



# PROPERTY APPRAISER OF MIAMI-DADE COUNTY

## Summary Report

Generated On: 12/29/2025

PROPERTY INFORMATION	
<b>Folio</b>	03-4117-005-2990
<b>Property Address</b>	129 ALMERIA AVE CORAL GABLES, FL 33134-0000
<b>Owner</b>	MYSTICAL ROSE PRAESIDIUM OF , THE LEGION OF MARY INC
<b>Mailing Address</b>	129-31 ALMERIA CORAL GABLES, FL 33134-5505
<b>Primary Zone</b>	5004 MIXED-USE 2
<b>Primary Land Use</b>	1713 OFFICE BUILDING - ONE STORY : OFFICE BUILDING
<b>Beds / Baths /Half</b>	0 / 0 / 0
<b>Floors</b>	1
<b>Living Units</b>	0
<b>Actual Area</b>	2,575 Sq.Ft
<b>Living Area</b>	2,575 Sq.Ft
<b>Adjusted Area</b>	2,235 Sq.Ft
<b>Lot Size</b>	2,500 Sq.Ft
<b>Year Built</b>	1954



ASSESSMENT INFORMATION			
Year	2025	2024	2023
<b>Land Value</b>	\$875,000	\$875,000	\$875,000
<b>Building Value</b>	\$131,776	\$131,776	\$123,540
<b>Extra Feature Value</b>	\$2,063	\$2,063	\$2,063
<b>Market Value</b>	\$1,008,839	\$1,008,839	\$1,000,603
<b>Assessed Value</b>	\$1,008,839	\$1,008,839	\$1,000,603

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
<b>Religious</b>	Exemption	\$1,008,839	\$1,008,839	\$1,000,603

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

SHORT LEGAL DESCRIPTION
C GABLES CRAFTS SEC PB 10-40
LOT 35 BLK 11
LOT SIZE 25.00 X 100.00
OR 12753-1770 0186 1

TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
<b>COUNTY</b>			
<b>Exemption Value</b>	\$1,008,839	\$1,008,839	\$1,000,603
<b>Taxable Value</b>	\$0	\$0	\$0
<b>SCHOOL BOARD</b>			
<b>Exemption Value</b>	\$1,008,839	\$1,008,839	\$1,000,603
<b>Taxable Value</b>	\$0	\$0	\$0
<b>CITY</b>			
<b>Exemption Value</b>	\$1,008,839	\$1,008,839	\$1,000,603
<b>Taxable Value</b>	\$0	\$0	\$0
<b>REGIONAL</b>			
<b>Exemption Value</b>	\$1,008,839	\$1,008,839	\$1,000,603
<b>Taxable Value</b>	\$0	\$0	\$0

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
01/01/1986	\$350,000	12753-1770	Sales which are qualified

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>

129 Almeria Ave as of 12-29-25

<b><u>Owner (property appraiser address)</u></b> MYSTICAL ROSE PRAESIDIUM OF THE LEGION OF MARY INC 129-31 ALMERIA CORAL GABLES, FL 33134-5505	<b><u>Owner (Sunbiz RA address)</u></b> MYSTICAL ROSE PRAESIDIUM OF THE LEGION OF MARY INC C/O MARGARET DIANE STEELE REGISTERED AGENT 19281 HOLIDAY RD CUTLER BAY, FL 33157-8871
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# City of Coral Gables

## ONLINE SERVICES

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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
<a href="#">UP-21-08-8323</a>	08/24/2021	129-31 ALMERIA AVE	UPFRONT FEE - THIS IS NOT A PERMIT	***UPFRONT FEE FOR BL-21-08-8322*** *COMMERCIAL* RE FOOF *FLAT ONLY - GAF TPO SINLGE PLY ROOFING SYSTEM \$39,450	final	08/24/2021	08/24/2021	0.00
<a href="#">BL-21-08-8322</a>	08/24/2021	129-31 ALMERIA AVE	ROOF / LIGHT WEIGHT CONC	*COMMERCIAL* RE ROOF *FLAT ONLY - GAF TPO SINLGE PLY ROOFING SYSTEM \$39,450	final	09/21/2021	01/05/2022	0.00
<a href="#">RC-15-10-5301</a>	10/19/2015	129 ALMERIA AVE	BLDG RECERT / CRB	40 YEAR BUILDING RECERTIFICATION 2013 CONSTRUCTION REGULATION BOARD CASE #15-4407 UNSAFE STRUCTURES FEE	final	10/19/2015	11/16/2015	0.00
<a href="#">CE-14-02-2960</a>	02/25/2014	129 ALMERIA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	02/25/2014	02/25/2014	0.00
<a href="#">BL-09-05-2416</a>	05/14/2009	129-31 ALMERIA AVE	ROOF / LIGHT WEIGHT CONC	FLAT ROOF \$19,000 GAF MATERIAL, GAF CONVENTIONAL BUILT UP ROOF SYSTEM FOR WOOD DECKS	final	06/04/2009	10/30/2009	0.00
<a href="#">ME-09-05-1997</a>	05/07/2009	129-31 ALMERIA AVE	MECH COMMERCIAL / RESIDENTIAL WORK	INSTALL AIR CONDITIONER WITH HEATING UNIT \$11,421	final	05/21/2009	07/24/2009	0.00

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

**CITY'S EXHIBIT #3**

# ENERGOV

2024 - 2025

<a href="#">BLDB-25-09-3660</a>	FBC Building (Commercial)	Repair Only	In Review	09/08/2025		structural and electrical repairs under engineering inspections reports	129 ALMERIA AVE
<a href="#">RECT-25-09-0580</a>	Building Recertification	Recertification	Cancelled	09/03/2025	09/04/2025	CANCELLED- SEE RECT-24-10-0408 ****40 years recertification structural and electrical repairs under engineering inspection report . Addressed by Allied Building Inspections Services INC, Robert Lara Lic: AR92824	129 ALMERIA AVE
<a href="#">RECT-24-10-0408</a>	Building Recertification	Recertification	Denied	10/21/2024		BUILDING RECERTIFICATION (YEAR BUILT 1954) CASE 24-8220	129 ALMERIA AVE



## The City of Coral Gables

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

November 16, 2015

Mystical Rose Praesidium of the Legion of Mary, Inc.  
129-31 Almeria Avenue  
Coral Gables, Florida 33134

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

**PROPERTY FOLIO: # 03-4117-005-2990**  
**ADDRESS: 129 Almeria Avenue**

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 2013. 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,

  
Manuel Z. Lopez, P.E.  
Building Official

**CITY'S EXHIBIT #4**



The City of Coral Gables

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

5/3/2022

VIA CERTIFIED MAIL

MYSTICAL ROSE PRAESIDIUM OF  
THE LEGION OF MARY INC  
129-31 ALMERIA  
CORAL GABLES, FL 33134-5505

7021 2720 0001 4958 8912

**RE:** 129 ALMERIA AVE  
**FOLIO #** 341170052990

**\*\*\*COURTESY 2-YEAR NOTICE\*\*\***

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

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address will be forty (40) years old, or older, in 2024 having been built in 1954.

In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a Recertification Report ("Report") must be submitted for this property to the City of Coral Gables in 2024.

The Architect or Engineer may obtain the required Form, "*Minimum Inspection Procedural Guidelines for Building Recertification*," from the following link: <https://www.miamidade.gov/global/economy/building/40-year-recertification.page>

**The Recertification Report fee of \$500.00 *and* additional document and filing fees shall be submitted to the Development Services Department, 405 Biltmore Way, 3<sup>rd</sup> Floor, Coral Gables, Florida, 33134.**

Please note the Building Recertification Report must be dated 2024.

Thank you for your prompt attention to this matter.

Manuel Z. Lopez, P.E.  
Building Official

**CITY'S EXHIBIT #5**



CITY OF CORAL GABLES  
Development Services Department

CITY HALL 405 BILTMORE WAY  
CORAL GABLES, FL 33134

2/2/2023

VIA CERTIFIED MAIL

7021 1970 0000 4015 8807

MYSTICAL ROSE PRAESIDIUM OF  
THE LEGION OF MARY INC  
129-31 ALMERIA  
CORAL GABLES, FL 33134-5505

RE: 129 ALMERIA AVE  
FOLIO # 341170052990  
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 1954. 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

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](mailto: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

1/31/2024

**VIA CERTIFIED MAIL**

7021 2720 0001 4959 1356

MYSTICAL ROSE PRAESIDIUM OF  
THE LEGION OF MARY INC  
129-31 ALMERIA  
CORAL GABLES, FL 33134-5505

**RE:** 129 ALMERIA AVE  
**FOLIO #** 03-4117-005-2990

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 1954. 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:

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**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](mailto: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

5/10/2024

**VIA CERTIFIED MAIL**

7022 2410 0002 9144 6356

MYSTICAL ROSE PRAESIDIUM OF  
THE LEGION OF MARY INC  
129-31 ALMERIA  
CORAL GABLES, FL. 33134-5505

**RE:** 129 ALMERIA AVE  
**FOLIO #** 03-4117-005-2990

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

Dear Property Owner:

In a certified letter dated 1/31/2024, 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 stylized flourish at the end.

Manuel Z. Lopez, P.E.  
Deputy Building Official



CITY OF CORAL GABLES

7019 1640 0001 2647 4606

DEVELOPMENT SERVICES DEPARTMENT  
427 BILTMORE WAY

6/17/2024

CORAL GABLES, FL 33134  
MYSTICAL ROSE PRAESIDIUM OF  
THE LEGION OF MARY INC  
129-31 ALMERIA  
CORAL GABLES, FL 33134-5505

**RE:** 129 ALMERIA AVE

**FOLIO #** 03-4108-009-3260

Notice of Required Inspection For Recertification of Building – **FINAL NOTICE**

Dear Property Owner:

In a certified letter dated 1/31/2024, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). A Second Notice dated 5/10/2024, informed you it was necessary to submit to this Department a completed Report prepared by a qualified individual within thirty (30) calendar days certifying the structure meets the requirements for recertification.

See previous correspondence for additional information.

As of this date, the completed Report has not been submitted and the **structure remains unsafe** due to non-compliance. Please be advised the matter will be forwarded to the City's Construction Regulation Board ("Board"); a \$600.00 Administrative Fee will be imposed once the Case is scheduled. The Board may impose additional fines of \$250.00 for each day the violation continues, may also enter an order of revocation of the Certificate of Occupancy and/or demolition and assess all costs of the proceedings along with the cost of demolition and any other required action for which the City shall have a lien against the Property Owner and the Property. The completed Report may be submitted Monday through Friday, 7:30am to 2:30pm to this Department. Contact Virginia Goizueta at [vgoizueta@coralgables.com](mailto:vgoizueta@coralgables.com) if any questions regarding building recertification.

Please govern yourself accordingly.

Sincerely,

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. 24-8220  
RECT-24-10-0408

vs.

Certified Mail Return Receipt & Via USPS Regular Mail  
9589 0710 5270 1801 7239 80

Mystical Rose Praesidium of the Legion of Mary Inc.  
129-31 Almeria  
Coral Gables, FL 33134-5505  
Respondent.

**NOTICE OF INTENT TO LIEN AND HEARING**

Date: January 2, 2026

Re: 129 Almeria Ave, Coral Gables, FL 33134, Lot 35 Blk 11, C Gables Crafts Sec, PB 10-40, and folio no. 03-4117-005-2990. ("Property").

On December 4, 2024, the City's Construction Regulation Board entered an order in this matter imposing a deadline for compliance and providing for the accrual of fines for each day that the non-compliance continues and for payment of administrative and investigative costs, as applicable ("Order"). According to our records, the property has not been recertified & you did not comply with the deadline in the Order or pay the costs. Moreover, fines have accrued that also have not been paid. Therefore, the City intends to record a certified copy of the Order in the Public Records of Miami-Dade County, Florida, which will constitute a lien.

**The amount currently due is \$ 82,750.00, which may be accruing additional fines on a daily basis and may include administrative and investigative costs.**

**Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Fairchild Tropical Boardroom, 427 Biltmore Way, Coral Gables, Florida 33134, on January 12, 2026, at 2:00 p.m. The hearing shall be strictly limited to determining whether and when you corrected the code violations and paid the civil penalties and costs, if any, as required by the Order of the Board previously entered in this case. The Board may also issue an order, having the force of law, commanding whatever steps are necessary to bring a violation into compliance, to enforce Article III of Chapter 105, of the City Code, or as otherwise authorized by Section 101-57 of the City Code. Any applicable fines shall continue to accrue while the hearing is pending and, if you are not successful at the hearing, fines will have accrued retroactive to the deadline in the Order. You shall also be liable for the reasonable costs of the administrative hearing, if you are unsuccessful at the hearing.**

Please note that, as provided in the Board's Order and notwithstanding the pending hearing, **the Building Official may take further enforcement action, to immediately, and without further order from the Board, 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 and the City may DEMOLISH the Structure.** The City may sell as salvage or require the demolition contractor to dispose of the contents of the Structure. The Board may also enter an order of demolition and assess all costs of the proceedings and demolition and other required action for which the City shall have a lien against the Owner and the Property. Until the Structure is recertified in compliance the terms of the Board's Order, the City shall not issue any further development approvals for the Property, including, but not limited to, building permits, unless the development approval is required to comply with

**CITY'S EXHIBIT #6**

the terms of the Board's Order.

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, Secretary to the Board, at City of Coral Gables, Development Services Department, 427 Biltmore Way, Coral Gables, FL 33134, [ahernandez2@coralgables.com](mailto: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. and the main number is (305) 460-5245, ext. 0. Your immediate attention to this matter would be appreciated. Please call me to discuss your options regarding fines associated with this case.

Sincerely,

*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](mailto: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](mailto:jrodriguez4@coralgables.com), Telephone: 305-722-8675, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

CC: Mystical Rose Praesidium of the Legion of Mary Inc., C/O Margaret Diane Steele, Registered Agent, 19281 Holiday Rd, Cutler Bay, FL 33157-8871 9589 0710 5270 1801 7234 85



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Title of Document Posted: Notice of Intent to Lien and Hearing

I, Sebastian Ramos, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 129 Almeria Ave., ON 10/31/25 AT 12:29pm.

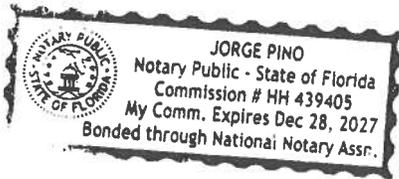
Sebastian Ramos  
Employee's Printed Name

[Signature]  
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 31<sup>st</sup> day of December, in the year 2025, by  
S. RAMOS who is personally known to me.

My Commission Expires:



[Signature]  
Notary Public

BEFORE THE CONSTRUCTION REGULATION BOARD  
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,  
Petitioner,

Case No. 24-8220  
RECT-24-10-0408

vs.

Certified Mail Return Receipt & Via USPS Regular Mail  
9589 0710 5270 1801 7239 80

Mystical Rose Praesidium of the Legion of Mary Inc.  
129-31 Almeria  
Coral Gables, FL 33134-5505  
Respondent.

**NOTICE OF INTENT TO LIEN AND HEARING**

Date: January 2, 2026

Re: 129 Almeria Ave, Coral Gables, FL 33134, Lot 35 Blk 11, C Gables Crafts Sec, PB 10-40, and folio no. 03-4117-005-2990. ("Property").

On December 4, 2024, the City's Construction Regulation Board entered an order in this matter imposing a deadline for compliance and providing for the accrual of fines for each day that the non-compliance continues and for payment of administrative and investigative costs, as applicable ("Order"). According to our records, the property has not been recertified & you did not comply with the deadline in the Order or pay the costs. Moreover, fines have accrued that also have not been paid. Therefore, the City intends to record a certified copy of the Order in the Public Records of Miami-Dade County, Florida, which will constitute a lien.

**The amount currently due is \$ 82,750.00, which may be accruing additional fines on a daily basis and may include administrative and investigative costs.**

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Fairchild Tropical Boardroom, 427 Biltmore Way, Coral Gables, Florida 33134, on January 12, 2026, at 2:00 p.m. The hearing shall be strictly limited to determining whether and when you corrected the code violations and paid the civil penalties and costs, if any, as required by the Order of the Board previously entered in this case. The Board may also issue an order, having the force of law, commanding whatever steps are necessary to bring a violation into compliance, to enforce Article III of Chapter 105, of the City Code, or as otherwise authorized by Section 101-57 of the City Code. Any applicable fines shall continue to accrue while the hearing is pending and, if you are not successful at the hearing, fines will have accrued retroactive to the deadline in the Order. You shall also be liable for the reasonable costs of the administrative hearing, if you are unsuccessful at the hearing.

Please note that, as provided in the Board's Order and notwithstanding the pending hearing, the Building Official may take further enforcement action, to immediately, and without further order from the Board, 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 and the City may DEMOLISH the Structure. The City may sell as salvage or require the demolition contractor to dispose of the contents of the Structure. The Board may also enter an order of demolition and assess all costs of the proceedings and demolition and other required action for which the City shall have a lien against the Owner and the Property. Until the Structure is recertified in compliance the terms of the Board's Order, the City shall not issue any further development approvals for the Property, including, but not limited to, building permits, unless the development approval is required to comply with

Dec 31, 2025

**CITY'S EXHIBIT #8**



Dec 31, 2025

1986 JAN - 8 AM 1:18

66R006679

RE: 12753PG 1770

This instrument was prepared by  
Robert A. Hendricks, Esq.  
**HENDRICKS & HENDRICKS**  
Attorneys At Law  
318 Alhambra Circle  
CORAL GABLES, FLORIDA 33134

# Warranty Deed

(STATUTORY FORM - SECTION 689.03 FS)

This instrument was made this 7 day of January 1986, at Orlando

CARLTON W. COLE and ANDREA LYNCH COLE, his wife  
of the County of DADE State of FLORIDA grantor and

MYSTICAL ROSE PARASIDIUM OF THE LEGION OF MARY, INC.,  
a Florida corporation not for profit  
whose post office address is 128031 America, Coral Gables, Fla 33134  
of the County of DADE State of FLORIDA grantee.

Witnesseth, That said grantor, for and in consideration of the sum of -----

TEN AND NO/100 (\$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:

Lot 35, Block 11, CORAL GABLES CRAFT SECTION,  
according to the Plat thereof, as recorded in  
Plat Book 10, at page 46 of the Public Records  
of Dade County, Florida.

SUBJECT TO: Restrictions, limitations, encumbrances of record and taxes  
for the year 1986 and subsequent years.

15750.00  
STATE OF FLORIDA  
DADE COUNTY  
ROBERT A. HENDRICKS  
Attorney at Law  
B. Lantz 1/8/86

15750.00  
STATE OF FLORIDA  
DADE COUNTY  
ROBERT A. HENDRICKS  
Attorney at Law  
B. Lantz 1/8/86

and said grantee, their heirs, fully warrant the title to said land, and will defend the same against the lawful claims of all  
persons whatsoever.

\* "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:

[Signature] (Seal)  
CARLTON W. COLE  
[Signature] (Seal)  
ANDREA LYNCH COLE  
[Signature] (Seal)

STATE OF FLORIDA  
COUNTY OF DADE

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared

CARLTON W. COLE and ANDREA LYNCH COLE, his wife  
to me known to be the persons identified in and who executed the foregoing instrument and acknowledged before me that  
they executed the same for the purposes and consideration therein stated.

Witness my hand and seal in the County and State last aforesaid this 7 day of January  
[Signature]  
STATE OF FLORIDA Notary Public  
AT LARGE

NOTARY PUBLIC  
STATE OF FLORIDA  
RICHARD P. BRANKEE  
NINTH CIRCUIT JUDGE



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

## Detail by Entity Name

Florida Not For Profit Corporation

MYSTICAL ROSE PRAESIDIUM OF THE LEGION OF MARY, INC.

### Filing Information

<b>Document Number</b>	764453
<b>FEI/EIN Number</b>	59-0761894
<b>Date Filed</b>	08/05/1982
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	CANCEL ADM DISS/REV
<b>Event Date Filed</b>	03/04/2009
<b>Event Effective Date</b>	NONE

### Principal Address

129 ALMERIA AVE  
CORAL GABLES, FL 33134

Changed: 03/03/1998

### Mailing Address

129 ALMERIA AVE  
CORAL GABLES, FL 33134

Changed: 03/03/1998

### Registered Agent Name & Address

Steele, Margaret Diane  
19281 Holiday Rd.  
Cutler Bay, FL 33157

Name Changed: 04/09/2024

Address Changed: 05/02/2018

### Officer/Director Detail

#### **Name & Address**

Title President

Steele, Margaret Diane  
 19281 Holiday Rd.  
 MIAMI, FL 33157

Title SEC

Peinado, Maria, Dr.  
 8250 SW 33 Terrace  
 MIAMI, FL 33155

Title T

STEELE, Mark Wayne  
 19281 HOLIDAY ROAD  
 CUTLER BAY, FL 33157

Title VP

Lopez, Maria, Dr.  
 2221 SW 84 Ave.  
 Miami, FL 33155

**Annual Reports**

Report Year	Filed Date
2023	05/02/2023
2024	04/09/2024
2025	03/10/2025

**Document Images**

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<a href="#">03/04/2009 -- CORAPREIWP</a>	<a href="#">View image in PDF format</a>
<a href="#">05/16/2006 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">01/15/2004 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/16/2003 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">03/29/2001 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">03/03/1998 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/24/1997 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/13/1996 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/01/1995 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>

Florida Department of State, Division of Corporations



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

CASE REFERENCE NUMBER:

LICENSEE NAME: ROBERT J. LARA

TITLE: AR 92824

Allied Building Inspection Services, Inc

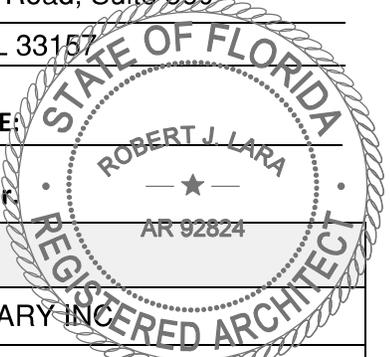
ADDRESS: 18001 Old Cutler Road, Suite 560

Palmetto, Bay, FL 33157

JURISDICTION NAME:

SIGNATURE:

CITY OF CORAL GABLES



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

**1. DESCRIPTION OF BUILDING**

a. Name on Title: MYSTICAL ROSE PRAESIDIUM OF THE LEGION OF MARY INC

b. Building Street Address: 129 ALMERIA AVENUE, CORAL GABLES, FL 33134 Bldg. #: 1

c. Legal Description: C GABLES CRAFTS SEC PB 10-40 LOT 35 BLK 11 LOT SIZE 25.00 X 100.00 OR 12753-1770 0186 1 Attached:

d. Owner's Name: MYSTICAL ROSE PRAESIDIUM OF THE LEGION OF MARY INC

e. Owner's Mailing Address: 129-31 ALMERIA CORAL GABLES, FL 33134-5505

f. Folio Number of Property on which Building is Located: 03-4117-005-2990

g. Building Code Occupancy Classification: Group- B

h. Present Use: 1713 OFFICE BUILDING - ONE STORY : OFFICE BUILDING

i. General Description of building (overall description, structural systems, special features):

1-Story CBS frame structure; Flat roof Modified TPO membrane supported over tongue and groove decking & 2x10 wood trusses spaced 16" O.C.

j. Number of Stories: 1 k. Is this a Threshold Building<sup>1</sup> 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:

m. Additional Comments:

N/A; NONE NOTED

n. Additions to original structure:	
N/A; NONE NOTED	
o. Total Actual Building Area of all floors: 2,575	S.F.

**2. INSPECTIONS**

a. Date of Notice of Required Inspection: UNKNOWN	
b. Date(s) of actual inspection: 11/18/2024	
c. Name, license number, discipline of practice, and qualifications of licensee submitting report:	
ROBERT J. LARA, AR 92824	
d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures:	N/A: <input checked="" type="checkbox"/>
N/A; NONE NOTED	
e. Are Any Structural Repairs Required? (YES/NO): Yes	
1. If required, describe, and indicate acceptance:	
Please see list of discrepancies	
Removal of iron bar window frame; cracked glass at rear window of structure	
Preventative rust treatment at rear doors	
Crack noted at rear right wall of structure	
Wood rot noted at garage door; Termite damage noted in electrical room	+
f. Can the building continue to be occupied while recertification and repairs are ongoing? (YES/NO): Yes	
1. Explanation/Conditions:	
Building can be occupied while repairs are ongoing.	
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): No	
1. Explanation/Comments:	
Permit search was conducted using build fax for open permit and limited to available information at the time of this report.	
Violations or unsafe cases search was limited to city website and limited available information at the time of this report.	+

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

- a. NO Number of Additional sheets of written data
- b. YES Number of Photographs provided (plus each building elevation)
- c. YES Number Drawings or sketches provided (aerial, site, footprint, etc.)
- d. NO Number of Test reports attached

Hover mouse to learn 

### 4. FOUNDATION

a. Describe the building foundation:

Shallow spread footing; Slab on grade.

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

N/A; NONE NOTED

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:

N/A; NONE NOTED

### 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
Crack noted at rear right wall of structure <del>Wood rot noted at garage door</del> Termite damage noted in electrical room	
c. Surface conditions: Describe general conditions of finishes, cracking, spalling, peeling, signs of moisture penetration and stains.	PROVIDE PHOTO 5c
Crack noted at rear right wall of structure	
d. Cracks: Note location in significant members. Identify crack size as <b>HAIRLINE</b> if barely discernible; <b>FINE</b> if less than 1 mm in width; <b>MEDIUM</b> if between 1- and 2-mm width; <b>WIDE</b> if over 2 mm.	PROVIDE PHOTO 5d
Hairline (Barely Discer) Hairline cracks noted and barely discernible	
e. General extent of deterioration: Cracking or spalling of concrete or masonry, oxidation of metals; rot or borer attack in wood.	PROVIDE PHOTO 5e
Crack noted at rear right wall of structure <del>Wood rot noted at garage door</del> Termite damage noted in electrical room	
f. Previous patching or repairs (Provide description and identify location):	PROVIDE PHOTO 5f
N/A; NONE NOTED	
g. Nature of present loading: (Indicate residential, commercial, storage, other.)	
Institutional	Magnitude of existing loading conditions observed is typical and consistent with the structures current load.
h. Signs of overloading? (Yes/No): No	
1. Describe:	
N/A; NONE NOTED	

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

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

<b>7. FLOOR AND ROOF SYSTEM</b>	
a. Roof (Must access and provide)	
1. Describe (roof shape, type roof covering, type roof deck, framing system, condition):	<b>PROVIDE PHOTO 7a1</b>
Flat roof Modified TPO membrane supported over tongue and groove decking & 2x10 wood trusses spaced 16"	
O.C. embedded within reinforced concrete of the structure. - Good condition	
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of supports:	<b>PROVIDE PHOTO 7a2</b>
Aluminum frame brackets supporting HVAC Equipment; Aluminum brackets are painted and in Good condition	
HVAC equipment is properly strapped at condenser units- Good condition	
3. Describe roof drainage system, main and overflow, and indicate condition:	<b>PROVIDE PHOTO 7a3</b>
Suppers and gutter drain line downspout- Fair condition	
Missing drain line downspout located at right rear wall of structure; repair is required.	
4. Describe parapet build and current conditions:	<b>PROVIDE PHOTO 7a4</b>
Approximately 3ft reinforced concrete parapet wall covered with Modified TPO membrane. Aluminum tin cap is painted/covered with TPO membrane-- Good condition	
5. Describe mansard build and current conditions:	<b>PROVIDE PHOTO 7a5</b>
N/A; NONE NOTED	

6. Describe roofing membrane/covering and current conditions:		PROVIDE PHOTO 7a6
Flat roof Modified TPO membrane supported over tongue and groove decking & 2x10 wood trusses spaced 16"		
O.C. embedded within reinforced concrete of the structure. - Good condition		
7. Describe any roof framing member with obvious overloading, overstress, deterioration or excessive deflection:		PROVIDE PHOTO 7a7
N/A; NONE NOTED		
8. Note any expansion joints and condition:		PROVIDE PHOTO 7a8
N/A; NONE NOTED		
b. Floor system(s):		
1. Describe the floor system at each level, framing, material, typical spans and indicate condition:		PROVIDE PHOTO 7b1
1ST FLOOR- Reinforced concrete slab on grade- Good condition		
2. Balconies: Indicate location, framing system, material, and condition:	N/A: <input checked="" type="checkbox"/>	PROVIDE PHOTO 7b2
N/A		
3. Stairs and escalators: indicate location, framing system, material, and condition:	N/A: <input checked="" type="checkbox"/>	PROVIDE PHOTO 7b3
N/A		
4. Ramps: indicate location, framing type, material, and condition:	N/A: <input checked="" type="checkbox"/>	PROVIDE PHOTO 7b4
N/A		
5. Guardrails and handrails: describe type, material, and condition:	N/A: <input checked="" type="checkbox"/>	PROVIDE PHOTO 7b5
N/A		
c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.		
Selected ceiling tiles were removed to inspect attic framing of the structure.		

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

<b>9. CONCRETE FRAMING SYSTEM</b>		This Section is Not Applicable: <input type="checkbox"/>
a. Full description of concrete structural framing system:		<b>PROVIDE PHOTO 9a</b>
Cast-in-place reinforced concrete footing, floor slab and tie beams, tie columns.		
b. Cracking		<b>PROVIDE PHOTO 9b</b>
1. Significant <input type="checkbox"/> or Not significant <input checked="" type="checkbox"/> : Located at rear right wall of structure		
2. Location and description of members affected and type cracking:		
Crack noted at rear right wall of structure		

c. General condition		
Good condition		
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
N/A		
3. Significant but patching will suffice:	N/A <input checked="" type="checkbox"/>	PROVIDE PHOTO 9d3
N/A		
4. Significant: structural repairs required (describe):	N/A <input checked="" type="checkbox"/>	PROVIDE PHOTO 9d4
N/A		
e. Samples chipped out in spall areas:		
1. No:	<input checked="" type="checkbox"/>	PROVIDE PHOTO 9e
2. Yes, describe color, texture, aggregate, general quality:		
N/A		
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:		PROVIDE PHOTO 9f
N/A; NONE NOTED		

## 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):	
Open glazed awning with aluminum framing	
2. Anchorage: type and condition of fasteners and latches: Fair	
Concrete screws- Fair condition	

3. Sealant: type and condition of perimeter sealant and at mullions: Fair
Caulking- Fair condition
4. Interiors seals: type and condition at operable vents: Fair
Caulking- Fair condition
5. General condition: Needs Repair
Needs repair
6. Describe any repairs needed:
Removal of iron bar windows at rear of structure; Cracked window noted at rear of structure- Repair is required.
b. Structural Glazing on the exterior envelope of Threshold Buildings (Yes/No): No
1. Previous Inspection Date: Unknown
2. Description of Curtain Wall Structural Glazing and adhesive sealant:
N/A; NONE NOTED
3. Describe Condition of System:
N/A; NONE NOTED
c. Exterior Swing and Overhead Doors
1. Type (Wood, Steel, Aluminum, Sliding Glass Door, other):
Wood door with wood frames; Metal HF door with aluminum framing; Wood garage door with aluminum frames.
2. Anchorage: type and condition of fasteners and latches: Fair
Concrete screws- Fair condition
3. Sealant: type and condition of sealant: Fair
Caulking- Fair condition

**PROVIDE PHOTO 10c**

4. General condition: Needs Repair
Needs repair
5. Describe any repairs needed: Repairs Required
Removal of additional locking mechanism at rear door <del>Preventative rust treatment is required at rear doors</del>
Wood rot noted at base of wood frame garage door; repair is required.

<b>11. WOOD FRAMING</b>	This Section is Not Applicable: <input type="checkbox"/>
a. Fully describe wood framing system:	PROVIDE PHOTO 11a
Flat roof Modified TPO membrane supported over tongue and groove decking & 2x10 wood trusses spaced 16"	
O.C. embedded within reinforced concrete of the structure. - Good condition	
b. Indicate the condition of the following:	PROVIDE PHOTO 11b
1. Walls:	
N/A	
2. Floors:	
N/A	
3. Roof member, roof trusses: Good	
Flat roof Modified TPO membrane supported over tongue and groove decking & 2x10 wood trusses spaced 16"	
O.C. embedded within reinforced concrete of the structure. - Good condition	
c. Note metal connectors (i.e., angles, plates, bolts, split pintles, other, and note condition):	PROVIDE PHOTO 11c
Wood trusses are resting/embedded within the reinforced concrete walls of the structure.	
d. Joints: note if well fitted and still closed:	PROVIDE PHOTO 11d
Joints are well fitted and still closed	

e. Drainage: note accumulations of moisture	PROVIDE PHOTO 11e
No accumulation of moisture detected.	
f. Ventilation: note any concealed spaces not ventilated:	PROVIDE PHOTO 11f
N/A; NONE NOTED	
g. Note any concealed spaces opened for inspection:	PROVIDE PHOTO 11g
N/A; NONE NOTED	
h. Identify any wood framing member with obvious overloading, overstress, deterioration, or excessing deflection):	PROVIDE PHOTO 11h
N/A; NONE NOTED	

<b>12. BUILDING FAÇADE INSPECTION (Threshold Buildings)</b>	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; NONE NOTED		
b. Identify the attachment type of each appurtenance type (mechanically attached or adhered):		
N/A; NONE NOTED		
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; NONE NOTED		

<b>13. SPECIAL OR UNUSUAL FEATURES IN THE BUILDING</b>	This Section is N/A	<input checked="" type="checkbox"/>	<b>PROVIDE PHOTO 13</b>
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; NONE NOTED			
b. Indicate condition of the special feature, its supports, connections, and if repairs are required:			
N/A; NONE NOTED			

<b>14. UNDERGROUND OR LOWER-LEVEL PARKING GARAGES</b>	This Section is N/A:	<input checked="" type="checkbox"/>	<b>PROVIDE PHOTO 14</b>
<b>CHECKLIST ITEMS TO CONFIRM OR CONSIDER FOR UNDERGROUND PARKING GARAGE:</b>			
14A. CURRENT BFE: _____ ft. (Select Datum)			
<b>Note: All elevation datums provided must be in the same datum as the Flood Insurance Rate Map (FIRM).</b>			
1. What is the wet season <sup>2</sup> ground water elevation (water table): _____ ft. (Select Datum)			
2. What is the elevation of lowest parking garage finished floor: _____ ft. (Select Datum)			
3. What is the elevation of the parking garage entrance: _____ ft. (Select Datum)			
4. Is the wet season ground water elevation (water table) higher than the lowest floor elevation? Select (Yes or No)			
Explanation:			
5. Is the garage entrance elevation lower than the base flood elevation?                      Select: (Yes or No)			
Explanation:			
6. List use of structure above the underground portion of the parking garage. (e.g. parking, terrace, occupiable space):			
Describe:			
7. Does underground parking structure show any evidence of bulging, settlement, cracking or deflection? Describe:			
Describe:			

8. Describe general surface conditions (cracking, spalling, peeling, or staining)
Explanation:
<b>14B.</b>
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):
Explanation:
2. Is there any evidence of previous patching or repairs? (Yes or No):
Explanation:

<sup>1</sup> **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.

<sup>2</sup> **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**



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

CASE REFERENCE NUMBER:

LICENSEE NAME: ROBERT J. LARA

TITLE: AR 92824

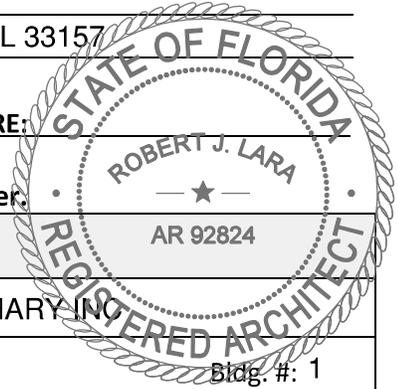
ADDRESS: Allied Building Inspection Services, Inc  
 18001 Old Cutler Road, Suite 560

Palmetto, Bay, FL 33157

JURISDICTION NAME:

SIGNATURE:

CITY OF CORAL GABLES



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

**1. DESCRIPTION OF BUILDING**

a. Name on Title:	MYSTICAL ROSE PRAESIDIUM OF THE LEGION OF MARY INC	
b. Building Street Address:	129 ALMERIA AVENUE, CORAL GABLES, FL 33134	Bldg. #: 1
c. Legal Description:	C GABLES CRAFTS SEC PB 10-40 LOT 35 BLK 11 LOT SIZE 25.00 X 100.00 OR 12753-1770 0186 1	Attached: <input checked="" type="checkbox"/>
d. Owner's Name:	MYSTICAL ROSE PRAESIDIUM OF THE LEGION OF MARY INC	
e. Owner's Mailing Address:	129-31 ALMERIA, CORAL GABLES, FL 33134-5505	
f. Folio Number of Property on which Building is Located:	03-4117-005-2990	
g. Building Code Occupancy Classification:	Group- B	
h. Present Use:	1713 OFFICE BUILDING - ONE STORY : OFFICE BUILDING	
i. General Description of building (overall description, structural systems, special features):	1-Story CBS frame structure; Flat roof Modified TPO membrane supported over tongue and groove decking & 2x10 wood trusses spaced 16" O.C.	
j. Number of Stories:	1	k. Is this a Threshold Building 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:	N/A; NONE NOTED	

## 2. INSPECTIONS

a. Date of Notice of Required Inspection: UNKNOWN
b. Date(s) of actual inspection: 11/18/2024
c. Name and qualifications of licensee submitting report: ROBERT J. LARA, AR 92824
d. Are Any Electrical Repairs Required? (YES/NO): Yes
1. If required, describe, and indicate acceptance: Please see list of discrepancies Double tap noted at grounding service Lugnut; Double tap noted at panel B; Repair is required Damaged ac condenser electrical conduits.
e. Can the building continue to be occupied while recertification and repairs are ongoing? (YES/NO): Yes
1. Explanation/Conditions: Building can be occupied while repairs are ongoing.

Hover  
mouse  
to learn 

## 3. ELECTRICAL SERVICE PROVIDE PHOTO 3

a. Size: Voltage ( 240 ) Amperage ( 175 ) Type: Fuses ( <input checked="" type="checkbox"/> ) Breakers ( <input checked="" type="checkbox"/> )
b. Phase: Three-Phase ( <input type="radio"/> ) Single Phase ( <input checked="" type="radio"/> )
c. Condition: Good ( <input checked="" type="radio"/> ) Fair ( <input type="radio"/> ) Needs Repair ( <input type="radio"/> )
Comments: Main service rating- 2/0 AWG COPPER

## 4. METERING EQUIPMENT PROVIDE PHOTO 4

1. Clearances: Good ( <input checked="" type="radio"/> ) Fair ( <input type="radio"/> ) Needs Correction ( <input type="radio"/> )
Comments: Guttered Service Meter 1 - 100A HVAC Disc ≠ 100A panel A disc Meter 2 - 100A fused for panel B Satisfactory

<b>5. ELECTRIC ROOMS</b>	Not Applicable: <input type="checkbox"/>	<b>PROVIDE PHOTO 5</b>
1. Clearances:	Good ( <input checked="" type="radio"/> )	Fair ( <input type="radio"/> )      Needs Correction ( <input checked="" type="radio"/> )
Comments:		
Missing electrical meter room sign		
Preventative rust treatment is required at door		

<b>6. GUTTERS</b>	Not Applicable: <input type="checkbox"/>	<b>PROVIDE PHOTO 6</b>
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:		
Satisfactory		

<b>7. ELECTRICAL PANELS</b>	<b>PROVIDE PHOTO 7</b>
1. Panel # ( A )	Location: Hallway
	Good ( <input checked="" type="radio"/> )      Needs Repair ( <input type="radio"/> )
2. Panel # ( B )	Location: Storage room
	Good ( <input type="radio"/> )      Needs Repair ( <input checked="" type="radio"/> )
3. Panel # (   )	Location:
	Good ( <input 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:
Panel B- Double taps noted repair is required.

<b>8. BRANCH CIRCUITS (Exiting panel enclosure)</b>				<b>PROVIDE PHOTO 8</b>
1. Identified:	Yes ( <input type="radio"/> )	Must be Identified	( <input checked="" type="radio"/> )	
2. Conductors:	Good ( <input checked="" type="radio"/> )	Deteriorated	( <input type="radio"/> )	Must be Replaced ( <input type="radio"/> )
Comments:				
Properly label all electrical meters and main disconnects.				

<b>9. GROUNDING OF SERVICE</b>		<b>PROVIDE PHOTO 9</b>
	Good ( <input checked="" type="radio"/> )	Needs Repair ( <input type="radio"/> )
Comments:		
Satisfactory		

<b>10. BRANCH CIRCUIT EQUIPMENT GROUNDING SYSTEM</b>		<b>PROVIDE PHOTO 10</b>
	Good ( <input type="radio"/> )	Needs Repair ( <input checked="" type="radio"/> )
Comments:		
Double taps noted at grounding service Lugnut located at main service panel		

**11. SERVICE CONDUIT/RACEWAYS****PROVIDE PHOTO 11**Good (  )Needs Repair (  )

Comments:

A/C Condenser electrical conduits are damaged.

**12. GENERAL CONDUIT/RACEWAYS****PROVIDE PHOTO 12**Good (  )Needs Repair (  )

Comments:

Satisfactory

**13. WIRE AND CABLES****PROVIDE PHOTO 13**Good (  )Needs Repair (  )

Comments:

Double tap noted at grounding service Lugnut; repair is required  
Double tap noted at panel B; Repair is required; repair is required**14. BUSWAYS**Not Applicable: **PROVIDE PHOTO 14**Good (  )Needs Repair (  )

Comments:

N/A; NONE NOTED

**15.THERMOGRAPHY INSPECTION RESULTS**Not 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: LESS THAN 400 AMPS

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

Comments:

Satisfactory

**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:

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

Comments:

Satisfactory

<b>19. BUILDING EGRESS ILLUMINATION</b>	<b>PROVIDE PHOTO 19</b>
Good ( <input checked="" type="radio"/> )	Needs Repair ( <input type="radio"/> )
N/A ( <input type="radio"/> )	
Comments:	
Satisfactory	

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

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

<b>22. EXIT LIGHTS</b>	<b>PROVIDE PHOTO 22</b>
Good ( <input type="radio"/> )	Needs Repair ( <input checked="" type="radio"/> )
N/A ( <input type="radio"/> )	
Comments:	
Missing exit sign at front door office egress; Repair is required	

**23. EMERGENCY GENERATOR****PROVIDE PHOTO 23**Good (  )Needs Repair (  )N/A (  )

Comments:

N/A; NONE NOTED

**24. WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS****PROVIDE PHOTO 24**Good (  )Requires Additional Illumination (  )N/A (  )

Comments:

Street parking; N/A

**25. OPEN OR UNDER COVER PARKING GARAGE AND EGRESS ILLUMINATION****PROVIDE PHOTO 25**Good (  )Requires Additional Illumination (  )N/A (  )

Comments:

Street parking; N/A

**26. SWIMMING POOL WIRING****PROVIDE PHOTO 26**Good (  )Needs Repair (  )N/A (  )

Comments:

N/A; NONE NOTED

**27. WIRING TO MECHANICAL EQUIPMENT****PROVIDE PHOTO 27**Good (  )Needs Repair (  )N/A (  )

Comments:

Damaged AC condenser electrical conduits.; repair is required.

**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****Reset Form**



*Allied Building Inspection Services  
Inspections. Testing. Engineering  
Certificate of Authorization: 28536*

November 19, 2024

Building Official  
Development Services Department  
427 Biltmore Way  
Coral Gables, Florida 33134

**RE:            *Building Safety Inspection Reports***  
**Subject:      *129 Almeria Avenue, Coral Gables, FL 33134***  
**Folio:         *03-4117-005-2990 - STRUCTURAL***

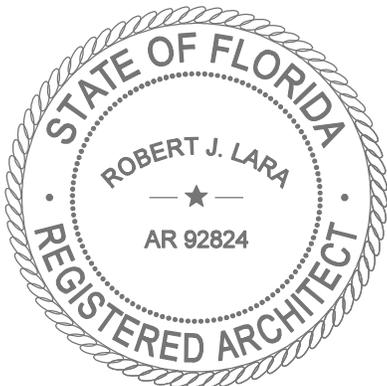
Dear Building Official,

Enclosed, please find the structural report in the format required by your office. This building requires structural repairs prior to our recommendation for re-certification. **It is our opinion that the building is safe to be occupied while repairs are being performed.**

As a routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly 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.

Sincerely,

**Allied Building Inspection Services, Inc**



**ROBERT J. LARA, AR 92824**



*Allied Building Inspection Services  
Inspections. Testing. Engineering  
Certificate of Authorization: 28536*

November 19, 2024

Building Official  
Development Services Department  
427 Biltmore Way  
Coral Gables, Florida 33134

**RE:            *Building Safety Inspection Reports***  
**Subject:       *129 Almeria Avenue, Coral Gables, FL 33134***  
**Folio:         *03-4117-005-2990 - ELECTRICAL***

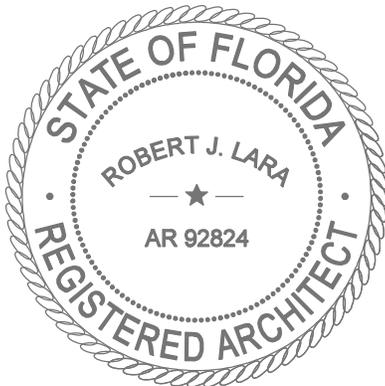
Dear Building Official,

Enclosed, please find the electrical report in the format required by your office. This building requires electrical repairs prior to our recommendation for re-certification. **It is our opinion that the building is safe to be occupied while repairs are being performed.**

As a routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly 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.

Sincerely,

**Allied Building Inspection Services, Inc**



**ROBERT J. LARA, AR 92824**

**CERTIFICATION OF COMPLIANCE WITH PARKING LOT GUARDRAILS**

Re: Case No. \_\_\_\_\_ FYear 2024  
Property Address: 129 ALMERIA AVENUE, Bldg. No.: 1, Sq. Ft.: 2,575  
Building Description: C GABLES CRAFTS SEC PB 10-40 LOT 35  
BLK 11 LOT SIZE 25.00 X 100.00 OR  
12753-1770 0186 1

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

On Nov. 18 2024, 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.

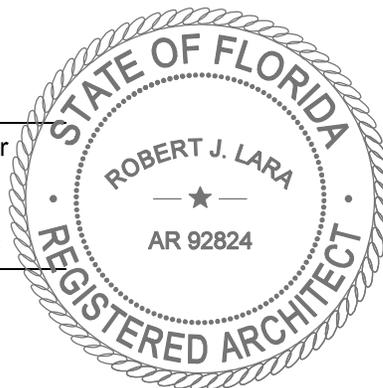
Signature and Seal of Architect or Engineer

ROBERT J. LARA, AR 92824  
Allied Building Inspection Services, Inc

Print Name

11-28-2024

Date





**N/A - STREET PARKING ONLY**

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

Date: 11/18/2024

Case No. \_\_\_\_\_ FYear 2024

Property Address: 129 ALMERIA AVENUE, Bldg. No.: 1, Sq. Ft.: 2,575

Folio Number: 03-4117-005-2990

Building Description: C GABLES CRAFTS SEC PB 10-40 LOT 35 BLK 11 LOT SIZE 25.00 X 100.00 OR 12753-1770 0186 1

- I am a Florida registered professional  engineer  architect with an active license.
- On, 20 N/A at N/A  AM  PM, I measured the level of illumination in the parking lot(s) serving the above referenced building.
- Maximum N/A foot candle  
Minimum N/A foot candle  
Maximum to Minimum Ratio N/A : N/A, 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.

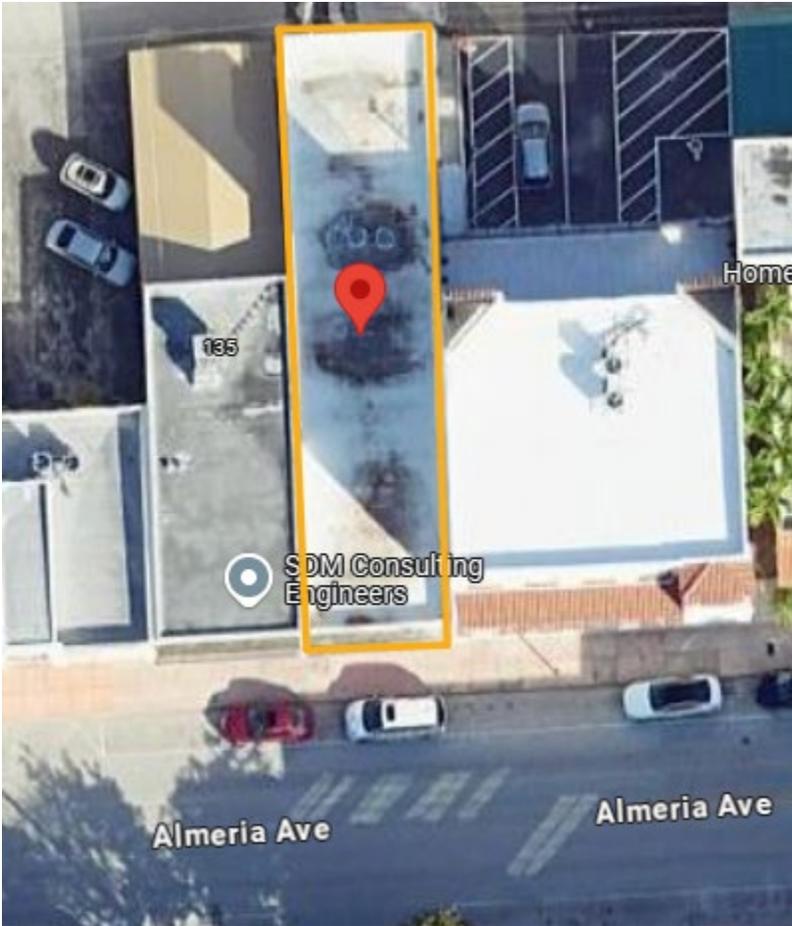
\_\_\_\_\_  
Signature and Seal of Professional

ROBERT J. LARA, AR 92824  
Allied Building Inspection Services, Inc  
\_\_\_\_\_  
Print Name Engineer or Architect



**AERIAL PHOTO**

**129 Almeria Avenue, Coral Gables, FL 33134  
 Allied Building Inspection Services Report # OID 83806**



**ABBREVIATED LEGAL DESCRIPTION**

C GABLES CRAFTS SEC PB 10-40
LOT 35 BLK 11
LOT SIZE 25.00 X 100.00
OR 12753-1770 0186 1

**PROPERTY ADDRESS: 129 ALMERIA AVENUE, CORAL GABLES, FL 33134**

**STRUCTURAL DEFICIENCIES:**



FRONT OF BUILDING STRUCTURE



REMOVAL OF IRON BAR WINDOWS TO PREVENT EMERGENCY ESCAPE



CRACKED WINDOW NOTED



CRACKED WINDOW NOT



CRACKED WINDOW NOTED



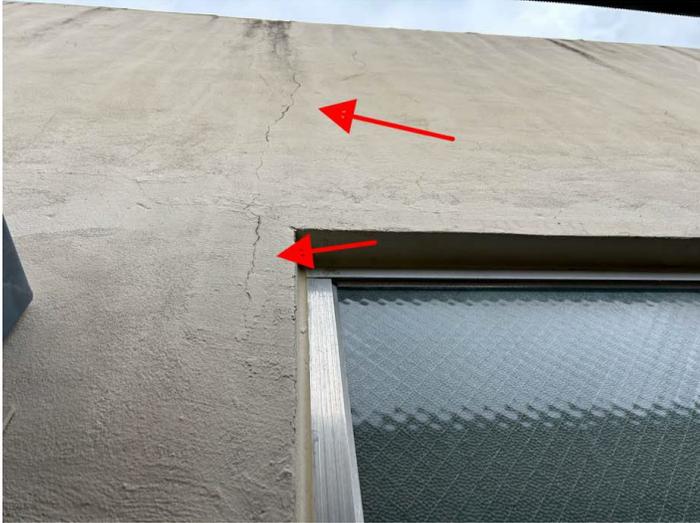
CRACKED WINDOW NOTED



MISSING GUTTER, ELBOW DRAIN LINE



MISSING GUTTER, ELBOW DRAIN LINE



CRACKS NOTED AT REAR RIGHT WALL OF STRUCTURE,  
REPAIRS REQUIRED



WOOD ROT NOTED AT BASE OF GARAGE DOOR



PREVENTATIVE RUST TREATMENT REQUIRED AT DOORS



PREVENTATIVE RUST TREATMENT IS REQUIRED AT DOOR



TERMITE DAMAGE NOTED



REMOVAL OF ADDITIONAL LOCKING MECHANISM



REMOVAL OF ADDITIONAL LOCKING MECHANISM TO PREVENT EMERGENCY ESCAPE

**ELECTRICAL DEFICIENCIES:**



FRONT OF BUILDING STRUCTURE



PROPERLY LABEL METER AND ELECTRICAL MAIN DISCONNECT

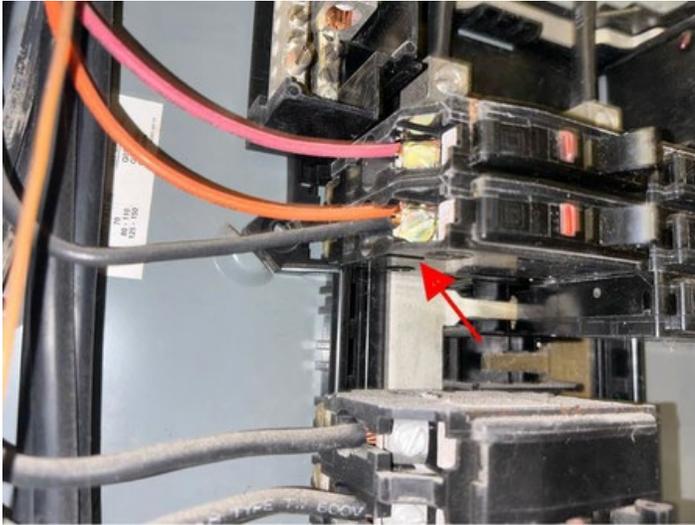


DOUBLE TAP NOTED AT GROUNDING LUGNUT



DAMAGED ELECTRICAL CONDUIT



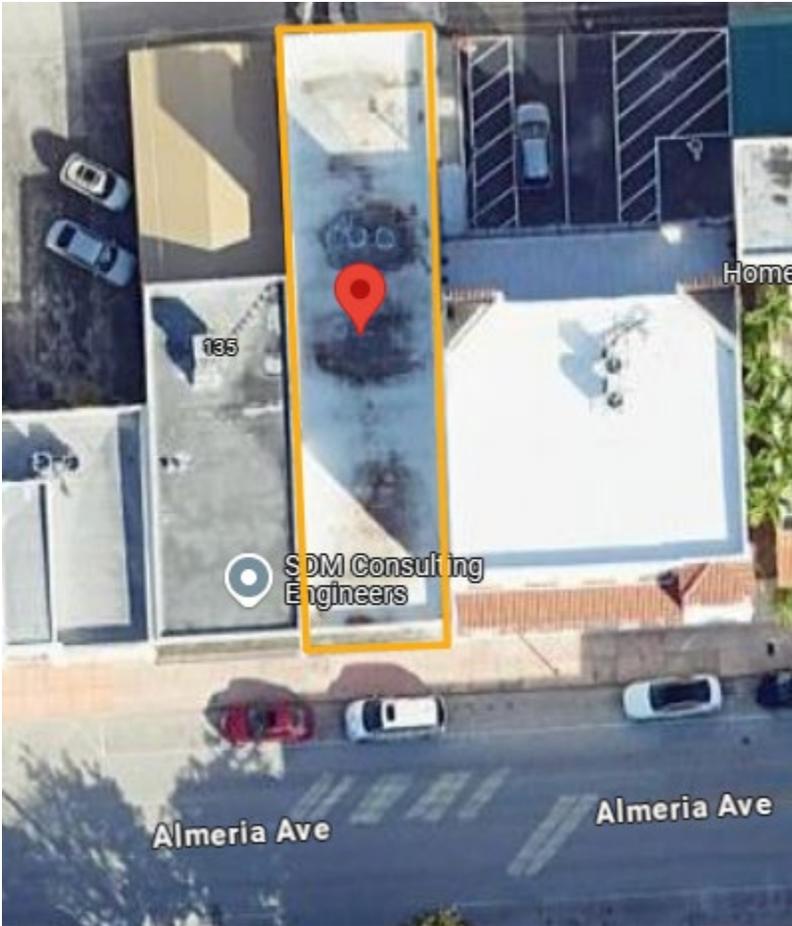


DOUBLE TAPS NOTED AT PANEL B

**IMPORTANT - All repairs are to be undertaken by licensed, insured providers who are qualified to perform them, with applicable permitting as required by law. As an alternative in the case of structural deficiencies only, the Owner may provide Allied Building Inspection Services a letter sealed by a Florida registered Engineer stating that the structural repairs outlined in this report were undertaken as per the Engineer's directive and that the Engineer approves said repairs.**

**AERIAL PHOTO**

**129 Almeria Avenue, Coral Gables, FL 33134  
 Allied Building Inspection Services Report # OID 83806**



**ABBREVIATED LEGAL DESCRIPTION**

C GABLES CRAFTS SEC PB 10-40
LOT 35 BLK 11
LOT SIZE 25.00 X 100.00
OR 12753-1770 0186 1

**STRUCTURAL PHOTOS**

- **4-D – DIFFERENTIAL SETTLEMENT:**
- **5-A – GENERAL ALIGNMENT:**



**• 5-B – PORTIONS SHOWING DISTRESS:**



**• 5-C – SURFACE CONDITIONS:**





• **5-D – CRACKS:**



• **5-E – GENERAL EXTENT OF DETERIORATION**





- 5-F – PREVIOUS PATCHING OR REPAIRS
- 6-A-E – CONCRETE UNITS:





- **6-F OTHER TYPES OF BOND BEAMS:**

• **6-H – INTERIOR MASONRY FINISHES:**



- **6-I – CRACKS:**



- **6-J – SPALLING:**

- **6-K – REBAR CORROSION:**

- **7-A1 – ROOF:**





• **7-A2 – EQUIPMENT ON ROOF:**





• **7-A3 – ROOF DRAINAGE:**



• **7-A4 – PARAPET:**





• **7-A5 – MANSARD:**

• **7-A6 – MEMBRANE/COVERING:**





• **7-A7 – ROOF FRAMING:**







• **7-A8 – EXPANSION JOINTS:**

• **7-B1 – FLOORS:**





- **7-B2 – BALCONIES:**
  
- **7-B3 – STAIRS:**
  - 
  -
- **7-B4 – RAMPS:**
  
- **7-B5 – GUARDRAILS:**
  
- **8-A – STEEL FRAMING:**
  
- **8-B – STEEL CONDITION:**
  
- **8-C – STEEL CONNECTIONS:**
  
- **8-D – FIREPROOFING:**
  
- **8-E – STEEL OVERLOADING/DETERIORATION:**
  
- **8-F – ELEVATOR SHEAVE BEAMS:**

• **9-A – CONCRETE FRAMING:**





- **9-D2 – REBAR CORROSION:**
- **9-D3 – SIGNIFICANT BUT PATCHING WILL SUFFICE:**

- **9-D4 – SIGNIFICANT – STRUCTURAL REPAIRS REQUIRED:**
- **9-E1 – SAMPLES:**
- **9-F – CONCRETE FRAMING OVERLOADING/DETERIORATION:**
- **10-A- WINDOWS:**



• 10-C – EXTERIOR DOORS:



• **11A – WOOD FRAMING SYSTEM:**





- 11-B1 – WALLS CONDITION:
- 11-B2 – FLOORS CONDITION:

• **11-B3 – ROOF MEMBERS:**





• **11-C – METAL CONNECTORS:**





• **11-D – JOINTS:**





- **11-E – ACCUMULATION OF MOISTURE:**
- **11-F – VENTILATION:**
- **11-G – CONCEALED SPACES:**
- **11-H – OVERLOADED/DETERIORATED WOOD MEMBERS:**
- **12-A – EXTERIOR WALL APPURTENANCES:**
- **12-B – APPURTANANCE ATTACHMENT:**
- **12-C – CONDITION:**



*Allied Building Inspection Services  
Inspections. Testing. Engineering  
Certificate of Authorization: 28536*

- **13-A – SPECIAL FEATURES:**
  
- **13-B – CONDITION:**

**ELECTRICAL PHOTOS**

• **3 – ELECTRICAL SERVICE:**



• **4 – METERING EQUIPMENT:**



• **5 – ELECTRICAL ROOM:**



• **6 – GUTTERS:**

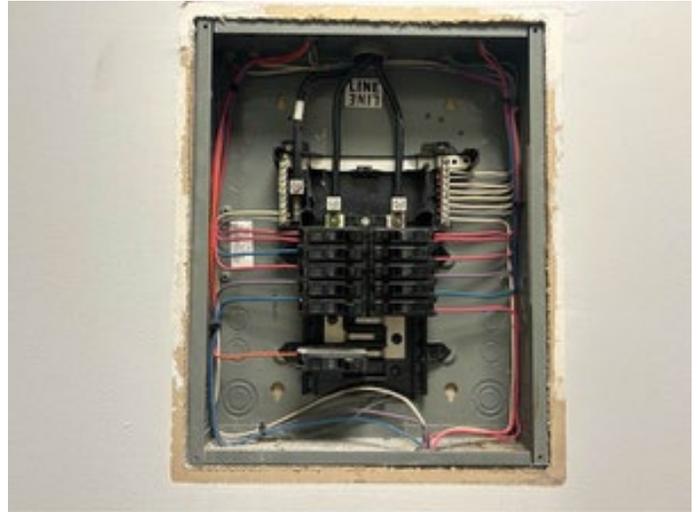


• 7 – ELECTRICAL PANELS:



• 8 – BRANCH CIRCUITS:



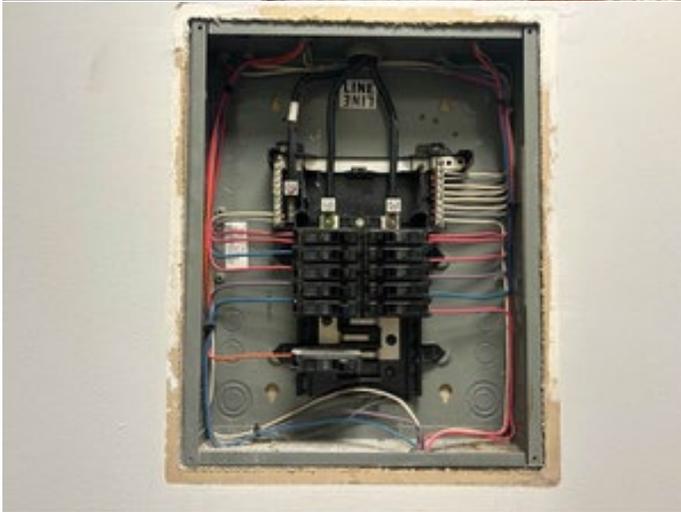


• **9 – GROUNDING OF SERVICE:**



• **10 – GROUNDING OF EQUIPMENT:**





• 11 – SERVICE CONDUITS AND RACEWAYS:

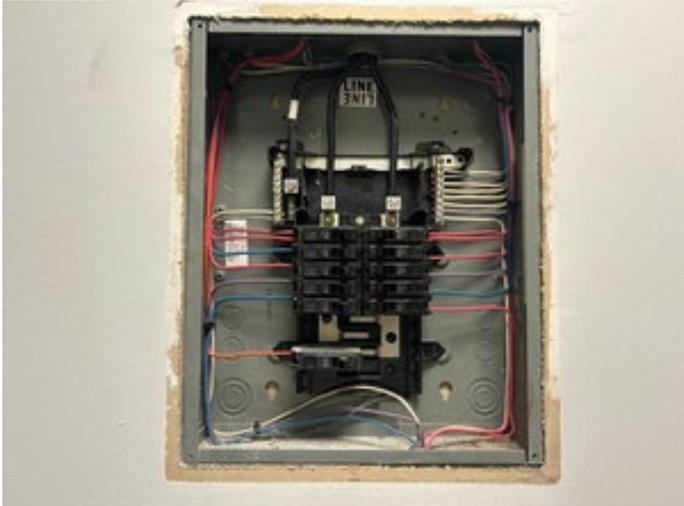


• 12 – GENERAL CONDUIT/RACEWAYS:





• 13 – WIRE AND CABLES:

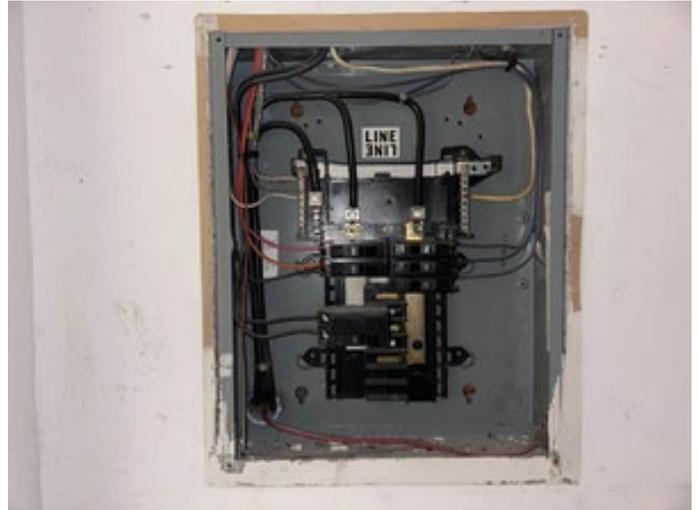
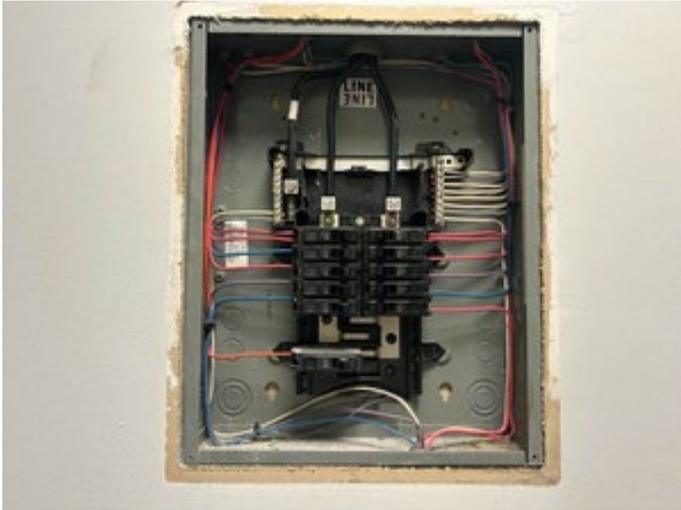




- **14 – BUSWAYS:**
- **15 – THERMOGRAPHY INSPECTION RESULTS:**
- **16 – OTHER CONDUCTORS:**



• **17 – TYPES OF WIRING METHODS:**



• **18 – EMERGENCY LIGHTING:**



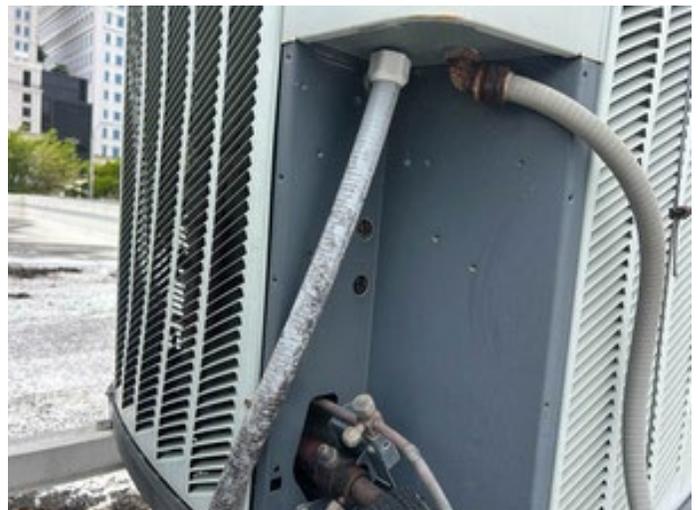
• **19 – BUILDING EGRESS ILLUMINATION:**



- **20 – FIRE ALARM SYSTEM:**
- **21 – SMOKE DETECTORS:**
- **22 – EXIT LIGHTS:**



- **23 – EMERGENCY GENERATOR:**
- **24 – WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS:**
- **25 – OPEN OR UNDER COVER PARKING GARAGE AND EGRESS ILLUMINATION:**
- **26 – SWIMMING POOL WIRING:**
- **27 – WIRING TO MECHANICAL EQUIPMENT:**





- 28 – ADDITIONAL COMMENTS: