards for the occupancy classification of the building as established in Section 8C-3 of Miami-Dade County Code.
- The level of outdoor lighting overspill meets the limitations established in Section 33-4.1 of the Code of Miami-Dade County



Dani Gonzalez, P.E.

Print Name Engineer or Architect

I QP \ CNG \ "GP I KPGGTU."KPE0"

32352°U0Y0'354'Cxgl'Olcol.'Hnl'553: 8"
Vgx<*527+9:6'7:35"
G/o cln<'FCP0 i qpl cag l B cw0pgv"

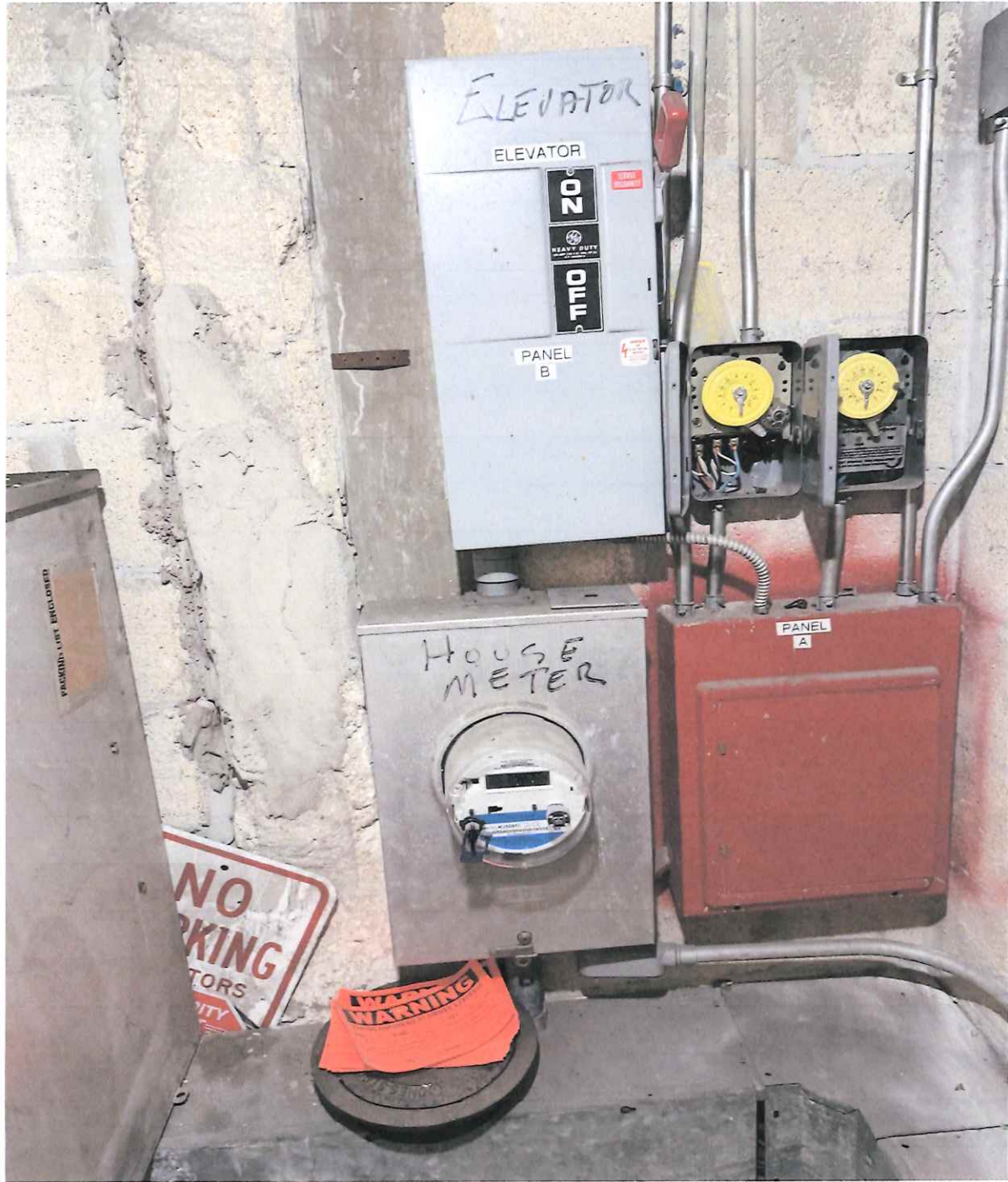
Vwgufc{."Hgdwtct{"5"."4248

Ekv{"Eqtcn" I cdngu"
Dwknfkpi"cpf" \ qpkpi "Fgrctv o gpv"

ELECTRICAL PHOTO REPORT

5450 SW 8 St. Coral Gables, Fl. 33134





House Ovggt." J qwug"Panel." ("Gngxcvqt"Ockp"

" " " " " " "

"

" "

"



Panel "H" Labeled as "A"



Service Grounding



Panel "A"



Panel "B"



Panel "C"



Panel "C"



Panel "C"



Electrical Room Meters & Mains