



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 8/15/2019

Property Information	
Folio:	03-4107-020-0010
Property Address:	800 CAPRI ST Coral Gables, FL 33134-2567
Owner	CAPRI ELITE HOLDINGS LLC
Mailing Address	13841 SW 90 AVE MIAMI, FL 33176 USA
PA Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	0303 MULTIFAMILY 10 UNITS PLUS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	36 / 21 / 0
Floors	4
Living Units	21
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	28,568 Sq.Ft
Lot Size	14,645 Sq.Ft
Year Built	1969



Assessment Information			
Year	2019	2018	2017
Land Value	\$1,098,375	\$878,700	\$732,250
Building Value	\$1,521,625	\$1,681,300	\$1,768,430
XF Value	\$0	\$0	\$0
Market Value	\$2,620,000	\$2,560,000	\$2,500,680
Assessed Value	\$2,620,000	\$2,560,000	\$2,500,680

Benefits Information				
Benefit	Type	2019	2018	2017
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
CORALGABLES GRANADA SEC RESUB
PB 15-7
LOTS 1 & 2 BLK 83
LOT SIZE 14645 SQUARE FEET
OR 17541-0687 0297 4

Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,620,000	\$2,560,000	\$2,500,680
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,620,000	\$2,560,000	\$2,500,680
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,620,000	\$2,560,000	\$2,500,680
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,620,000	\$2,560,000	\$2,500,680

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
09/27/2017	\$8,600,000	30734-4616	Qual on DOS, multi-parcel sale
05/07/2014	\$6,281,000	29153-0648	Qual on DOS, multi-parcel sale
12/17/2012	\$4,965,000	28410-4370	Qual on DOS, multi-parcel sale
02/01/2012	\$3,400,000	27991-0584	Sale priced verified different than doc stamps

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:

CITY'S

EXHIBIT

800 Capri Avenue

<p><u>Owner (RA address)</u> Capri Elite Holdings LLC c/o Vasin Pavel Registered Agent 13841 SW 90 Ave Miami, FL 33176-6903</p>	<p><u>Lienholder (claim of lien address)</u> Great Waste and Recycling Services, LLC 6710 Main St, # 237 Miami Lakes, FL 33014-2067</p>
<p><u>Lienholder (RA address)</u> Great Waste and Recycling Services, LLC c/o Larry K. Hooper Registered Agent 7181 College Park Way, Ste 14 Ft Myers, FL 33907-5669</p>	



Home Citizen Services Business Services Back to Coral Gables.com

Permits and Inspections: Search Results

Logon Help Contact

New Permit Search

1 2 » >|

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
RC-19-06-4732	06/06/2019	800 CAPRI ST	BLDG RECERT / CRB	BUILDING RECERTIFICATION (1969) CONSTRUCTION REGULATION BOARD CASE #19-9033 AND UNSAFE STRUCTURES	issued	06/06/2019		600.00
EL-19-06-4796	06/06/2019	800 CAPRI ST	ELEC COMMERCIAL / RESIDENTIAL WORK	BUILDING RECERTIFICATION (1969) # 14, # 18, # 19 (GARAGE AND FIRE ALARM)	pending			0.00
UP-19-04-5626	04/26/2019	800 CAPRI ST	UPFRONT FEE	UPFRONT FOR BL-19-04-5625 / INSTALL SOUNDPROOFING & TILE, PATCH & PAINT INTERIOR WALLS & DOORS \$37548	final	04/26/2019	04/26/2019	0.00
BL-19-04-5625	04/26/2019	800 CAPRI ST	COMMERCIAL FLOORING (INTERIOR ONLY)	INSTALL SOUNDPROOFING & TILE, PATCH & PAINT INTERIOR WALLS & DOORS @ 21 UNITS \$37,548	issued	05/02/2019		0.00
ZN-19-03-6130	03/27/2019	800 CAPRI ST	PAINT / RESURFACE FL / CLEAN	*COMMERCIAL PAINTING BM 1646 (LOOKOUT POINT) \$40,000*	issued	03/27/2019		0.00
ME-18-12-2720	12/10/2018	800 CAPRI ST	MECH COMMERCIAL / RESIDENTIAL WORK	EXACT AC CHANGE OUT OF UNIT ON ROOFTOP (UNITS 402, 406) 2 TON / 5 KW HEATER \$6,632	issued	01/02/2019		0.00
ME-18-12-2719	12/10/2018	800 CAPRI ST	MECH COMMERCIAL / RESIDENTIAL WORK	EXACT AC CHANGE OUT OF UNIT ON ROOFTOP (UNITS 305,401,403,404,407) 2.5 TON / 5 KW HEATER \$16,580	issued	01/02/2019		0.00
UP-18-11-3086	11/13/2018	800 CAPRI ST	UPFRONT FEE	UPFRONT FEE FOR ME-18-11-3081****EXACT ROOF TOP AC CHANGE OUT (2.5 TONS/ 8 KW) FOR UNITS 301, 303, 307 & 304 \$13,664	final	11/13/2018	11/13/2018	0.00
UP-18-11-3076	11/13/2018	800 CAPRI ST	UPFRONT FEE	UPFRONT FEE FOR ME-18-11-3075***EXACT ROOF TOP AC CHANGE OUT (2 TON/ 5 KW) FOR UNIT 302 \$3,316	final	11/13/2018	11/13/2018	0.00

CITY'S EXHIBIT 2

ME-18-11-3081	11/13/2018	800 CAPRI ST	MECH COMMERCIAL / RESIDENTIAL WORK	EXACT AC CHANGE OUT 4 UNITS (2.5 TONS/ 8 KW EACH) FOR UNITS 301, 303, 304 & 307 \$13,664	issued	11/15/2018		0.00
ME-18-11-3075	11/13/2018	800 CAPRI ST	MECH COMMERCIAL / RESIDENTIAL WORK	EXACT ROOF TOP AC CHANGE OUT (2 TON/ 5 KW) FOR UNIT 302 \$3,316	issued	11/15/2018		0.00
ME-18-10-3422	10/18/2018	800 CAPRI ST	MECH COMMERCIAL / RESIDENTIAL WORK	EXACT CHANGEOUT OF A 2.5 TON A/C ROOF TOP UNIT W/ 8 KW HEATER @ UNIT 204 \$3,416	issued	10/22/2018		0.00
ME-18-10-3421	10/18/2018	800 CAPRI ST	MECH COMMERCIAL / RESIDENTIAL WORK	EXACT CHANGEOUT OF A 2.5 TON A/C W/ 8 KW HEATER @ UNIT 203 \$3,416	issued	10/22/2018		0.00
ME-18-10-3420	10/18/2018	800 CAPRI ST	MECH COMMERCIAL / RESIDENTIAL WORK	EXACT CHANGEOUT OF A 2 TON A/C UNIT W/ 5 KW HEATER @ UNIT 202 \$3,316	issued	10/22/2018		0.00
ME-18-10-3419	10/18/2018	800 CAPRI ST	MECH COMMERCIAL / RESIDENTIAL WORK	EXACT CHANGEOUT OF A 2.5 TON A/C UNIT W/ 8 KW HEATER @ UNIT 201 \$3,416	issued	10/22/2018		0.00
BL-18-09-2891	09/21/2018	800 CAPRI ST	ROOF / LIGHT WEIGHT CONC	RE-ROOF OF MANSARD ONLY - BORAL SAXONY 900 SLATE ROOF TILE COLOR: STERLING (GRAY WITH BLACK & WHITE STREAKS) \$53,000	final	10/22/2018	04/23/2019	0.00
UP-18-09-2766	09/19/2018	800 CAPRI ST	UPFRONT FEE	UPFRONT FEE FOR ME-18-09- 2765***ROOF TOP - EXACT AC CHANGE OUT (2.5 TON / 8 KW) FOR UNIT 205 \$3,416	final	09/19/2018	09/19/2018	0.00
UP-18-09-2762	09/19/2018	800 CAPRI ST	UPFRONT FEE	UPFRONT FEE FOR ME-18-09-2761*** ROOF TOP - EXACT AC CHANGE OUT (2.5 TON/ 8 KW) FOR UNIT 207 \$3,416	final	09/19/2018	09/19/2018	0.00
UP-18-09-2758	09/19/2018	800 CAPRI ST	UPFRONT FEE	UPFRONT FEE FOR ME-18-09-2757*** ROOF TOP - EXACT AC CHANGE OUT (2.5 TON/ 8 KW) FOR UNIT 405 \$3,416	final	09/19/2018	09/19/2018	0.00
UP-18-09-2756	09/19/2018	800 CAPRI ST	UPFRONT FEE	UPFRONT FEE FOR ME-18-09- 2755***ROOF TOP - EXACT AC CHANGE OUT (2 TON/ 5KW) FOR UNIT 306 \$3,316	final	09/19/2018	09/19/2018	0.00
UP-18-09-2754	09/19/2018	800 CAPRI ST	UPFRONT FEE	UPFRONT FEE FOR ME-18-09- 2753***ROOF TOP - EXACT AC CHANGE OUT (2 TON/ 5KW) FOR UNIT 206 \$3,316	final	09/19/2018	09/19/2018	0.00
ME-18-09-2765	09/19/2018	800 CAPRI ST	MECH COMMERCIAL / RESIDENTIAL WORK	ROOF TOP - EXACT AC CHANGE OUT (2.5 TON / 8 KW) FOR UNIT 205 \$3,416	issued	09/20/2018		0.00
ME-18-09-2761	09/19/2018	800 CAPRI ST	MECH COMMERCIAL / RESIDENTIAL WORK	ROOF TOP - EXACT AC CHANGE OUT (2.5 TON/ 8 KW) FOR UNIT 207 \$3,416	issued	09/20/2018		0.00
ME-18-09-2757	09/19/2018	800 CAPRI ST	MECH COMMERCIAL / RESIDENTIAL WORK	ROOF TOP - EXACT AC CHANGE OUT (2.5 TON/ 8 KW) FOR UNIT 405 \$3,416	issued	09/20/2018		0.00

ME-18-09-2755	09/19/2018	800 CAPRI ST	MECH COMMERCIAL / RESIDENTIAL WORK	ROOF TOP - EXACT AC CHANGE OUT (2 TON/ 5KW) FOR UNIT 306 \$3,316	issued	09/20/2018		0.00
ME-18-09-2753	09/19/2018	800 CAPRI ST	MECH COMMERCIAL / RESIDENTIAL WORK	ROOF TOP - EXACT AC CHANGE OUT (2 TON/ 5KW) FOR UNIT 206 \$3,316	issued	09/20/2018		0.00
BL-18-08-4253	08/28/2018	800 CAPRI ST	DOOR/GARAGE DOOR/SHUTTER/WINDOW	ALUMINUM IMPACT WINDOWS(93)/ DOORS(21) - WHITE FRAMES/ CLEAR GLASS \$155450.05	issued	09/05/2018		0.00
AB-18-08-3370	08/10/2018	800 CAPRI ST	BOA COMPLETE (LESS THAN \$75,000)	COMMERCIAL -RE- ROOF OF MANSARD ONLY - BORAL/ SAXONY 900/ SLATE/ COLOR: STERLING (GRAY WITH BLACK & WHITE STREAKS) \$53,000	final	09/17/2018	04/23/2019	0.00
AB-18-08-3315	08/10/2018	800 CAPRI ST	BOA PRELIMINARY/MED BONUS/FINAL	COMMERCIAL *ALUMINUM IMPACT WINDOWS(93)/ DOORS(21) - WHITE FRAMES/ CLEAR GLASS *POSTED * \$155450.05	issued	08/21/2018		0.00
PL-18-07-4156	07/31/2018	800 CAPRI ST	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMMERCIAL INTERIOR ALTERATIONS ONLY @ 21 UNITS (KITCHEN & BATHROOMS) *** NEED TO CLOSE OUT THE DEMO PERMIT BL18034534 ***	issued	10/03/2018		0.00
UP-18-07-3674	07/23/2018	800 CAPRI ST	UPFRONT FEE	UPFRONT FEE FOR BL18073673 REPAIR OF REPLACE DAMAGED DRYWALL DUE TO WATER DAMAGE @ UNIT 405 \$7500	final	07/23/2018	07/23/2018	0.00
UP-18-07-3672	07/23/2018	800 CAPRI ST	UPFRONT FEE	UPFRONT FEE FOR BL18073671 REPAIR OR REPLACE DAMAGED DRYWALL DUE TO WATER DAMAGE @ UNIT 305 \$7800	final	07/23/2018	07/23/2018	0.00
BL-18-07-3673	07/23/2018	800 CAPRI ST	GENERAL REPAIRS	REPAIR OF REPLACE DAMAGED DRYWALL DUE TO WATER DAMAGE @ UNIT 405 \$7500	stop work	07/26/2018		0.00
BL-18-07-3671	07/23/2018	800 CAPRI ST	GENERAL REPAIRS	REPAIR OR REPLACE DAMAGED DRYWALL DUE TO WATER DAMAGE @ UNIT 305 \$7800	stop work	07/26/2018		0.00
BL-18-06-3684	06/15/2018	800 CAPRI ST	DOOR/GARAGE DOOR/SHUTTER/WINDOW	BLOCK UP SERVICE ENTRANCE \$7,500	final	06/19/2018	07/10/2018	0.00
ME-18-06-2915	06/04/2018	800 CAPRI ST	MECH COMMERCIAL / RESIDENTIAL WORK	***CANCELLED*** *** NEED TO CLOSE OUT THE DEMO PERMIT BL18034534 ***	canceled		06/06/2018	0.00
EL-18-05-4246	05/29/2018	800 CAPRI ST	ELEC COMMERCIAL / RESIDENTIAL WORK	COMMERCIAL INTERIOR ALTERATIONS (KITCHEN & BATHROOMS) 50 OUTLETS; 20 COMMERCIAL OUTLETS AND 32 LIGHTS	issued	01/07/2019		0.00

BL-18-05-3972	05/22/2018	800 CAPRI ST	INTERIOR ALTERATION ONLY	COMMERCIAL INTERIOR ALTERATIONS (KITCHEN & BATHROOMS) \$317,000	issued	08/08/2018		0.00
UP-18-03-4535	03/29/2018	800 CAPRI ST	UPFRONT FEE	*UPFRONT FEE* BL18034534 INTERIOR ALTERATIONS - KITCHEN CABINETS & BATHROOMS. \$50,000	final	03/29/2018	03/29/2018	0.00
PL-18-03-4549	03/29/2018	800 CAPRI ST	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMM. DEMO & CAP - @ ALL UNITS { 2ND,3RD & 4TH FL. } KITCHEN & BATHROOMS.	final	04/27/2018	08/03/2018	0.00
EL-18-03-4544	03/29/2018	800 CAPRI ST	ELEC COMMERCIAL / RESIDENTIAL WORK	INTERIOR ALTERATIONS - KITCHEN CABINETS & BATHROOMS. DEMO ELECTRIC	final	06/05/2018	08/08/2018	0.00
BL-18-03-4534	03/29/2018	800 CAPRI ST	INTERIOR ALTERATION ONLY	DEMO (KITCHEN & BATHROOMS) FLOORS 2 - 3 - 4 \$50,000	final	04/20/2018	08/08/2018	0.00
UP-18-02-1749	02/02/2018	800 CAPRI ST	UPFRONT FEE	UPFRONT FEE FOR BL- 18-02-1746, RE ROOF - FLAT ROOF \$85,777	final	02/02/2018	02/02/2018	0.00
BL-18-02-1746	02/02/2018	800 CAPRI ST	ROOF / LIGHT WEIGHT CONC	RE ROOF - FLAT- COVESTRO ROOFING SYSTEM W/ SPF SPRAYED POLYURETHANE FOAM & SILCONE W/GRANAULES \$85,777	final	02/13/2018	09/11/2018	0.00
CE-18-01-2666	01/31/2018	800 CAPRI ST	CODE ENF TICKET PROCESS - NO RUNNING FINE	GOV QA Ticket - CE275344/T57944 Ticket paid by - Waste Management	final	03/19/2018	03/19/2018	0.00
UP-18-01-1479	01/02/2018	800 CAPRI ST	UPFRONT FEE	UPFRONT FEE FOR PL- 18-01-1479, REPAIR A SECTION OF THE DRAIN LINE AT PARKING GARAGE \$1,6000	final	01/02/2018	01/02/2018	0.00
PL-18-01-1477	01/02/2018	800 CAPRI ST	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK TO REPAIR / REPLACE SANITARY DRAIN LINE @ PARKING GARAGE \$1,600	final	01/03/2018	01/23/2018	0.00
BL-17-12-2248	12/28/2017	800 CAPRI ST	MISCELLANEOUS WORK	*** CANELLED - REPLACED BY BL18073671 & BL18073673 *** DRYWALL REPAIRS FOR UNITS: 205, 305 & 406 \$1,800	canceled	12/28/2017	07/26/2018	0.00
PU-17-12-1533	12/12/2017	800 CAPRI ST	PUBLIC RECORDS SEARCH	REQUEST FOR ORIGINAL SET OF PLANS FOR UPCOMING PROJECT ON CD	pending			0.00
CE-17-10-2310	10/27/2017	800 CAPRI ST	CODE ENF LIEN SEARCH	LIEN SEARCH	final	11/03/2017	11/03/2017	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 of Coral Gables Fire Department

Fire Prevention Division

2815 Salzedo Street, Coral Gables, FL 33134
Fax (305) 460-5598

The items noted below are in violation of the Florida Fire Prevention Code and/or the Florida Administrative Code. Nothing in this report supersedes any previously written, still existing violations for this occupancy/building. You are directed to comply with corrective measures as indicated.

Occupant Name:	800 Capri St. Apartments - 20 units	Inspection Date:	8/16/2019
Address:	800 Capri Street Coral Gables	Inspection Type:	Under Construction
		Inspected By:	Madelaine Mendez 305-460-5563 mmendez@coralgables.com
Suite:		Occ. Sq. Ft.:	0
		Occupant Number:	214392

No violations noted at this time.

Building under construction
8/16/2019 11:59:02 AM
Signature valid only in mobile-eyes documents

Company Representative:

Building under construction
8/16/2019

Madelaine Mendez
Signature valid only in mobile-eyes documents

Inspector:

Madelaine Mendez
8/16/2019

CITY'S

EXHIBIT

3



The City of Coral Gables

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

February 11, 2019

VIA CERTIFIED MAIL

7018 0680 0001 3977 4122

CAPRI ELITE HOLDINGS LLC
13841 SW 90 AVE
MIAMI, FL 33176

RE: 800 CAPRI ST
FOLIO # 03-4107-020-0010
Notice of Required Inspection For Recertification of 40 Years or Older Building

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is forty (40) years old, or older, having been built in 1969. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a Florida Registered Architect or Professional Engineer must inspect said building and a completed Recertification Report ("Report") must be submitted by you to this Department within ninety (90) calendar days from the date of this letter. A completed Report includes 1) cover letter(s) stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form and 5) Parking Lot Guardrails Requirements Form; no additional documents or photographs are necessary. Note all paperwork submitted must be the original signed and sealed documents (no copies). Submittal of the Report does not constitute recertification; it must be approved by this Department and the Letter of Recertification must be issued.

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

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

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

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

I thank you for your prompt attention to this matter.

Handwritten signature of Manuel Z. Lopez

Manuel Z. Lopez, P.E.
Building Official

CITY'S EXHIBIT

Handwritten number 4



FAQs > (<https://www.usps.com/faqs/uspstracking-faqs.htm>)

Track Another Package +

Tracking Number: **70180680000139774122**

Remove X

Your item was delivered to an individual at the address at 12:16 pm on February 13, 2019 in MIAMI, FL 33176.

Delivered

February 13, 2019 at 12:16 pm
Delivered, Left with Individual
MIAMI, FL 33176

Feedback

Tracking History ^

February 13, 2019, 12:16 pm
Delivered, Left with Individual
MIAMI, FL 33176

Your item was delivered to an individual at the address at 12:16 pm on February 13, 2019 in MIAMI, FL 33176.

February 12, 2019, 11:19 pm
Departed USPS Regional Facility
MIAMI FL DISTRIBUTION CENTER

February 12, 2019, 7:41 pm
Arrived at USPS Regional Facility
MIAMI FL DISTRIBUTION CENTER

Product Information v



The City of Coral Gables

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

5/16/2019

CAPRI ELITE HOLDINGS LLC
13841 SW 90 AVE
MIAMI, FL 33176

RE: 800 CAPRI ST

FOLIO # 03-4107-020-0010

Notice of Required Inspection For Recertification of 40 Years or Older Building – **SECOND NOTICE**

Dear Property Owner:

In a certified letter dated February 11, 2019, 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 licensed architect or engineer within ninety (90) calendar days certifying the structure meets the requirements for recertification provided under the Minimum Inspection Procedural Guidelines for Building 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 letter(s) stating the structure meets the electrical and structural requirements for recertification from a Florida Registered Architect or Professional Engineer that inspects said building, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form and 5) Parking Lot Guardrails Requirements Form; no additional documents or photographs are necessary. Note all paperwork submitted must be the original signed and sealed documents (no copies). In order to avoid delays submit the completed Report in person in order to calculate all fees accordingly.

Failure to submit the completed Report within thirty (30) calendar days from the date of this Notice will result in forwarding the matter to the City's Construction Regulation Board for further review and determination; additional fees will be incurred at that time. The completed Report may be submitted Monday through Friday, 7:30am to 2:30pm to this Department. Contact Belkys Garcia at bgarcia@coralgables.com if any questions regarding this matter.

Please govern yourself accordingly.

Sincerely,

A handwritten signature in black ink, appearing to read "Manuel Z. Lopez".

Manuel Z. Lopez, P.E.
Building Official



The City of Coral Gables

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

June 7, 2019

Capri Elite Holdings LLC
13841 S.W. 90th Avenue
Miami, Florida 33176

ADDRESS: 800 Capri Street
PROPERTY FOLIO #: 03-4107-020-0010

Dear Property Owner:

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

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "Manuel Z. Lopez".

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. 19-9033

vs.

CAPRI ELITE HOLDINGS LLC
c/o Vasin Pavel
13841 S.W. 90th Avenue
Miami, Florida 33176-6903

Return receipt number:

7018 2290 0001 6693 8233

Respondent.

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

Date: August 28, 2019

Re: **800 Capri Street**, Coral Gables, Florida 33134-2567 and legally described as Lots 1 & 2, Block 83, of CORAL GABLES GRANADA SECTION RESUB, according to the Plat thereof, as recorded in Plat Book 15, Page 7, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4107-020-0010 ("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-I 86(j)(13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.


Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134, on September 16, 2019, 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 Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, bgarcia@coralgables.com, tel: (305) 460-5229. 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.

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.


Belkys Garcia, 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.

Presentations made to this Board are subject to the City's False Claims Ordinance, Chapter 39 of the City of Coral Gables Code.

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

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

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

c:

Great Waste and Recycling Services, LLC, 6710 Main Street #237, Miami, Florida 33014-2067

Great Waste and Recycling Services LLC, c/o Larry K. Hooper, 7181 College Park Way, Suite 14, Ft. Myers, Florida 33907-5669



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 19-9033

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

I, Claudio Ramos, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 800 CAPRI STREET, ON 8-28-19
AT 10:15 am.

Claudio 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 this 28th day of August, in
the year 2019, by Claudio Ramos who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

800 CAPRI STREET



Prepared by:
Myriam K. Louis, Esq.
Lerman & Whitebook, P.A.
2611 Hollywood Boulevard
Hollywood, Florida 33020
Telephone: (954) 922-2811

Return to:
Jorge F. Otero, Esq.
Jorge E. Otero & Associates, P.A.
75 Valencia Avenue, Fourth Floor
Coral Gables, Florida 33134

**Property Appraisers Parcel
Identification (Folio) Number(s):** 03-4107-020-0010 and 03-4107-020-0130

WARRANTY DEED

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, and all pronouns and any variations thereof shall be deemed to refer to the masculine, feminine, neuter, singular or plural wherever the context so admits or requires.)

THIS INDENTURE, made this 27th day of September, 2017, **BETWEEN CAPRI STREET PARTNERS, LLC**, a New York limited liability company, whose post office address is 2564 Bedford Avenue, Brooklyn, New York 11226, of the County of Kings, in the State of New York (party of the first part), and **CAPRI ELITE HOLDINGS, LLC**, a Florida limited liability company, whose post office address is 13841 S.W. 90th Avenue, Miami, Florida 33176, of the County of Miami-Dade, State of Florida (party of the second part).

WITNESSETH, That the said party of the first part, in consideration of the sum of Ten and 00/100 Dollars (\$10.00), to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said party of the second part, its heirs, successors, and assigns forever, the following described land, situate, and being in the County of Miami-Dade, State of Florida, to-wit:

Lots 1 and 2, Block 83, Amended Plat of Coral Gables Granada Section, according to the plat thereof as recorded in Plat Book 15, Page(s) 7, of the Public Records of Miami-Dade County, Florida;

AND

Lots 1 and 2, Block 84, Amended Plat of Coral Gables Granada Section, according to the plat thereof as recorded in Plat Book 15, Page(s) 7, of the Public Records of Miami-Dade County, Florida.

SUBJECT TO:

1. Taxes for the year 2017 and subsequent years, not yet due and payable.
2. Zoning, restrictions, prohibitions, and other requirements imposed by governmental authority, without reimposing same.
3. Restrictions and matters appearing on the Plat or otherwise common to the subdivision.
4. Easements, restrictions, reservations, and limitations of record, if any, without reimposing same.

5. All dedication contained on the Plat of Amended Plat of Coral Gables Granada Section, as recorded in Plat Book 15, Page 7, Public Records of Miami-Dade County, Florida.
6. Easement contained in instrument recorded March 5, 1971, under O.R. Book 7139, Page 913, Public Records of Miami-Dade County, Florida. (As to Lots 1 and 2 BLK 83)
7. Covenant recorded in O.R. Book 7382, Page 868, Public Records of Miami-Dade County, Florida.
8. Easement contained in instrument recorded January 26, 1999, under O.R. Book 18450, Page 2975, Public Records of Miami-Dade County, Florida.
9. Sewer Pump Station Easement Agreement recorded in O.R. Book 19197, Page 2939, Public Records of Miami-Dade County, Florida.
10. Restrictive Covenants and Agreement for the Operation and Maintenance of a Privately Owned Sanitary Sewer Pumping Station recorded October 29, 2001, in O.R. Book 19982, Page 1547, Public Records of Miami-Dade County, Florida.
11. Easement in favor of South Atlantic Telephone & Telegraph Co. recorded in Deed Book 839, Page 106, Public Records of Miami-Dade County, Florida.
12. Easement contained in the instrument recorded in Deed Book 939, Page 435, assigned by instrument recorded in Deed Book 1004, Page 496, Public Records of Miami-Dade County, Florida.
13. Easement contained in the instrument recorded in Deed Book 939, Page 443, assigned by instrument recorded in Deed Book 1004, Page 499, Public Records of Miami-Dade County, Florida.
14. Terms and Conditions of Warranty Deed recorded in Deed Book 1304, Page 9, Public Records of Miami-Dade County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold the same in fee simple forever.


And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2016.

IN WITNESS WHEREOF, The said party of the first part has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

CAPRI STREET PARTNERS, LLC, a New
York limited liability company

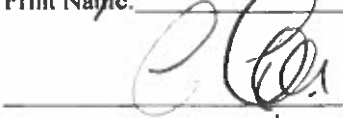
by its Manager, BURKE LEIGHTON
HOLDINGS, LLC, a New York limited liability
company



Print Name: Myriam K. Louis



By: Alfred Sayegh, Authorized Member
Address: 2564 Bedford Avenue
Brooklyn, New York 11226

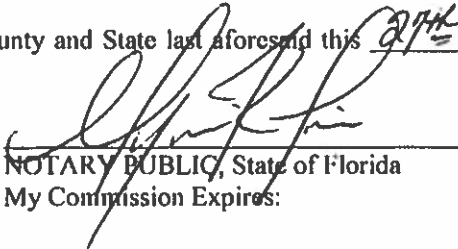


Print Name: Carlos Lerman

STATE OF FLORIDA)
)SS
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Alfred Sayegh, Authorized Member of Burke Leighton Holdings LLC, a New York limited liability company, the Manager of CAPRI STREET PARTNERS, LLC, a New York limited liability company, who is personally known to me to the person described in and who executed the foregoing instrument or who has produced _____ as identification and who swore and acknowledged before me that he executed the same, and who took an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 27th day of September, 2017.



NOTARY PUBLIC, State of Florida
My Commission Expires:





DIVISION of
CORPORATIONS
an official State of Florida website

Department of State / Division of Corporations / Search Records / Detail By Document Number /

Detail by Entity Name

Florida Limited Liability Company
CAPRI ELITE HOLDINGS, LLC

Filing Information

Document Number	L10000110117
FE/EIN Number	27-3742053
Date Filed	10/21/2010
State	FL
Status	ACTIVE
Last Event	LC NAME CHANGE
Event Date Filed	08/28/2017
Event Effective Date	NONE

Principal Address

13841 SW 90 Ave
Miami, FL 33176

Changed: 01/03/2019

Mailing Address

13841 SW 90 Ave
Miami, FL 33176

Changed: 01/03/2019

Registered Agent Name & Address

Pavel, Vasin
13841 SW 90 Ave
Miami, FL 33176

Name Changed: 01/03/2019

Address Changed: 01/03/2019

Authorized Person(s) Detail

Name & Address

Title MGR

Ryabushkin, Ivan
13841 SW 90 Ave
Miami, FL 33176

Annual Reports

Report Year	Filed Date
2017	08/29/2017
2018	03/07/2018
2019	01/03/2019

Document Images

01/03/2019 -- ANNUAL REPORT	View image in PDF format
03/07/2018 -- ANNUAL REPORT	View image in PDF format
08/29/2017 -- ANNUAL REPORT	View image in PDF format
08/28/2017 -- LC Name Change	View image in PDF format
03/10/2016 -- ANNUAL REPORT	View image in PDF format
02/06/2015 -- ANNUAL REPORT	View image in PDF format
03/03/2014 -- ANNUAL REPORT	View image in PDF format
04/15/2013 -- ANNUAL REPORT	View image in PDF format
03/12/2012 -- ANNUAL REPORT	View image in PDF format
09/06/2011 -- LC Amendment	View image in PDF format
09/06/2011 -- CORLCMMRES	View image in PDF format
09/06/2011 -- CORLCMMRES	View image in PDF format
07/15/2011 -- LC Amendment and Name Change	View image in PDF format
05/01/2011 -- ANNUAL REPORT	View image in PDF format
10/21/2010 -- Florida Limited Liability	View image in PDF format

PREPARED BY/RETURN TO:
Angela Piccinonna
GREAT WASTE & RECYCLING
6710 MAIN STREET STE 237
MIAMI LAKES FL 33014
305-688-6188

WARNING!

THIS LEGAL DOCUMENT REFLECTS THAT A CONSTRUCTION LIEN HAS BEEN PLACED ON THE REAL PROPERTY LISTED HEREIN. UNLESS THE OWNER OF SUCH PROPERTY TAKES ACTION TO SHORTEN THE TIME PERIOD, THIS LIEN MAY REMAIN VALID FOR ONE YEAR FROM THE DATE OF RECORDING, AND SHALL EXPIRE AND BECOME NULL AND VOID THEREAFTER UNLESS LEGAL PROCEEDINGS HAVE BEEN COMMENCED TO FORECLOSE OR TO DISCHARGE THIS LIEN.

CLAIM OF LIEN

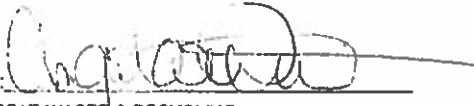
STATE OF FLORIDA
COUNTY OF MIAMI DADE

BEFORE ME, the undersigned authority, personally appeared Angela Piccinonna, who, being duly sworn deposes and says that Angela Piccinonna is the CONTROLLER of the lienor herein, GREAT WASTE & RECYCLING, 6710 MAIN STREET STE 237 MIAMI LAKES FL 33014 and that in accordance with a contract with CAPRI ELITE HOLDINGS LLC, The Lienor furnished labor, services, or materials consisting of WASTE CONTAINERS on the following described real property in MIAMI-DADE COUNTY, Florida:

800 CAPRI STREET
800 CAPRI STREET
CORAL GABLES FL 33134

CORAL GABLES GRANADA SEC RESUB PB 15-7 LOTS 1 & 2
BLK 83 LOT SIZE 14645 SQUARE FEET OR 17541-0687
0297 4 COC 25545-3471 10 2006 5
MIAMI-DADE COUNTY FL

Owned by CAPRI ELITE HOLDINGS LLC, of a total value of \$ 15,000.00 of which there remains an unpaid balance of \$ 15,000.00 (including interest if contract permits) . Furnishing the first of the items on May 23rd, 2018 and THE WORK IS CURRENTLY ONGOING. .

By: 
GREAT WASTE & RECYCLING
Angela Piccinonna, CONTROLLER

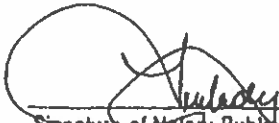
STATE OF FLORIDA
COUNTY OF MIAMI DADE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, the foregoing instrument was acknowledged before me by Angela Piccinonna, as CONTROLLER of GREAT WASTE & RECYCLING, freely and voluntarily under authority duly vested in him/her by said corporation. She is personally known to me or who has produced _____ as identification.

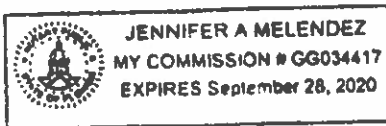
WITNESS my hand and official seal in the County and State last aforesaid this 7 day of August, 2018.

Copies furnished to the following by Certified Mail, Return Receipt Requested and Regular Mail:

NAME
CAPRI ELITE HOLDINGS LLC



Signature of Notary Public - State of Florida
Print, Type or Stamp Correctly across Name of Notary Public





DIVISION of
CORPORATIONS
an official State of Florida website

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

Detail by Entity Name

Florida Limited Liability Company
GREAT WASTE AND RECYCLING SERVICES LLC

Filing Information

Document Number L11000066819
FE/EIN Number 45-2479744
Date Filed 06/08/2011
State FL
Status ACTIVE

Principal Address

6710 Main Street
#237
Miami Lakes, FL 33014

Changed: 04/09/2018

Mailing Address

6710 Main Street
#237
Miami Lakes, FL 33014

Changed: 04/09/2018

Registered Agent Name & Address

HOOPER, LARRY K
7181 COLLEGE PARK WAY
SUITE 14
FT MEYERS, FL 33907

Address Changed: 05/27/2016

Authorized Person(s) Detail

Name & Address

Title MGRM

PICCINONNA, CARLO
12330 SW 2 STREET
PLANTATION, FL 33325

Annual Reports

Report Year	Filed Date
2017	03/17/2017
2018	04/09/2018
2019	04/23/2019

Document Images

04/23/2019 -- ANNUAL REPORT	View image in PDF format
04/09/2018 -- ANNUAL REPORT	View image in PDF format
03/17/2017 -- ANNUAL REPORT	View image in PDF format
05/27/2016 -- ANNUAL REPORT	View image in PDF format
02/02/2015 -- ANNUAL REPORT	View image in PDF format
04/22/2014 -- ANNUAL REPORT	View image in PDF format
03/26/2013 -- ANNUAL REPORT	View image in PDF format
02/07/2012 -- ANNUAL REPORT	View image in PDF format
06/08/2011 -- Florida Limited Liability	View image in PDF format

**SUBMITTED
RECERTIFICATION
REPORT**



Jose A. Ferradaz

architect
interiors
construction management

7400 SW 48th. Street
Miami, Fl. 33155
305-267-6610
jafarchitect@msn.com

To: City of Coral Gables
May 31, 2019

REF.: Recertification of building (40 years old)

LOCATION: 800 Capri St.
Coral Gables, Fl. 33134
FOLIO No. 03-4107-020-0010

OWNER:
Capri Elite Holdings LLC.
13841 SW 90 Ave
Miami, Fl. 33176

Gentlemen:

Attached please find documents for the required Building Inspection
Recertification for the described property.

The above-described property was inspected, with the following conclusions:

The building is structurally sound but at the present time there are some up
keeping actions like painting, upgrading air conditioning units, plumbing and
lighting fixtures that were not completed at time of this inspection.

When these actions are completed, we will re-inspect the structure for a final
certification that the building is structurally safe for its use and present
occupancy

Note that this report should not be considered 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, based upon careful
evaluation of observed conditions, to the extend reasonable possible.

Respectfully,

Jose A. Ferradaz
Fl. Reg. Architect # 7416



JOSE A. FERRADAZ

architect Fl. lic. #7416

7400 SW. 48th. Street
Miami, Fl. 33155
305-267-661
jafarchitect@msn.com

**40/50 YEARS OR OLDER STRUCTURAL
RECERTIFICATION**

INSPECTION COMMENCED

Date: MAY 31 , 2019

INSPECTION COMPLETED

Date: MAY 31, 2019

INSPECTION MADE BY:

Jose A. Ferradaz arch.

SIGNATURE:

PRINT NAME:

Jose A. Ferradaz

Architect Fl. Lic 7416

ADDRESS: _7400 SW 48 St
Miami, Fl. 33155

1. DESCRIPTION OF STRUCTURE

a. Name on Title: Capri Elite Holdings

b. Street Address: 800 CAPRI ST CORAL GABLE, FL. 33134

c. Legal Description: Lots 1 &2 BLK 83Granada Sec Resub PB 15-7 Miami Dade County Florida

d. Owner's Name: Capri Elite Holdings LLC

e. Owner's Mailing Address: 13841 SW 90 Ave Miami, Fl. 33176

f. Folio Number of Property on which Building is Located: 03-4107-020-0010

g. Building Code Occupancy Classification: Commercial Central-Multifamily

h. Present Use: Residential apartment units

i. General Description: 4 story CBS structure with parking facilities at ground level

Addition Comments:

JAF
5/31/19

j. Additions to original structure:

None found

2. PRESENT CONDITION OF STRUCTURE

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

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)

None found

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

Good condition- No signs of spalling, craking or moisture penetration

JM
5/13/69

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.

Minor hairline barely discernible

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

No concrete deterioration found

f. Previous patching or repairs

Minor patching repairs

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

Residential loading of acceptable magnitude

3. INSPECTIONS

a. Date of notice of required inspection NA

b. Date(s) of actual inspection May 31, 2019

c. Name and qualifications of individual submitting report:

Jose A. Ferradaz reg. architect lic no 7416

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

None

e. Structural repair-note appropriate line:

1. None required X

2. Required (describe and indicate acceptance)

NA

4. SUPPORTING DATA

Handwritten signature and date: J. Ferradaz 5/31/19

- a. None sheet written data
- b. None X photographs
- c. None drawings or sketches

5. MASONRY BEARING WALL = Indicate good, fair, poor on appropriate lines:

a. Concrete masonry units- Good

b. Clay tile or terra cotta units- NA

c. Reinforced concrete tie columns - Good

d. Reinforced concrete tie beams _ Good

e. Lintel - Good

f. Other type bond beams NA

g. Masonry finishes -exterior

1. Stucco - Good

2. Veneer -Good

3. Paint only - Good

4. Other (describe) NA

h. Masonry finishes - interior

1. Vapor barrier -Good

2. Furring and plaster - Good

3. Paneling NA

4. Paint only – Being done

5. Other (describe)

i. Cracks

Handwritten signature and date: JMS 5/2/15

1. Location – note beams, columns, other NA

2. Description NA

j. Spalling - None found

1. Location – note beams, columns, other -NA

2. Description -NA

k. Rebar corrosion-check appropriate line

1. None visible - X

2. Minor-patching will suffice -NA

3. Significant-but patching will suffice -NA

4. Significant-structural repairs required -NA

l. Samples chipped out for examination in spall areas:

1. No - X

2. Yes – describe color, texture, aggregate, general quality

6. FLOOR AND ROOF SYSTEM

a. Roof

1. Describe (flat, slope, type roofing, type roof deck, condition) Flat conc. precast joist and conc. deck w/ built-up roofing in good condition

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

Ac equipment with supports in good condition

3. Note types of drains and scuppers and condition:

Drains and scuppers in good condition

b. Floor system(s)

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

Handwritten signature and date:
5/31/69

Floors are precast conc. joist and conc. slab with acceptable spans in good condtion

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

Not required

7. STEEL FRAMING SYSTEM

a. Description - NA

b. Exposed Steel- describe condition of paint and degree of corrosion

NA

c. Concrete or other fireproofing – note any cracking or spalling and note where any covering was removed for inspection

NA

d. Elevator sheave beams and connections, and machine floor beams – note condition:

All beams and connections in good condition

8. CONCRETE FRAMING SYSTEM

a. Full description of structural system

Conc. foundation with conc. cols and beams supporting precast conc. joist and slabs floors and roof. decks

DW
5/21/69

b. Cracking

1. Not significant -X

2. Location and description of members affected and type cracking NA

c. General condition

Good

d. Rebar corrosion – check appropriate line

1. None visible - X

2. Location and description of members affected and type cracking -X

3. Significant but patching will suffice -NA

4. Significant – structural repairs required (describe) -NA

e. Samples chipped out in spall areas:

1. No -X

2. Yes, describe color, texture, aggregate, general quality:

NA

9. WINDOWS

a. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other)

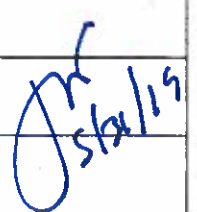
ALUMINUM AND GLASS CASEMENT WINDOWS

b. Anchorage- type and condition of fasteners and latches - Good

c. Sealant – type of condition of perimeter sealant and at mullions: - Good

d. Interiors seals – type and condition at operable vents - Good

e. General condition:-Good- recently upgraded



10. WOOD FRAMING

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

Roof Mansard trusses at bldg. perimeter with no major spans

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

Metal fittings in good condition

c. Joints – note if well fitted and still closed: Well fitted and closed

d. Drainage – note accumulations of moisture None found

e. Ventilation – note any concealed spaces not ventilated: None

f. Note any concealed spaces opened for inspection: Not required

js:lm:jg:rtc:10/13/2015:40yearrecertificationsystem

BORA Approved – Revised September 17, 2015/RER-10/13/2015


5/31/15



J. A. Ferradaz

architect
interiors
construction management

7811 Coral Way
suite 100
Miami, Fl. 33155
305-267-6610
fax 305-267-6646
jafarchitect@msn.com

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

Date: May 31, 2019

Re: Property Address: 800 Capri St. Coral Gables, Fl.

Building Description: 4 stories apartment building

The undersigned states the following:

I am a Florida registered ARCHITECT with an active license. May 31, 2019_ I inspected the parking lots servicing the above referenced building for compliance with Section 8C-6 and determined the following (check only one):

- X 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 the 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 no later than.


Signature

Jose A. Ferradaz
Lic. No. 7416

Seal of Architect



RLG Engineers

11295 SW 53 Terrace
Miami, Florida 33165
(305) 205-4271

May 31, 2019

City of Coral Gables
Building & Zoning Dept.
Coral Gables, Florida

Re: 800 Capri St. Coral Gables

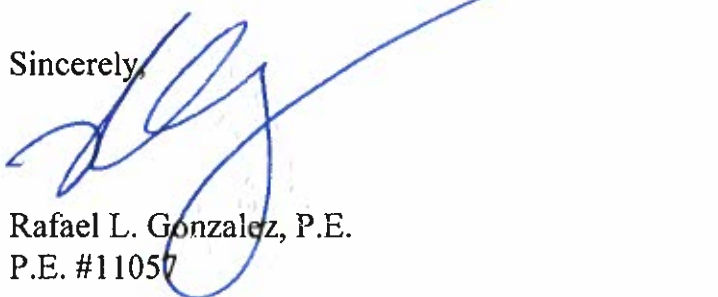
Folio No: 03-4107-020-0010

Building Official:

Attached please find the Electrical Re-certification performed by this office for the above referenced building. Building is currently being renovated. Upon completion of the electrical renovations a new updated report will be issued.

If you have any questions, please do not hesitate to contact us.

Sincerely,



Rafael L. Gonzalez, P.E.
P.E. #11057

City of Coral Gables
MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING
ELECTRICAL RECERTIFICATION

INSPECTION COMMENCED

INSPECTION MADE BY: RLC Engineers

Date: 5-31-19

SIGNATURE: 

INSPECTION COMPLETED

Date: 5-31-19

PRINT NAME: Rafael L. Gonzalez, P.E.

TITLE: Professional Eng. 11057

ADDRESS: 11295 SW 53 TERR.

Miami, Fl 33165

1. DESCRIPTION OF STRUCTURE:

- a. NAME OF TITLE: CAPRI ELITE HOLDINGS LLC
- b. STREET ADDRESS: 800 CAPRI ST.
- c. LEGAL DESCRIPTION: _____
- d. FOLIO NUMBER: 03-4107-020-0010
- e. OWNER'S NAME: CAPRI ELITE HOLDINGS LLC
- f. OWNER'S MAILING ADDRESS: 13841 SW 90 AVE MIAMI, FL 33175
- h. PRESENT USE: APARTMENTS

i. GENERAL DESCRIPTION, TYPE OF CONSTRUCTION, SIZE, NUMBER OF STORIES,
AND SPECIAL FEATURES. ALSO ADDITIONAL COMMENT.

4-STORY CBS (28,568 SF)

FORTY (40) YEAR STRUCTURES

1. ELECTRICAL SERVICE:

- a. SIZE: AMPERAGE (1600); FUSES (); BREAKER (X)
- b. PHASE: THREE PHASE (X) SINGLE PHASE ()
- c. CONDITION: GOOD (X); FAIR (); NEED REPAIR ()
- d. COMMENTS: _____

2. METER AND ELECTRICAL ROOMS:

- a. CLEARANCES: GOOD (X); FAIR (); CORRECTION REQ ()
- COMMENTS: _____

3. GUTTERS:

- a. LOCATION: @SERVICE _____
GOOD (X); REQUIRES REPAIR ()
- b. Taps and Fills: @ SERVICE _____
GOOD (X); REQUIRES REPAIR ()
- c. COMMENTS: _____

4. ELECTRICAL PANELS:

- a. PANEL # (A): GOOD (X); REQUIRES REPAIR ()
LOCATION: TYPICAL UNIT _____
- b. PANEL # (H): GOOD (X); REQUIRES REPAIR ()
LOCATION: HOUSE _____
- c. PANEL # (): GOOD (); REQUIRES REPAIR ()
LOCATION: _____
- d. PANEL # (): GOOD (); REQUIRES REPAIR ()
LOCATION: _____
- e. PANEL # (): GOOD (); REQUIRES REPAIR ()
LOCATION: _____
- f. COMMENTS: _____

ELECTRICAL
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5. BRANCH CIRCUITS:

- a. IDENTIFIED: YES (X); MUST BE IDENTIFIED ()
- b. CONDUCTORS: GOOD (X); DE TERIORATED (); REPLACE ()
- c. COMMENTS: _____

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

COMMENTS: _____

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

COMMENTS: _____

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

COMMENTS: _____

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

COMMENTS: _____

10. TYPES OF WIRING METHODS:

CONDUIT RACEWAYS:		GOOD (X); REQUIRES REPAIR ()
CONDUIT; PVC:	N/A	GOOD (); REQUIRES REPAIR ()
NM CABLE:	N/A	GOOD (); REQUIRES REPAIR ()
BX CABLE:	N/A	GOOD (); REQUIRES REPAIR ()

COMMENTS: _____



ELECTRICAL
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11. CONDUCTOR; CONDITION: GOOD (X); REQUIRES REPAIR ()

COMMENTS: _____

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

COMMENTS: _____

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

COMMENTS: _____

14. FIRE ALARM SYSTEM: GOOD (); REQUIRES REPAIR (X)

COMMENTS: _____

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

COMMENTS: _____

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

COMMENTS: _____

17. EMERGENCY GENERATOR: GOOD (); REQUIRES REPAIR ()

COMMENTS: N/A _____

18. WIRING IN OPEN OR UNDERCOVER PARKING, GARAGE AREAS:

Required Additional:
GOOD () ILLUMINATION (X)

COMMENTS: _____



ELECTRICAL
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19. OPEN OR UNDERCOVER PARKING
GARAGE AREAS AND EGRESS
ILLUMINATION: GOOD (); ADD'L ILLUMINATION REQ (X)
- COMMENTS: _____

20. SWIMMING POOL WIRING: GOOD (); REQUIRES REPAIR ()
- COMMENTS: N/A _____

21. WIRING TO MECHANICAL EQUIPMENT: GOOD (X); REQUIRES REPAIR ()
- COMMENTS: A/C Equipment _____

22. GENERAL ADDITIONAL COMMENTS:
BUILDING IS BEING RENOVATED INCLUDING THE ELECTRICAL SERVICE
SERVICE AND NEW METER CENTER HAVE BEEN COMPLETED, HOWEVER THE
METERS HAVE BEEN NOT INSTALLED



Handwritten signature in blue ink, possibly reading 'J. B. J.'

CERTIFICATION OF COMPLIANCE WITH PARKING LOT ILLUMINATION
PER FLORIDA BUILDING CODE
AND MIAMI-DADE COUNTY CHAPTER 8C-3

Date: May 31,2019

Re: Property Address: 800 Capri St. Coral Gables
Building Description: Apartments
Folio No. 03-4107-020-0010

PARKING LIGHTING NEEDS IMPROVEMENTS

The undersigned states the following:

1. I am a Florida registered professional engineer with an active license.
2. On , at pm, I measured the level of illumination in the parking lot(s) serving the above referenced building.
3. Maximum foot candle per SF, Minimum foot candle per SF,
Minimum to Maximum ratio: foot candle average per SF
4. The level of illumination provided in the parking lot(s) meets the minimum standards for the occupancy classification of the building as established in Section 8C-3 of the Code of Miami-Dade County.



Signature

Rafael L. Gonzalez, P.E. # 11057
Print Name

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



City of Coral Gables
Development Services



RC-19-06-4732

800 CAPRI ST #

Folio #: 03-4107-020-0010
Permit Description: BUILDING
RECERTIFICATION (1969)

EL 19064796
ME _____
PL _____

OFFICE SET

Section	Approved	
	By	Date
<input checked="" type="checkbox"/> BUILDING	<i>[Signature]</i>	6/7/19
<input type="checkbox"/> CONCURRENCY		
<input checked="" type="checkbox"/> ELECTRICAL		
<input type="checkbox"/> FEMA		
<input type="checkbox"/> FIRE		
<input type="checkbox"/> HANDICAP		
<input type="checkbox"/> HISTORICAL		
<input type="checkbox"/> LANDSCAPE		
<input type="checkbox"/> MECHANICAL		
<input type="checkbox"/> PLUMBING		
<input type="checkbox"/> PUBLIC WORKS		
<input type="checkbox"/> STRUCTURAL		
<input type="checkbox"/> ZONING		
<input type="checkbox"/>		
<input type="checkbox"/> OWNER BUILDER		

R

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

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

Special Inspector required for the following:

- Special Inspector for PILING
- Special Inspector for REINFORCED MASONRY
- Special Inspector for _____

RC-19-06-4732

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