



OFFICE OF THE PROPERTY APPRAISER

Summary Report

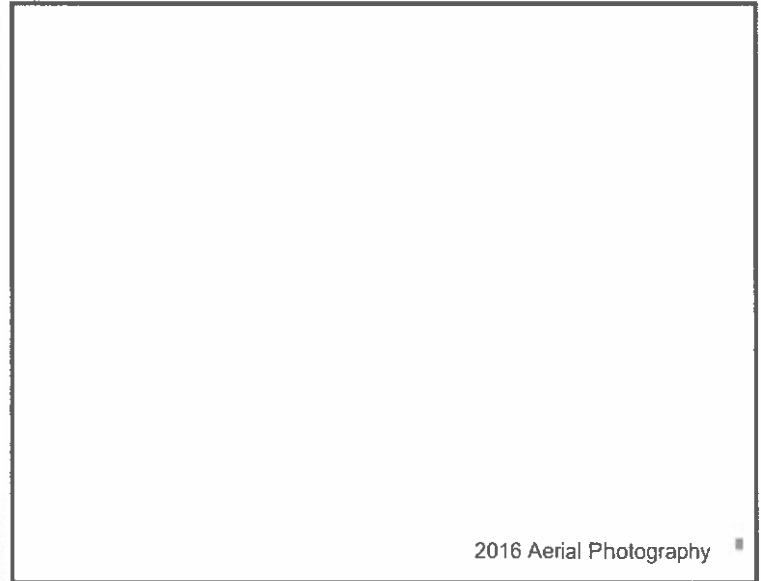
Generated On : 9/4/2019

Property Information	
Folio:	03-4108-006-0120
Property Address:	1800 PONCE DE LEON BLVD Coral Gables, FL 33134-4419
Owner	THOMAS DAVISON IV TRS KIMBERLY S DAVISON TRS
Mailing Address	9510 SW 63 CT PINECREST, FL 33156 USA
PA Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1111 STORE : RETAIL OUTLET
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	4,692 Sq.Ft
Lot Size	4,953 Sq.Ft
Year Built	1939

Assessment Information			
Year	2019	2018	2017
Land Value	\$1,238,250	\$1,114,425	\$792,480
Building Value	\$469,200	\$285,575	\$798,108
XF Value	\$0	\$0	\$0
Market Value	\$1,707,450	\$1,400,000	\$1,590,588
Assessed Value	\$1,540,000	\$1,400,000	\$1,540,000

Benefits Information				
Benefit	Type	2019	2018	2017
Non-Homestead Cap	Assessment Reduction	\$167,450		\$50,588
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
CORAL GABLES SEC K PB 8-33 N50FT OF LOTS 21-22-23-24 INC BLK 7 LOT SIZE 50.000 X 99 OR 14428-1295 0290 4	



2016 Aerial Photography

Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,540,000	\$1,400,000	\$1,540,000
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,707,450	\$1,400,000	\$1,590,588
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,540,000	\$1,400,000	\$1,540,000
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,540,000	\$1,400,000	\$1,540,000

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
11/11/2010	\$100	27495-4638	Corrective, tax or QCD; min consideration
02/01/1990	\$0	14428-1295	Sales which are disqualified as a result of examination of the deed
07/01/1982	\$190,000	99999-9999	Sales which are qualified

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

1800 Ponce de Leon Boulevard

Owner (PA's address)

Thomas Davison IV, Trustee and Kimberly S.
Davison, Trustee
9510 SW 63 Ct
Pinecrest, FL 33156-1819

City of Coral Gables

ONLINE SERVICES

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New Permit Search

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
EL-19-09-3838	09/12/2019	1800 PONCE DE LEON BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	ELECTRICAL REPAIRS FOR 40 YEARS RECERTIFICATION \$19570	issued	09/16/2019		0.00
BL-19-09-3837	09/12/2019	1800 PONCE DE LEON BLVD	GENERAL REPAIRS	EXTERIOR CONCRETE & STRUCTURAL REPAIRS FOR 40 YEAR RECERTIFICATION \$32,130	pending			0.00
RC-19-05-5441	05/20/2019	1800 PONCE DE LEON BLVD	BLDG RECERT / CRB	BUILDING RECERTIFICATION (1939) CONSTRUCTION REGULATION BOARD CASE #19-9161 AND UNSAFE STRUCTURES	issued	05/20/2019		600.00
EL-19-05-5477	05/20/2019	1800 PONCE DE LEON BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	BUILDING RECERTIFICATION (1939) EL19093838	canceled		09/13/2019	0.00
EL-15-08-4441	08/11/2015	1800 PONCE DE LEON BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	SERVICE REPAIR TO GROCERY STORE \$2000 200 AMPS	final	08/11/2015	08/20/2015	0.00
SD-15-02-1134	02/23/2015	1800 PONCE DE LEON BLVD	SHOP DRAWINGS	SHOP DRAWING (STOREFRONT)	final	03/27/2015	03/27/2015	0.00
RR-15-01-0955	01/22/2015	1800 PONCE DE LEON BLVD	RE-REVIEW FEE	RE REVIEW FEE FOR STRUCTURAL PLAN REVIEW #3	final	01/22/2015	01/22/2015	0.00
BL-14-12-3201	12/01/2014	1800 PONCE DE LEON BLVD	INT / EXT ALTERATIONS	EMERGENCY STOREFRONT REPLACEMENT DUE TO TRAFFIC ACCIDENT \$10,000	final	03/27/2015	04/30/2015	0.00
CE-13-04-0606	04/10/2013	1800 PONCE DE LEON BLVD	CODE ENF LIEN SEARCH	LIEN SEARCH 1805 PONCE DE LEON #711	final	04/12/2013	04/12/2013	0.00
CE-12-08-1877	08/28/2012	1800 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT9206 5-1901(1) ZONING CODE (SNT) MAINTAINING TEMP. SIGNS	final	08/29/2012	08/29/2012	0.00

CITY'S

EXHIBIT

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				LARGER THAN 250SQ. IN., AND MORE THAN TWO, PROHIBITED. COULTER DISCOUNT				
ZN-10-03-3870	03/16/2010	1800 PONCE DE LEON BLVD	PAINT / RESURFACE FL / CLEAN	EXTERIOR PAINTING BM 1066 (LITE BIEGE) \$2000.00	final	03/16/2010	05/10/2012	114.19
CE-10-02-3954	02/24/2010	1800 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT3131 SEC 105- 27 CC (OPA) VACATED BUSINESS AT 1804 PONCE MUST HAVE OPAQUE WINDOWS.	final	02/24/2010	03/30/2011	0.00
BL-09-08-1421	08/04/2009	1800 PONCE DE LEON BLVD	MISCELLANEOUS WORK	STRUCTURAL REPAIRS TO TIE BEAM \$10,500	final	09/17/2009	10/29/2009	0.00

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



City 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:	Coulter Discount	Inspection Date:	4/18/2018
Address:	1800 Ponce De Leon Boulevard	Inspection Type:	AA-Tactical, Mercantile (Annual Fire Inspection)
City:	Coral Gables	Inspected By:	Thaddeus Ovcarich 305-460-5563 fireprevention@coralgables.com
Suite:		Occ. Sq. Ft.:	2520
		Occupant Number:	011517

No violations noted at this time.

Company Representative:


Signature valid only in mobile-eyes documents

ISIDRO VILLEGAS
4/18/2018

Inspector:


Signature valid only in mobile-eyes documents

Thaddeus Ovcarich (B)
4/18/2018

Ref: 72176

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 2290 0001 6692 0788

THOMAS DAVISON IV TRS
KIMBERLY S DAVISON TRS
9510 SW 63 CT
PINECREST, FL 33156

RE: 1800 PONCE DE LEON BLVD
FOLIO # 03-4108-006-0120
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 1939. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(1), 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

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

Track Another Package +

Tracking Number: 70182290000166920788

Remove X

Your item was delivered to an individual at the address at 3:07 pm on February 13, 2019 in MIAMI, FL 33156.



February 13, 2019 at 3:07 pm
Delivered, Left with Individual
MIAMI, FL 33156

Feedback

Tracking History



February 13, 2019, 3:07 pm
Delivered, Left with Individual
MIAMI, FL 33156

Your item was delivered to an individual at the address at 3:07 pm on February 13, 2019 in MIAMI, FL 33156.

February 13, 2019, 8:50 am
Out for Delivery
MIAMI, FL 33156

February 13, 2019, 7:26 am
Arrived at Unit
MIAMI, FL 33176

February 13, 2019, 12:27 am
Departed USPS Regional Facility
MIAMI FL DISTRIBUTION CENTER

February 12, 2019, 7:42 pm
Arrived at USPS Regional Facility
MIAMI FL DISTRIBUTION CENTER

Product Information



See Less ^

Can't find what you're looking for?

Go to our FAQs section to find answers to your tracking questions.

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

Feedback

The easiest tracking number is the one you don't have to know.

With Informed Delivery[®], you never have to type in another tracking number. Sign up to:

- See images* of incoming mail.



The City of Coral Gables

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

5/16/2019

THOMAS DAVISON IV TRS
KIMBERLY S DAVISON TRS
9510 SW 63 CT
PINECREST, FL 33156

RE: 1800 PONCE DE LEON BLVD

FOLIO # 03-4108-006-0120

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

May 22, 2019

Thomas Davison IV Trs
Kimberly S. Davison Trs
9510 S.W. 63rd Court
Pinecrest, Florida 33156

ADDRESS: 1800 Ponce de Leon Boulevard
PROPERTY FOLIO #: 03-4108-006-0120

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. 19-9161

vs.

THOMAS DAVISON IV TRS
KIMBERLY S. DAVISON TRS
9510 S.W. 63rd Court
Pinecrest, Florida 33156-1819

Return receipt number:

7018 2290 0001 6693 8387

Respondent.

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

Date: September 23, 2019

Re: **1800 Ponce de Leon Boulevard**, Coral Gables, Florida 33134-4419 and legally described as N50FT of Lots 21-22-23-24 inc, Block 7, of CORAL GABLES SECTION K, according to the Plat thereof, as recorded in Plat Book 8, Page 33, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-006-0120 ("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 105-1 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.

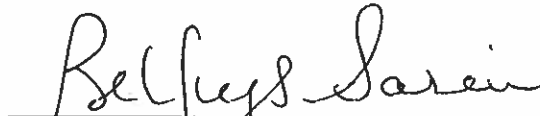
Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134, on October 7, 2019, at 2:00 p.m.

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 #: 19-9161

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

I, JOSE IGLESIAS -, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 1800 Ponce de Leon, ON 9-23-19
AT 10:28 AM Boulevard

JOSE IGLESIAS -

Employee's Printed Name

[Signature]

Employee's Signature

STATE OF FLORIDA)

ss.

COUNTY OF MIAMI-DADE)

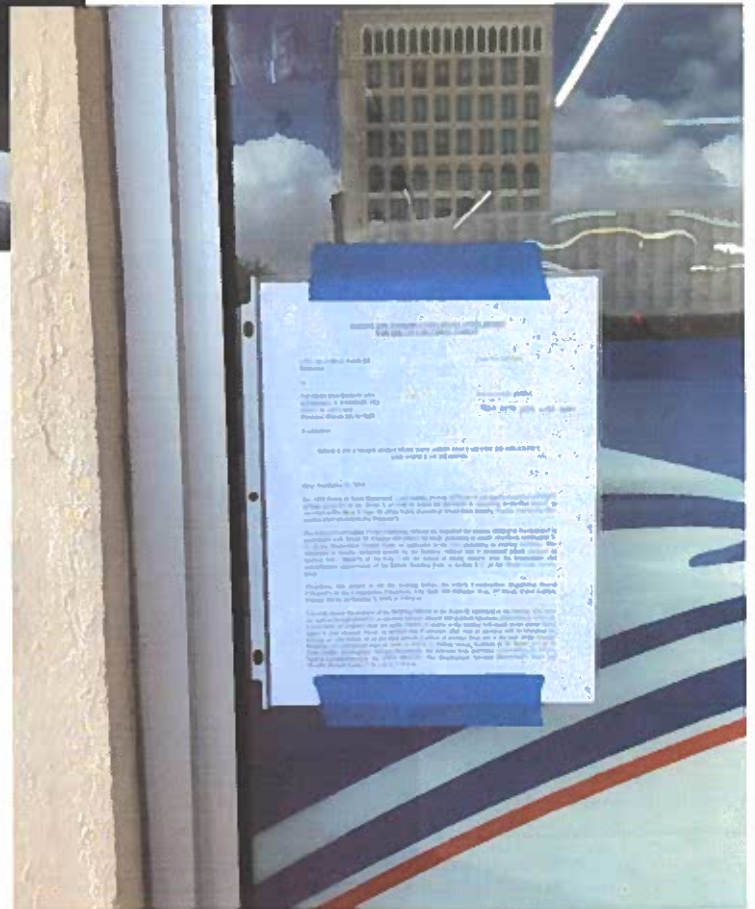
Sworn to (or affirmed) and subscribed before me this 23rd day of September, in
the year 2019, by Jose Iglesias who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

1800 PONCE DE LEON BOULEVARD



CFN 2010R0785189
 OR Bk 27495 Pgs 4638 - 4639 (2pgs)
 RECORDED 11/19/2010 09:55:48
 DEED DOC TAX 0.60
 SURTAX 0.45
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

Return to: Brian C. Perlin, Esq.
 Address: 201 Alhambra Circle
 Suite 503
 Coral Gables, FL 33134

Property Appraisers Parcel Identification
 (Folio) Number(s): 03-4108-006-0120

QUIT CLAIM DEED

This Quit Claim Deed, Executed this 11th day of June, 2010, by **Thomas Davison, IV**, a married man, individually, first party, to: **Thomas Davison, IV, Trustee of the Thomas Davison, IV, Trust Agreement dated November 11, 2010, and any amendments thereto, and Kimberly S. Davison, Trustee of the Kimberly S. Davison Trust Agreement dated November 11, 2010, and any amendments thereto**, each as to a one-half undivided interest as tenants in common, whose post office address is: **9510 S.W. 63rd Court, Pinecrest, Florida 33156**, second party.

Witnesseth, That the first party, for and in consideration of the sum of **\$10.00**, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate lying and being in the County of **Miami-Dade**, State of **Florida**, to wit:

North 50 feet of Lots 21, 22, 23, and 24 of Block 7, SECTION "K" OF CORAL GABLES (a/k/a CORAL GABLES SECTION "K"), according to the Plat thereof, as recorded in Plat Book 8, at Page 33, of the Public Records of Miami-Dade County, Florida, together with all improvements located thereon.

With full power and authority to protect, conserve and sell, lease or encumber or otherwise manage and dispose of the real property described herein pursuant to Florida Statute 689.071.

The above-described property is not the homestead of the Grantor. Grantor resides at 9510 S.W. 63rd Court, Pinecrest, Florida 33156.

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behalf of the said second party forever.

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Page 1 of 2

DR BK 27495 PG 4639
LAST PAGE

In Witness Whereof, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:


Witness Signature (Grantor)

Printed Name


Thomas Davison, IV

Address: 9510 S.W. 63rd Court
Pinecrest, Florida 33156


Witness Signature (Grantor)

Printed Name

STATE OF FLORIDA)
COUNTY OF MIAMI DADE)

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **Thomas Davison, IV**, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, and an oath was not taken. Said person provided the following type of identification:

driver's license

Witness my hand and official seal in the County and State last aforesaid this 11 day of November, 2010.

NOTARY RUBBER STAMP SEAL:


Notary Signature

Brian C. Perlin

Printed Notary Name

This Instrument Prepared by:
Brian C. Perlin, Esq.
201 Alhambra Circle, #503
Coral Gables, FL 33134
(305) 443-3104





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Book27495/Page4639 CFN#20100785189

Page 2 of 2

**SUBMITTED
RECERTIFICATION
REPORT**

ARC BUILDERS AND GROUP INC.

The RECERTIFICATION Specialist for Three Decades.

7301 S.W. 83 Court
Miami, FL 33143-3821
T (305) 275-6310 | (954) 524-8928
F (305) 275-6309
F2 (888) 744-8925
www.arcbuildersandgroup.com

RE: 03 4108 006 0120

DATE: March 15, 2019

OWNER NAME: Thomas Davison IV TRS Kimberly S Davison TRS

Property Address: 1800 Ponce De Leon Blvd, Coral Gables, FL BLDG. 1

DATE of INSPECTION FOR PURPOSES OF THIS DOCUMENT: February 28, 2019

City of Coral Gables Building Department

Dear Mr. Manuel Z. Lopez PE Building Official:

Based on my evaluation as attached hereto of the aforementioned property, this building(s) requires both structural and electrical repairs/corrections/alterations for a safe continued use and occupancy as provided for Re-Certification.

Therefore, on behalf of my client, I am respectfully requesting that this building(s) be *granted Re-certification per Section 8-11(f) of the Code of Miami-Dade County upon the proper completion of the items as contained herein, our subsequent verification and written notification to your office.

As routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee or warranty for any portion of the structure(s). To the best of my knowledge and ability, this report represents an accurate appraisal of the applicable and present condition of the building(s) based upon the careful evaluation of the observed conditions and documentation as provided by property owner, to the extent reasonably possible. Further it is understood by all parties to include the property owner that the recommendation for *Re-Certification by Arcbuilders and Group, Inc. or the granting of *Re-Certification by the Building Department does not release or indemnify the property owner in any way or form from properly maintaining the subject property safe for continued use and occupancy at all times.

Thank you for your attention to this matter.

Very truly yours,

Rick Hernandez Capote, R.A., A.I.A., AR0013379

President

Dade County Building and Roofing Inspector BN2418

Special Inspector State of Florida No.0976

Additional

Comments: *This report is prepared and is to be submitted to the Building Official as may be required for Re-Certification as referenced above, this report is not intended to be a buyer/seller inspection report nor is it to be used for any other purpose than that specifically stated herein. Arcbuilders and Group, Inc makes no claim as to the validity of any documentation provided by owner and which we rely on for validity. Neither permit nor property history was made available or examined for purposes of this report. This report is not a zoning or code compliance report. The contents of this report is based on applicable areas made accessible at the time of the scheduled inspection, all other areas are excluded. No testing is part of this report. This report is not to be copied, faxed or altered in any way, additionally each page must bear the original signature and seal on each page or all contents is void and null. There is no warranty or guarantee expressed or implied and this document is not transferrable to any person or entity for any purpose. Any repairs/corrections/alterations must be performed in compliance with FBC, NEC and all applicable codes and ordinances. Should any violations or open permits exist all must be corrected prior to granting of Re-Certification. Accordingly the Building Official at his or her discretion or interpretation of the applicable codes may refuse to grant a recommendation of Re-Certification. This report is limited to the items specifically included by the Section 8-11 (f) of the Code of Miami-Dade County and does not include many aspects of compliance to include but not limited to ADA, plumbing, zoning, Fair Housing, NFPA, or certification of building code compliance.

Architects • Permit Administrators • Special Inspectors • Project Managers •
Violation Experts • General Contractors • Zoning Advisors

LIC. AAC001931 CGCI505483 A.I.A. AR0013379 BN2418 ID0003603

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

DATE: May 15, 2019

Re: FOLIO # 03-4108-006-0120
Property Address: 1800 Ponce De Leon Blvd.
Building Description: One Story, Commercial 4692 ASF

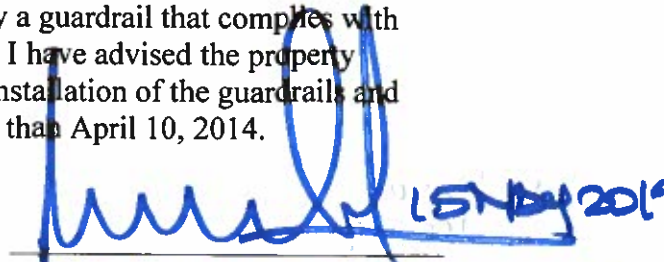
The undersigned states the following:

I am a Florida registered professional engineer or architect with an active license. On 02-29-2019 I inspected the parking lots servicing the above referenced building for compliance with Section 8C-6 and determined the following (check only one)

XX The parking lot(s) is not adjacent to or abutting a canal, lake or 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 guardrails and obtain all required inspection approvals no later than April 10, 2014.

 15 MAY 2019

(Signature)

Rick L. Hernandez-Capote
(Print Name)
Lic No. AR0017379


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

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING RECERTIFICATION

INSPECTION COMMENCE
DATE: 02-28--2019

INSPECTION COMPLETED
DATE: 02-28-2019

MUST BE SIGNED AND
SEALED BY **ARCHITECT** OR
ENGINEER

INSPECTION MADE BY:
SIGNATURE: 

PRINT NAME: Rick Hernandez-Capote, R.A.
TITLE: AR 0013379, AAC001931

ADDRESS: 7301 SW 83 Court
Miami-Dade, FL 33143

PHONE: (305) 275-6310
FAX: (305) 275-6309

15 MARCH 2019

1. Description of Structure:

- a. Name or Title: Thomas Davison IV TRS Kimberly S Davidson TRS
- b. Property address: 1800 Ponce de Leon Blvd. Building 1
- c. Legal description: Coral Gables Sec K PB 8-33...
- d. Owner's name: Same as title
- e. Owner's mail address: 9510 SW 63 Court
- f. Building Official Folio Number: 03-4108-006-0120
- g. Building Code Occupancy Classification: Business-Retail (TWO Stores)
- h. Present use: Retail
- i. General description, type of construction, size, number of stories, and special features.
CBS, one story, per Dade County Property Appraiser was built 1939 and has 4,692 ASF
- j. Additions to original structure: **NONE OBSERVED at time of inspection.** No property permit history was either made available or reviewed for purposes of this report. Areas inspected were those made available by property owner/representative on day of inspection. All gas lines, all plumbing lines, meters and appliances and equipment are specifically excluded for purposes of this report, however we urge property owner to take any and all necessary precautions to assure that these items are properly maintained to protect property and above all life safety.

2. Present Condition of Structure: PLEASE REFER TO 2 B

- a. General alignment (note, good, fair, poor, explain if significant)
 1. Bulging- Fair to Poor, for age of structure
 2. Settlement- Fair to Poor, for age of structure
 3. Deflections- Fair to Poor for age of structure
 4. Expansion- Fair to Poor, for age of structure
 5. Contraction- Fair to Poor, for age of structure

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- b. Portions showing distress (note beams, columns, structural walls, floors, roofs, other)

Structure requires concrete restoration and other possible structural remedy to exterior walls and envelope; significant and other cracks, bulging and spalling was observed. It is noted that Owner has engaged specialty contractor (Snapp Industries) to provide required repairs and has also engaged this firm to provide the design documents that will be required for the permit and proper remedy. Priming and Painting will be required following structural repairs. Permits will be required. Any required corrections/repairs/alterations must be in compliance with FBC, NEC and all applicable codes and ordinances. This report is not for bidding or for permitting purposes. Additionally, property owner is responsible and liable to continuously maintain property safe for continued use and occupancy.

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

Surface conditions have fair appearance except as noted in 2B (80 years +). It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

- d. Cracks - note location in significant members. Identify crack size as HAIRLINE if barely discernable; FINE if less than 1mm in width; MEDIUM if between 1 and 2 mm in width; WIDE if over 2mm.

Please refer to 2b. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

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

Please refer to 2B. Provide continued observations and inspections for termites and other possible agents that may cause deterioration, due to age of building. Also proactive preventive maintenance should be practiced. No testing for termites, other pest, deteriorating agent, contaminant or other is part of this examination or report. Fumigation to be provided on a regular basis by owner as needed.

- f. Previous patching or repairs

Please refer to 2B. Continue preventative maintenance and repairs as may be necessary. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

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

Commercial Loading requires repair please refer to 2B.

- h. Availability of original construction drawings - location description

Not at premise, during visual observations.

3. Inspections:

- a. Date of notice of required inspection: Please see attached
- b. Date(s) of actual inspection: 02-28--2019
- c. Name and qualification of individual submitting inspection report: RICARDO HERNANDEZ-CAPOTE
Rick Hernandez-Capote, R.A. AR0013379, AAC001931
- d. Description of any laboratory or other formal testing, if required, rather than manual or visual procedures:

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Visual observations conducted at present. This report is a "snapshot" of observed conditions of accessible and applicable components on the day of inspection. No testing is part of this report. Additionally, we rely on the validity of documentation as may be provided by owner for repairs performed to their property and for which they are solely responsible and liable for assuring they meet proper compliance with all applicable codes and life safety. Owner is to conduct proactive preventive maintenance to include any possible testing that may be necessary. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

e. Structural repair - note appropriate line:

1. None required- ()
2. Required- (X)

4. Supporting data:

- a. See this report, sheets written data and hold harmless executed by owner.
- b. (X) Please refer to attached roof testing and other pertinent documentation.
- c. N/A drawings or sketches.

5. Masonry Bearing Walls - indicate good, fair, poor on appropriate lines:

- a. Concrete masonry units- Please refer to 2B,
- b. Clay tile or terra cotta units- N/A
- c. Reinforced concrete tie columns- Please refer to 2B,,
- b. Reinforced concrete tie beams- Please refer to 2B,
- e. Lintels- Fair, for age of structure.
- f. Other type bond beams- Please refer to 2B,,
- g. Masonry finishes - exterior:
 1. Stucco- Please refer to 2B,
 2. Veneer- Please refer to 2B,.
 3. Paint only- Please refer to 2B,
 4. Other (describe)- N/A
- h. Masonry finished - interior:
 1. Vapor barrier- Although evidence of leaks were noted please refer to attached roof testing indicating that roof is in acceptable condition . It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.
 2. Furring and plaster- Fair appearance
 3. Panelling- Fair appearance
 4. Paint only- Fair appearance
 5. Other (describe)- N/A

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15 MARCH 19

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- i. Cracks:
 1. Location - note beams, columns, other- Exterior bearing walls, Please refer to 2B
 2. Description- Significant Please refer to 2B
 - j. Spalling:
 1. Location - note beams, columns, other- Please refer to 2B
 2. Description- Please refer to 2B.
 - k. Rebar corrosion - check appropriate line:
 1. None visible- ()
 2. Minor - Patching will suffice-
 3. Significant - but patching will suffice-
 4. Significant - structural repairs required (describe) - Please refer to 2B
 - l. Samples chipped out for examination in spall areas:
 1. No- (V)
 2. Yes - describe color texture, aggregate, general quality- N/A
6. Floor and Roof Systems:
- a. Roof:
 1. Describe (flat, sloped, type roofing, type roof deck, condition)

Flat, built up plies roof, please refer to attached roof testing which we rely on for validity, seemingly in fair condition for age of building as visibly observed at units/areas made accessible at time of inspection. No testing is part of this report. Owner is to assure that roof is properly maintained to include proper drainage, preventive measures and upgrades as may be necessary. Age of roof, life expectancy or guarantee of condition is not part of this inspection report. Owner must keep in mind that the average life expectancy of a roof in South Florida can vary by design, age, maintenance and material. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.
 2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of supports:

AC equipment, seemingly secure.
 3. Note types of drains and scuppers and condition:

Scuppers, Downspouts: Fair condition for age of structure.
 - b. Floor system(s):
 1. Describe (type of system framing, material, spans, condition)

Concrete slabs on fill, ground floor: Fair condition for age of structure.
 - c. Inspection - note exposed areas available for inspection and where it was found necessary to open ceilings, etc. for inspection of typical framing members.

Visual observations conducted of open accessible framing.
7. Steel Framing Systems:
- a. Description: None observed

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- b. Exposed Steel - describe condition of paint and degree of corrosion: N/A
- c. Concrete or other fireproofing - note any cracking or spalling and note where any covering was removed for inspection.
Visual observations done of open accessible areas on day of inspection
- d. Elevator sheave beams and connections, and machine floor beams - note condition:
None

8. Concrete Framing Systems:

- a. Full description of structural system
Concrete masonry units (C.M.U.), Concrete tie beams, grade beams, tie columns Requires Repair
Please refer to 2B.
- b. Cracking:
 - 1. Significant- Please refer to 2B
 - 2. Location and description of members effected and type cracking - Exterior bearing walls
- c. General condition:
Requires repair please refer to 2B, built 1939 It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.
- d. Rebar corrosion - check appropriate line:
 - 1. None visible- (X)- However, please refer to 2B for equied Structural Concerns that may entail repair to rebars as remedy is developed.
 - 2. Minor - Patching will suffice- N/A
 - 3. Significant but patching will suffice- N/A
 - 4. Significant - structural repaired (describe)- N/A
- e. Samples chipped out in spall areas:
 - 1. No- (X)
 - 2. Yes - describe color, texture, aggregate, general quality: N/A

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15 MARCH 19

9. Windows:

- a. Type (wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other)
Storefront
- b. Anchorage - type and condition of fasteners and latches:
Machine screws and bolts
- c. Sealants - type and condition of perimeter and sealants & at mullions:
Fair for age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

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d. Interior seals - type & condition at operable vents:

Fair for age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

e. General condition:

Fair for age of structure, preventative maintenance should continue. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

10. Wood Framing:

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

Hand-framed wood joist members.

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

Suspected toe nailed angles, plates and bolts.

c. Joints - note if well fitted and still closed:

Unable to observe. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

d. Drainage - note accumulations of moisture:

Seemingly prior leaks yet roof testing indicates roof is till with integrity.. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

e. Ventilation - note any concealed spaces not ventilated:

N/A

f. Note any concealed spaces opened for inspection:

Visual observations conducted of open and visibly accessible spaces.

15/04/19

TEST RESULTS REPORT

GENERAL INFORMATION

Testing Agency Name: A+ Engineering Testing Lab LLC Lab Certification # 16-0413.03
Address: 7066 SW 44 St Miami FL
Telephone: 305-668-5792
Fax: 786-513-3754
Representative Name: Adbias H. Saenz P.E
Title: P.E. # 69687

Date: 03/26/18

Project address: 1800 Ponce de Leon Blvd, Coral Gables FL

Client: Thomas Davison IV TRS

Contact: Thomas

Project description: Wood Deck Not Insulated

Deck1 Area: 4633.95 ft2

Survey Date: 03/25/2019

Starting Time: 12:00 PM

Finish Time: 1:30 PM

Average Surface temperature: 85°

Approximate Humidity: 77%

Dew Point: 75 %

PURPOSE:

The purpose of this inspection was to determine the moisture content of the existing roof. This evaluation will help the owner determine if replacement is warranted.

SUBJECT BUILDING: Roof Deck consisting of approximately 46 squares total of built up system over a Wood Deck.

INSPECTION PROCEDURE: A visual inspection was performed in order to consider any actual ponding water that may affect the results of this test. Other climatic conditions were monitored in order to best acquire and report the actual conditions of the roof system. The test was conducted in accordance with standards set forth by the Florida Building Code, Chapter 15 and/or by Metro- Dade County Protocol # 126.

METHOD OF SURVEY

VISUAL:

1. This is an existing roof
2. Leaks were reported and time of survey

SCAN TEST: Using an impedance meter moisture detector, Model TRAMEX DEC SCANNER with a "grid" of 5' measurement matrix system set at a depth between 1" and 4" inches

VERIFICATION AND QUANTIFICATION (Test Cuts)

No less than (3) tests cut were done on the each deck of the roof field surveyed, using a core sampler of 2" in diameter, in those areas of low, medium and high level of moisture found during the scan test

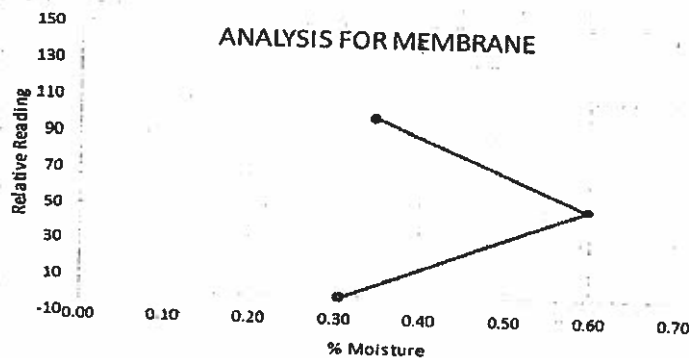
All samples were transported to our testing facility in watertight containers. All sample were "wet" weighed at the location of testing and the weight of each core sample was properly identified and recorded.

All samples were chamber dry at a temperature of 230 F for a period of 24 hours. A second weight measurement was done; samples were placed into the oven for an additional hour and procedure continued until no weight loss was recorded.

DECK 1

GRAVIMETRIC ANALYSIS FOR MEMBRANE

SAMPLE ID	WET (gr) WEIGHT	DRY (gr) WEIGHT	% MOISTURE	RELATIVE READING
I4	13.13	13.09	0.31	0
B3	8.4	8.35	0.60	50
H2	8.66	8.63	0.35	100



CONCLUSIONS

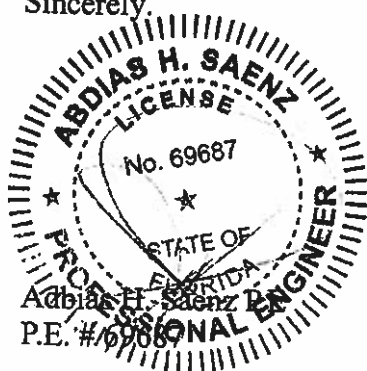
Moisture content on membrane plies is less than 5 % and such levels are acceptable level.

Moisture content is acceptable.

If you have any questions regarding this report, please contact my office.

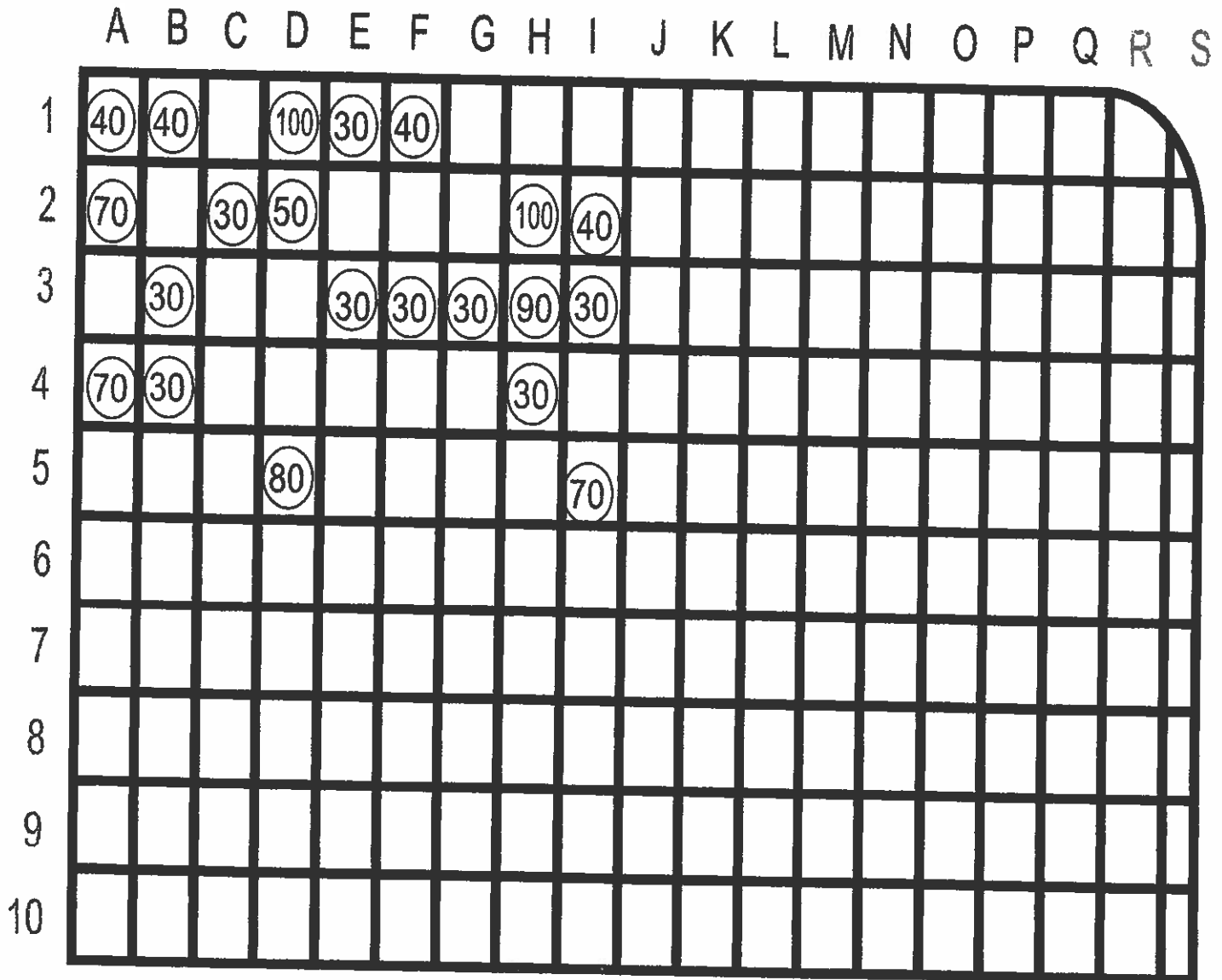
This report is valid for 30 days.

Sincerely,



MOISTURE MAP

1800 PONCE DE LEON BLVD.
CORAL GABLES, FLORIDA



GRID INTERSECTION WITHOUT ANY NOTES REPRESENT
AREAS IN WHICH THE READING WAS 0 %.

A+ Engineering Testing Lab. LLC

7066 SW 44 St Miami, FL 33155
PH: 305-668-5792 FAX: 786-513-3754
Email: Aplusetl@yahoo.com

**FIELD WITHDRAWAL RESISTANCE TEST RESULTS
REPORT**

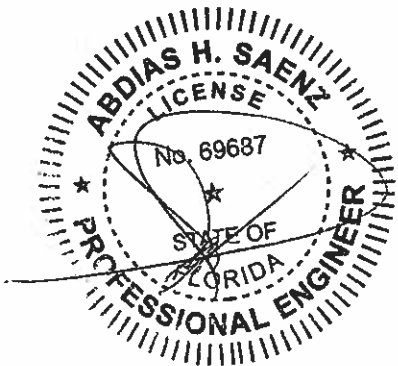
FOR

1800 PONCE DE LEON BLVD, CORAL GABLES FL

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Report Findings.....1 to 1

Testing Application Report TAS105).....2 to 8



Abdias H. Saenz P.E.
P.E. # 69687

ESTING APPLICATION STANDARD (TAS 105-98) FIELD WITHDRAWAL RESISTANCE TEST RESULTS REPORT

March 26, 2019

Project: 1800 Ponce de Leon Blvd, Coral Gables FL

Pursuant to your request, **A+ Engineering Testing Lab, LLC** has performed a fastener pull test at the above referenced project in compliance with Test Application Standard TAS-105 and the FBC 2014 (TAS 105-98). **A+ Engineering Testing Lab, LLC** is a certified Dade County Testing Agency.

The purpose of our inspection was to determinate the uplift capacity of the mechanical fastener in a part means the roof (See Attached) for this specific building. This is not a roof inspection, this is a fastener pull test only.

The total number of tests on the roof were 10 with a roof component specific. The type fastener used was Drill-tec #12 into Wood deck. The result were found **be compliance with** the Florida Building Code and TAS-105. Enclosed find copies of TAS-105 form with test results. The test results presented here show the condition of the existing roof system.

This report is not to be construed as a warranty of the roof, only representation of the actual conditions at time of inspection in the areas inspected.

TESTING APPLICATION STANDRD (TAS) 105-98
APPENDIX A

FIELD WITHDRAWAL RESISTENCE TEST RESULTS REPORT

GENERAL INFORMATION:

Name: Thomas Davison IV TRS

Job Address: 1800 Ponce de Leon Blvd, Coral Gables FL

Test Date: 03/25/2019

TESTING AGENCY/EQUIPMENT INFORMATION:

Note: The undersigned acknowledges that all testing has been conducted and results have been reported in compliance with Miami-Dade County Protocol TAS 105.

Testing Agency Name: A+ Engineering Testing Lab, LLC.

Address: 7066 SW 44St.Miami, Fl.

Telephone: 305.668.5792

Fax: 786.513.3754

Test Apparatus: Force Test SP1

Representative Name: Adbias H. Saenz P.E

Title: Professional Engineer Lic. P.E. # 69687

BUILDING/ROOF SYSTEM INFORMATION:**Area No. 1**

<i>Roof Area Height:</i>	height	= 16 ft
<i>Roof Area Dimensions:</i>	length	= 95 ft
	second largest dimension	= 45 ft
	total roof area	= 4633 ft ²
		= 46 sq
	perimeter area	= 274 ft ²
	(see RAS 117)	

BUILDING/ROOF SYSTEM INFORMATION:**Area No. 2**

<i>Roof Area Height:</i>	height	= ft
<i>Roof Area Dimensions:</i>	length	= ft
	second largest dimension	= ft
	total roof area	= ft ²
		= sqs.
	perimeter area	= ft ²
	(see RAS 117)	

BUILDING/ROOF SYSTEM INFORMATION:**Area No.**

<i>Roof Area Height:</i>	height	= ft
<i>Roof Area Dimensions:</i>	length	= ft
	second largest dimension	= ft
	total roof area	= ft ²
		= sqs.
	perimeter area	= ft ²
	(see RAS 117)	

Note: If more than three roof areas are tested, attach additional page(s) having this format to identify all roof areas.

FASTENER INSTALLATION INFORMATION:

Drill-Tec (#12)

Is the fastener a self-driller? Yes (X) No ()

If yes, list the type of tool used for fastener installation: Drill

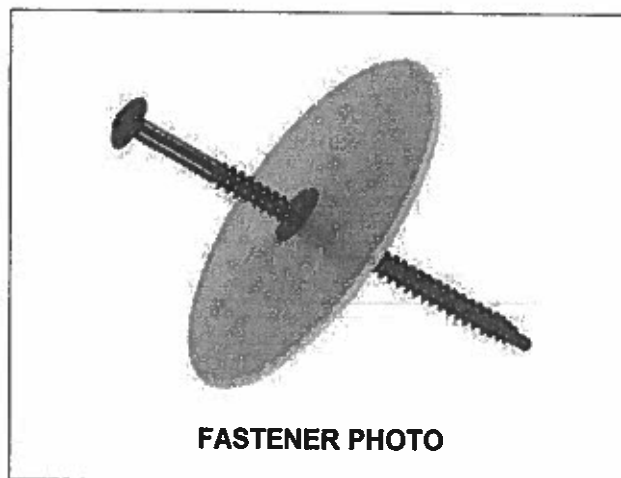
Speed of Tool: 1500 rpm's

TEST INFORMATION:

Number of Test Conducted: n = 10

❖ *See Section 8 of TAS 105*

❖ *Note the location of all tests on 'Building Information' Detail #2, attached..*



FIELD WITHDRAWAL RESISTANCE TEST RECORDING SHEET

Area No. 1

Refer to deck dimensions referenced on page No

Component to be secured:

Insulation (X)

Membrane ()

Anchor or Base Sheet (X)

Woodblocking ()

Fastener Type: Drill-Tec#12

Fastener Manufacturer:

Pre-drilled? Yes() No(X)

If Yes: Drill bit size: diameter

Hole Depth:

Metal Profiles (22 ga)

See Section 8 to determine number of tests (If drill bit is high tolerance, include range in 1/1000" tolerances)

Sample No	Initial failure Load (lbf)	LOCATIONS
1	477	C
2	527	P
3	768	C
4	481	P
5	528	C
6	544	P
7	584	C
8	314	P
9	572	F
10	599	F
Sample Qty	10	

STATISTICAL ANALYSIS

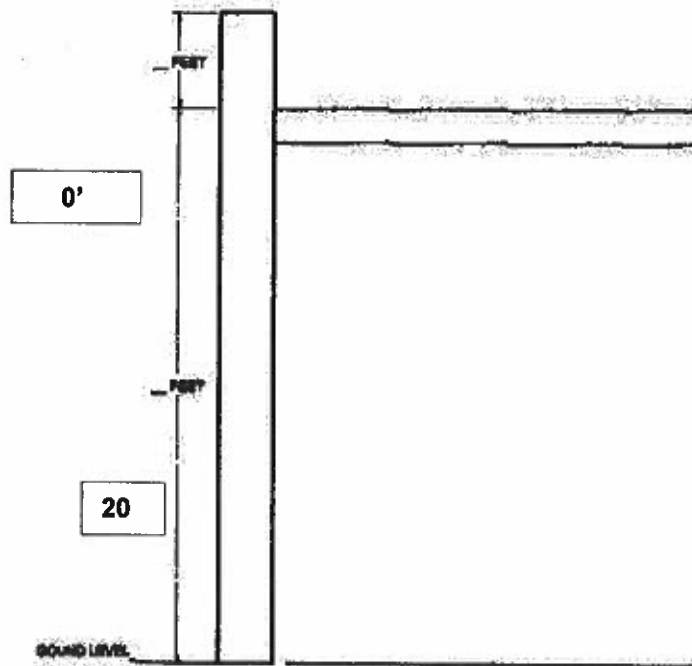
Mean Failure Load F= 539.40
lbf

Sample Standard Deviatio 114.15

Minimum- Characteristic Resistance Force 516.11
lbf

- Notes: 1. Use of the results herein to determine the required number of fasteners for insulation attachment or an acceptable anchor or base sheet fastener spacing, as outlined in TAS 117, shall utilize the minimum characteristic resistance force (F'), determined in compliance with Section 9 of TAS 105. No margin of safety shall be applied to field withdrawal resistance test results determined in compliance with TAS 105.
2. A safety factor of 2 to 1 shall be applied to all results of laboratory testing.
3. The following pages shall be completed for each roof area and included with all Field Withdrawal Resistance Test Recording Sheets.

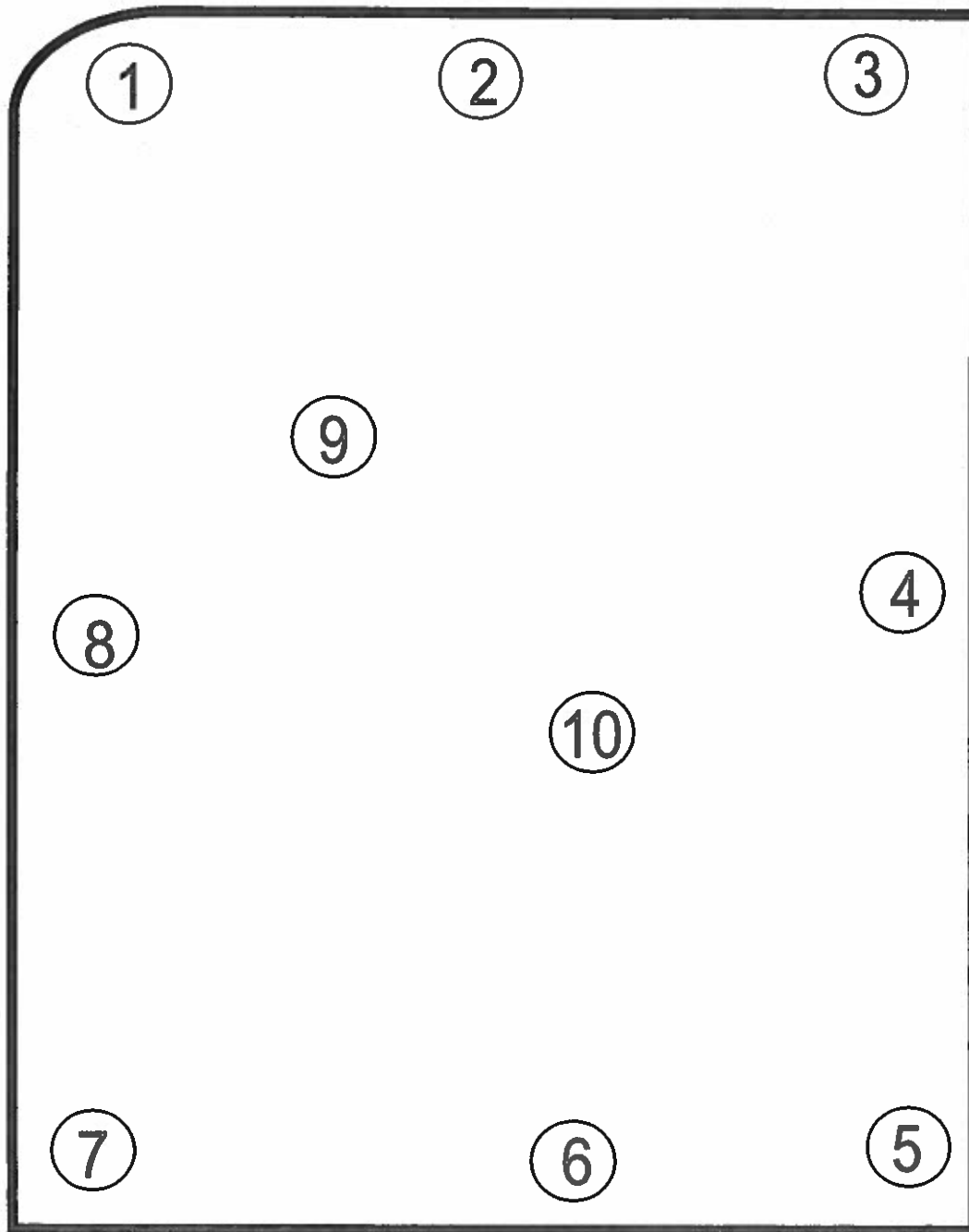
ROOF AREA NO.
SUBMIT BUILDING AND PARAPET HEIGHTS
(IF NO PARAPET HEIGHTS, INSERT "N/A")



TAS105 MAP

1800 PONCE DE LEON BLVD.
CORAL GABLES, FLORIDA

MADEIRA AVE



PONCE DE LEON BLVD.

SKETCH OF ROOF TEST NUMBER (#)

A= 4633.95 SQ F

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING ELECTRICAL RECERTIFICATION
 INSPECTION COMMENCE
 DATE: 02-28--2019

INSPECTION MADE BY:
 SIGNATURE: 

INSPECTION COMPLETED
 DATE: 02-28-2019

PRINT NAME: Rick Hernandez-Capote, R.A.
 TITLE: AR 0013379, AAC001931

MUST BE SIGNED AND
 SEALED BY ARCHITECT OR
 ENGINEER

ADDRESS: 7301 SW 83 Court
 Miami-Dade, FL 33143
 PHONE: (305) 275-6310
 FAX: (305) 275-6309

1. Description of Structure:

- k. Name or Title: Thomas Davison IV TRS Kimberly S Davidson TRS
- l. Property address: 1800 Ponce de Leon Blvd. Building 1
- m. Legal description: Coral Gables Sec K PB 8-33...
- n. Owner's name: Same as title
- o. Owner's mail address: 9510 SW 63 Court
- p. Building Official Folio Number: 03-4108-006-0120
- q. Building Code Occupancy Classification: Business-Retail (TWO Stores)
- r. Present use: Retail
- s. General description, type of construction, size, number of stories, and special features.

CBS, one story, per Dade County Property Appraiser was built 1939 and has 4,692 ASF

- t. Additions to original structure: NONE OBSERVED at time of inspection. No property permit history was either made available or reviewed for purposes of this report. Areas inspected were those made available by property owner/representative on day of inspection. All gas lines, all plumbing lines, meters and appliances and equipment are specifically excluded for purposes of this report, however we urge property owner to take any and all necessary precautions to assure that these items are properly maintained to protect property and above all life safety.

- 1. ELECTRICAL SERVICE: Over head service to from FPL, 2 feeder with three wires -2 approx. 3/0 and 1 approx 4/0 .
 - a. SIZE: AMPERAGE (150); FUSES (); BREAKER (X)
 - b. PHASE: 3φ (); 1φ (X);
 - c. CONDITION: GOOD (); FAIR (); NEED REPAIR (X)
 - d. COMMENTS: Master Electrician to verify and correct as necessary service as part of his overall electrical repairs being conducted. As reference we have attached the scope of work which the Master Electrician is currently proposing to perform. This firm has been engaged to provide the required design documents for proper permit(s). It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

This report is not a Buyers Report, Due Diligence, Insurance Inspection, Mitigation Document or for any other purpose other than to be prepared and submitted to the Building Official solely in accordance and with the purpose of compliance with Section 8-11 (f) of the Code of Miami-Dade County, any other use is strictly prohibited and voids all content. This report must bear the original signature and embossed seal on each page or it is void of all contents. This report is not transferable to any party. Copying, faxing and/or any alteration of this report is strictly prohibited and voids all content. Both Building (Structural) and Electrical Reports must be attached and accompanied by a cover letter to the building official. As routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure(s). We rely on the validity of documentation provided by owner for repairs/alterations/corrections. No property/permit history was either made available or reviewed for purposes of this report. No testing is part of this inspection, only visual observations were conducted of areas and components as made accessible by property owner. Any repairs/alterations/modifications must be in compliance with FBC, NEC and all applicable codes and ordinances. If any violations or open permits exist all must be corrected prior to granting of Re-Certification. Further, it is understood by all parties that regardless of the content of this report, by submitting this report to the Building Department, property owner is not exempt, released or indemnified from any responsibility and liability to continuously verify, correct, repair and maintain all components of this building safe for continued use and occupancy whether included in this limited inspection report or not.

2. METER AND ELECTRICAL ROOM:

- a. CLEARANCES: GOOD (); FAIR (X); CORRECTION REQ. ()
COMMENTS: Exterior type meters.

3. GUTTERS:

- a. LOCATION: N/A
GOOD (); REQUIRES REPAIR ()
- b. LOCATION: N/A
GOOD (); REQUIRES REPAIR ()
- c. TAPS AND FILL: None observed
GOOD (); REQUIRES REPAIR ()

4. ELECTRICAL PANELS:

- a. PANEL # (1-2): GOOD (); REQUIRES REPAIR (X)
Location: Panels have been determined to require repair and attached is the scope of work from the electrical contractor detailing the required corrections, As observed at each inspected area, breaker panels. Any required corrections/repairs/alterations must be in compliance with FBC, NEC and all applicable codes and ordinances. This report is not for bidding purposes. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

5. BRANCH CIRCUITS:

- a. IDENTIFIED: YES (); MUST BE IDENTIFIED (X)
- b. CONDUCTORS: GOOD (); DETERIORATED (); REPLACE (X)
- c. COMMENTS: Master Electrician to verify and correct as necessary all branch circuits as part of his overall electrical repairs being conducted As observed at time of inspection based on age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

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

COMMENTS: Master Electrician to verify and correct as necessary service grounding as part of his overall electrical repairs being conducted. As observed at time of inspection based on age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

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

COMMENTS: Master Electrician to verify and correct as necessary grounding of equipment as part of his overall electrical repairs being conducted. As observed at time of inspection based on age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

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

COMMENTS: Master Electrician to verify and correct as necessary service conduits and as part of his overall electrical repairs being conducted. As observed at time of inspection based on age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

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

COMMENTS: Master Electrician to verify and correct as necessary service as part of his overall electrical repairs being conducted. As observed at time of inspection based on age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

10. TYPES OF WIRING METHODS:

CONDUIT RACEWAYS; RIGID:	GOOD (); REQUIRES REPAIR (X)
CONDUIT; PVC:	GOOD (); REQUIRES REPAIR ()
NM CABLE:	GOOD (); REQUIRES REPAIR ()
BX CABLE:	GOOD (); REQUIRES REPAIR ()

COMMENTS: Master Electrician to verify and correct as necessary wiring as part of his overall electrical repairs being conducted As observed at time of inspection based on age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

11. FEEDER CONDUCTORS; CONDITION: GOOD (); REQUIRES REPAIR (X)

COMMENTS: Master Electrician to verify and correct as necessary conductors as part of his overall electrical repairs being conducted As observed at time of inspection based on age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

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

COMMENTS: Master Electrician to verify and correct as necessary emergency lighting as part of his overall electrical repairs being conducted As observed at time of inspection based on age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

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

COMMENTS: Additional Illumination is required for compliance with Section 8C-3. As observed at time of inspection based on age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

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

COMMENTS: None observed. Please refer to attached Annual Fire Department Inspection Report indicating no violations. Authority Having Jurisdiction may determine additional requirements. In the case that the Authority Having Jurisdiction makes this a requirement, it is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

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

COMMENTS: None observed. Please refer to attached Annual Fire Department Inspection Report indicating no violations. Property owner is responsible and liable to provide continued testing, maintenance and upgrades as may be necessary to assure all smoke detectors are continuously operable. Special care should be taken to assure units and their wiring are neither tampered with nor malfunctioning. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy. In addition, property owner is responsible to assure compliance with any requirement, code or ordinance that may require a hardwired carbon monoxide detector.

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

COMMENTS: Master Electrician to verify and correct as necessary exit lights as part of his overall electrical repairs being conducted As observed at time of inspection based on age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

17. EMERGENCY GENERATOR: GOOD (); REQUIRES REPAIR (); N/A ()

COMMENTS: None observed.

18. WIRING IN OPEN OR UNDER COVER PARKING, GARAGE AREAS: GOOD (); ADDITIONAL ILLUMINATION REQUIRED (X)

COMMENTS: Additional lighting and wiring correction is required for compliance with Section 8c-3 at alleyways and access thereto. As observed at time of inspection based on age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

19. OPEN OR UNDER COVER PARKING SURFACE AND SECURITY LIGHTING: GOOD (); ADDITIONAL ILLUMINATION REQUIRED (X)

COMMENTS: As observed/measured at time of inspection based on use of structure. Property owner is to assure that continued proper security lighting is provided at all times through preventive maintenance, upgrades or whatever means as may be necessary for compliance with section 8c-3 of the Code of Miami-Dade County. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

20. SWIMMING POOL WIRING: GOOD (); REQUIRES REPAIR (); N/A (X)

COMMENTS: N/A.

21. WIRING OF/TO MECHANICAL EQUIPMENT: GOOD (); REQUIRES REPAIR (X)

COMMENTS: Master Electrician to verify and correct as necessary mechanical wiring to include refrigeration equipment as part of his overall electrical repairs being conducted As observed at time of inspection based on age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy. Any machinery or equipment which is for tenant use is excluded for the purposes of this report.

22. GENERAL ADDITIONAL COMMENTS: THIS REPORT IS NOT FOR BIDDING PURPOSES. Continue with proactive maintenance and provide repairs as may be necessary to maintain property safe for continued use and occupancy. Please note that this report does not include testing of any component, it is based on visual observations of applicable and accessible areas on day of inspection. Additionally, we rely on the validity of documentation as may be provided by owner for repairs performed to their property and for which they are solely responsible and liable for assuring they meet proper compliance with all applicable codes and life safety. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

[Handwritten Signature]
15 MARCH 19

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

DATE: May 15, 2019

Re: Folio No. 03-4108-006-0120
Property Address: 1800 Ponce deLeon Blvd.: 4692 ASF
Building Description: Single STORY BUILDING Commercial-Business Retail

The undersigned states the following:

1. I am a Florida registered professional engineer or architect with an active license.
2. On **February 28, 2019**, I measured the level of illumination in the parking lot(s) (curbside parking) yet have alleyways serving the above referenced building.
3. Maximum N/A foot candle per SF, Minimum N/A foot candle per SF, Minimum to Maximum ratio : , foot candle average per SF.
4. The level of illumination provided in the parking lot(s) **DOES NOT MEET** the minimum standards for the occupancy classification of the building as established in Section 8C-3 of the Code of Miami-Dade County.


Signature and Seal of Architect or Engineer

RICK L. HERNANDEZ-Garcia AIA
LIC. NO. AR0013379
(Print Name)



City of Coral Gables
Development Services



RC-19-05-5441

1800 PONCE DE LEON BLVD #

Folio #: 03-4108-006-0120
Permit Description: BUILDING
RECERTIFICATION (1939)

EL _____
ME _____
PL _____

OFFICE SET

Section	Approved	
	By	Date
<input checked="" type="checkbox"/> BUILDING		
<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

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-19-05-5441

RC-19-05-5441

