



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 02/20/2026

PROPERTY INFORMATION	
Folio	03-4117-008-1410
Property Address	500 BILTMORE WAY CORAL GABLES, FL 33134-0000
Owner	EGMF 504 LLC
Mailing Address	PO BOX 9229 FORT MYERS, FL 33902
Primary Zone	5005 MIXED-USE 3
Primary Land Use	1111 STORE : RETAIL OUTLET
Beds / Baths /Half	0 / 0 / 0
Floors	2
Living Units	0
Actual Area	3,044 Sq.Ft
Living Area	3,044 Sq.Ft
Adjusted Area	3,044 Sq.Ft
Lot Size	15,949 Sq.Ft
Year Built	1945



ASSESSMENT INFORMATION				
Year	2025	2024	2023	
Land Value	\$6,379,600	\$6,379,600	\$6,379,600	
Building Value	\$100,000	\$100,000	\$502,260	
Extra Feature Value	\$0	\$0	\$0	
Market Value	\$6,479,600	\$6,479,600	\$6,881,860	
Assessed Value	\$4,291,463	\$3,901,330	\$3,546,664	

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Non-Homestead Cap	Assessment Reduction	\$2,188,137	\$2,578,270	\$3,335,196

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

SHORT LEGAL DESCRIPTION
CORAL GABLES BILTMORE SEC
PB 20-28
LOTS 19 TO 23 INC BLK 7
LOT SIZE 132.910 X 120
OR 17064-0396-0398 0196 4

TAXABLE VALUE INFORMATION				
Year	2025	2024	2023	
COUNTY				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$4,291,463	\$3,901,330	\$3,546,664	
SCHOOL BOARD				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$6,479,600	\$6,479,600	\$6,881,860	
CITY				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$4,291,463	\$3,901,330	\$3,546,664	
REGIONAL				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$4,291,463	\$3,901,330	\$3,546,664	

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
08/01/2013	\$100	28778-2598	Corrective, tax or QCD; min consideration
12/13/2012	\$100	28430-1394	Corrective, tax or QCD; min consideration
01/01/1996	\$0	00000-00000	Sales which are disqualified as a result of examination of the 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

List of service addresses for 500 Biltmore Way

<u>OWNER (PA AND DEED ALL SUNBIZ ADDRESSES)</u> EGMF 504 LLC PO BOX 9229 FORT MYERS, FL 33902-9229	<u>OWNER (SUNBIZ PRINCIPAL AND RA ADDRESS)</u> EGMF 504 LLC C/O KAREN A SKINNER 716 SE EL DORADO PKWY CAPE CORAL, FL 33904-5685
<u>OWNER (SUNBIZ MAILING ADDRESSES)</u> EGMF 504 LLC PO BOX 880 FORT MYERS, FL 33902-0880	



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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
PS-21-08-7618	08/09/2021	504 BILTMORE WAY	TREE REMOVAL/MITIGATION	TREE TRIM - APP AND PLAN ATTACHED - Approved to prune two (2) Mahogany trees on ROW, any modification to the proposed pruning should be notified to the City Arborist.	approved			24.50
BL-19-04-5843	04/30/2019	500 BILTMORE WAY	ROOF / LIGHT WEIGHT CONC	RE-ROOF FLAT- GAF ROOFING SYSTEM W/ MINERAL SURFACE CAPSHEET \$12200	final	05/22/2019	06/28/2019	0.00
ZN-18-10-3223	10/15/2018	504 BILTMORE WAY	PAINT / RESURFACE FL / CLEAN	PAINT/CLEAN EXTERIOR WALLS SW 6259 (SPATIAL WHITE) AND TRIM - SW 6250 (UNIQUE GRAY).\$2,000	final	10/15/2018	12/27/2018	0.00
BL-18-07-2773	07/05/2018	504 BILTMORE WAY	DOOR/GARAGE DOOR/SHUTTER/WINDOW	COMMERCIAL* ALUMINUM IMPACT WINDOWS(7) AND DOORS(1) COLOR: BRONZE FRAMES/ CLEAR GLASS \$15000	final	07/31/2018	12/06/2018	0.00
AB-18-06-4200	06/26/2018	504 BILTMORE WAY	BOA COMPLETE (LESS THAN \$75,000)	COMMERCIAL* ALUMINUM IMPACT WINDOWS(7) AND DOORS(1) COLOR: BRONZE FRAMES/ CLEAR GLASS \$15000	final	06/26/2018	12/06/2018	0.00
RC-15-07-4626	07/08/2015	500 BILTMORE WAY	BLDG RECERT / CRB	40 YEAR BUILDING RECERTIFICATION OR OLDER BUILT 1945	final	07/08/2015	07/09/2015	0.00
PW-14-12-3405	12/04/2014	500 BILTMORE WAY	UTILITIES (AT & T) PERMIT	TRANSFER FACILITIES	final	12/08/2014	12/10/2015	0.00
AB-13-10-0459	10/08/2013	500-06 BILTMORE WAY	BOA COMPLETE (LESS THAN \$75,000)	***COMMERCIAL*** NEW AWNING AT BUILDING **TENANT AT 506 BILTMORE** \$2470	final	10/08/2013	02/13/2023	0.00
AB-11-07-6113	07/11/2011	500-06 BILTMORE WAY	BOA COMPLETE (LESS THAN \$75,000)	CANOPY \$2,300	final	07/11/2011	02/03/2023	0.00
CE-11-05-6110	05/12/2011	504 BILTMORE WAY	CODE ENF WARNING PROCESS	WT15221 5-1901 ZONING CODE (SNT) OVERSIZED TEMPORARY SIGN (INVISALIGN POSTER OVER 6' TALL)	final	05/12/2011	05/13/2011	0.00
PJ-10-04-4225	04/16/2010	500 BILTMORE WAY	PUBLIC RECORDS SEARCH	REQ COPY OF PERMIT 78213B CRM INV 010118	final	04/20/2010	04/20/2010	0.00
BL-10-04-4137	04/15/2010	500-06 BILTMORE WAY	AWNINGS / CANOPY	RECOVER (1) AWNING & INSTALL (3) NEW AWNINGS (GREY) \$2400	final	04/26/2010	06/22/2010	0.00
AB-10-04-3905	04/12/2010	500-06 BILTMORE WAY	BOA COMPLETE (LESS THAN \$75,000)	RECOVER (1) AWNING & (3) NEW GREY COLOR \$2400	final	04/12/2010	06/22/2010	0.00
RV-10-01-3806	01/28/2010	500-06 BILTMORE WAY	REVISION TO PERMIT	REVISION-REPLACE & SYMBOL AND COMA WITH TWO DOTS.	final	01/29/2010	01/29/2010	0.00
SD-10-01-3167	01/14/2010	500-06 BILTMORE WAY	SHOP DRAWINGS	SHOP DRAWING (WINDOW & DOOR)	final	04/14/2010	04/14/2010	0.00
RV-09-12-2771	12/21/2009	500-06 BILTMORE WAY	REVISION TO PERMIT	REVISION (PLUMBING)	final	02/24/2010	02/24/2010	0.00
EL-09-11-1619	11/06/2009	500-06 BILTMORE WAY	ELEC SIGNS	ELECTRICAL FOR THE (2) SIGNS: "ABADIN DENTAL COSMETIC, IMPLANT & FAMILY"	final	12/15/2009	01/19/2010	0.00
BL-09-11-1617	11/06/2009	500-06 BILTMORE WAY	SIGNS	"ABADIN DENTAL COSMETIC, IMPLANT & FAMILY" \$2350	final	12/15/2009	02/01/2010	0.00
EL-09-11-1358	11/03/2009	500-06 BILTMORE WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	EQUIPMENT OUTLETS, FIXTURE LIGHTS	final	11/05/2009	01/04/2010	0.00
AB-09-10-3074	10/20/2009	500-06 BILTMORE WAY	BOA COMPLETE (LESS THAN \$75,000)	"ABADIN DENTAL COSMETIC, IMPLANT & FAMILY" \$2350	final	10/20/2009	02/01/2010	0.00
PL-09-09-2846	09/23/2009	500-06 BILTMORE WAY	PLUMB COMMERCIAL / RESIDENTIAL WORK	"THIS IS A SUPPLEMENT TO PL-09-05-2521 ADDING WATER CONNECTION & BACK FLOW PREVENTOR	final	09/28/2009	09/28/2009	0.00
ZN-09-09-2230	09/14/2009	500-06 BILTMORE WAY	PAINT / RESURFACE FL / CLEAN	PRESSURE CLEAN & EXT PAINT STUCCO & DOORS \$4,400 WALLS: SW6134 TAN	final	09/14/2009	11/10/2009	0.00
BL-09-09-2005	09/10/2009	500-06 BILTMORE WAY	DRIVEWAY/WALKWAY	DOOR, WINDOW, WALKWAY,CURTAIN, PRIVACY WALL, COURTYARD, INTER DEMO \$22000	final	10/29/2009	04/26/2010	0.00
PW-09-08-2633	08/21/2009	500-06 BILTMORE WAY	UTILITIES (MIAMI DADE WATER & SEWER) PERMIT	WATER SERVICE INSTALLATION & RETIREMENT FOR 504-506 BILTMORE WAY AFA # 80 ER #18279 & AFA #144 ER #16289	final	09/30/2009	09/30/2009	438.00
AB-09-08-1714	08/07/2009	500-06 BILTMORE WAY	BOA COMPLETE (LESS THAN \$75,000)	FIN- PRIVACY WALL / COURTYARD \$22000	final	08/07/2009	04/26/2010	0.00
ME-09-07-3332	07/27/2009	500-06 BILTMORE WAY	MECH COMMERCIAL / RESIDENTIAL WORK	INSTALL (2) 4 TON UNITS, 2 BATH FANS, 2 DRAINS, 2 HEATING UNITS, DUCT WORK & VENTILATION FOR COMMERCIAL INTERIOR ALTERATIONS ONLY (504)	final	08/03/2009	11/24/2009	0.00
SD-09-07-3029	07/22/2009	500-06 BILTMORE WAY	SHOP DRAWINGS	SHOP DRAWINGS STAIRS	final	02/11/2010	02/11/2010	0.00
EL-09-07-2721	07/17/2009	500-06 BILTMORE WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	INSTALL LOW VOLTAGE (AUDIO, SPEAKERS & PHONE) FOR THE COMMERCIAL INTERIOR ALTERATIONS @ (504)	final	07/17/2009	12/22/2009	0.00
EL-09-05-3125	05/28/2009	500-06 BILTMORE WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	INSTALL EQUIPMENT OUTLETS, LIGHT FIXTURES, WIRING OUTLETS, SERVICE, SWITCHBOARDS, T.V., PHONE & DATA FOR THE COMMERCIAL INTERIOR ALTERATIONS ONLY (504)	final	05/28/2009	12/17/2009	0.00
PL-09-05-2521	05/15/2009	500-06 BILTMORE WAY	PLUMB COMMERCIAL / RESIDENTIAL WORK	INSTALL (12) ROUGH/SET, MEDICAL GAS PIPING & (14) OUTLETS FOR THE COMMERCIAL INTERIOR	final	05/19/2009	12/22/2009	0.00

Case No.	Start Date	City	Project Description	Work Type	Status	Start Date	End Date	Amount
CE-09-05-2158	05/09/2009	BILTMORE	CODE ENF WARNING PROCESS	ALTERATIONS ONLY (504)	final	05/09/2009	03/12/2018	0.00
PL-09-05-2026	05/07/2009	BILTMORE	PLUMB COMMERCIAL / RESIDENTIAL WORK	WT9007 SEC 105-26 CC (CON) PERFORMING WORKOUTSIDE ALLOWABLE CONSTRUCTIONS HOURS, SATURDAY 9AM-5PM, ie Working prior to 9am (8:39am)	final	05/07/2009	01/25/2010	0.00
ZN-09-04-3109	04/29/2009	BILTMORE	DUMPSTER / CONTAINER	PORTABLE TOILET FOR THE COMMERCIAL INTERIOR ALTERATIONS ONLY (504)	final	04/29/2009	04/29/2009	0.00
BL-08-11-0775	11/17/2008	BILTMORE	INTERIOR ALTERATION ONLY	ROLL-OFF DUMPSTER	final	04/22/2009	02/26/2010	0.00
ME-08-07-0622	07/10/2008	BILTMORE	MECH COMMERCIAL / RESIDENTIAL WORK	COMMERCIAL INTERIOR ALTERATIONS ONLY (504) \$150,000	final	07/24/2008	07/08/2009	0.00
BL-08-03-0682	03/17/2008	BILTMORE	SIGNS	INSTALL AIR CONDITIONER WITH HEATING UNIT \$8,617	final	03/18/2008	04/25/2008	0.00
RV-08-02-0072	02/04/2008	BILTMORE	REVISION TO PERMIT	SIGN (MILLER'S STUDIO) \$1,225	final	03/24/2008	03/24/2008	0.00
PL-08-01-0453	01/14/2008	BILTMORE	PLUMB COMMERCIAL / RESIDENTIAL WORK	REVISION	final	01/14/2008	03/14/2008	0.00
EL-08-01-0502	01/14/2008	BILTMORE	ELEC COMMERCIAL / RESIDENTIAL WORK	ROUGH/SET CLOTHES WASHER, LAVATORY, WATER CLOSET	final	01/16/2008	02/20/2008	0.00
BL-07-12-0413	12/28/2007	BILTMORE	INTERIOR ALTERATION ONLY	FIXTURE TUBES, FIXTURE LIGHTS, WATER HEATER, TELEPHONE DEVICES	final	01/09/2008	03/24/2008	0.00
				COMMERCIAL INTERIOR ALTERATIONS 83.25 SF \$7,500				

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 REPORT

2021 - 2025

ELEC-25-10-4013	Electrical Commercial	Other	Denied	10/15/2025			Parking Lot Lighting addition for 40 Yr Recertification requirement.	500 BILTMORE WAY
RECT-25-03-0491	Building Recertification	Recertification	Denied	03/31/2025			BUILDING RECERTIFICATION (YEAR BUILT 1945)	500 BILTMORE WAY
ZONC-24-11-0506	Zoning Commercial	Painting	Finald	11/15/2024	06/01/2025	12/11/2024	Zoning Commercial - Painting WALL S: SILVER CHAIN BM 1472	500 BILTMORE WAY
PLUB-21-09-0001	Plumbing Commercial	Interior Build-Out/ Interior Alteration/Remodel	Finald	09/03/2021	12/13/2022	06/16/2022		500 BILTMORE WAY
PWKS-21-09-0007	Public Works Permit	Utilities	Finald	09/03/2021	02/28/2022	02/13/2023	Relocate sewer lateral	500 BILTMORE WAY



The City of Coral Gables

Development Services Department
CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

July 8, 2015

EGMF 504 LLC
PO BOX 9229
Fort Myers, FL 33902

LETTER OF BUILDING RECERTIFICATION IN ACCORDANCE WITH SECTION 8-11(f) OF THE CODE OF MIAMI-DADE COUNTY

PROPERTY FOLIO: # 03-4117-008-1410
ADDRESS: 500 Biltmore Way

Dear Property Owner/Manager:

This Office is in receipt of your structural and electrical report stating that the above referenced building has been examined and found to be structurally and electrically safe for its continued occupancy.

Based on acceptance of this report, we herewith grant this LETTER OF RECERTIFICATION for the above subject premises in accordance with Section 8-11(f) of the Code of Miami-Dade County.

The expiration date of this approval, as stated in said Code, is 10 years from **2015**. This recertification letter does not exclude the building from subsequent inspections as deemed necessary by the Building Official, as specified in the Florida Building Code.

As a routine matter, and in order to avoid possible misunderstanding, nothing in this letter should be construed directly, or indirectly as a guarantee of the safety of any portion of this structure. However, based on the term stated in Section 8-11(f) of the Code, continued occupancy of the building will be permitted in accordance with the minimum procedural guidelines for the recertification structural/electrical report on file with this office.

Yours truly,

A handwritten signature in blue ink, appearing to read "Manuel Z. Lopez", is written over a light blue circular stamp.

Manuel Z. Lopez, P.E.
Building Official

City's Exhibit #4



CITY OF CORAL GABLES
Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FL 33134

1/31/2024

EGMF 504 LLC
PO BOX 9229
FORT MYERS, FL 33902

VIA CERTIFIED MAIL

7022 2410 0002 9151 8244

RE: 500 BILTMORE WAY
FOLIO # 03-4117-008-1410
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 1945. 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 2025**. 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

EGMF 504 LLC
PO BOX 9229
FORT MYERS, FL 33902

VIA CERTIFIED MAIL

9589 0710 5270 1801 7207 29

RE: 500 BILTMORE WAY
FOLIO # 341170081410

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 1945. 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:

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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

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FL 33134

2/1/2023

VIA CERTIFIED MAIL

7021 1970 0000 4015 8418

EGMF 504 LLC
PO BOX 9229
FORT MYERS, FL 33902

RE: 500 BILTMORE WAY
FOLIO # 341170081410
Process Number **TBD**

*****COURTESY 2-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 1945. 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 2025**. 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

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<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

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 26-1235
RECT-25-03-0491

vs.

Certified Mail Return Receipt & Via USPS Regular Mail
9589 0710 5270 1749 3961 09

EGMF 504 LLC
PO Box 9229
Fort Myers, FL 33902-9229
Respondent.

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

Date: June 4, 2026

Re: 500 Biltmore Way, Coral Gables, FL 33134, Lots 19 to 23 Inc Blk 7 PB 20-28 Coral Gables Biltmore Sec, and 03-4117-008-1410 ("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 June 15, 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, Anelyn 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 #6

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, Clifford R. Friedman, Director of Human Resources & Risk Management (E-mail: cfriedman@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, Clifford R. Friedman, Director of Human Resources & Risk Management (E-mail: cfriedman@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

cc: EGMF 504 LLC, C/O Karen A Skinner, 716 SE El Dorado Pkwy, Cape Coral, FL 33904-5685
9589 0710 5270 1749 3961 16

EGMF 504 LLC, PO Box 880, Fort Myers, FL 33902-0880
9589 0710 5270 1749 3961 23



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 Seiva, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 500 BILTMORE WAY, ON 6/4/26 AT
5:36 PM.

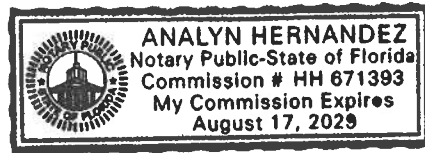
Brayan Seiva
Employee's Printed Name

B. Seiva
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 4 day of June, in the year 2026, by
Brayan Seiva who is personally known to me.

My Commission Expires: Aug. 17, 2029



[Signature]
Notary Public

City's Exhibit #7

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

CITY OF CORAL GABLES,
Petitioner,

Case No. 26-1235
RECT-25-03-0491

vs.

Certified Mail Return Receipt & Via USPS Regular Mail
9589 0710 5270 1749 3961 09

EGMF 504 LLC
PO Box 9229
Fort Myers, FL 33902-9229
Respondent.

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

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6/4/26, 5:36 PM





6/4/26, 5:37 PM



CFN 2013R0652708
 DR Bk 28778 Pgs 2598 - 2599; (2pgs)
 RECORDED 08/19/2013 11:12:35
 DEED DOC TAX 0.60
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

This instrument was prepared by:

Name: **ANDRE J. PATRONE**
 Address: **12685 New Brittany Blvd.**
Fort Myers, Florida 33907

PREPARED WITHOUT TITLE EXAMINATION OR OPINION

Return to:

Name: **PATRONE & KEMP, P.A.**
12685 New Brittany Blvd.
Fort Myers, Florida 33907

Property Appraiser's
 Parcel Identification No.
03-4117-008-1410

WARRANTY DEED
 (STATUTORY FORM -- SECTION 689.02, F.S.)

THIS INDENTURE, made this 1st day of August, 2013, **BETWEEN**

The Edward J. McBride Foundation, Inc., a Florida not for profit Corporation (now known as The Edward and Gale McBride Foundation, Inc.)

whose post office address is P.O. Box 9229, Fort Myers, FL 33902, grantor*, and

EGMF 504, LLC, a Florida Limited Liability Company

whose post office address is P.O. Box 9229, Fort Myers, FL 33902, of the County of Lee, State of Florida, grantee*,

WITNESSETH that said grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, 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 Dade County, Florida, to-wit:

Lots 19, 20, 21, 22 and 23, in Block 7, BILTMORE SECTION, CORAL GABLES, according to the Plat thereof recorded in Plat Book 20, at Page 28, of the Public Records of Dade County, Florida.

City's Exhibit #9

TOGETHER with all improvements, tenements, hereditaments, and appurtenances belonging to or in any way appertaining to the real property, and subject to all restrictions, reservations, easements, conditions and limitations of record, if any, and all taxes and ad valorem taxes for the current and subsequent years.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

*"Grantor" and "Grantee" are used for singular or plural, as context requires.

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

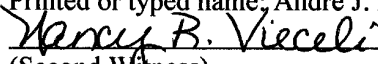
Signed, sealed and delivered in our presence:

The Edward J. McBride Foundation, Inc., a Florida not for profit Corporation (now known as The Edward and Gale McBride Foundation, Inc.), Grantor



(First Witness)

By:  (Seal)
Daniel Squire McBride, President

Printed or typed name: Andre J. Patrone


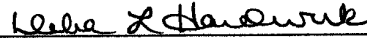
(Second Witness)

Printed or typed name: Nancy R. Vieceli

STATE OF FLORIDA
COUNTY OF LEE

THE FOREGOING INSTRUMENT was acknowledged before me this 1st day of August, 2013, by Daniel Squire McBride, President on behalf of The Edward J. McBride Foundation, Inc., a Florida not for profit Corporation (now known as The Edward and Gale McBride Foundation, Inc.), who is personally known to me or produced _____, as identification.

My Commission Expires: 9/19/16



Notary Public
Printed, typed, or stamped name:
Debra L. Hardwick



EE 827332

(Serial Number, if any)



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

Detail by Entity Name

Florida Limited Liability Company

EGMF 504, LLC

Filing Information

Document Number L13000053249

FEI/EIN Number 38-3910390

Date Filed 04/09/2013

State FL

Status ACTIVE

Principal Address

716 SE EL DORADO PKWY

CAPE CORAL, FL 33904

Mailing Address

P.O. BOX 880

FORT MYERS, FL 33902

Changed: 01/30/2016

Registered Agent Name & Address

SKINNER, KAREN A

716 SE EL DORADO PKWY

CAPE CORAL, FL 33904

Authorized Person(s) Detail

Name & Address

Title MGR

SKINNER, KAREN A

P.O. BOX 880

FORT MYERS, FL 33902

Annual Reports

Report Year	Filed Date
--------------------	-------------------

2023	01/31/2023
2024	01/29/2024
2025	04/02/2025

Document Images

04/02/2025 -- ANNUAL REPORT	View image in PDF format
01/29/2024 -- ANNUAL REPORT	View image in PDF format
01/31/2023 -- ANNUAL REPORT	View image in PDF format
03/08/2022 -- ANNUAL REPORT	View image in PDF format
01/18/2021 -- ANNUAL REPORT	View image in PDF format
01/20/2020 -- ANNUAL REPORT	View image in PDF format
01/28/2019 -- ANNUAL REPORT	View image in PDF format
02/10/2018 -- ANNUAL REPORT	View image in PDF format
04/14/2017 -- ANNUAL REPORT	View image in PDF format
01/30/2016 -- ANNUAL REPORT	View image in PDF format
02/23/2015 -- ANNUAL REPORT	View image in PDF format
02/18/2014 -- ANNUAL REPORT	View image in PDF format



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

CASE REFERENCE NUMBER:

LICENSEE NAME: GLENN H PRATT, AIA

TITLE: ARCHITECT

JURISDICTION NAME:

ADDRESS: 301 ALMERIA AVENUE, SUITE 210
 CORAL GABLES, FLORIDA 33134

CORAL GABLES

Glenn H Pratt **SIGNATURE:** Digitally signed by Glenn H Pratt
Date: 2025.04.01 11:24:25 -04'00'

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

1. DESCRIPTION OF BUILDING	
a. Name on Title:	500 BILTMORE WAY
b. Building Street Address:	500 (504 & 506) BILTMORE WAY, CORAL GABLES, FL, 33134 Bldg. #:
c. Legal Description:	CORAL GABLES BILTMORE SEC PB 20-28 LOTS 19 TO 23 INC BLK Attached: <input type="checkbox"/>
d. Owner's Name:	EGMF 504 LLC
e. Owner's Mailing Address:	PO BOX 9229, FORT MYERS, FL, 33902
f. Folio Number of Property on which Building is Located:	0341170081410
g. Building Code Occupancy Classification:	BUSINESS GROUP B
h. Present Use:	COMMERCIAL (504 - DENTIST OFFICE / 506 - HAIR SALON)
i. General Description of building (overall description, structural systems, special features):	THE EXISTING BUILDING IS A SMALL, SIMPLE ONE STORY, TWO TENANT STRUCTURE OF APPROX. 3,044 SQ. FT. INTERIOR WITH MASONRY/REINFORCED CONCRETE EXTERIOR WALLS & WITH A MEZZANINE SPACE IN THE REAR PORTION OF THE BUILDING FOR EACH TENNANT. THE EXIST. BUILDING HAS A FLAT ROOF WITH MASONRY PARAPET WALLS.
j. Number of Stories:	ONE (1) k. Is this a Threshold Building ¹ as per 553.71(12) F.S. (Yes/No): 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:	THE EXISTING BUILDING VISUALLY APPEARS TO BE IN VERY GOOD CONDITION STRUCTURALLY, BOTH INTERIOR AND EXTERIOR.

n. Additions to original structure:	
NO ADDITIONS HAVE BEEN ADDED TO THE ORIGINAL STRUCTURE.	
o. Total Actual Building Area of all floors: 3044	S.F.

2. INSPECTIONS

a. Date of Notice of Required Inspection: 2/1/2023
b. Date(s) of actual inspection: 10/23/2024
c. Name, license number, discipline of practice, and qualifications of licensee submitting report:
GLENN H PRATT, AIA, ARCHITECT, DPR FLORIDA REGISTRATION # 0009608 ARCHITECTURE
d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures: N/A: <input checked="" type="checkbox"/>
e. Are Any Structural Repairs Required? (YES/NO): No
1. If required, describe, and indicate acceptance:
f. Can the building continue to be occupied while recertification and repairs are ongoing? (YES/NO): Yes
1. Explanation/Conditions:
g. Is it recommended that the building be vacated? (YES/NO): No
h. Has the property record been researched for violations or unsafe cases? (YES/NO): Yes
1. Explanation/Comments:

3. SUPPORTING DATA (Reference all photos indicated in report with corresponding section number)

- a. N/A Number of Additional sheets of written data
- b. N/A Number of Photographs provided (plus each building elevation)
- c. N/A Number Drawings or sketches provided (aerial, site, footprint, etc.)
- d. N/A Number of Test reports attached

4. FOUNDATION

a. Describe the building foundation:

STANDARD CONTINUOUS REINFORCED CONCRETE FOOTER. EXISTING FOOTINGS APPEAR TO BE STABLE AS NO SETTLEMENT CRACKING WAS OBSERVED IN ANY OF THE EXTERIOR WALLS.

b. Is wood in contact or near soil? (Yes/No): No

c. Signs of differential settlement? (Yes/No): No

d. Describe any cracks or separation in the walls, columns, or beams that signal differential settlement:

PROVIDE PHOTO 4d

NONE OBSERVED

e. Is water drained away from the foundation? (Yes/No/Needs Repair): Yes

f. Is there additional sub-soil investigation required? (Yes/No): No

1. Describe:

5. PRESENT CONDITION OF OVERALL STRUCTURE

a. General alignment: (Note: good, fair, needs attention, explain if significant)

PROVIDE PHOTO 5a

1. Bulging: Good

2. Settlement: Good

3. Deflections: Good

4. Expansion: Good

5. Contraction: Good

b. Portion showing distress: (Note, beams, columns, structural walls, floor, roofs, other)	PROVIDE PHOTO 5b
NONE OBSERVED	
c. Surface conditions: Describe general conditions of finishes, cracking, spalling, peeling, signs of moisture penetration and stains.	PROVIDE PHOTO 5c
STUCCO FINISHED EXTERIOR WALLS IN GOOD CONDITION.	
NO CRACKING, SPALLING, STAINING OR SIGNS OF MOISTURE PENETRATION WERE OBSERVED.	
d. Cracks: Note location in significant members. Identify crack size as HAIRLINE if barely discernible; FINE if less than 1 mm in width; MEDIUM if between 1- and 2-mm width; WIDE if over 2 mm.	PROVIDE PHOTO 5d
NONE OBSERVED	
e. General extent of deterioration: Cracking or spalling of concrete or masonry, oxidation of metals; rot or borer attack in wood.	PROVIDE PHOTO 5e
NONE OBSERVED	
f. Previous patching or repairs (Provide description and identify location):	PROVIDE PHOTO 5f
NONE OBSERVED	
g. Nature of present loading: (Indicate residential, commercial, storage, other.)	
Commercial RETAIL OFFICES WITH CONCRETE SLAB FLOORS AT GROUND LEVEL & REINFORCED CONCRETE SLAB FLOORS IN MEZZANINE AREAS. ALL MINIMAL LOADING.	
h. Signs of overloading? (Yes/No): No	
1. Describe:	

6. MASONRY BEARING WALL: (Indicate good, fair, needs repair on appropriate lines)	This Section is N/A: <input type="checkbox"/>	PROVIDE PHOTO 6
a. Concrete masonry units: Good		
b. Clay tile or terra cotta units: N/A		
c. Reinforced concrete tie columns: Good		
d. Reinforced concrete tie beams: Good		
e. Lintel: Good		
f. Other type bond beams: N/A	PROVIDE PHOTO 6f	
g. Exterior masonry finishes (choose those that apply):		
1. Stucco: Good		
2. Veneer:		
3. Paint only: Good		
4. Other (describe):		
h. Interior masonry finishes (choose those that apply):	PROVIDE PHOTO 6h	
1. Vapor barrier: Good		
2. Furring and plaster: Good		
3. Paneling: N/A		
4. Paint only: Good		
5. Other (describe):		
i. Cracks:	PROVIDE PHOTO 6i	
1. Location (note beams, columns, other): NONE OBSERVED		
2. Description:		
j. Spalling None Observed	PROVIDE PHOTO 6j	
1. Location (note beams, columns, other):		
2. Description:		

k. Rebar corrosion (indicate worst case by selecting one from lines 1-4):	PROVIDE PHOTO 6k
1. None visible: <input checked="" type="checkbox"/>	
2. Minor (patching will suffice): <input type="checkbox"/>	
3. Significant (but patching will suffice): <input type="checkbox"/>	
4. Significant (structural repairs required) <input type="checkbox"/>	
l. Samples chipped out for examination in spalled areas (Yes/No): No	
1. Yes – describe color, texture, aggregate, general quality:	

7. FLOOR AND ROOF SYSTEM	
a. Roof (Must access and provide)	
1. Describe (roof shape, type roof covering, type roof deck, framing system, condition):	PROVIDE PHOTO 7a1
FLAT RECTANGULAR SHAPED ROOF WITH STANDARD BUILT-UP ROOF COVERING OVER A CONCRETE DECK. ROOF COVERING IN FAIR CONDITION.	
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of supports:	PROVIDE PHOTO 7a2
THERE IS NO ROOF MOUNTED EQUIPEMENT ON THE BUILDING. ALL MECHANICAL A/C EQUIPMENT IS LOCATED ON THE GROUND LEVEL	
3. Describe roof drainage system, main and overflow, and indicate condition:	PROVIDE PHOTO 7a3
FLAT ROOF SLOPED TO GUTTERS & DOWNSPOUTS AT SIDES OF BUILDING. OVERFLOWS AT PARAPETS. ALL IN FAIR CONDITION	
4. Describe parapet build and current conditions:	PROVIDE PHOTO 7a4
PARAPETS ARE REINFORCED CONCRETE & MASONRY WALLS IN FAIR CONDITION.	
5. Describe mansard build and current conditions:	PROVIDE PHOTO 7a5
N/A	

6. Describe roofing membrane/covering and current conditions:	PROVIDE PHOTO 7a6
STANDARD BUILT-UP ROOF COVERING / FAIR	
7. Describe any roof framing member with obvious overloading, overstress, deterioration or excessive deflection:	PROVIDE PHOTO 7a7
NONE OBSERVED	
8. Note any expansion joints and condition:	PROVIDE PHOTO 7a8
NONE OBSERVED	
b. Floor system(s):	
1. Describe the floor system at each level, framing, material, typical spans and indicate condition:	PROVIDE PHOTO 7b1
GROUND LEVEL / CONCRETE SLAB ON FILL / GOOD CONDITION	
MEZZANINE LEVEL / CONCRETE SLAB & BEAMS / GOOD CONDITION	
2. Balconies: Indicate location, framing system, material, and condition:	N/A: <input checked="" type="checkbox"/> PROVIDE PHOTO 7b2
3. Stairs and escalators: indicate location, framing system, material, and condition:	N/A: <input type="checkbox"/> PROVIDE PHOTO 7b3
CONCRETE STAIRS TO MEZZANINE LEVEL / GOOD CONDITION	
4. Ramps: indicate location, framing type, material, and condition:	N/A: <input type="checkbox"/> PROVIDE PHOTO 7b4
5. Guardrails and handrails: describe type, material, and condition:	N/A: <input type="checkbox"/> PROVIDE PHOTO 7b5
METAL RAILS / GOOD CONDITION	
c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.	
MEZZANINE LEVEL	

8. STEEL FRAMING SYSTEM		This Section is Not Applicable: <input checked="" type="checkbox"/>
a. Description of system at each level:		PROVIDE PHOTO 8a
b. Steel members: describe condition of paint and degree of corrosion:		PROVIDE PHOTO 8b
c. Steel connections: describe type and condition:		PROVIDE PHOTO 8c
d. Concrete or other fireproofing: note any cracking or spalling of encased member and note where any covering was removed for inspection:		PROVIDE PHOTO 8d
e. Identify any steel framing member with obvious overloading, overstress, deterioration, or excessive deflection (provide location):		PROVIDE PHOTO 8e
f. Elevator sheave beams and connections, and machine floor beams: note condition:	N/A: <input checked="" type="checkbox"/>	PROVIDE PHOTO 8f

9. CONCRETE FRAMING SYSTEM		This Section is Not Applicable: <input type="checkbox"/>
a. Full description of concrete structural framing system:		PROVIDE PHOTO 9a
STANDARD 8" MASONRY WALLS WITH REINFORCED CONCRETE TIE-BEAMS AND TIE-COLUMNS TYPICAL		
b. Cracking		PROVIDE PHOTO 9b
1. Significant <input type="checkbox"/> or Not significant <input checked="" type="checkbox"/> :		
2. Location and description of members affected and type cracking:		

c. General condition		
GOOD		
d. Rebar corrosion – check appropriate line		
1. None visible:	<input checked="" type="checkbox"/>	
2. Location and description of members affected and type cracking:	N/A <input checked="" type="checkbox"/>	PROVIDE PHOTO 9d2
3. Significant but patching will suffice:	N/A <input checked="" type="checkbox"/>	PROVIDE PHOTO 9d3
4. Significant: structural repairs required (describe):	N/A <input checked="" type="checkbox"/>	PROVIDE PHOTO 9d4
e. Samples chipped out in spall areas:		
1. No:	<input checked="" type="checkbox"/>	PROVIDE PHOTO 9e
2. Yes, describe color, texture, aggregate, general quality:		
f. Identify any concrete framing member (e.g. slabs and transfer elements) with obvious overloading, overstress, deterioration (e.g. efflorescence at underside of slab or at base of column or wall), or excessive deflection:		
NONE OBSERVED		PROVIDE PHOTO 9f

10. WINDOWS, STOREFRONTS, CURTAINWALLS AND EXTERIOR DOORS		
a. Windows/Storefronts/Curtainwalls/Skylights		PROVIDE PHOTO 10
1. Type (Wood, steel, aluminum, vinyl, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other):		
ALUMINUM, FIXED STOREFRONT		
2. Anchorage: type and condition of fasteners and latches: Good		

3. Sealant: type and condition of perimeter sealant and at mullions: Good
SILICONE
4. Interiors seals: type and condition at operable vents: Good
SILICONE
5. General condition: Good
6. Describe any repairs needed:
NONE OBSERVED
b. Structural Glazing on the exterior envelope of Threshold Buildings (Yes/No): No
1. Previous Inspection Date: N/A
2. Description of Curtain Wall Structural Glazing and adhesive sealant:
N/A
3. Describe Condition of System:
N/A
c. Exterior Swing and Overhead Doors
PROVIDE PHOTO 10c
1. Type (Wood, Steel, Aluminum, Sliding Glass Door, other):
ALUM/GLASS ENTRY DOORS AND FLUSH METAL EXTERIOR DOORS AT REAR ENTRIES.
2. Anchorage: type and condition of fasteners and latches: Good
SILICONE
3. Sealant: type and condition of sealant: Good
SILICONE

4. General condition: Good
5. Describe any repairs needed:
NONE OBSERVED

11. WOOD FRAMING	This Section is Not Applicable: <input checked="" type="checkbox"/>
a. Fully describe wood framing system:	PROVIDE PHOTO 11a
b. Indicate the condition of the following:	PROVIDE PHOTO 11b
1. Walls:	
2. Floors:	
3. Roof member, roof trusses:	
c. Note metal connectors (i.e., angles, plates, bolts, split pintles, other, and note condition):	PROVIDE PHOTO 11c
d. Joints: note if well fitted and still closed:	PROVIDE PHOTO 11d

e. Drainage: note accumulations of moisture	PROVIDE PHOTO 11e
f. Ventilation: note any concealed spaces not ventilated:	PROVIDE PHOTO 11f
g. Note any concealed spaces opened for inspection:	PROVIDE PHOTO 11g
h. Identify any wood framing member with obvious overloading, overstress, deterioration, or excessing deflection):	PROVIDE PHOTO 11h

12. BUILDING FAÇADE INSPECTION (Threshold Buildings)	This Section is N/A: <input checked="" type="checkbox"/>	PROVIDE PHOTO 12
a. Identify and describe the exterior walls and appurtenances on all sides of the building. (Cladding type, corbels, precast appliques, etc.)		
N/A		
b. Identify the attachment type of each appurtenance type (mechanically attached or adhered):		
N/A		
c. Indicate the condition of each appurtenance (distress, settlement, splitting, bulging, cracking, loosening of metal anchors and supports, water entry, movement of lintel or shelf angles, or other defects):		
N/A		

13. SPECIAL OR UNUSUAL FEATURES IN THE BUILDING	This Section is N/A	<input checked="" type="checkbox"/>	PROVIDE PHOTO 13
--	------------------------	-------------------------------------	-------------------------

a. Identify and describe any special or unusual feature (i.e. cable suspended structures, tensile fabric roof, large sculptures, chimneys, porte-cochere, retaining walls, seawalls, signs, etc.)

N/A

b. Indicate condition of the special feature, its supports, connections, and if repairs are required:

N/A

14. UNDERGROUND OR LOWER-LEVEL PARKING GARAGES	This Section is N/A:	<input checked="" type="checkbox"/>	PROVIDE PHOTO 14
---	-------------------------	-------------------------------------	-------------------------

CHECKLIST ITEMS TO CONFIRM OR CONSIDER FOR UNDERGROUND PARKING GARAGE:

14A. CURRENT BFE: N/A ft. (Select Datum)

Note: All elevation datums provided must be in the same datum as the Flood Insurance Rate Map (FIRM).

1. What is the wet season² ground water elevation (water table): N/A ft. (Select Datum)

2. What is the elevation of lowest parking garage finished floor: N/A ft. (Select Datum)

3. What is the elevation of the parking garage entrance: N/A ft. (Select Datum)

4. Is the wet season ground water elevation (water table) higher than the lowest floor elevation? Select (Yes or No) **No**

Explanation:

5. Is the garage entrance elevation lower than the base flood elevation? Select: (Yes or No)

Explanation: N/A

6. List use of structure above the underground portion of the parking garage. (e.g. parking, terrace, occupiable space):

Describe: N/A

7. Does underground parking structure show any evidence of bulging, settlement, cracking or deflection? Describe:

Describe: N/A

8. Describe general surface conditions (cracking, spalling, peeling, or staining)
Explanation: N/A
14B.
1. Do the parking garage slabs (overhead and floor slabs) and/or walls show evidence of leakage (efflorescence at the underside of slab or at base of column)? (Yes or No): No
Explanation: N/A
2. Is there any evidence of previous patching or repairs? (Yes or No): No
Explanation:

¹ **THRESHOLD BUILDING:** In accordance with *Florida Statute*, any building which is greater than 3 stories or 50 feet in height, or which has an assembly occupancy classification that exceeds 5,000 square feet in area and an occupant content of greater than 500 persons.

² **WET SEASON:** Compare the current Base Flood Elevation (BFE) on the latest FEMA Flood Insurance Rate Map (FIRM) with the October water table elevation shown in the Miami-Dade County Average Ground Water October maps available with the Miami-Dade Department of Environmental Resource Management (DERM)

Reset Form



BUILDING RECERTIFICATION INSPECTION REPORT FORM - ELECTRICAL

- Initial Inspection Report Amended Inspection Report after completion of repairs

Licensed Engineer(s) or Architect(s) Responsible for Recertification Inspection

Inspection Firm Name (if applicable): Laredo Engineering Company

Address: 2609 NE 189th Street, Miami, Florida 33180

Telephone Number: 3054459725 Email: mel@lecme.com

Assuming Responsibility for: All Portion If portion, please list:

Inspection Commencement Date: 10/23/24 Inspection Completion Date: 10/23/24

NOTE: Add pages as required to list all additional design professionals assuming responsibility for the Recertification Inspections or portions thereof. Each Design Professional must sign and seal their portion of the work in accordance with Florida Statutes.

Please check the condition that applies:

- Dangerous Condition Observed. Notify Building Official within 10 days
- Immediate Dangerous Condition Observed. Notify Building and Fire Officials within 24 hours
- Maintenance needed but does not rise to the level of Dangerous
- Passed the Inspection

Licensed Design Professional: Engineer Architect

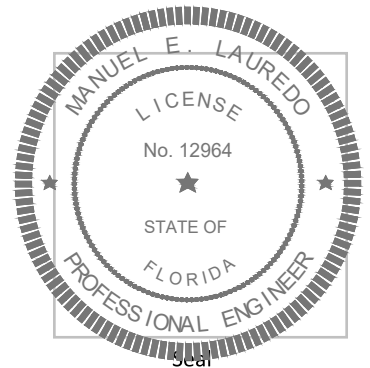
Name: Manuel E. Laredo, P.E.

License Number: PE 12964

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

Signature:

Date: 3/28/25



This report has been based upon the minimum inspection requirements of Miami-Dade County Code Sec. 8-11(f). To the best of my knowledge and ability, this report represents an accurate appraisal of the present conditions of the electrical system, based on careful evaluation of conditions, to the extent reasonably possible.

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING ELECTRICAL RECERTIFICATION

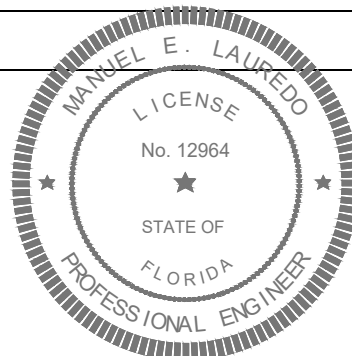
CASE REFERENCE NUMBER:

JURISDICTION NAME:

Coral Gables

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

1. DESCRIPTION OF BUILDING	
a. Name on Title: 500 Biltmore Way	
b. Building Street Address: 500 (504 & 506) Biltmore Way, Coral Gables, FL 33134	Bldg. #: 1
c. Legal Description: See below o Additional Comments	Attached: <input type="checkbox"/>
d. Owner's Name: EGMF 504 LLC	
e. Owner's Mailing Address: PO BOX 9229 FORT MYERS, FL 33902	
f. Owner's email: k.skinner@embarqmail.com	
g. Owner's Contact Phone Number: 2395496851	
h. Corresponding Property Folio Number: 03-4117-008-1410	
i. Name of Condominium or Cooperative Association (if applicable):	
Not Applicable	
j. Building Code Occupancy Classification: Business Group B	
k. Present Use: Dental Office & Hair Salon	
l. General description, type of construction, size, number of stories, and special features:	
Single Story with a mezzanine level in back portion Concrete Block walls with flat roof.	
m. Number of Stories: 1	n. Is this a Threshold Building ¹ as per 553.71(12) F.S. (Yes/No): No
o. Additional Comments:	
CORAL GABLES BILTMORE SEC	
PB 20-28	
LOTS 19 TO 23 INC BLK 7	
LOT SIZE 132.910 X 120	
OR 17064-0396-0398 0196 4	



2. INSPECTIONS

a. Date of Notice of Required Inspection: 2-1-23

b. Date(s) of actual inspection: 10-23-24

c. Name and qualifications of licensee submitting report:

Manuel E. Laredo, Professional Engineer

d. Are Any Electrical Repairs Required? (YES/NO): Yes

1. If required, describe, and indicate acceptance:

Need Parking Lot Lights

e. Can the building continue to be occupied while recertification and repairs are ongoing? (YES/NO): Yes

1. Explanation/Conditions:

Electrical installation in Building in good condition. Parking lot lighting needs to be done.

3. ELECTRICAL SERVICE PROVIDE PHOTO 3

a. Size: Voltage (240) Amperage (400) Type: Fuses () Breakers (X)

b. Phase: Three-Phase () Single Phase ()

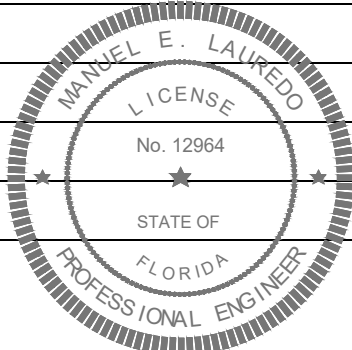
c. Condition: Good () Fair () Needs Repair ()

Comments:

4. METERING EQUIPMENT PROVIDE PHOTO 4

1. Clearances: Good () Fair () Needs Correction ()

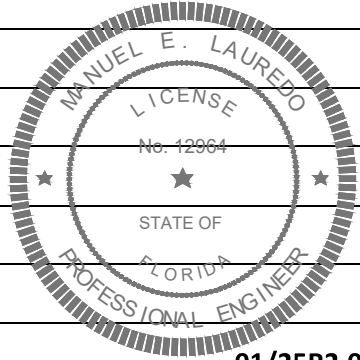
Comments:



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:		

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 type="radio"/>)	Needs Repair (<input type="radio"/>)
Comments:		

7. ELECTRICAL PANELS	PROVIDE PHOTO 7
1. Panel # (504A)	Location: tenant 504 at mezzanine level
	Good (<input checked="" type="radio"/>) Needs Repair (<input type="radio"/>)
2. Panel # (504B)	Location: tenant 504 at mezzanine level
	Good (<input checked="" type="radio"/>) Needs Repair (<input type="radio"/>)
3. Panel # (506 A)	Location: tenant 506 at ground floor
	Good (<input checked="" type="radio"/>) Needs Repair (<input type="radio"/>)
4. Panel # ()	Location:
	Good (<input 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.	



Comments:

8. BRANCH CIRCUITS (Exiting panel enclosure) PROVIDE PHOTO 8

1. Identified: Yes () Must be Identified ()

2. Conductors: Good () Deteriorated () Must be Replaced ()

Comments:

Very good condition

9. GROUNDING OF SERVICE PROVIDE PHOTO 9

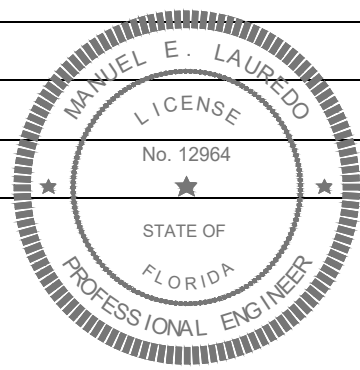
Good () Needs Repair ()

Comments:

10. BRANCH CIRCUIT EQUIPMENT GROUNDING SYSTEM PROVIDE PHOTO 10

Good () Needs Repair ()

Comments:



11. SERVICE CONDUIT/RACEWAYS

PROVIDE PHOTO 11

Good ()

Needs Repair ()

Comments:

12. GENERAL CONDUIT/RACEWAYS

PROVIDE PHOTO 12

Good ()

Needs Repair ()

Comments:

13. WIRE AND CABLES

PROVIDE PHOTO 13

Good ()

Needs Repair ()

Comments:

14. BUSWAYS

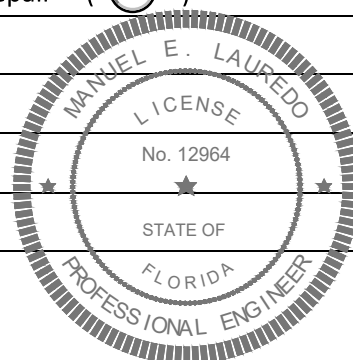
Not Applicable:

PROVIDE PHOTO 14

Good ()

Needs Repair ()

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): No

Comments: every device in good condition

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

Comments:

17.TYPES OF WIRING METHODS**PROVIDE PHOTO 17**

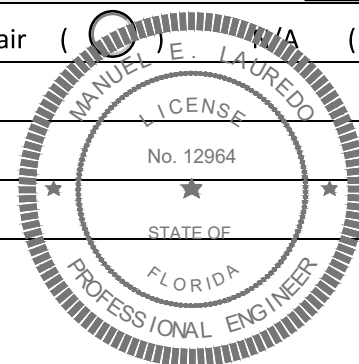
- | | | | |
|-------------------------------|---|--|--|
| 1. Conduit Raceways Metallic: | Good (<input checked="" type="radio"/>) | Needs Repair (<input type="radio"/>) | N/A (<input type="radio"/>) |
| 2. Conduit PVC: | Good (<input type="radio"/>) | Needs Repair (<input type="radio"/>) | N/A (<input checked="" type="radio"/>) |
| 3. NM Cable: | Good (<input type="radio"/>) | Needs Repair (<input type="radio"/>) | N/A (<input checked="" type="radio"/>) |
| 4. Other Conductors/Cables: | Good (<input checked="" type="radio"/>) | Needs Repair (<input type="radio"/>) | N/A (<input type="radio"/>) |

a. Other Conductors/Cables (Specify): liquid tight and flex metal

Comments:

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

Comments:



19. EXISTING BUILDING EGRESS ILLUMINATION (BUILDING EXTERIOR)

PROVIDE PHOTO 19

Good () Needs Repair () N/A ()

Comments:

20. EXISTING FIRE ALARM SYSTEM

PROVIDE PHOTO 20

Good () Needs Repair () N/A ()

Comments:

21. EXISTING SMOKE DETECTORS (Part of a fire alarm system only)

Not Applicable:

PROVIDE PHOTO 21

Good () Needs Repair () N/A ()

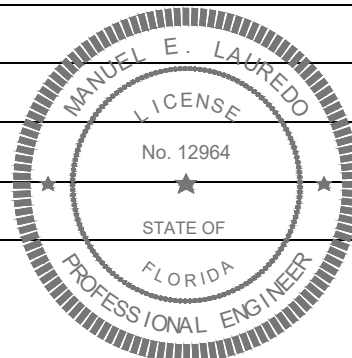
Comments:

22. EXISTING EXIT SIGNS (ILLUMINATED)

PROVIDE PHOTO 22

Good () Needs Repair () N/A ()

Comments:



23. EMERGENCY GENERATOR

PROVIDE PHOTO 23

Good ()

Needs Repair ()

N/A ()

Comments:

24. WIRING IN OPEN OR UNDERCOVER PARKING GARAGE AREAS

PROVIDE PHOTO 24

Good ()

Requires Additional Illumination ()

N/A ()

Comments:

Needs additional lighting

25. OPEN OR UNDERCOVER PARKING GARAGE AND EGRESS ILLUMINATION

PROVIDE PHOTO 25

Good ()

Requires Additional Illumination ()

N/A ()

Comments:

Needs additional lighting

26. SWIMMING POOL WIRING

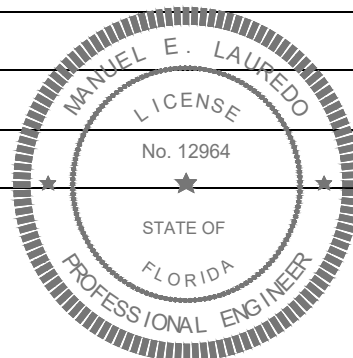
PROVIDE PHOTO 26

Good ()

Needs Repair ()

N/A ()

Comments:



27. WIRING TO MECHANICAL EQUIPMENT

PROVIDE PHOTO 27

Good (●)

Needs Repair (○)

N/A (○)

Comments:

28. UNDERGROUND OR LOWER-LEVEL PARKING GARAGES

N/A:

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:

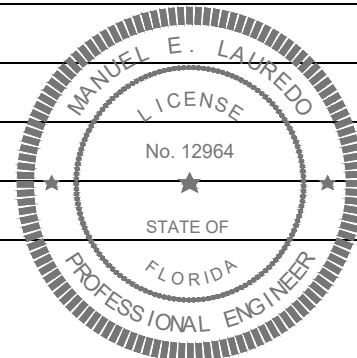
C. Are the branch electrical circuits feeding devices below grade plane protected by a Ground Fault Circuit Interrupter (GFCI) breaker?

Select: (Yes, No, Needs Repair, Will Retrofit):

Explanation:

29. GENERAL ADDITIONAL COMMENTS

Building electrical in very good condition but parking area needs additional lighting.



Reset Form



CERTIFICATION OF COMPLIANCE WITH PARKING LOT GUARDRAILS STANDARDS IN CHAPTER 8C-6 OF THE CODE OF MIAMI-DADE COUNTY

Case No. _____

Folio No. _____

Property Address: _____

Bldg. No. _____, Sq. Footage: _____

Building Description: _____

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

On _____, 20____, I inspected the parking lots servicing the above referenced building for compliance with Section 8C-6 and determined the following (check only one):

The parking lot(s) is not adjacent to or abutting a canal, lake, or other body of water.

The parking lot(s) is adjacent to or abutting a canal, lake or other body of water and parked vehicles are protected by a guardrail that complies with Section 8C-6 of the Miami- Dade County Code.

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

Signature and Seal of Architect or Engineer

Print Name

Date



March 31, 2025

Mr. Manuel Z. Lopez, P.E., Building Official
Building and Zoning Department
City of Coral Gables, City Hall
405 Biltmore Way
Coral Gables, Florida 33134

RE: 500 Biltmore Way (AKA 504 & 506 Biltmore Way)
Coral Gables, Florida 33134
40 Year Recertification Letter
Folio # 341170081410

Dear Mr. Lopez,

In accordance with the request of EGMF 504, LLC, owners of the above referenced property, our firm has been retained by the owners to inspect, prepare and submit a written report for the recertification of the above referenced structure pursuant to Section 8-11(f) of the Code of Miami-Dade County.

This letter is to serve as our firm's written confirmation of **Preliminary Approval** pending the completion of several minor electrical deficiencies (please see the attached list) discovered during the inspections. We will complete and submit for your review a final signed and sealed report as required by and identified in the Notice of Required Inspection for the full recertification of this building. Our firm has visually inspected the building and personally viewed a sufficient number of typical structural members that it may reasonably conclude that the above-mentioned building is sound and structurally safe.

As mentioned above, attached for your review is the Electrical Engineer's report of items needing to be corrected before the final Notice of Required Inspection for the electrical recertification can be certified. The electrical inspection was done by Mr. Manuel Laredo, P.E. of Laredo Engineering Company.

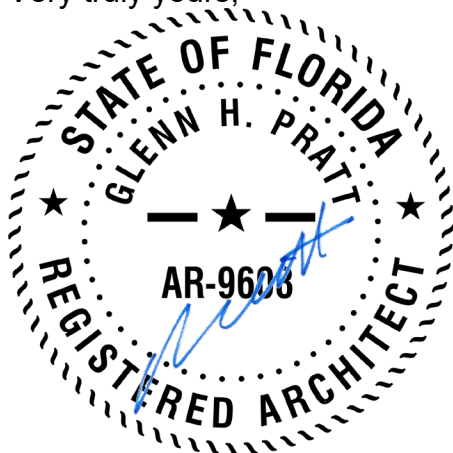
As a matter of routine, and in order to avoid any possible future misunderstandings, nothing in this letter or the attached reports should be construed, directly or indirectly,

301 Almeria Avenue, Suite 210, Coral Gables, Florida 33134



as a guarantee for any portion of the structure. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the building, based upon careful evaluation of observed conditions, to such extent as is reasonably possible.

Very truly yours,

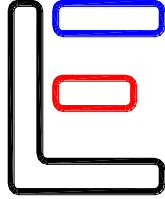


Glenn H. Pratt, AIA
AR-0009608

301 Almeria Avenue, Suite 210, Coral Gables, Florida 33134

AA 26000863 / www.bpfarchitects.com / Office 305-447-1927

Marshall Bellin marshall@bpfarchitects.com - Glenn Pratt glenn@bpfarchitects.com - David Fuentes david@bpfarchitects.com



LAUREDO ENGINEERING co.
CONSULTING ENGINEERS

STATE OF FLORIDA
PE 0012964
BE 4971

March 31, 2025

City of Coral Gables Building Department
Coral Gables, Florida

Attn: Building Official

Re: 500 Biltmore Way
Coral Gables, Florida
Folio # 03-4117-008-1410

Dear Building Official:

As required, I have completed the Electrical Inspections section of the required Recertification of 30 Year Old Buildings, according to Section 8-11(f) of the Code of Miami-Dade County for the above addressed facility, on October 23, 2024.

In general, I have found the electrical system to be in good condition requiring additional parking lot lighting..

Based on the above and our report field findings, the electrical system is safe for its continued use and occupancy while the above requirement is being executed.

As a routine matter, in order to avoid possible misunderstanding, nothing in this report and my observations, should be construed directly or indirectly, as a guarantee for any portion of the electrical system. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the electrical system, based upon careful evaluation of observed conditions, to the extent reasonably possible.

Should you have any questions, do not hesitate to contact the undersigned at: (305) 445-9725. Thank you.

Respectfully,
Lauredo Engineering Co.,

Manuel E. Lauredo, P.E.
President
FL PE # 0012964

