



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 8/15/2019

Property Information	
Folio:	03-4107-020-0130
Property Address:	801 CAPRI ST Coral Gables, FL 33134-2539
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	23
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	28,570 Sq.Ft
Lot Size	14,644 Sq.Ft
Year Built	1969



Assessment Information			
Year	2019	2018	2017
Land Value	\$1,098,300	\$878,640	\$732,200
Building Value	\$1,901,700	\$1,961,360	\$2,043,280
XF Value	\$0	\$0	\$0
Market Value	\$3,000,000	\$2,840,000	\$2,775,480
Assessed Value	\$3,000,000	\$2,840,000	\$2,775,480

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	
CORAL GABLES GRANADA SEC RESUB PB 15-7 LOTS 1 & 2 BLK 84 LOT SIZE 14644 SQUARE FEET OR 12278-2229 0984 4	

Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,000,000	\$2,840,000	\$2,775,480
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,000,000	\$2,840,000	\$2,775,480
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,000,000	\$2,840,000	\$2,775,480
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,000,000	\$2,840,000	\$2,775,480

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	\$100	27991-0586	Corrective, tax or QCD; min consideration

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 1

801 Capri Avenue

Owner (RA address)

Capri Elite Holdings LLC

c/o Vasin Pavel

Registered Agent

13841 SW 90 Ave

Miami, FL 33176-6903


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New Permit Search

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Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
RC-19-06-4731	06/06/2019	801 CAPRI ST	BLDG RECERT / CRB	BUILDING RECERTIFICATION (1969) CONSTRUCTION REGULATION BOARD CASE # 19-9034 AND UNSAFE STRUCTURES	issued	06/06/2019		600.00
EL-19-06-4794	06/06/2019	801 CAPRI ST	ELEC COMMERCIAL / RESIDENTIAL WORK	BUILDING RECERTIFICATION (1969) # 18, # 19, (GARAGE)	pending			0.00
UP-19-04-5628	04/26/2019	801 CAPRI ST	UPFRONT FEE	UPFRONT FEE FOR BL19045627 INSTALL SOUNDPROOFING & TILE, PATCH & PAINT INTERIOR WALLS & DOORS @ 21 UNITS \$37578	final	04/26/2019	04/26/2019	0.00
BL-19-04-5627	04/26/2019	801 CAPRI ST	COMMERCIAL FLOORING (INTERIOR ONLY)	INSTALL SOUNDPROOFING & TILE, PATCH & PAINT INTERIOR WALLS & DOORS @ 21 UNITS \$37,578	issued	05/02/2019		0.00
ZN-19-03-6129	03/27/2019	801 CAPRI ST	PAINT / RESURFACE FL / CLEAN	*COMMERCIAL PAINTING BM 1646 (LOOKOUT POINT) \$40,000*	issued	03/27/2019		0.00
ME-18-12-2724	12/10/2018	801 CAPRI ST	MECH COMMERCIAL / RESIDENTIAL WORK	EXACT AC CHANGE OUT OF UNIT ON ROOFTOP (UNITS 401,403,404,405,407) 2.5 TON / 5 KW HEATER \$16,580	issued	01/02/2019		0.00
ME-18-12-2723	12/10/2018	801 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
UP-18-11-3093	11/13/2018	801 CAPRI ST	UPFRONT FEE	UPFRONT FEE FOR ME-18-11-3091***EXACT ROOF TOP AC CHANGEOUT (2 TON / 5 KW) FOR UNITS 302 & 306 \$6,632	final	11/13/2018	11/13/2018	0.00
UP-18-11-3089	11/13/2018	801 CAPRI ST	UPFRONT FEE	UPFRONT FEE FOR ME-18-11-3087***EXACT ROOF TOP AC CHANGE OUT (2.5 TONS/ 8 KW) FOR UNITS 301, 303,	final	11/13/2018	11/13/2018	0.00

CITY'S

EXHIBIT

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				304, 305 & 307 \$17,080					
ME-18-11-3091	11/13/2018	801 CAPRI ST	MECH COMMERCIAL / RESIDENTIAL WORK	EXACT AC CHANGEOUT 2 UNITS (2 TON / 5 KW EACH) FOR UNITS 302 & 306 \$6,632	issued	11/15/2018			0.00
ME-18-11-3087	11/13/2018	801 CAPRI ST	MECH COMMERCIAL / RESIDENTIAL WORK	EXACT AC CHANGE OUT 5 UNITS (2.5 TONS/ 8 KW EACH) FOR UNITS 301, 303, 304, 305 & 307 \$13,664	issued	11/15/2018			0.00
ME-18-10-3418	10/18/2018	801 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
ME-18-10-3417	10/18/2018	801 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-18-10-3416	10/18/2018	801 CAPRI ST	MECH COMMERCIAL / RESIDENTIAL WORK	EXACT CHANGEOUT OF A 2.5 TON A/C ROOF TOP UNIT W/ 8 KW HEATER @ UNIT 203 \$3,416	issued	10/22/2018			0.00
ME-18-10-3415	10/18/2018	801 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
BL-18-09-2887	09/21/2018	801 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	04/26/2019		0.00
UP-18-09-2752	09/19/2018	801 CAPRI ST	UPFRONT FEE	UPFRONT FEE FOR ME-18-09- 2751***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-18-09-2749	09/19/2018	801 CAPRI ST	UPFRONT FEE	UPFRONT FEE FOR ME-18-09-2748 *** ROOF TOP - EXACT AC CHANGE OUT (2 TON/ 5KW) FOR UNIT 206 \$3,316	final	09/19/2018	09/19/2018		0.00
UP-18-09-2743	09/19/2018	801 CAPRI ST	UPFRONT FEE	UPFRONT FEE FOR ME-18-09- 2742***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
ME-18-09-2751	09/19/2018	801 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-18-09-2748	09/19/2018	801 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
ME-18-09-2742	09/19/2018	801 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
BL-18-08-4258	08/28/2018	801 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-18-08-3373	08/10/2018	801 CAPRI	BOA COMPLETE (LESS THAN \$75,000)	COMMERICAL -RE- ROOF OF MANSARD	final	09/13/2018	04/26/2019		0.00

ST				ONLY - BORAL/ SAXONY 900/ SLATE/ COLOR: STERLING (GRAY WITH BLACK & WHITE STREAKS) \$53,000				
AB-18-08-3313	08/10/2018	801 CAPRI ST	BOA PRELIMINARY/MED BONUS/FINAL	COMMERCIAL *ALUMINUM IMPACT WINDOWS(93)/ DOORS(21) - WHITE FRAMES/ CLEAR GLASS *POSTED * \$155450.05	issued	08/10/2018		0.00
PL-18-07-4161	07/31/2018	801 CAPRI ST	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMMERCIAL INTERIOR ALTERATIONS ONLY @ 21 UNITS (KITCHEN & BATHROOMS)	issued	10/03/2018		0.00
BL-18-06-3682	06/15/2018	801 CAPRI ST	DOOR/GARAGE DOOR/SHUTTER/WINDOW	BLOCK UP EXISTING SERVICE ENTRANCE \$7,500	final	06/19/2018	07/10/2018	0.00
EL-18-05-4247	05/29/2018	801 CAPRI ST	ELEC COMMERCIAL / RESIDENTIAL WORK	COMMERCIAL INTERIOR ALTERATIONS (KITCHEN AND BATHROOMS) 50 OUTLETS; 20 COMMERCIAL OUTLETS AND 32 LIGHTS	issued	01/07/2019		0.00
BL-18-05-3971	05/22/2018	801 CAPRI ST	INTERIOR ALTERATION ONLY	COMMERCIAL INTERIOR ALTERATIONS (KITCHEN AND BATHROOMS) \$317,000	issued	08/08/2018		0.00
UP-18-03-4531	03/29/2018	801 CAPRI ST	UPFRONT FEE	*UPFRONT FEE* BL18034530 INTERIOR ALTERATIONS - KITCHEN CABINETS & BATHROOMS. \$50,000	final	03/29/2018	03/29/2018	0.00
PL-18-03-4551	03/29/2018	801 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-18-03-4541	03/29/2018	801 CAPRI ST	ELEC COMMERCIAL / RESIDENTIAL WORK	INTERIOR ALTERATIONS - KITCHEN CABINETS & BATHROOMS. ELECTRIC DEMO	final	04/27/2018	08/08/2018	0.00
BL-18-03-4530	03/29/2018	801 CAPRI ST	INTERIOR ALTERATION ONLY	DEMO (KITCHEN CABINETS & BATHROOMS) FLOORS 2 - 3 - 4 \$50,000	final	04/20/2018	08/08/2018	0.00
EL-18-03-3058	03/01/2018	801 CAPRI ST	ELEC COMMERCIAL / RESIDENTIAL WORK	REPLACE 40 RUSTED ROOF TOP A/C DISCONNECTS	final	03/29/2018	04/26/2018	0.00
UP-18-02-2541	02/20/2018	801 CAPRI ST	UPFRONT FEE	UPFRONT FEE FOR ME-18-02-2540, RAISING CURRENT AC UNITS ON ROOF \$12,000	final	02/20/2018	02/20/2018	0.00
ME-18-02-2540	02/20/2018	801 CAPRI ST	MECH COMMERCIAL / RESIDENTIAL WORK	RAISING CURRENT AC UNITS ON ROOF \$12,000	final	03/01/2018	04/26/2018	0.00
UP-18-02-1748	02/02/2018	801 CAPRI ST	UPFRONT FEE	UPFRONT FEE FOR BL- 18-02-1747, RE- ROOF FLAT ROOF \$85,777	final	02/02/2018	02/02/2018	0.00
BL-18-02-1747	02/02/2018	801 CAPRI ST	ROOF / LIGHT WEIGHT CONC	RE-ROOF FLAT- COVESTRO ROOFING SYSTEM W/ SPF	final	02/13/2018	09/11/2018	0.00

				SPRAYED POLYURETHANE FOAM & SILICONE W/GRANAULES \$85,777				
UP-18-01-1480	01/02/2018	801 CAPRI ST	UPFRONT FEE	UPFRONT FEE FOR PL- 18-01-1478, REPAIR A SECTION OF THE DRAIN LINE AT PARKING GARAGE \$1,600	final	01/02/2018	01/02/2018	0.00
PL-18-01-1478	01/02/2018	801 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
CE-17-10-2270	10/26/2017	801 CAPRI ST	CODE ENF LIEN SEARCH	LIEN SEARCH	final	11/03/2017	11/03/2017	0.00
CE-17-09-1693	09/26/2017	801 CAPRI ST	CODE ENF LIEN SEARCH	LIEN SEARCH	final	09/27/2017	09/27/2017	0.00
CE-17-08-1912	08/16/2017	801 CAPRI ST	CODE ENF LIEN SEARCH	LIEN SEARCH	final	08/24/2017	08/24/2017	0.00
CE-16-02-1648	02/03/2016	801 CAPRI ST	CODE ENF TICKET PROCESS - NO RUNNING FINE	GOVQA CE262101	final	02/03/2016	02/03/2016	0.00
BL-15-10-5119	10/15/2015	801 CAPRI ST	MISCELLANEOUS WORK	*** DF & F *** REMOVE EXISTING POOL AND REPLACE WITH SOD \$14,000	final	10/27/2015	12/02/2015	0.00
CE-14-06-2701	06/10/2014	801 CAPRI ST	CODE ENF WARNING PROCESS	WT11431 54-29 CITY CODE (TRA) LITTER AND DEBRIS EXIST ON PROPERTY WHICH IS PROHIBITED. (FURNITURE) REMOVE TRASH AND DEBRIS BY 6/12/14 BY 4:00PM.	final	06/10/2014	06/10/2014	0.00
ZN-13-09-0111	09/04/2013	801 CAPRI ST	PAINT / RESURFACE FL / CLEAN	PAINT EXT WALLS BM 1646 (OFF WHITE), TRIM - BM 2112-60 (LIGHT BEIGE), DOORS - BM 1649 (BLUE) \$24,000	final	09/06/2013	12/20/2013	0.00
AB-13-08-1817	08/29/2013	801 CAPRI ST	BOA COMPLETE (LESS THAN \$75,000)	PAINT EXT WALLS BM 1646 (OFF WHITE), TRIM - BM 2112-60 (LIGHT BEIGE), DOORS - BM 1649 (BLUE) \$24,000	canceled		09/03/2013	0.00
AB-13-08-1816	08/29/2013	801 CAPRI ST	BOA COMPLETE (LESS THAN \$75,000)	PAINT EXT WALLS BM 1646 (OFF WHITE), TRIM - BM 2112-60 (LIGHT BEIGE), DOORS - BM 1649 (BLUE) \$24,000	final	08/29/2013	04/30/2014	0.00
BL-13-04-1810	04/29/2013	801 CAPRI ST	ROOF / LIGHT WEIGHT CONC	REINFORCE FLAT ROOF SEALS WITH PLASTIC CEMENT MEMBRANE & ELASTIC SEAL, PRESSURE WASH MANZARDS & RE-PAINT - NAVY/GREY (BM 2108-50) \$4,200	final	05/02/2013	06/07/2013	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:	801 Capri St. Apartments - 20 units	Inspection Date:	8/16/2019
Address:	801 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:	214394

No violations noted at this time.

**Company
Representative:**

Building under construction
8/16/2019 12:00:17 PM
Signature valid only in mobile-eyes documents

Inspector:

Building under construction
8/16/2019
Madelaine Mendez
Signature valid only in mobile-eyes documents

Madelaine Mendez
8/16/2019

CITY'S

EXHIBIT

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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 4139

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

RE: 801 CAPRI ST

FOLIO # 03-4107-020-0130

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.

Manuel Z. Lopez, P.E.
Building Official

CITY'S composite
EXHIBIT 4

[FAQs > \(https://www.usps.com/faqs/uspstracking-faqs.htm\)](https://www.usps.com/faqs/uspstracking-faqs.htm)

Track Another Package +

Tracking Number: 70180680000139774139

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





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: 801 CAPRI ST

FOLIO # 03-4107-020-0130

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: 801 Capri Street
PROPERTY FOLIO #: 03-4107-020-0130

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. 19-9034

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 8240

Respondent.

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

Date: August 28, 2019

Re: **801 Capri Street**, Coral Gables, Florida 33134-2539 and legally described as Lots 1 & 2, Block 84, 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 03-4107-020-0130 ("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.



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 19-9034

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 801 CAPRI STREET, ON 8-28-19
AT 10 am.

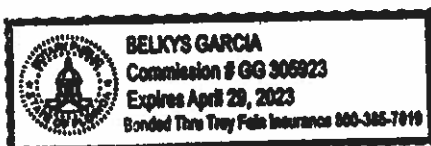
Claudio Ramos
Employee's Printed Name

[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

801 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 E. 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.

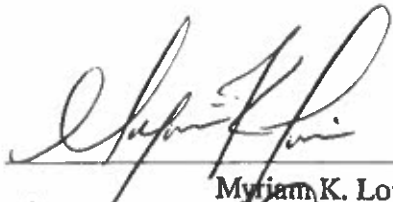
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful 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.

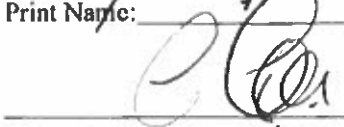
Signed, sealed and delivered
in the presence of:

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

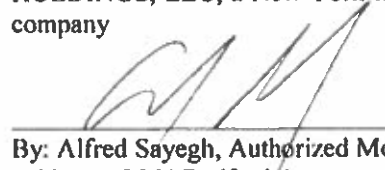
by its Manager, **BURKE LEIGHTON
HOLDINGS, LLC**, a New York limited liability
company



Print Name: **Myriam K. Louis**



Print Name: **Carlos Lerman**

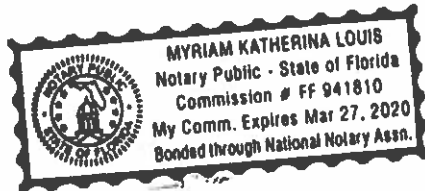


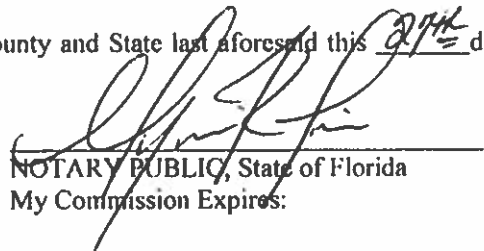
By: **Alfred Sayegh**, Authorized Member
Address: 2564 Bedford Avenue
Brooklyn, New York 11226

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

**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: 801 Capri St
Coral Gables, FL. 33134
FOLIO No. 03-4107-020-0130

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: 801 CAPRI ST CORAL GABLE, FL. 33134

c. Legal Description: Lots 1 &2 BLK 84 Granada 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: 03-4107-020-0130

g. Building Code Occupancy Classification: Commercial Central-Multifamily

h. Present Use: Residential apartment units

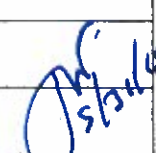
i. General Description: 4 story CBS structure with parking facilities at ground level

Addition Comments:

Handwritten signature and date: 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



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

JS
5/31/19

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: 5/31/15

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

5/3/11

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

JS
5/26/19

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

 5/13/15



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

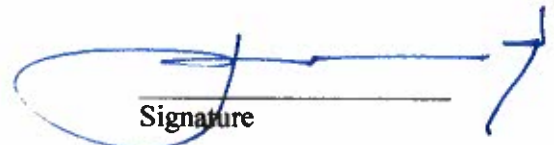
Re: Property Address: 801 Capri St. Coral Gables, Fl.

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



NO
OUTLET

100
100

07/16/13
[Signature]

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: 801 Capri St. Coral Gables

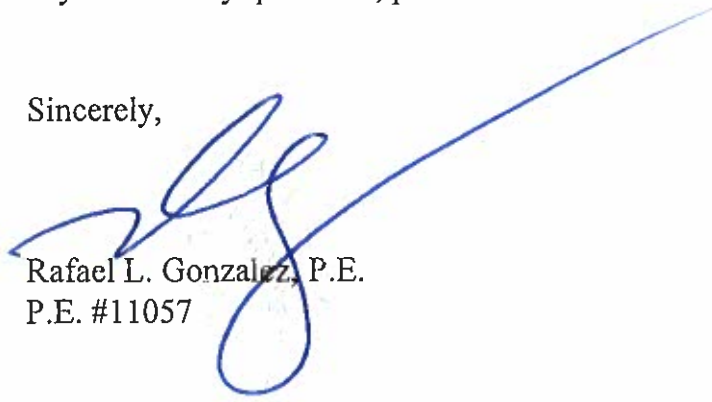
Folio No: 03-4107-020-0130

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

Date: 5-31-19

INSPECTION COMPLETED

Date: 5-31-19

INSPECTION MADE BY: RLG Engineers

SIGNATURE: _____

PRINT NAME:

TITLE:

ADDRESS:

Rafael L. Gonzalez, P.E.

Professional Eng. 11057

11295 SW 53 TERR.

Miami, FL 33165

1. DESCRIPTION OF STRUCTURE:

- a. **NAME OF TITLE:** CAPRI ELITE HOLDINGS LLC
 - b. **STREET ADDRESS:** 801 CAPRI ST.
 - c. **LEGAL DESCRIPTION:** _____
 - d. **FOLIO NUMBER:** 03-4107-020-0130
 - 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: _____

[Handwritten signature]
5/3/18

ELECTRICAL
PAGE 2

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
PAGE 3

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
PAGE 4

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



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: 801 Capri St. Coral Gables
Building Description: Apartments
Folio No. 03-4107-020-0130

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-19-06-4731

801 CAPRI ST #

Folio #: 03-4107-020-0130
Permit Description: BUILDING
RECERTIFICATION (1969)

EL 19064794
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		

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.

Special Inspector required
for the following:

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

RC-19-06-4731

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