



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 9/4/2019

### Property Information

Folio:	03-4107-018-6460
Property Address:	5530 SW 8 ST Coral Gables, FL 33134-2220
Owner	M LANDMAN PROPERTIES INC
Mailing Address	5536 SW 8 ST CORAL GABLES, FL 33134-2220
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	6,387 Sq.Ft
Lot Size	14,500 Sq.Ft
Year Built	1979



### Assessment Information

Year	2019	2018	2017
Land Value	\$1,087,500	\$870,000	\$725,000
Building Value	\$296,595	\$196,750	\$306,011
XF Value	\$34,718	\$0	\$35,592
Market Value	\$1,418,813	\$1,066,750	\$1,066,603
Assessed Value	\$1,173,425	\$1,066,750	\$1,066,603

### Benefits Information

Benefit	Type	2019	2018	2017
Non-Homestead Cap	Assessment Reduction	\$245,388		

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

### Short Legal Description

C GAB GRANADA SEC PB 8-113  
LOTS 5 & 6 BLK 60  
LOT SIZE 100.00 X 145.00  
OR 17103-2488 0196 5

### Taxable Value Information

	2019	2018	2017
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,173,425	\$1,066,750	\$1,066,603
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,418,813	\$1,066,750	\$1,066,603
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,173,425	\$1,066,750	\$1,066,603
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,173,425	\$1,066,750	\$1,066,603

### Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
07/01/1991	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed
11/01/1990	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed

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

5530 S.W. 8<sup>th</sup> Street

**Owner (RA address)**

M Landman Properties, Inc.

c/o Michael M. Landman

Registered Agent

5536 SW 8 St

Coral Gables, FL 33134-2220


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[Logon](#) [Help](#) [Contact](#)

## New Permit Search

1 2 » &gt;|

### Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
BL-19-08-5810	08/26/2019	5530 SW 8 ST	SIGNS	NON-ILLUMINATED TENANT SIGN(2) " BOTANICA ESHU ODARA" BLACK LETTERS \$1800	approved			0.00
AB-19-08-5672	08/22/2019	5530 SW 8 ST	BOA COMPLETE (LESS THAN \$75,000)	*COMMERICAL*NON-ILLUMINATED WALL SIGN(2) " BOTANICA ESHU ODARA"/ BLACK LETTERS \$1800	issued	08/23/2019		0.00
RC-19-06-5247	06/14/2019	5530-52 SW 8 ST	BLDG RECERT / CRB	BUILDING RECERTIFICATION (BUILT 1959) CONSTRUCTION REGULATION BOARD CASE #19-9156 AND UNSAFE STRUCTURES	issued	06/14/2019		600.00
AB-19-05-6028	05/31/2019	5530 SW 8 ST	BOA COMPLETE (LESS THAN \$75,000)	COMMERCIAL *PRESSURE CLEAN & PAINT (1900 SQFT) - WALLS (BASE): BM2127-40 (WOLF GRAY)/ FASCIA: BM2126-60 (GRAY CLOUD) \$1600	final	05/31/2019	08/19/2019	0.00
CE-19-03-4757	03/01/2019	5530-52 SW 8 ST	CODE ENF TICKET PROCESS - NO RUNNING FINE	GOVQA - CE284045	final	03/04/2019	03/04/2019	0.00
CE-19-02-4130	02/21/2019	5530-52 SW 8 ST	CODE ENF BOARD/MITIGATION	Settlement Agreement - Case 05-9691	final	02/22/2019	02/22/2019	0.00
CE-18-11-3441	11/20/2018	5530 SW 8 ST	CODE ENF LIEN SEARCH	LIEN SEARCH FOR: 5530 SW 8 ST/5524 SW 8 ST/5554 SW 8 ST.	final	12/06/2018	12/06/2018	0.00
EL-17-10-1844	10/18/2017	5530 SW 8 ST	ELEC COMMERCIAL / RESIDENTIAL WORK	COMM INTERIOR ALTERATATIONS @ 5540 SW 8TH ST (PRECISE TOUCH) 7 LIGHTS; 10 OPUTLETS AND PANEL RELOCATION	final	11/28/2017	12/26/2017	0.00
UP-17-10-1842	10/17/2017	5530 SW 8 ST	UPFRONT FEE	UPFRONT FEE FOR BL17101841 COMM INTERIOR ALTERATATIONS @ 5540 SW 8TH ST (PRECISE TOUCH) \$13,000	final	10/17/2017	10/17/2017	0.00
BL-17-10-1841	10/17/2017	5530 SW 8 ST	INTERIOR ALTERATION ONLY	COMM INTERIOR ALTERATATIONS @ 5540 SW 8TH ST (PRECISE TOUCH) \$13,000	final	11/16/2017	12/28/2017	0.00
BL-17-07-2270	07/26/2017	5530 SW	SIGNS	NON ILLUMINATED	final	09/20/2017	12/11/2017	0.00

CITY'S

EXHIBIT

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8 ST				TENANT SIGN (1) @ 5542 SW 8TH ST (REPRESENTATIVE DAISY BAEZ) \$800				
BL-17-07-2269	07/26/2017	5530 SW 8 ST	SIGNS	NON ILLUMINATED WALL SIGN(1) @ 5530 SW 8TH ST (SMGRAPHICS) \$800	final	09/29/2017	12/11/2017	0.00
AB-17-07-2062	07/21/2017	5530 SW 8 ST	BOA COMPLETE (LESS THAN \$75,000)	COMMERCIAL* NON ILLUMINATED SIGN (1) REPRESENTATIVE DAISY BAEZ \$800	final	07/21/2017	12/11/2017	0.00
AB-17-07-2061	07/21/2017	5530 SW 8 ST	BOA COMPLETE (LESS THAN \$75,000)	COMMERCIAL* NON ILLUMINATED SIGN(1) SMGRAPHICS \$800	final	07/21/2017	12/11/2017	0.00
BL-17-03-2545	03/27/2017	5530 SW 8 ST	SIGNS	NON-ILLUMINATED TENANT SIGN(1) "LISANDRA'S JOYERIA" @ 5546 SW 8TH ST \$850	final	06/23/2017	09/21/2017	0.00
BL-17-03-2470	03/24/2017	5530 SW 8 ST	SIGNS	CANCELLED **** NON-ILLUMINATED WALL SIGN @ 5544 SW 8TH ST (1) "PRINTING AND SIGNS" \$850	canceled		07/12/2019	0.00
EX-17-03-2292	03/22/2017	5530 SW 8 ST	PERMIT EXTENSION	EXTENSION FOR BL-15-07-4332 /(1) TENANT SIGN (CUBAMAR) @ 5550 SW 8 ST \$600	final	03/22/2017	03/22/2017	0.00
AB-17-03-1165	03/03/2017	5530 SW 8 ST	BOA COMPLETE (LESS THAN \$75,000)	COMMERCIAL*REVISION PER PERF DATE 06/19/2017 (ZONING COMMENTS) *RESUBMITTAL *FLAT WALL SIGN(1) "LISANDRA'S JOYERIA" \$850	final	03/03/2017	09/21/2017	0.00
AB-17-03-1164	03/03/2017	5530 SW 8 ST	BOA COMPLETE (LESS THAN \$75,000)	****CANCELLED**** COMMERCIAL* REV#1 (ZONING COMMENTS) RESUBMITTAL* FLAT WALL SIGN(1) "PRINTING AND SIGNS" \$850	canceled	03/03/2017	06/20/2017	0.00
BL-16-10-6362	10/12/2016	5530 SW 8 ST	SIGNS	NON-ILLUMINATED WALL SIGN & VINYL WINDOW SIGNAGE (ARTISTIC FLOORING) \$2500	final	01/12/2017	05/02/2017	0.00
AB-16-10-6002	10/03/2016	5530 SW 8 ST	BOA COMPLETE (LESS THAN \$75,000)	COMMERCIAL* REV#1 (ZONING COMMENTS) * NEW SIGN:"ARTISTIC FLOORING" WALL& DOOR VINYL \$2500	final	10/03/2016	05/02/2017	0.00
BL-15-07-4875	07/10/2015	5530 SW 8 ST	SIGNS	(1) TENANT SIGN (OCEAN DECOR) \$700	final	08/05/2015	01/29/2016	0.00
BL-15-07-4332	07/01/2015	5530 SW 8 ST	SIGNS	(1) TENANT SIGN (CUBAMAR) @ 5550 SW 8 ST \$600	final	08/05/2015	06/09/2017	0.00
BL-15-07-4328	07/01/2015	5530 SW 8 ST	SIGNS	(1) TENANT SIGN (AMERICA TRAVEL) @ 5536 SW 8 ST \$640	final	08/05/2015	01/29/2016	0.00
BL-15-06-6204	06/30/2015	5530 SW 8 ST	SIGNS	(1) TENANT SIGN (BARBER SHOP @ 5534 SW 8 ST) \$1,580	pending			0.00
BL-15-06-6203	06/30/2015	5530 SW 8 ST	SIGNS	(1) TENANT SIGN (KAVEYO HAIR SALON) @ 5552 SW 8 ST \$680	final	08/05/2015	01/29/2016	0.00
AB-15-06-5912	06/25/2015	5530 SW 8 ST	BOA COMPLETE (LESS THAN \$75,000)	*COMMERCIAL* SIGN (OCEAN DECOR) \$700	final	06/25/2015	01/29/2016	0.00
AB-15-06-4551	06/02/2015	5530 SW 8 ST	BOA COMPLETE (LESS THAN \$75,000)	SIGN (KAVEYO HAIR SALON) \$680	final	06/02/2015	01/29/2016	0.00

AB-15-06-4550	06/02/2015	5530 SW 8 ST	BOA COMPLETE (LESS THAN \$75,000)	SIGN (AMERICA TRAVEL @ 5536 SW 8 ST) \$640	final	06/02/2015	01/29/2016	0.00
AB-15-06-4549	06/02/2015	5530 SW 8 ST	BOA COMPLETE (LESS THAN \$75,000)	SIGN (BARBER SHOP @ 5534 SW 8 ST) \$1,580	issued	06/02/2015		0.00
AB-15-06-4548	06/02/2015	5530 SW 8 ST	BOA COMPLETE (LESS THAN \$75,000)	SIGN (CUBAMAR @ 5550 SW 8 ST) \$600	final	06/02/2015	06/09/2017	0.00
BL-14-10-3666	10/24/2014	5530-52 SW 8 ST	ROOF / LIGHT WEIGHT CONC	RE ROOF \$12,400 FLAT ONLY	final	11/14/2014	12/23/2014	0.00
CE-14-08-3490	08/23/2014	5530 SW 8 ST	CODE ENF WARNING PROCESS	VERBAL WARNING 105-26 CITY CODE (CON) WORKING PRIOR TO 9 AM SATURDAY. (PROHIBITED)	final	08/23/2014	08/23/2014	0.00
PL-14-07-2492	07/08/2014	5530 SW 8 ST	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMMERCIAL INTERIOR ALTERATIONS	final	02/13/2015	06/01/2016	0.00
CE-14-04-3039	04/18/2014	5530 SW 8 ST	CODE ENF WARNING PROCESS	FILE #1311700 - INSPECT - E7 REVIEWING PREVIOUS OFFICERS FILE	final	04/18/2014	04/18/2014	0.00
ME-14-03-2567	03/12/2014	5530 SW 8 ST	MECH COMMERCIAL / RESIDENTIAL WORK	RELOCATE EXISTING DUCTS FOR ENTIRE SPACE.	final	09/19/2014	10/23/2014	0.00
EL-14-03-2371	03/10/2014	5530 SW 8 ST	ELEC COMMERCIAL / RESIDENTIAL WORK	28 LIGHT 13 ROUGH IN OUTLETS	final	08/19/2014	05/24/2016	0.00
BL-14-03-2274	03/06/2014	5530 SW 8 ST	INTERIOR ALTERATION ONLY	COMMERCIAL INTERIOR ALTERATIONS \$2,500	final	08/06/2014	06/13/2016	0.00
BL-14-02-3171	02/27/2014	5530-52 SW 8 ST	GENERAL REPAIRS	EXTERIOR RENOVATIONS TO EXISTING SOFFIT SYSTEM (PLAZA 55) AND PAINT EXTERIOR \$40,000	final	09/04/2014	03/30/2015	0.00
BL-13-12-2919	12/23/2013	5530 SW 8 ST	SIGNS	DECAL WINDOW SIGNAGE (OCEAN DECOR) \$475	final	02/24/2015	06/11/2015	0.00
AB-13-12-1993	12/09/2013	5530 SW 8 ST	BOA COMPLETE (LESS THAN \$75,000)	VINYL SIGN (OCEAN DECOR) \$475	final	12/09/2013	06/11/2015	0.00
AB-13-11-2643	11/15/2013	5530-52 SW 8 ST	BOA COMPLETE (LESS THAN \$75,000)	FINAL EXTERIOR RENOVATIONS \$30,000	final	11/15/2013	02/20/2014	0.00
ZN-13-08-0949	08/15/2013	5530 SW 8 ST	DUMPSTER / CONTAINER	DUMPSTER	final	10/04/2013	10/04/2013	0.00
PL-13-07-0406	07/08/2013	5530 SW 8 ST	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMM INTER DEMO ONLY	final	12/12/2013	12/30/2013	0.00
EL-13-07-0286	07/05/2013	5530 SW 8 ST	ELEC COMMERCIAL / RESIDENTIAL WORK	ELECTRICAL DEMO INTERIOR	final	12/05/2013	12/09/2013	0.00
BL-13-07-0059	07/01/2013	5530 SW 8 ST	DEMOLITION	COMMERCIAL INTERIOR DEMO ONLY ( 976 SF) \$1,850	final	07/26/2013	01/03/2014	0.00
CE-12-09-1292	09/02/2012	5530 SW 8 ST	CODE ENF WARNING PROCESS	WT9477 105-26 CITY CODE (CON) @ 11:55AM PERFORMING WORK OUTSIDE OF ALLOWABLE CONSTRUCTION HOURS. M-F 7:30-6PM, SAT 9AM-5PM, SUN OR HOLIDAYS NO WORK ALLOWED.	final	09/02/2012	09/23/2012	0.00
BL-10-08-3317	08/03/2010	5530-52 SW 8 ST	SIGNS	WINDOW SIGN "LETICIA INSURANCE AGENCY" \$175	final	08/27/2010	08/31/2010	0.00
AB-10-07-5046	07/26/2010	5530-52 SW 8 ST	BOA COMPLETE (LESS THAN \$75,000)	WINDOW SIGN "LETICIA INSURANCE AGENCY" \$175	final	07/26/2010	08/31/2010	0.00

9/19/2019

Search Results

BL-10-07-4464 07/15/2010 5530-52 SIGNS  
SW 8 ST

WINDOW DECAL  
SIGNAGE  
(MANZANILLIO  
PHARMACY DISC INC)  
\$100

final

07/21/2010 02/23/2011

0.00

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

<b>Occupant Name:</b>	Botanica Eshu Odara LLC	<b>Inspection Date:</b>	8/22/2019
<b>Address:</b>	5530 Southwest 8 Street	<b>InspectionType:</b>	Mercantile (Annual Fire Inspection)
<b>City:</b>	Coral Gables	<b>Inspected By:</b>	Madelaine Mendez 305-460-5563 mmendez@coralgables.com
<b>Suite:</b>	5530-5532	<b>Occ. Sq. Ft.:</b>	940
		<b>Occupant Number:</b>	

Insp. Result	Location	Code Set	Code
<b>Fail</b>	Floor 1	FL NFPA 01 2015 Electrical	11.1.2.1 - Electrical Wiring, fixtures, appliances & equipment
<p><b>Inspector Comments:</b> All new electrical wiring, fixtures, appliances and equipment shall be installed in accordance with NFPA 70, National Electrical Code.</p> <p>Coca cola machine cord/wire spliced and attached with tape... Contact Electrician for recommendation</p>			

<b>Fail</b>	Floor 1	FL NFPA 01 2015 Fire extinguishers	16.7.1.6.3 - Fire Extinguisher - Shall be mounted
<p><b>Inspector Comments:</b> Fire extinguishers shall be mounted in an accessible and visible or identified location.</p>			

**FIRE EXTINGUISHER SHALL BE MOUNTED NEAR FRONT EXIT**

A re-inspection will occur on or after 9/23/2019.

Failure to correct violations within 15 days of re-inspection is subject to penalties up to and including the issuance of Civil Citations in the amount of \$200 per violation / per day.

Failure to provide immediate corrective measures when required, may result in administrative action including but not limited to: mandatory fire watch, building evacuation, or stoppage of all work.

Per City Ordinance 30-4, a Fire Inspection Fee will be billed for this inspection. All fees are subject to change without prior notice.


Thank you for your assistance. If you have any additional questions or to schedule an inspection, please contact the inspector listed at the top of this report.

CITY'S

EXHIBIT

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**Company  
Representative:**

  
Signature valid only in mobile-eyes documents

Ismael Diaz  
8/22/2019

Ref: 80018





## 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 1105

M LANDMAN PROPERTIES INC  
5536 SW 8 ST  
CORAL GABLES, FL 33134-2220

RE: 5530 SW 8 ST

FOLIO # 03-4107-018-6460

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 1979. 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](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, 3<sup>rd</sup> 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.

Thank you for your prompt attention to this matter.

Manuel Z. Lopez, P.E.  
Building Official

CITY'S

EXHIBIT

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

## Track Another Package +

**Tracking Number:** 70182290000166921105

Remove X

Your item was delivered to an individual at the address at 11:02 am on February 14, 2019 in MIAMI, FL 33134.



February 14, 2019 at 11:02 am  
Delivered, Left with Individual  
MIAMI, FL 33134

Feedback

### Tracking History



**February 14, 2019, 11:02 am**  
Delivered, Left with Individual  
MIAMI, FL 33134

Your item was delivered to an individual at the address at 11:02 am on February 14, 2019 in MIAMI, FL 33134.

**February 13, 2019, 10:54 pm**  
Departed USPS Regional Facility  
MIAMI FL DISTRIBUTION CENTER

**February 13, 2019**  
In Transit to Next Facility

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



## The City of Coral Gables

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

5/16/2019

M LANDMAN PROPERTIES INC  
5536 SW 8 ST  
CORAL GABLES, FL 33134-2220

RE: 5530 SW 8 ST

FOLIO # 03-4107-018-6460

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 [hgarcia@coralgables.com](mailto:hgarcia@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

6/19/2019

M LANDMAN PROPERTIES INC  
5536 SW 8 ST  
CORAL GABLES, FL 33134-2220

**RE: 5530 SW 8 ST**

**FOLIO # 03-4107-018-6460**

**Notice of Required Inspection For Recertification of 40 Years or Older Building – FINAL 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). A Second Notice, dated May 16, 2019, informed you it was necessary to submit to this Department a completed Report prepared by a licensed architect or engineer within thirty (30) calendar days certifying the structure meets the requirements for recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification. As of this date, the completed Report has not been submitted and the **structure is presumed unsafe** due to non-compliance.

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).

Please be advised **the matter will be forwarded to the City's Construction Regulation Board ("Board")**; a \$600.00 Administrative Fee will be imposed once the Case is scheduled. The Board may impose additional fines of \$250.00 for each day the violation continues, it may also enter an order of revocation of the Certificate of Occupancy and/or demolition and assess all costs of the proceedings along with the cost of demolition and any other required action for which the City shall have a lien against the Property Owner and the Property. The completed Report may be submitted Monday through Friday, 7:30 am to 2:30 pm to this Department. Contact Belkys Garcia at [bgarcia@coralgables.com](mailto: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

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

CITY OF CORAL GABLES,  
Petitioner,

Case No. 19-9156

vs.

M LANDMAN PROPERTIES, INC.  
c/o Michael M. Landman  
5536 S.W. 8<sup>th</sup> Street  
Coral Gables, Florida 33134-2220

Return receipt number:

**7018 2290 0001 6693 8417**

Respondent.

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

Date: September 23, 2019

Re: **5530 S.W. 8<sup>th</sup> Street**, Coral Gables, Florida 33134-2220 and legally described as Lots 5 & 6, Block 60, of CORAL GABLES GRANADA SECTION, according to the Plat thereof, as recorded in Plat Book 8, Page 113, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4107-018-6460 ("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, 2<sup>nd</sup> 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](mailto: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](mailto: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](mailto: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 #: 19-9156

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 5530 S.W. 8<sup>th</sup> STREET, ON 9-23-19  
AT 10<sup>30</sup> am.

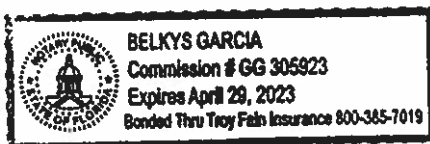
Claudio Ramos  
Employee's Printed Name

[Signature]  
Employee's Signature

STATE OF FLORIDA )  
ss.  
COUNTY OF MIAMI-DADE )

Sworn to (or affirmed) and subscribed before me this 23<sup>rd</sup> day of September, in  
the year 2019, by Claudio Ramos who is personally known to  
me.

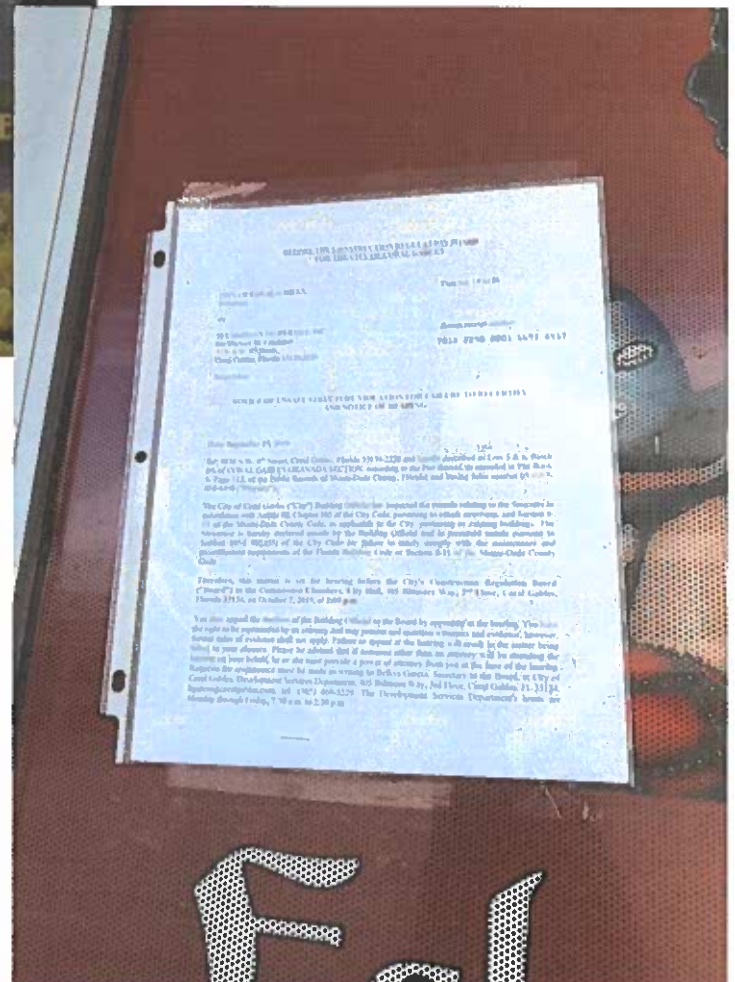
My Commission Expires:



Belkys Garcia  
Notary Public



5530 S.W. 8<sup>TH</sup> STREET





OFF.  
REC. 17103M2488

REALEST\LANDMANMM.QCD  
THIS INSTRUMENT PREPARED BY:  
RECORD AND RETURN TO:  
STANLEY M. PRED, ESQUIRE  
13899 Biscayne Blvd., PH-2  
N. Miami Beach, FL 33181

96RC074814 1976 FEB 22 10:11

001STPDEE 1,800.00 SURTX 1,350.00  
HARVEY RUWIK, CLERK DADE COUNTY, FL

### QUIT CLAIM DEED

THIS QUIT CLAIM DEED, executed this 3rd day of January, 1996, by MARCOS LANDMAN and MICHAEL M. LANDMAN, grantors, to WEISSELBERGER, INC., a Florida corporation, whose post office address is 6423 Collins Avenue, #1803, Miami Beach, Florida 33141, grantee:

WITNESSETH that the said grantors, for and in consideration of the sum of \$10.00, in hand paid by the said grantee, the receipt whereof is hereby acknowledged, do hereby remise, release and quit-claim unto the said grantee forever, all the right, title, interest, claim and demand which the said grantors have in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Dade, State of Florida, to-wit:

FOLIO NO.: 03-4107-018-6460-3

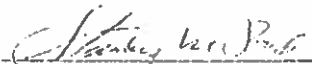
Lots 5 and 6, of Block 60 of CORAL GABLES GRANADA SECTION REVISED, according to the Plat thereof, as recorded in Plat Book 8, Page 113, of the Public Records of Dade County, Florida.

THE ABOVE PROPERTY IS NOT THE HOMESTEAD OF THE GRANTORS. IT IS COMMERCIAL PROPERTY LOCATED AT 5530-52 SW 8TH STREET, CORAL GABLES, FLORIDA 33134.

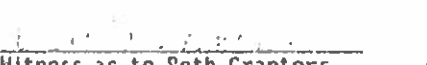
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging on in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behoof of the said grantee forever.

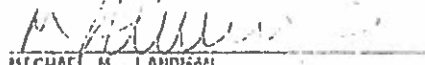
IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered  
in the presence of:

  
Witness as to Both Grantors  
Print Name: STANLEY M. PRED

  
MARCOS LANDMAN  
6423 Collins Avenue, #1803  
Miami Beach, Florida 33141

  
Witness as to Both Grantors  
Print Name: MICHAEL M. LANDMAN

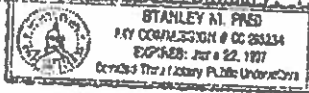
  
MICHAEL M. LANDMAN  
6423 Collins Avenue, #1803  
Miami Beach, Florida 33141

119

OFF. REC. 17103PE2489

STATE OF FLORIDA )  
COUNTY OF DADE )SS

The foregoing instrument was acknowledged, sworn to and subscribed before me this 3rd day of January, 1996 by MARCOS LANDMAN.



Stanley M. Fred  
Notary Public

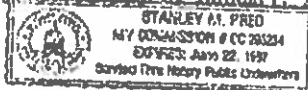
(Commission/Serial Number (if any))

My Commission Expires:

Personally Known X OR Produced Identification \_\_\_\_\_  
Type of Identification Produced \_\_\_\_\_

STATE OF FLORIDA )  
COUNTY OF DADE )SS

The foregoing instrument was acknowledged, sworn to and subscribed before me this 3rd day of January, 1996 by MICHAEL M. LANDMAN.



Stanley M. Fred  
Notary Public

(Commission/Serial Number (if any))

My Commission Expires:

Personally Known X OR Produced Identification \_\_\_\_\_  
Type of Identification Produced \_\_\_\_\_

RECORDED IN OFFICIAL RECORDS FOR  
DADE COUNTY, FLORIDA  
RECORD BOOK  
HARVEY HUVIN  
CLERK DADE COUNTY



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 Profit Corporation

M. LANDMAN PROPERTIES, INC.

### Filing Information

<b>Document Number</b>	V55296
<b>FE/EIN Number</b>	65-0361394
<b>Date Filed</b>	08/03/1992
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	NAME CHANGE AMENDMENT
<b>Event Date Filed</b>	06/19/1996
<b>Event Effective Date</b>	NONE

### Principal Address

5536 SW 8 ST  
CORAL GABLES, FL 33134

Changed: 02/06/2005

### Mailing Address

5536 SW 8 ST  
CORAL GABLES, FL 33134

Changed: 02/06/2005

### Registered Agent Name & Address

LANDMAN, MICHAEL M  
5536 SW 8 ST  
CORAL GABLES, FL 33134

Name Changed: 02/19/2010

Address Changed: 03/08/2006

### Officer/Director Detail

**Name & Address**

## Title PTD

LANDMAN, MICHAEL M  
5536 SW 8 ST  
MIAMI, FL 33134

## Title VP

WEISSELBERGER, SONIA  
5536 SW 8TH STREET  
MIAMI, FL 33134

## Title D

LANDMAN, ABRAHAM  
5536 SW 8 ST  
CORAL GABLES, FL 33134

## Title D

WEISSELBERGER, IRVING  
5536 SW 8 ST  
CORAL GABLES, FL 33134

**Annual Reports**

Report Year	Filed Date
2017	04/14/2017
2018	04/16/2018
2019	04/01/2019

**Document Images**

<a href="#">04/01/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/16/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/14/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/08/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/15/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/15/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/12/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/16/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/29/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">04/08/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">02/06/2005 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/08/2004 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/15/2003 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/21/2002 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/30/2001 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/01/2000 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/23/1999 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/07/1998 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/07/1997 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/16/1996 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/20/1995 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>

**SUBMITTED  
RECERTIFICATION  
REPORT**

# ARCBUILDERS

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: 03-4107-018-6460

OWNER NAME: M LANDMAN PROPERTIES INC

Property Address: 5530 SW 8 ST Coral Gables, FL 33134, Building No. 1.

Date of Inspection for Purposes of this report: 03-06-2019

DATE: 06/10/2019

City of Coral Gables Building Department

Dear Mr. Manuel Z. Lopez, P.E., Building Official

Based on my evaluation as attached hereto of the aforementioned property, **this building(s) is structurally safe yet requires electrical repair/correction/alteration 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

Vice 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

June 13, 2019

RE: 03-4107-018-6460

OWNER: M.LANDMAN PROPERTIES INC.

Property Address: 5530 S.W. 8 St Coral Gables

City of Coral Gables Building Department

Dear Mr. Manuel Z. Lopez, P.E.. Building Official

We are submitting the report for the 40 year Recertification.

According to the Report there are some correction that need to be corrected.

We are requesting if you would please grant an extension of 45 additional calendar days to perform the repairs.

Sincerely




Sonia Weisselberger

Vice-President of M.Landman Properties Inc.



MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING RECERTIFICATION

INSPECTION COMMENCE  
DATE: 03-06-2019

INSPECTION MADE BY:  
SIGNATURE: 

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

INSPECTION COMPLETED  
DATE: 03-06-2019

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

MUST BE SIGNED AND  
SEALED BY ARCHITECT OR  
ENGINEER

1. Description of Structure:

- a. Name or Title: M LANDMAN PROPERTIES INC
- b. Property address: 5530 SW 8 ST Coral Gables, FL 33134
- c. Legal description: C GAB GRANADA SEC PB 8-113
- d. Owner's name: Same as title
- e. Owner's mail address: 5536 SW 8 ST CORAL GABLES, FL 33134
- f. Building Official Folio Number: 03-4107-018-6460
- g. Building Code Occupancy Classification: RETAIL
- 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 1979, and has 6,387 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:

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

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.

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

PLEASE REFER TO ROOF PERMIT BL-14-10-3666 ATTACHED TO THIS REPORT. Normal condition for age and use of structure. 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 normal appearance 50 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.

Normal condition for age and use 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 extent of deterioration - cracking or spalling of concrete or masonry; oxidation of metals; rot or borer attack in wood.

Normal condition for age and use of structure. 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

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.

Structural loading remains stable, built 1979.

- h. Availability of original construction drawings - location description

Not at premise, during visual observations.

### 3. Inspections:

- a. Date of notice of required inspection: 02-11-2019

- b. Date(s) of actual inspection: 03-06-2019

- 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:

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

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 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.

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- ( X )
2. Required- ( )

4. Supporting data:

- a. See this report, sheets written data and hold harmless executed by owner.
- b. N/A photographs.
- c. N/A drawings or sketches.

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

- a. Concrete masonry units- Good, for age of structure.
- b. Clay tile or terra cotta units- N/A
- c. Reinforced concrete tie columns- Good, for age of structure.
- d. Reinforced concrete tie beams- Good, for age of structure.
- e. Lintels- Good, for age of structure.
- f. Other type bond beams- Good, for age of structure.
- g. Masonry finishes - exterior:
  1. Stucco- Good, for age of structure.
  2. Veneer- Good, for age of structure.
  3. Paint only- Good, for age of structure.
  4. Other (describe)- N/A
- h. Masonry finished - interior:
  1. Vapor barrier- Seemingly watertight at time of inspection. 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- Good appearance
  3. Panelling- Good appearance
  4. Paint only- Good appearance
  5. Other (describe)- N/A
- i. Cracks:
  1. Location - note beams, columns, other- Exterior bearing walls
  2. Description- Normal age stress cracks hairline, fine to medium sizes.

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- j. Spalling:
  - 1. Location - note beams, columns, other- None observed
  - 2. Description- N/A
- k. Rebar corrosion - check appropriate line:
  - 1. None visible- ( X )
  - 2. Minor - Patching will suffice- N/A
  - 3. Significant - but patching will suffice- N/A
  - 4. Significant - structural repairs required (describe) - N/A
- l. Samples chipped out for examination in spall areas:
  - 1. No- (✓)
  - 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)
 

PLEASE REFER TO 2B. Flat, built up plies roof seemingly in good 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: Good condition for age of structure.
  - b. Floor system(s):
    - 1. Describe (type of system framing, material, spans, condition)
 

Concrete slabs on fill, ground floor: Good 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
  - b. Exposed Steel - describe condition of paint and degree of corrosion: N/A

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- 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, Twin T.

- b. Cracking:

1. Not significant- Normal age stress cracks.
2. Location and description of members effected and type cracking - Exterior bearing walls

- c. General condition:

Seemingly stable concrete framing, built 1969. 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 )
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

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:

Good 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.

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

Good 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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e. General condition:

Good 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, tongue and groove decking.

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:

Seemingly well fitted and still closed as visibly observed for age and use 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.

d. Drainage - note accumulations of moisture:

Seemingly watertight at time of inspection. 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.

*[Handwritten signature]*  
10 JUNE 19

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

DATE: 06-10-2019

Re: FOLIO # 03-4107-018-6460  
Property Address: 5530 SW 8 ST Coral Gables, FL 33134 BLDG NO. 1  
Building Description: ONE Story, 6,387 ASF

The undersigned states the following:

I am a Florida registered professional engineer or architect with an active license. On 03-06-2019, 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.

  
(Signature)

Rick L. Hammer - Capote  
(Print Name)

Lic. NO. A20013324

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

## MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING ELECTRICAL RECERTIFICATION

INSPECTION COMMENCE  
DATE: 03-06-2019

INSPECTION COMPLETED  
DATE: 03-06-2019

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

Description of Structure:

- a. Name or Title: M LANDMAN PROPERTIES INC
- b. Property address: 5530 SW 8 ST Coral Gables, FL 33134
- c. Legal description: C GAB GRANADA SEC PB 8-113
- d. Owner's name: Same as title
- e. Owner's mail address: 5536 SW 8 ST CORAL GABLES, FL 33134
- f. Building Official Folio Number: 03-4107-018-6460
- g. Building Code Occupancy Classification: RETAIL
- 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 1979, and has 6,387 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.

1. ELECTRICAL SERVICE: Over head service to from FPL, four feeder with two wires approx. 550 MCM and one wire 4/0 in size.

- a. SIZE: AMPERAGE ( 600+600 ); FUSES ( X ); BREAKER ( )
- b. PHASE: 3φ ( ); 1φ ( X );
- c. CONDITION: GOOD ( ); FAIR ( ); PENDING FINAL ELECTRICAL INSPECTION ( X )
- d. COMMENTS:

PLEASE REFER TO THE SCOPE OF WORK AND PERMIT NO. EL-19-04-5508 FOR THE ONGOING ELECTRICAL RISER UPDATE. FINAL INSPECTION IS PENDING. PLEASE ALSO REFER TO THE ANNUAL FIRE REPORT FROM THE CITY OF CORAL GABLES CITING CURRENT VIOLATIONS FOR UNITS 5536-5558. OWNER TO MAKE CORRECTIONS TO THE ANNUAL FIRE REPORT FOR VACANT UNITS 5530-5532 AND 5534 DUE TO OPEN VIOLATIONS.

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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## 2. METER AND ELECTRICAL ROOM:

- a. CLEARANCES: GOOD ( ); FAIR ( ); CORRECTION REQ. ( X ) PLEASE REFER TO 1D.  
PENDING FINAL ELECTRICAL INSPECTION  
COMMENTS: Interior type meters.

## 3. GUTTERS:

- a. LOCATION:  
GOOD ( ); REQUIRES REPAIR ( X ) PLEASE REFER TO 1D. PENDING FINAL ELECTRICAL INSPECTION
- b. LOCATION:  
GOOD ( ); REQUIRES REPAIR ( X ) PLEASE REFER TO 1D. PENDING FINAL ELECTRICAL INSPECTION
- c. TAPS AND FILL:  
GOOD ( ); REQUIRES REPAIR ( X ) PLEASE REFER TO 1D. PENDING FINAL ELECTRICAL INSPECTION

## 4. ELECTRICAL PANELS:

- a. PANEL # ( 1-4 ): GOOD ( X ); REQUIRES REPAIR ( )  
Location: 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 ( X ); MUST BE IDENTIFIED ( )
- b. CONDUCTORS: GOOD ( ); DETERIORATED ( ); REPLACE ( X ) PLEASE REFER TO 1D
- c. COMMENTS: 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 ( ); PENDING FINAL ELECTRICAL INSPECTION ( X )

COMMENTS: PLEASE REFER TO 1D. 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 ( X ); PENDING FINAL ELECTRICAL INSPECTION ( X )

COMMENTS: PLEASE REFER TO 1D. 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 ( ); PENDING FINAL ELECTRICAL INSPECTION ( X )

COMMENTS: PLEASE REFER TO 1D. 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 ( ); PENDING FINAL ELECTRICAL INSPECTION ( X )

COMMENTS: PLEASE REFER TO 1D. 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 ( ); PENDING FINAL ELECTRICAL INSPECTION ( X )
CONDUIT; PVC:	GOOD ( ); REQUIRES REPAIR ( )
NM CABLE:	GOOD ( ); REQUIRES REPAIR ( )
BX CABLE:	GOOD ( ); REQUIRES REPAIR ( )

COMMENTS: PLEASE REFER TO 1D. 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 ( ); PENDING FINAL ELECTRICAL INSPECTION ( X )

COMMENTS: PLEASE REFER TO 1D. 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: PLEASE REFER TO 1D. UNIT 5530-5532 AND 5534 HAVE AN OPEN VIOLATION FOR NON-WORKING EXIT SIGNS. 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 ( X ); REQUIRES REPAIR ( )

COMMENTS: 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 ( ); REQUIRES REPAIR ( ); N/A ( X )

COMMENTS: PLEASE REFER TO 1D. None observed. 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 ( ); REQUIRES REPAIR ( ); N/A ( X )

COMMENTS: None observed. 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.

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

COMMENTS: PLEASE REFER TO 1D. UNIT 5530-5532 AND 5534 HAVE AN OPEN VIOLATION FOR NON-WORKING EXIT SIGNS. 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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17. EMERGENCY GENERATOR: GOOD ( ); REQUIRES REPAIR ( ); N/A ( )  
COMMENTS: None observed.
18. WIRING IN OPEN OR UNDER COVER PARKING, GARAGE AREAS: ADDITIONAL ILLUMINATION REQUIRED ( )  
GOOD ( X );
- COMMENTS: 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: ADDITIONAL ILLUMINATION REQUIRED ( )  
GOOD ( X );
- COMMENTS: As observed/measured at time of inspection based on age 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 ( X ); REQUIRES REPAIR ( )
- COMMENTS: 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.
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]*  
10 JUNE 19

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**CONTRACT FOR RE-CERTIFICATION PER SECTION 8-11(f)  
OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA**

DATE: 02-12-2019

OWNER NAME: M LANDMAN PROPERTIES INC

Folio Number: 03-4107-018-6460

Property Address(es): 5530 SW 8 ST CORAL GABLES, FL 33134 BLDG 1 & 2

Date of Inspection(s) for Purposes of this Report: 02-12-2019

I SONIA WEISSEBERGER as property owner and/or authorized representative of the above referenced property, (the "Project") am requesting that Arcbuilders and Group, Inc. ("Arcbuilders") prepare and submit the required Follow-up Report (the "Report") to the \*Minimum Inspection Procedural Guidelines as required for Re-certification and as stipulated in Section 8-11 (f) of The Code of Miami-Dade County, Florida). I have submitted to Arcbuilders, documentation concerning repairs/alterations/corrections which I have performed on the Project and by doing so, take full responsibility for the proper completion of any repairs/corrections/alterations and/or maintenance of the building components. I understand that Arcbuilders relies on the validity of this documentation. I However, Arcbuilders is not responsible for verifying the validity, quality or means and methods of the repairs/alterations/corrections performed at the Project.

I understand that this \*Report being requested from Arcbuilders is not a guaranty or warranty for any part of this property. Further, I hold harmless and indemnify Arcbuilders, its principals and employees from any and all liability arising from the preparation and submission of this Report. I acknowledge that this Report is to be submitted to the Building Official as may be required for Re-Certification. I further acknowledge that this Report is not a Buyers Report, Due Diligence Report, Insurance Inspection Report, or Mitigation Document and that this Report shall not to be used for any purpose other than submittal to the Building Official in accordance with Section 8-11(f) of the Code of Miami Dade County, Florida. Any other use is strictly prohibited and any improper use renders this Report null and void. This Report shall also be null and void unless it bears Arcbuilders' original signature and embossed seal on each page. This report is not transferable or assignable to any party. Copying, faxing and/or any alteration of this report are strictly prohibited and such action shall render this Report null and void. Both Building (Structural) and Electrical Reports must be attached and accompanied by a cover letter to the Building Official. As a routine matter and in order to avoid any misunderstanding, nothing in this Report shall be construed as a guarantee for portion of the structure(s). No property/permit history was made available or reviewed for the purposes of this Report. No testing is part of this inspection or this Report. Only visual observations were conducted of areas and components, as made accessible by property owner/representative. Any repairs/corrections/alterations that were performed 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 Re-Certification being granted. By submitting this Report to the Building Department, property owner accepts full responsibility and liability to continuously verify, correct, repair and maintain all components of this Project whether included in this limited inspection report or not.

I agree and acknowledge that any claim against Arcbuilders arising out of this Report and/or Project shall be limited to the amount of compensation paid to Arcbuilders for its services in connection with this Report and/or Project.

I agree and acknowledge that the individual professionals employed by Arcbuilders which provide professional services for this Report and/or Project, shall not be found personally liable for negligence, errors or omissions, where the alleged negligent acts or omissions were not willful or intentional. I expressly disclaim and waive my right to sue any individual design professional employed by Arcbuilders that provided services for this Report and/or Project and I agree that my sole remedy is with the Arcbuilders firm.

SONIA WEISSEBERGER VICE-PRESIDENT

Print Name and Title

Suj  
Signature

03-06-19

Date

Subscribed and Sworn before me this  
day of 20, by                       
who is personally known to me or who has  
Produced the following identification:

\_\_\_\_\_  
Notary Public, State of Florida  
My Commission expires: \_\_\_\_\_



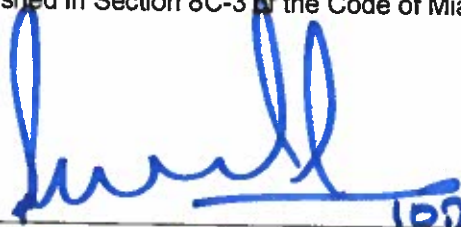
**CERTIFICATION OF COMPLIANCE WITH PARKING LOT ILLUMINATION  
STANDARDS IN CHAPTER 8C OF THE CODE OF MIAMI-DADE COUNTY**

DATE: JUNE 10, 2019

Re: Folio No. 03-4107-018-6460  
Property Address: 5530 SW 8 ST., Bldg. No. 1  
Building Description: ONE STORY RETAIL

The undersigned states the following:

1. I am a Florida registered professional engineer or architect with an active license.
2. On **MARCH 6, 2019**, I measured the level of illumination in the parking lot(s) serving the above referenced building.
3. Maximum 2.0 foot candle per SF, Minimum 1 foot candle per SF, Minimum to Maximum ratio 1 : 2.0, foot candle 1 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 and Seal of Architect or Engineer

**RICK L. HERNANDEZ-CAPOTE, AIA**  
**LIC. NO. A120013379**  
(Print Name)

# City of Coral Gables

## ONLINE SERVICES

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**Permits and Inspections: Search Results**

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### **New Permit Search**

### Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
<a href="#">AB-09-08-1929</a>	08/11/2009	5530-52 SW 8 ST	BOA COMPLETE (LESS THAN \$75,000)	TAKEOVER - EXTENSION OF RAILING \$300	issued	08/11/2009		0.00
<a href="#">AB-10-04-4899</a>	04/28/2010	5530-52 SW 8 ST	BOA COMPLETE (LESS THAN \$75,000)	SIGN "CAMAGUEY ENVIOS" \$2000	canceled	04/28/2010	08/05/2015	0.00
<a href="#">AB-10-07-4114</a>	07/12/2010	5530-52 SW 8 ST	BOA COMPLETE (LESS THAN \$75,000)	WINDOW DECAL SIGN \$100	final	07/12/2010	08/05/2015	0.00
<a href="#">AB-10-07-5046</a>	07/26/2010	5530-52 SW 8 ST	BOA COMPLETE (LESS THAN \$75,000)	WINDOW SIGN "LETICIA INSURANCE AGENCY" \$175	final	07/26/2010	08/31/2010	0.00
<a href="#">AB-13-11-2643</a>	11/15/2013	5530-52 SW 8 ST	BOA COMPLETE (LESS THAN \$75,000)	FINAL EXTERIOR RENOVATIONS \$30,000	final	11/15/2013	02/20/2014	0.00
<a href="#">AB-13-12-1993</a>	12/09/2013	5530 SW 8 ST	BOA COMPLETE (LESS THAN \$75,000)	VINYL SIGN (OCEAN DECOR) \$475	final	12/09/2013	06/11/2015	0.00
<a href="#">AB-15-06-4548</a>	06/02/2015	5530 SW 8 ST	BOA COMPLETE (LESS THAN \$75,000)	SIGN (CUBAMAR @ 5550 SW 8 ST) \$600	final	06/02/2015	06/09/2017	0.00
<a href="#">AB-15-06-4549</a>	06/02/2015	5530 SW 8 ST	BOA COMPLETE (LESS THAN \$75,000)	SIGN (BARBER SHOP @ 5534 SW 8 ST) \$1,580	issued	06/02/2015		0.00
<a href="#">AB-15-06-4550</a>	06/02/2015	5530 SW 8 ST	BOA COMPLETE (LESS THAN \$75,000)	SIGN (AMERICA TRAVEL@ 5536 SW 8 ST) \$640	final	06/02/2015	01/29/2016	0.00
<a href="#">AB-15-06-4551</a>	06/02/2015	5530 SW 8 ST	BOA COMPLETE (LESS THAN \$75,000)	SIGN (KAVEYO HAIR SALON) \$680	final	06/02/2015	01/29/2016	0.00
<a href="#">AB-15-06-5912</a>	06/25/2015	5530 SW 8 ST	BOA COMPLETE (LESS THAN \$75,000)	*COMMERCIAL* SIGN (OCEAN DECOR) \$700	final	06/25/2015	01/29/2016	0.00
<a href="#">AB-16-10-6002</a>	10/03/2016	5530 SW 8 ST	BOA COMPLETE (LESS THAN \$75,000)	COMMERCIAL* REV#1 (ZONING COMMENTS) * NEW SIGN:"ARTISTIC FLOORING" WALL& DOOR VINYL \$2500	final	10/03/2016	05/02/2017	0.00
<a href="#">AB-17-03-1164</a>	03/03/2017	5530 SW 8 ST	BOA COMPLETE (LESS THAN \$75,000)	****CANCELLED**** COMMERCIAL* REV#1 (ZONING COMMENTS) RESUBMITTAL* FLAT WALL SIGN(1) "PRINTING AND SIGNS" \$850	canceled	03/03/2017	06/20/2017	0.00
<a href="#">AB-17-03-1165</a>	03/03/2017	5530 SW 8 ST	BOA COMPLETE (LESS THAN \$75,000)	COMMERCIAL*REVISION PER PERF DATE 06/19/2017 (ZONING COMMENTS) *RESUBMITTAL *FLAT WALL SIGN(1) "LISANDRA'S JOYERIA" \$850	final	03/03/2017	09/21/2017	0.00



City of Coral Gables  
Development Services



**RC-19-06-5247**

**5530-52 SW 8 ST #**

Folio #: 03-4107-018-6460

Permit Description: BUILDING  
RECERTIFICATION (BUILT 1959)

EL \_\_\_\_\_  
ME \_\_\_\_\_  
PL \_\_\_\_\_

# OFFICE SET

Section	Approved	
	By	Date
<input type="checkbox"/> BUILDING	ML	6/17/19
<input type="checkbox"/> CONCURRENCY		
<input type="checkbox"/> ELECTRICAL		
<input type="checkbox"/> FEMA		
<input type="checkbox"/> FIRE		
<input type="checkbox"/> HANDICAP		
<input type="checkbox"/> HISTORICAL		
<input type="checkbox"/> LANDSCAPE		
<input type="checkbox"/> MECHANICAL		
<input type="checkbox"/> PLUMBING		
<input type="checkbox"/> PUBLIC WORKS		
<input type="checkbox"/> STRUCTURAL		
<input type="checkbox"/> ZONING		
<input type="checkbox"/>		
<input type="checkbox"/> OWNER BUILDER		

R

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

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

**Special Inspector required  
for the following:**

- ☐ Special Inspector for PILING
- ☐ Special Inspector for REINFORCED MASONRY
- ☐ Special Inspector for \_\_\_\_\_

**RC-19-06-5247**



**RC-19-06-5247**

