



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 1/23/2021

| Property Information | |
|----------------------|---|
| Folio: | 03-4117-005-0480 |
| Property Address: | 152 MIRACLE MILE Coral Gables, FL 33134-5406 |
| Owner | MCBRIDE FAM LTD PARTNERSHIP |
| Mailing Address | 2069 WEST 3RD ST CLEVELAND, OH 44113 USA |
| PA Primary Zone | 6400 COMMERCIAL - CENTRAL |
| Primary Land Use | 1111 STORE : RETAIL OUTLET |
| Beds / Baths / Half | 0 / 0 / 0 |
| Floors | 2 |
| Living Units | 0 |
| Actual Area | Sq.Ft |
| Living Area | Sq.Ft |
| Adjusted Area | 34,077 Sq.Ft |
| Lot Size | 24,839 Sq.Ft |
| Year Built | 1939 |



| Assessment Information | | | |
|------------------------|--------------|-------------|-------------|
| Year | 2019 | 2018 | 2017 |
| Land Value | \$10,556,575 | \$8,072,675 | \$6,209,750 |
| Building Value | \$100,000 | \$100,000 | \$951,463 |
| XF Value | \$0 | \$0 | \$0 |
| Market Value | \$10,656,575 | \$8,172,675 | \$7,161,213 |
| Assessed Value | \$7,617,712 | \$6,925,193 | \$6,295,630 |

| Benefits Information | | | | |
|--|----------------------|-------------|-------------|-----------|
| Benefit | Type | 2019 | 2018 | 2017 |
| Non-Homestead Cap | Assessment Reduction | \$3,038,863 | \$1,247,482 | \$865,583 |
| Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional). | | | | |

| Taxable Value Information | | | |
|---------------------------|--------------|-------------|-------------|
| | 2019 | 2018 | 2017 |
| County | | | |
| Exemption Value | \$0 | \$0 | \$0 |
| Taxable Value | \$7,617,712 | \$6,925,193 | \$6,295,630 |
| School Board | | | |
| Exemption Value | \$0 | \$0 | \$0 |
| Taxable Value | \$10,656,575 | \$8,172,675 | \$7,161,213 |
| City | | | |
| Exemption Value | \$0 | \$0 | \$0 |
| Taxable Value | \$7,617,712 | \$6,925,193 | \$6,295,630 |
| Regional | | | |
| Exemption Value | \$0 | \$0 | \$0 |
| Taxable Value | \$7,617,712 | \$6,925,193 | \$6,295,630 |

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



OFFICE OF THE PROPERTY APPRAISER

Generated On : 1/23/2021

Property Information

Folio: 03-4117-005-0480

Property Address: 152 MIRACLE MILE

Roll Year 2019 Land, Building and Extra-Feature Details

Land Information

| Land Use | Muni Zone | PA Zone | Unit Type | Units | Calc Value |
|----------|-----------|---------|------------|-----------|--------------|
| GENERAL | CB | 6400 | Square Ft. | 24,839.00 | \$10,556,575 |

Building Information

The Building calculated value for this property has been overridden. Please refer to the Building Value in the Assessment Section, in order to obtain the most accurate value.

| Building Number | Sub Area | Year Built | Actual Sq.Ft. | Living Sq.Ft. | Adj Sq.Ft. | Calc Value |
|-----------------|----------|------------|---------------|---------------|------------|------------|
| 1 | 1 | 1939 | | | 24,535 | |
| 1 | 2 | 1939 | | | 9,542 | |

Extra Features

The Extra Feature calculated value for this property has been overridden. Please refer to the XF Value in the Assessment Section, in order to obtain the most accurate value.

| Description | Year Built | Units | Calc Value |
|--------------------------------------|------------|-------|------------|
| Cent A/C - Comm (Aprox 300 sqft/Ton) | 1996 | 80 | |
| Elevator - Passenger | 1996 | 2 | |

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 1/23/2020

Property Information

Folio: 03-4117-005-0480

Property Address: 152 MIRACLE MILE

Roll Year 2018 Land, Building and Extra-Feature Details

Land Information

| Land Use | Muni Zone | PA Zone | Unit Type | Units | Calc Value |
|----------|-----------|---------|------------|-----------|-------------|
| GENERAL | CB | 6400 | Square Ft. | 24,839.00 | \$8,072,675 |

Building Information

The Building calculated value for this property has been overridden. Please refer to the Building Value in the Assessment Section, in order to obtain the most accurate value.

| Building Number | Sub Area | Year Built | Actual Sq.Ft. | Living Sq.Ft. | Adj Sq.Ft. | Calc Value |
|-----------------|----------|------------|---------------|---------------|------------|------------|
| 1 | 1 | 1939 | | | 24,535 | |
| 1 | 2 | 1939 | | | 9,542 | |

Extra Features

The Extra Feature calculated value for this property has been overridden. Please refer to the XF Value in the Assessment Section, in order to obtain the most accurate value.

| Description | Year Built | Units | Calc Value |
|--------------------------------------|------------|-------|------------|
| Elevator - Passenger | 1996 | 2 | |
| Cent A/C - Comm (Aprox 300 sqft/Ton) | 1996 | 80 | |

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 1/23/202

Property Information

Folio: 03-4117-005-0480

Property Address: 152 MIRACLE MILE Coral Gables, FL 33134-5406

Roll Year 2017 Land, Building and Extra-Feature Details

Land Information

The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.

| Land Use | Muni Zone | PA Zone | Unit Type | Units | Calc Value |
|----------|-----------|---------|------------|-----------|------------|
| GENERAL | CB | 6400 | Square Ft. | 24,839.00 | |

Building Information

The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.

| Building Number | Sub Area | Year Built | Actual Sq.Ft. | Living Sq.Ft. | Adj Sq.Ft. | Calc Value |
|-----------------|----------|------------|---------------|---------------|------------|------------|
| 1 | 1 | 1939 | | | 24,535 | |
| 1 | 2 | 1939 | | | 9,542 | |

Extra Features

The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.

| Description | Year Built | Units | Calc Value |
|--------------------------------------|------------|-------|------------|
| Cent A/C - Comm (Aprox 300 sqft/Ton) | 1996 | 80 | |
| Elevator - Passenger | 1996 | 2 | |

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 1/23/202

Property Information

Folio: 03-4117-005-0480

Property Address: 152 MIRACLE MILE

Full Legal Description

CORAL GABLES CRAFTS SEC PB 10-40

LOTS 3 THRU 10 & E10FT LOT 2

LESS E3.01FT OF LOT 10 BLK 3

LOT SIZE 206.990 X 120

OR 17951-0204 0198 5 (12)

Sales Information

| Previous Sale | Price | OR Book-Page | Qualification Description |
|---------------|-------|--------------|---|
| 01/01/1998 | \$0 | 17951-0204 | Sales which are disqualified as a result of examination of the deed |
| 02/01/1995 | \$0 | 00000-00000 | Sales which are disqualified as a result of examination of the deed |
| 12/01/1994 | \$0 | 00000-00000 | Sales which are disqualified as a result of examination of the deed |

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Version:

List of service addresses for January 2020 unsafe structures cases

N.B., for all of the exhibits that contain a mortgage, I included the entire mortgage to be complete, but suggest that you delete all but the first and signature pages for the copies that are to be placed on the agenda.

- 1) 152 Miracle Mile - This property was part of the October 2019 cases. The search date was current through 821-19. I updated the search on 1-22-20. The only change was that the City recorded an unsafe structures board order on 10-21-19. Verified that addresses on exhibits have not changed. Therefore, can use the same exhibits.

| | |
|---|---|
| <u>Owner (deed and PA address)</u> McBride Family Limited Partnership 2069 W Third St Cleveland, OH 44113-2502 | <u>Owner (RA address)</u> McBride Family Limited Partnership c/o Brian A. McBride Registered Agent 2824 Palm Beach Blvd Fort Myers, FL 33916-1503 |
| <u>Mortgagee (mortgage address)</u> Karen A. Skinner Personal Rep. of the Est. of Edward J. McBride P.O. Box 880 Ft. Myers, FL 33902-0880 | <u>Parking lot tenant (lease address)</u> Ponan Partners LLC c/o Gerald McBride 2824 Palm Beach Blvd Fort Myers, FL 33916-1590 |
| <u>Parking lot tenant (Sunbiz mailing address)</u> Ponan Partners LLC c/o Brian McBride 2069 W 3rd St Cleveland, OH 44113-2502 | <u>Parking lot tenant (RA address)</u> Ponan Partners LLC c/o Brian McBride Registered Agent 2824 Palm Beach Blvd Fort Myers, FL 33916-1590 |
| <u>Tenant (mailing address)</u> Barnes & Noble Booksellers, Inc. 122 Fifth Ave New York, NY 10011-5605 | <u>Tenant (RA address)</u> Barnes & Noble Booksellers, Inc. c/o Capitol Corporate Services, Inc. Registered Agent 515 East Park Ave, 2nd Floor Tallahassee, FL 32301-2524 |

CITY'S

EXHIBIT 2


[Home](#) [Citizen Services](#) [Business Services](#) [Back to Coral Gables.com](#)
Permits and Inspections: Search Results
[Logon](#) [Help](#) [Contact](#)
New Permit Search
Permit Search Results

| Permit#: | App. Date | Street Address | Type | Description | Status | Issue Date | Final Date | Fees Due |
|---------------|------------|------------------|------------------------------------|--|---------|------------|------------|----------|
| BL-20-01-4286 | 01/08/2020 | 152 MIRACLE MILE | MISCELLANEOUS WORK | REPLACE BROKEN STOREFRONT GLASS PANE @ BARNES & NOBLE \$950 | issued | 01/22/2020 | | 0.00 |
| RC-19-05-5820 | 05/28/2019 | 152 MIRACLE MILE | BLDG RECERT / CRB | BUILDING RECERTIFICATION (1939) CONSTRUCTION REGULATION BOARD CASE #19-9157 AND UNSAFE STRUCTURES | issued | 05/28/2019 | | 0.00 |
| EL-19-05-5847 | 05/28/2019 | 152 MIRACLE MILE | ELEC COMMERCIAL / RESIDENTIAL WORK | BUILDING RECERTIFICATION (1939) # 4 (PANELS), # 12 (EMERGENCY LIGHTS), # 13 (EGRESS LIGHTS), # 16 (EXIT LIGHTS), | pending | | | 0.00 |
| UP-16-03-7014 | 03/29/2016 | 152 MIRACLE MILE | UPFRONT FEE | UPFRONT FEE (FLAT ROOF) \$72,000 | final | 03/29/2016 | 03/29/2016 | 0.00 |
| BL-16-03-7015 | 03/29/2016 | 152 MIRACLE MILE | ROOF / LIGHT WEIGHT CONC | FLAT RE- ROOF GAF ROOF SYSTEM W/ GAF MINERAL SURFACE CAPSHEET \$72,000 | final | 05/02/2016 | 06/21/2016 | 0.00 |
| PU-14-06-2930 | 06/12/2014 | 152 MIRACLE MILE | PUBLIC RECORDS SEARCH | REQ CERT COPY OF RV96066486 AND INSPECTIONS | final | 06/13/2014 | 06/13/2014 | 0.00 |
| PU-14-06-2402 | 06/05/2014 | 152 MIRACLE MILE | PUBLIC RECORDS SEARCH | REQ A CD OF PERMIT 95100285 | final | 06/05/2014 | 06/05/2014 | 0.00 |
| CE-14-05-2780 | 05/07/2014 | 152 MIRACLE MILE | CODE ENF WARNING PROCESS | SPOKE WITH MANAGER FORM BARNES AND NOBLE RE WALLS HAVING BEEN CLEANED AND NEW FOOTPRINTS ON THEM | final | 05/12/2014 | 05/12/2014 | 0.00 |
| ZN-13-11-1884 | 11/04/2013 | 152 MIRACLE MILE | PAINT / RESURFACE FL / CLEAN | PRESSURE CLEAN AND PAINT EXTERIOR WALLS SW 6036 ANGORA (TAUPE) AND TRIM SW 6083 | final | 11/04/2013 | 11/27/2013 | 0.00 |

CITY'S

EXHIBIT

3

| | | | | | | | | |
|---------------|------------|------------------------|--|---|----------|------------|------------|--------|
| | | | | CONSERVATIVE GRAY (GRAY) \$13,900 | | | | |
| PW-13-11-1892 | 11/04/2013 | 152 MIRACLE MILE | OBSTRUCTION OF ROW W/LADDER PERMIT | OBSTRUCTION OF ROW W/ LADDER | final | 11/04/2013 | 01/22/2014 | 0.00 |
| CE-13-10-0280 | 10/04/2013 | 152 MIRACLE MILE | CODE ENF BOARD/MITIGATION | CASE 9450 PAYING ADMIN. COST OF \$75 | issued | 10/04/2013 | | 0.00 |
| CE-13-09-1245 | 09/24/2013 | 152 MIRACLE MILE | CODE ENF WARNING PROCESS | WT11084 105-29 CITY CODE (GRA) GRAFFITI ALONG FRONT OF BUILDING. MUST REMOVE WITHIN 72 HOURS. | final | 09/24/2013 | 09/24/2013 | 0.00 |
| CE-13-09-0233 | 09/05/2013 | 152 MIRACLE MILE | CODE ENF TICKET PROCESS - NO RUNNING FINE | T43887 54-29 CITY CODE (TRA) TRASH AND DEBRIS ON FLOOR INSIDE DUMPSTER ENCLOSURE | approved | | | 0.00 |
| CE-13-07-1956 | 07/30/2013 | 152 MIRACLE MILE | CODE ENF TICKET PROCESS DAILY RUNNING FINE | T44717 5-1908 ZONING CODE (SIW) BANNERS WITHIN 10' OF STOREFRONT CONSIDERED SIGN IN WINDOW AND REQUIRE PERMITS | final | 07/30/2013 | 10/11/2013 | 0.00 |
| CE-13-07-1869 | 07/29/2013 | 152 MIRACLE MILE | CODE ENF WARNING PROCESS | WT2174 5-1908 ZONING CODE (SIW) BANNERS IN FRONT WINDOW | final | 07/29/2013 | 07/29/2013 | 0.00 |
| CE-13-07-1868 | 07/29/2013 | 152 MIRACLE MILE | CODE ENF TICKET PROCESS DAILY RUNNING FINE | T44715 54-117 CITY CODE (ROC) FARRIS WASTE SERVICES ROLL OFF CONTAINER WITHOUT OBTAINING FRANCHISE AGREEMENT WITH CITY | issued | 07/29/2013 | | 500.00 |
| CE-13-07-1866 | 07/29/2013 | 152 MIRACLE MILE | CODE ENF TICKET PROCESS DAILY RUNNING FINE | T44715 105-27 CITY CODE (GRA) GRAFFITI ON BALLARD BY DUMPSTER AND ELECTRIC METER PANELS @ REAR OF BUILDING | final | 07/29/2013 | 10/11/2013 | 0.00 |
| CE-13-07-1546 | 07/23/2013 | 152 MIRACLE MILE | CODE ENF WARNING PROCESS | WT12159 54-117 CITY CODE (ROC) RECYCLING CONTAINER COMPANY NOT REGISTERD WITH CITY (FRNACHISE AGREEMENT) AND MUST BE REMOVED | final | 07/23/2013 | 07/23/2013 | 0.00 |
| CE-13-07-1544 | 07/23/2013 | 152 MIRACLE MILE | CODE ENF WARNING PROCESS | WT12159 105-27 CITY CODE (GRA) GRAFFITI ON PROPERTY AT ELEC PANEL AT REAR, DUMPSTER ENCLOSURE BALLARD, AND LIGHT POLE IN PARKING LOT | final | 07/23/2013 | 07/23/2013 | 0.00 |

| | | | | | | | | |
|---------------|------------|------------------------|---|--|-------|------------|------------|------|
| CE-13-07-0407 | 07/08/2013 | 152 MIRACLE MILE | CODE ENF TICKET PROCESS - NO RUNNING FINE | T45543 54-29 CITY CODE (TRA) TRASH AND DEBRIS AROUND DUMPSTER (IE WOOD PALLETS AND SCRAPS) CERT MAIL 91 7108 2133 3932 6151 3703 | final | 07/08/2013 | 07/10/2013 | 0.00 |
| CE-13-06-0518 | 06/07/2013 | 152 MIRACLE MILE | CODE ENF WARNING PROCESS | WT11987 54-29 CITY CODE (TRA) OVERFLOWING DUMPSTER, PALLETS, AND BLINDS ON FLOOR NEXT TO DUMPSTER CERT MAIL 91 7108 2133 3932 6151 3581 | final | 06/07/2013 | 06/10/2013 | 0.00 |
| PW-12-04-7896 | 04/09/2012 | 152 MIRACLE MILE | OBSTRUCTION OF ROW PERMIT | OBSTRUCTION OF RIGHT OF WAY OBSTRUCTION IS FOR 3502 SF PERMIT WAS PRO-RATED FOR 5 DAYS MUST OBTAIN CM'S APPROVAL BEFORE STARTING WORK | final | 04/17/2012 | 05/21/2013 | 0.00 |
| BL-11-12-6277 | 12/16/2011 | 152 MIRACLE MILE | ROOF / LIGHT WEIGHT CONC | RE ROOF \$87, 900 FLAT ONLY | final | 12/20/2011 | 01/31/2012 | 0.00 |
| CE-10-07-4290 | 07/02/2010 | 152 MIRACLE MILE | CODE ENF WARNING PROCESS | WT5731 CH.62- 133 CITY CODE (ORW) @ 3:10PM PLACING OBSTRUCTIONS ON PUBLIC RIGHT OF WAY WHICH CAUSE A HAZARD TO LIFE SAFETY IS PROHIBITED. (ROLL-OFF CONTAINER DROPPED OFF ON ALLEY) | final | 07/02/2010 | 07/13/2010 | 0.00 |
| RV-08-12-1525 | 12/23/2008 | 152 MIRACLE MILE | REVISION TO PERMIT | PARKING LOT RESURFACE & RESTRIPING \$7,500 | final | 04/09/2009 | 04/09/2009 | 0.00 |
| ZN-08-08-0894 | 08/21/2008 | 152 MIRACLE MILE | ASPHALT - RESURFACE / SEALANT | PARKING LOT RESURFACE & RESTRIPING \$7,500 | final | 11/07/2008 | 04/16/2009 | 0.00 |
| AB-08-08-0718 | 08/14/2008 | 152 MIRACLE MILE | BOA COMPLETE (LESS THAN \$75,000) | RESUBMITTAL - PARKING LOT RESURFACE & RESTRIPING \$20000 | final | 08/14/2008 | 04/16/2009 | 0.00 |
| CE-08-05-0728 | 05/09/2008 | 152 MIRACLE MILE | CODE ENF WARNING PROCESS | WT77465 SEC 105-27 CC (GRA) GRAFFITI EXISTS ON WALL(S) OF BUILDING, WHICH IS PROHIBITED, MUST BE REMOVED. (BARNES & NOBLE) | final | 05/09/2008 | 05/13/2008 | 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: | BARNES & NOBLE | Inspection Date: | 5/8/2019 |
| Address: | 152 Miracle Mile | InspectionType: | AA-Tactical, Mercantile Core |
| City: | Coral Gables | Inspected By: | Terrance J. Daniel 305-441-5776 tdaniel@coralgables.com |
| Suite: | | Occ. Sq. Ft.: | 18000 |
| | | Occupant Number: | 011913 |

| Insp. Result | Location | Code Set | Code |
|--------------|----------|---------------------------------------|-----------------------------------|
| Fail | Floor 1 | FL NFPA 101 2015 Sprinkler systems | 9.11.1 - Maintenance and Testing. |

Inspector Comments: All automatic sprinkler and standpipe systems required by this Code shall be inspected, tested, and maintained in accordance with NFPA 25, Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems.

| | | | |
|-------------|---------|---|---|
| Fail | Floor 1 | NFPA 72 2013 Chapter 14 Inspection, Testing, and Maintenance | 14.2.2.1.1 - Fire Alarm-Must be Tested & Inspected Annually |
|-------------|---------|---|---|

Inspector Comments: Inspection, testing, and maintenance programs shall satisfy the requirements of this Code and conform to the equipment manufacturer's published instructions.

TAG PANEL REFLECTING THAT THE TEST AND INSPECTION WERE COMPLETED

| | | | |
|-------------|---------|------------------------------|--|
| Fail | Floor 1 | FL NFPA 101 2015 Tactical | 4.6.12.1 - Fire Alarm system tagged and free of trouble conditions |
|-------------|---------|------------------------------|--|

Inspector Comments: Whenever or wherever any device, equipment, system, condition, arrangement, level of protection, fire-resistive construction, or any other feature is required for compliance with the provisions of this Code, such device, equipment, system, condition, arrangement, level of protection, fire-resistive construction, or other feature shall thereafter be continuously maintained. Maintenance shall be provided in accordance with applicable NFPA requirements or requirements developed as part of a performance-based design, or as directed by the authority having jurisdiction.

| | | | |
|-------------|---------|---|---|
| Fail | Floor 2 | FL NFPA 01 2015 Chapter 12 Features of Fire Protection | 12.3.3.2 - Damaged gypsum walls or ceilings |
|-------------|---------|---|---|

CITY'S

EXHIBIT

4

Inspector Comments: Where required, fire-rated gypsum wallboard walls or ceilings that are damaged to the extent that through openings exist, the damaged gypsum wallboard shall be replaced or returned to the required level of fire resistance using a listed repair system or using materials and methods equivalent to the original construction.

CEILING TILES MISSING

Fail Floor 2 FL NFPA 101 2015 Stairs 7.2.2.4.2 - Continuity.

Inspector Comments: Required guards and handrails shall continue for the full length of each flight of stairs. At turns of new stairs, inside handrails shall be continuous between flights at landings.

INSIDE STAIRS MISSING HANDRAIL

Fail Floor 2 NFPA 72 2013 Chapter 14 Inspection, Testing, and Maintenance 14.2.2.1.1 - Fire Alarm-Must be Tested & Inspected Annually

Inspector Comments: Inspection, testing, and maintenance programs shall satisfy the requirements of this Code and conform to the equipment manufacturer's published instructions.

PENDING TAG

A re-inspection will occur on or after 6/10/2019.

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.

Company Representative:

SOF
78781
5/8/2019 2:22:19 PM
Signature valid only in mobile eyes documents
SIGNATURE ON FILE
5/8/2019

Inspector:

Terrance J. Daniel
78781
5/8/2019 2:22:19 PM
Signature valid only in mobile eyes documents
Terrance J. Daniel
5/8/2019

Ref: 78781



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 0702

MCBRIDE FAM LTD PARTNERSHIP
2069 W 3 ST
CLEVELAND, OH 44113

RE: 152 MIRACLE MILE
FOLIO # 03-4117-005-0480
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(f), a Florida Registered Architect or Professional Engineer must inspect said building and a **completed** Recertification Report ("Report") must be submitted by you to this Department within **ninety (90) calendar days from the date of this letter**. A completed Report includes 1) cover letter(s) stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form and 5) Parking Lot Guardrails Requirements Form; no additional documents or photographs are necessary. Note all paperwork submitted must be the original signed and sealed documents (no copies). Submittal of the Report does not constitute recertification; it must be approved by this Department and the Letter of Recertification must be issued.

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

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

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

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

Thank you for your prompt attention to this matter.

Manuel Z. Lopez, P.E.
Building Official

CITY'S

EXHIBIT

5

[FAQs > \(https://www.usps.com/faqs/uspstracking-faqs.htm\)](https://www.usps.com/faqs/uspstracking-faqs.htm)**Track Another Package +****Tracking Number:** 70182290000166920702

Remove X

Your item has been delivered and is available at a PO Box at 8:57 am on February 21, 2019 in CLEVELAND, OH 44101.



February 21, 2019 at 8:57 am
Delivered, PO Box
CLEVELAND, OH 44101

Feedback

Tracking History**February 21, 2019, 8:57 am**

Delivered, PO Box

CLEVELAND, OH 44101

Your item has been delivered and is available at a PO Box at 8:57 am on February 21, 2019 in CLEVELAND, OH 44101.

February 19, 2019, 8:52 am

Arrived at Unit

CLEVELAND, OH 44101

February 16, 2019, 1:50 pm

Delivery Attempted - No Access to Delivery Location

CLEVELAND, OH 44113

February 16, 2019, 9:07 am

Delivery Attempted - No Access to Delivery Location

CLEVELAND, OH 44113

February 15, 2019, 4:32 pmDelivery Attempted - No Access to Delivery Location
CLEVELAND, OH 44113**February 15, 2019, 11:49 am**Out for Delivery
CLEVELAND, OH 44113**February 14, 2019, 11:23 pm**Departed USPS Regional Facility
CLEVELAND OH DISTRIBUTION CENTER**February 14, 2019, 10:52 am**Arrived at USPS Regional Facility
CLEVELAND OH DISTRIBUTION CENTER**February 13, 2019**

In Transit to Next Facility

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

Feedback

Product Information

See Less ^

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



The City of Coral Gables

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

5/16/2019

MCBRIDE FAM LTD PARTNERSHIP
2069 W 3 ST
CLEVELAND, OH 44113

RE: 152 MIRACLE MILE
FOLIO # 03-4117-005-0480

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 28, 2019

McBride Fam LTD Partnership
2069 West 3rd Street
Cleveland, Ohio 44113

ADDRESS: 152 Miracle Mile
PROPERTY FOLIO #: 03-4117-005-0480

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", with a stylized flourish at the end.

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. 19-9157

vs.

MCBRIDE FAMILY LIMITED PARTNERSHIP
2069 W Third Street
Cleveland, Ohio 44113-2502

Return receipt number:

7018 2290 0001 6693 8370

Respondent.

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

Date: September 23, 2019

Re: **152 Miracle Mile**, Coral Gables, Florida 33134-5406 and legally described as Lots 3 thru 10 & E10FT Lot 2 less E3.01FT of Lot 10, Block 3, of CORAL GABLES CRAFTS SECTION, according to the Plat thereof, as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4117-005-0480 ("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.

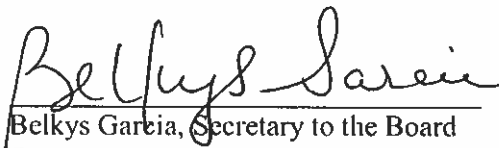
Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134, on October 7, 2019, at 2:00 p.m.

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.

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c:

McBride Family Limited Partnership, c/o Brian A. McBride, 2824 Palm Beach Boulevard, Fort Myers, Florida 33916-1503

Karen A. Skinner, Personal Rep. of the Est. of Edward J. McBride, P.O. Box 880, Fort Myers, Florida 33902-0880

Ponan Partners LLC, c/o Gerald McBride, 2824 Palm Beach Boulevard, Fort Myers, Florida 33916-1590

Ponan Partners LLC, c/o Brian McBride, 2069 W 3rd Street, Cleveland, Ohio 44113-2502

Ponan Partners LLC, c/o Brian McBride, 2824 Palm Beach Boulevard, Fort Myers, Florida 33916-1590

Barnes & Noble Booksellers, Inc., 122 Fifth Avenue, New York, New York 10011-5605

Barnes & Noble Booksellers, Inc., c/o Capitol Corporate Services, Inc., 515 East Park Avenue, 2nd Floor, Tallahassee, Florida 32301-2524



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 19-9157

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 152 Miracle Mile, ON 9-23-19
AT 10¹⁵ am.

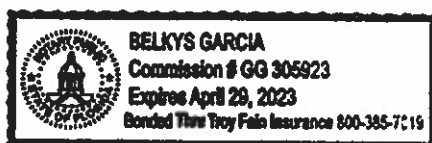
Claudio Ramos
Employee's Printed Name

[Signature]
Employee's Signature

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

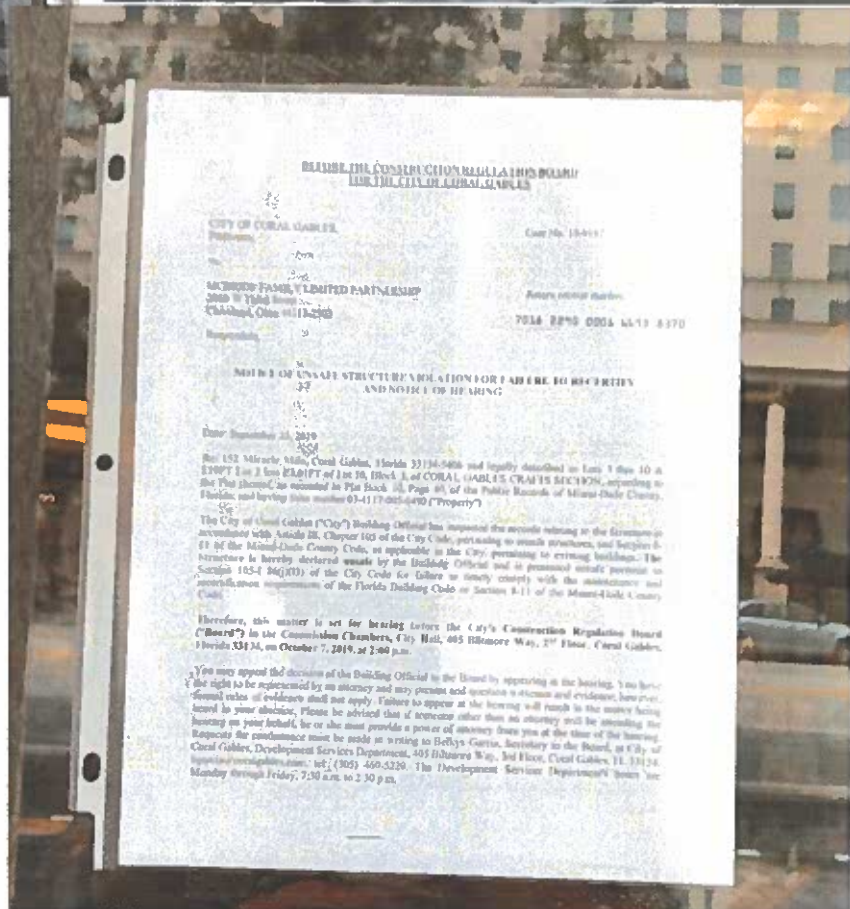
Sworn to (or affirmed) and subscribed before me this 23rd day of September, in
the year 2019, by Claudio Ramos who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

152 MIRACLE MILE



This instrument prepared by and
after recording return to:
Belkys Garcia
Secretary to the Construction
Regulation Board
Development Services Department
City of Coral Gables
405 Biltmore Way, 3rd Floor
Coral Gables, FL 33134-5717

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,

Case No. 19-9157

Petitioner,

vs.

MCBRIDE FAMILY LIMITED PARTNERSHIP
2069 W. Third Street
Cleveland, Ohio 44113-2502

Respondent.

NOTICE OF ORDER DECLARING STRUCTURE UNSAFE

This cause was brought before the Construction Regulation Board ("Board") of the City of Coral Gables ("City"), on October 7, 2019, on the Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing ("Notice"). The Board, having heard the arguments of the parties and having considered any evidence presented, hereby enters this Order Declaring Structure Unsafe ("Order") and finds, concludes, and orders as follows:

Findings of Fact

1. The City properly served all required notices on the owner, MCBRIDE FAMILY LIMITED PARTNERSHIP, and any lienholders of record for the structure located on the property at **152 Miracle Mile**, having folio number 03-4117-005-0480 (the "Structure").
2. As of the date of this Notice the Structure has failed to comply with the inspection report requirement and minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, required by Section 8-11 of the Miami-Dade County Code ("Report"). Therefore, **the Structure is presumed and is hereby declared unsafe** pursuant to Section 105-186(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.

Order

3. It is, therefore, **ORDERED**: The Owner shall take the Required Action as follows: a) the owner shall recertify the structure, to include permits and inspections, if applicable, and submittal of the Recertification Report within 60 days of the date of this Order; b) if the requirements are not completed within the 60 days the owner shall pay a daily fine of \$250 for each day the violation continues.
4. *Request for compliance inspection.* It is the responsibility of the Owner to request an inspection of City records and of the Property, as applicable, to determine compliance with this Order and to notify the City of any compliance action taken.
5. *Payment of costs, fines, and demolition by City.* The Owner shall pay, within 7 days of the date of this Order, the City's administrative costs to date of \$600, in addition to the costs of recording this Order. If the Owner does not comply with any of the applicable deadlines above, the Building Official may immediately and without further order from this Board, order that the structure be vacated, boarded, secured, and posted (including, but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy and the City may demolish the Structure. The City may sell as salvage or require the demolition contractor to dispose of the contents of the Structure. In addition, the Owner shall pay a fine of \$250 for each day the violation continues past the date set for compliance, for which the City shall have a lien against the Owner and the Property. The Board may also enter an order of demolition and assess all costs of the proceedings and demolition and other required action for which the City shall have a lien against the Owner and the Property. Until the Structure is recertified in compliance the terms of this Order, the City shall not issue any further development approvals for the Property, including, but not limited to, building permits, unless the development approval is required to comply with the terms of this Order.
6. Lien for costs and notice to subsequent purchasers. The City shall have a special assessment lien for its administrative costs, the costs of corrective action, and any fines imposed by the Board, including but not limited to, securing the Structure and demolition ("Costs"), against the real and personal property of the Owner, including the Property. The lien for Costs shall have equal dignity with a lien for taxes. In order to have this lien, the City shall record this Order and an affidavit for any additional Costs, as applicable. Once recorded in the Public Records of Miami-Dade County, Florida, a copy of this Order shall constitute notice to any subsequent purchasers, successors in interest, or assigns, and the findings herein shall be binding upon the Owner and any subsequent purchasers, successors in interest or assigns.
7. City's remedies are cumulative. This Order notwithstanding, the City may enforce its code by any other lawful means.
8. NOTICE: If the Respondent does not comply with the terms of this Order, the City may issue a Notice of Non-Compliance ("Notice"). The Respondent may request an administrative hearing that shall be strictly limited to determining whether the Respondent complied with the terms of this Order. Requests for a hearing 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 33134-5717, bgarcia@coralgables.com, tel: (305) 460-5229. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m. Failure to request an administrative hearing within seven (7) days after service of the Notice shall constitute a waiver of the Respondent's right to the hearing. The Respondent shall be liable for the reasonable costs of the administrative hearing, if the Respondent does not prevail at the hearing.

DONE AND ORDERED at the City of Coral Gables, Miami-Dade County, Florida, on this 9th of October, 2019.

CONSTRUCTION REGULATION BOARD
OF THE CITY OF CORAL GABLES


Secretary to the Board

Notice of Deadline to Appeal

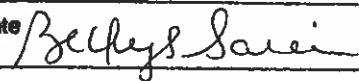
PURSUANT TO SECTION 105-192(b) OF THE CITY CODE, AN APPEAL OF THIS ORDER MAY BE FILED IN THE CIRCUIT COURT IN MIAMI-DADE COUNTY, FLORIDA, WITHIN THIRTY (30) DAYS OF THE FILING OF THIS ORDER.

McBride Family Limited Partnership, c/o Brian A. McBride, 2824 Palm Beach Boulevard, Fort Myers, Florida 33916-1503
Karen A. Skinner, Personal Rep. of the Est. of Edward J. McBride, P.O. Box 880, Fort Myers, Florida 33902-0880
Ponam Partners LLC, c/o Gerald McBride, 2824 Palm Beach Boulevard, Fort Myers, Florida 33916-1590
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Barnes & Noble Booksellers, Inc., 122 Fifth Avenue, New York, New York 10011-5605
Barnes & Noble Booksellers, Inc., c/o Capitol Corporate Services, Inc., 515 East Park Avenue, 2nd Floor, Tallahassee, Florida 32301-2524

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I, HEREBY CERTIFY that the foregoing is a true
and correct copy of the original on file in this office.

10-9-19

Date 
Clerk of the Construction Regulation Board
City of Coral Gables

City of Coral Gables

405 Biltmore Way
Coral Gables, FL 33134
www.coralgables.com



Meeting Minutes

Monday, October 7, 2019

2:00 PM

City Hall, Commission Chambers

Construction Regulation Board

***Chairperson Anthony Bello
Vice Chairperson Jill Daley
Board Member Luis Arevalo
Board Member Andres J. Correa
Board Member Ignacio Permuy***

CALL TO ORDER

Meeting was called to order by Chairperson, Anthony Bello.

ROLL CALL

Present: 3 - Board Member Correa, Chair Bello and Vice Chairperson Daley

Absent: 1 - Board Member Arevalo

Excused: 1 - Board Member Permuy

APPROVAL OF THE MINUTES

19-9164 Construction Regulation Board Minutes of September 16, 2019

A motion was made by Board Member Correa, seconded by Vice Chairperson Daley, that this matter be approved. The motion passed by the following vote.

Yeas: 3 - Board Member Correa, Chair Bello and Vice Chairperson Daley

Absent: 1 - Board Member Arevalo

Excused: 1 - Board Member Permuy

PUBLIC HEARING

19-9162 627 Anastasia Avenue

Complied prior to Hearing.

19-9160 635 Anastasia Avenue

Complied prior to Hearing.

19-9163 35 Antilla Avenue

Administrative extension granted by the Building Official prior to Hearing.

19-9155 350 Bird Road

Respondents were present.

The owner shall recertify the structure within 90 days of the Board's Order; to include permits and inspections, if applicable, and submittal of the Recertification Report. If the requirement is not completed within the 90 days the owner shall pay a daily fine of \$250 for each day the violation continues.

A motion was made by Vice Chairperson Daley, seconded by Board Member Correa, that this matter be approved. The motion passed by the following vote.

Yeas: 3 - Board Member Correa, Chair Bello and Vice Chairperson Daley

Absent: 1 - Board Member Arevalo

Excused: 1 - Board Member Permuy

19-9153**61 Edgewater Drive**

Respondents were present.

The owner shall recertify the structure within 90 days of the Board's Order; to include permits and inspections, if applicable, and submittal of the Recertification Report. If the requirement is not completed within the 90 days the owner shall pay a daily fine of \$250 for each day the violation continues.

A motion was made by Board Member Correa, seconded by Vice Chairperson Daley, that this matter be approved. The motion passed by the following vote.

Yeas: 3 - Board Member Correa, Chair Bello and Vice Chairperson Daley

Absent: 1 - Board Member Arevalo

Excused: 1 - Board Member Permuy

19-9152**90 Edgewater Drive**

The Case was continued due to insufficient quorum. One Board Member recusal and one Member absent.

19-9159**328 Minorca Avenue**

Complied prior to Hearing.

19-9157**152 Miracle Mile**

Respondents were present.

The owner shall recertify the structure within 60 days of the Board's Order; to include permits and inspections, if applicable, and submittal of the Recertification Report. If the requirement is not completed within the 60 days the owner shall pay a daily fine of \$250 for each day the violation continues.

A motion was made by Vice Chairperson Daley, seconded by Board Member Correa, that this matter be approved. The motion passed by the following vote.

Yeas: 3 - Chair Bello, Vice Chairperson Daley and Board Member Correa

Absent: 1 - Board Member Arevalo

Excused: 1 - Board Member Permuy

19-9161**1800 Ponce de Leon Boulevard**

Respondents were present.

The owner shall recertify the structure within 90 days of the Board's Order; to include permits and inspections, if applicable, and submittal of the Recertification Report. If the requirement is not completed within the 90 days the owner shall pay a daily fine of \$250 for each day the violation continues.

A motion was made by Vice Chairperson Daley, seconded by Board Member Correa, that this matter be approved. The motion passed by the following vote.

Yeas: 3 - Chair Bello, Board Member Correa and Vice Chairperson Daley

Absent: 1 - Board Member Arevalo

Excused: 1 - Board Member Permuy

19-9158

1930 Ponce de Leon Boulevard

Respondents were present.

The owner shall recertify the structure within 90 days of the Board's Order; to include permits and inspections, if applicable, and submittal of the Recertification Report. If the requirement is not completed within the 90 days the owner shall pay a daily fine of \$250 for each day the violation continues.

A motion was made by Vice Chairperson Daley, seconded by Board Member Correa, that this matter be approved. The motion passed by the following vote.

Yeas: 3 - Chair Bello, Board Member Correa and Vice Chairperson Daley

Absent: 1 - Board Member Arevalo

Excused: 1 - Board Member Permuy

19-9154

640 Santander Avenue

Respondents were present.

The owner shall recertify the structure within 90 days of the Board's Order; to include permits and inspections, if applicable, and submittal of the Recertification Report. If the requirement is not completed within the 90 days the owner shall pay a daily fine of \$250 for each day the violation continues.

A motion was made by Vice Chairperson Daley, seconded by Board Member Correa, that this matter be approved. The motion passed by the following vote.

Yeas: 3 - Chair Bello, Vice Chairperson Daley and Board Member Correa

Absent: 1 - Board Member Arevalo

Excused: 1 - Board Member Permuy

19-9156

5530 S.W. 8th Street

Complied prior to Hearing.

HISTORIC PROPERTIES

None

DISCUSSION ITEMS

Board Members were advised the November and December Hearings have been cancelled.

ADJOURNMENT

Meeting was adjourned by Chairperson, Anthony Bello.

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 19-9157

vs.

MCBRIDE FAMILY LIMITED PARTNERSHIP
2069 WEST 3RD ST
CLEVELAND, OH 44113

Return receipt number:

7019 1120 0000 2229 2831

Respondent.

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

Date: January 27, 2020

Re: 152 MIRACLE MILE, CORAL GABLES, FL 33134-5406, LOTS 3 THRU 10 & E10FT LOT 2
LESS E3.01FT OF LOT 10 BLK 3 CORAL GABLES CRAFTS SEC PB 10-40 and 03-4117-005-0480
("Property").

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 8-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. **The Structure is hereby declared unsafe** by the Building Official and is presumed unsafe pursuant to Section 105-I 86(j)(13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134, on February 10, 2020, 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 Virginia Goizueta, Acting Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, vgoizueta@coralgables.com, tel.: (305) 460-5250. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 p.m.

If the Required Action is not completed before the above hearing date, the Building Official may order

CITY'S

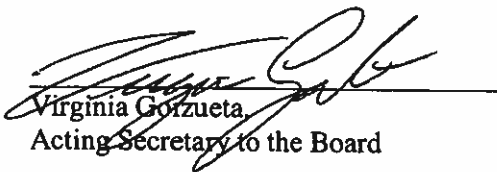
EXHIBIT

6

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.


Virginia Gorzqueta
Acting Secretary to the Board

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c:

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Karen A. Skinner, Personal Rep. of the Est. of Edward J. McBride, P.O. Box 880, Fort Myers, Florida 33902-0880
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Barnes & Noble Booksellers, Inc., c/o Capitol Corporate Services, Inc., 515 East Park Avenue, 2nd Floor, Tallahassee, Florida 32301-2524



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 19-9157

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 152 Miracle Mile, ON 1/27/2020
AT 9:10 AM.

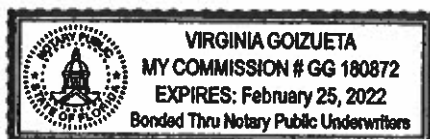
JOSE IGLESIAS
Employee's Printed Name

[Signature]
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 27 day of January, in
the year 2020, by Jose Iglesias who is personally known to
me.

My Commission Expires:

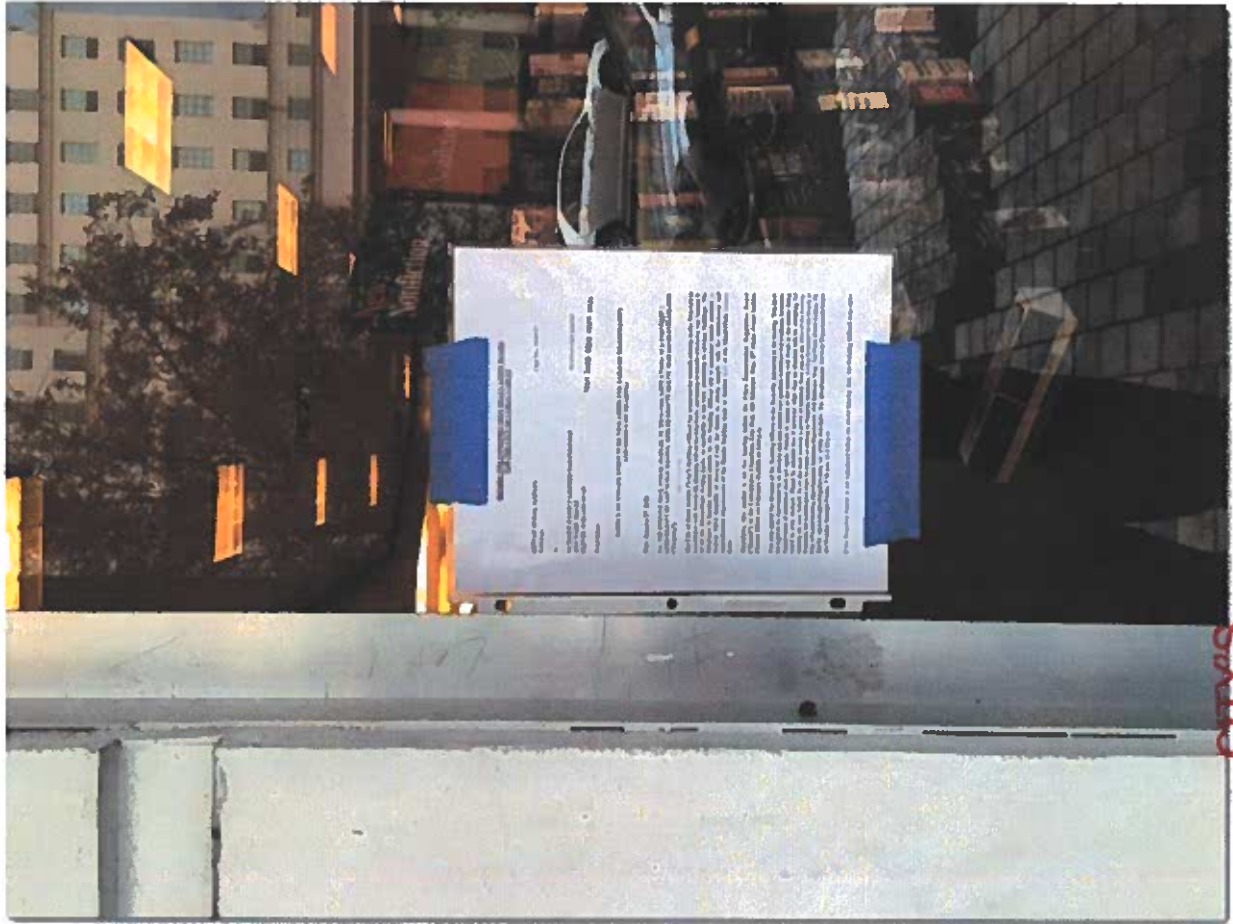


CITY'S

EXHIBIT

7

[Signature]
Notary Public



Return to: (enclose self-addressed stamped envelope)

SPECIAL WARRANTY DEED

RAMCO FORM 03

Name:

Brian A. McBride, General Partner

Address:

2069 West Third St.
Cleveland, Ohio 44113

This instrument Prepared by:

Gerald McBride

Address:

P.O. Box 9249
Fort Myers, Florida 33902

Property Appraisers Parcel Identification (Folio) Number(s):

See Attached Exhibit "A"

Grantee(s) S.S. #s):

Cleveland Paper & Printing Co., Inc. 1987

OFF. REC. 17951 PG 0204

98R030721 1998 JAN 22 14:29

DOCSTPOEE 29,400.00 SURTX 22,050.00
HARVEY RUVIN, CLERK DADE COUNTY, FL

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Special Warranty Deed Made the 15th day of January A.D. 19 98 by
ARTHUR B. MCBRIDE, TRUSTEE under that certain Arthur B. McBride
hereinafter called the grantor, to
Revocable Trust, dated May 9, 1985.

MCBRIDE FAMILY LIMITED PARTNERSHIP, a Delaware Limited Partnership
whose post office address is

2069 West Third St. - Cleveland, Ohio 44113
hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and their heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations) (\$10.00)

Witnesseth: That the grantor, for and in consideration of the sum of \$ TEN DOLLARS and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in
County, State of Florida, viz:

PARCEL NO. 1: The East 10 feet of Lot 2, and all Lots 3, 4, 5, 6, 7, 8, 9, and Lot 10 less the East 3.01 feet of Lot 10 and Lots 30, 31, 32, 33, 34, 35, 36, 37, 38, and 39 in Block 3, of CRAFTS SECTION OF CORAL GABLES, according to the Plat thereof, recorded in Plat Book 10, at Page 40, of the Public Records of Dade County, Florida.

PARCEL NO. 2: Lots 1, 2, 3, 8 and 9, of TOWNSITE OF HARDING, according to the Plat thereof, recorded in Plat Book 34, at Page 4, of the Public Records of Dade County, Florida.

That the above described property is not the constitutional homestead of the Grantor as he permanently resides in Ohio.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

In Witness Whereof, the said grantor has hereunto set hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Claudia T. Hughes
Witness Signature (as to Grantor)

Claudia T. Hughes
Printed Name

Darlene L. Buccinieri
Witness Signature (as to Grantor)

Darlene L. Buccinieri
Printed Name

Witness Signature (as to Co-Grantor, if any)

Arthur B. McBride
Grantor Signature

Arthur B. McBride, Trustee
Printed Name

P.O. Box 9249 - Ft. Myers, Fla. 33902
Post Office Address

Co-Grantor Signature, if any

CITY'S

EXHIBIT

9

Bellin Pratt & Fuentes Architects, LLC

Marshall R. Bellin, Architect • Glenn H. Pratt, Architect • David A. Fuentes, Architect

AA 26000863

May 10, 2019

Mr. Manuel Z. Lopez, P.E., Building Official
Building and Zoning Department
City of Coral Gables, City Hall
405 Biltmore Way, Coral Gables, Florida 33134

Re: 152 Miracle Mile Recertification,
Folio # 03-4117-005-0480

Dear Mr. Lopez,

In accordance with your letter to McBride Family Ltd. Partnership, owner of the above referenced property, I have been asked to inspect, prepare and submit a written report for the recertification of the above referenced structure as per the requirements of Dade County Ordinance #01-112, Section 7-10-01.

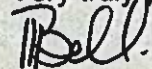
Pursuant to the General Considerations for the Notice of Required Inspection report; I elected to use the Minimum Inspection Procedural Guidelines for Building Recertification due to the apparent good condition of the structure. Good visual accessibility and the apparent good condition of the structure did not warrant the need for invasive manual examinations or testing procedures.

Attached for your review is my signed and sealed report as required by and identified in the Notice of Required Inspection for the recertification of this building. I have visually inspected the building and personally viewed a sufficient number of typical structural members that I may reasonably conclude that the above referenced building is sound and structurally safe. There are a few areas in which minor repairs should be done. There are a number of roof leaks which should be repaired and damaged drop ceiling tiles replaced. From the second floor there is a wood stair that leads to the roof of the first floor below on the south side of the building that should be replaced. Provide emergency lighting for first floor retail space

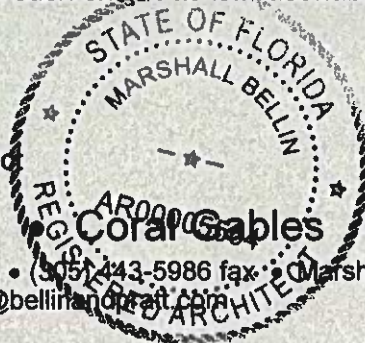
Also attached for your review is the Electrical Engineer's signed and sealed report as required by and identified in the Notice of Required Inspection for the electrical recertification. The electrical inspection was done by Mr. David Guirola of Guirola & Associates, P.A., Engineering Consultants - CA#09112.

As a matter of routine, and in order to avoid any possible future misunderstandings, nothing in this letter or the attached reports should be construed, directly or indirectly, as a guarantee for any portion of the structure. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the building, based upon careful evaluation of observed conditions, to such extent as is reasonably possible.

Very truly yours,



Marshall Bellin, Architect



5-22-19

285 Sevilla Avenue • Coral Gables • Florida • U.S.A • 33134-6613

(305) 447-1927/443-0009 office • (305) 443-5986 fax • Marshall's cell (305) 274-6000 • Glenn's cell (305) 491-4288
Marshall Bellin E-Mail: marshall@bellinandpratt.com • Glenn H. Pratt E-Mail: glenn@bellinandpratt.com

CITY'S

EXHIBIT



MIAMI-DADE COUNTY, FLORIDA

BUILDING DEPARTMENT

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING'S STRUCTURAL RECERTIFICATION

INSPECTION COMMENCED

Date: May 7, 2019

INSPECTION MADE BY: Marshall Bellin, Architect

SIGNATURE: *MBellin*

INSPECTION COMPLETED

Date: May 10, 2019

PRINT NAME: Marshall Bellin, Architect RA#5564

TITLE: Architect, Bellin & Pratt Architects, LLC

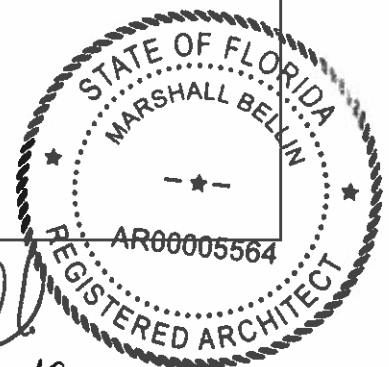
ADDRESS: 285 Sevilla Ave. / 2nd Floor
Coral Gables, FL 33134

1. DESCRIPTION OF STRUCTURE

- a. Name of Title: **McBride Family Ltd. Partnership**
- b. Street Address: **152 Miracle Mile, , Coral Gables, Florida**
- c. Legal Description:
- d. Owners Name: **McBride Family Ltd. Partnership**
- e. Owners Mailing Address: **2069 W. 3rd Street, Cleveland, Oh. 44113**
- f. Folio Number of Building: **03-4117-005-0480**
- g. Building Code Occupancy Classification: **Commercial ("C") - Retail**
- h. Present Use: **Book Store**
- i. General Description, Type of Construction, Size, Number of Stories, and Special Features

Additional Comment:

**Reinforced concrete column & beam construction.
2 story retail space of approximately 35,000 sq. ft.**



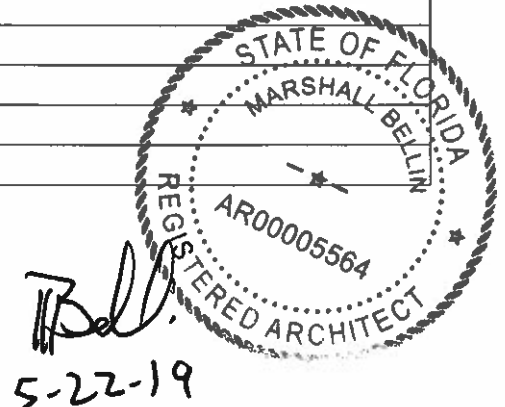
MBellin
5-22-19

2. PRESENT CONDITION OF STRUCTURE

| | |
|---|-----------------------------|
| a. General alignment (good, fair, poor – explain if significant) | |
| 1. Bulging | Good / none observed |
| 2. Settlement | Good / none observed |
| 3. Deflections | Good / none observed |
| 4. Expansion | Good / none observed |
| 5. Contraction | Good / none observed |
| b. Portion showing distress (Note beams, columns, structural walls, floors, roofs, other) | |
| None observed | |
| c. Surface conditions – describe general conditions of finish, note cracking, spalling, peeling, signs of moisture penetration & stains. | |
| Good / none observed | |
| d. Cracks – note location in significant members. Identify crack size as HAIRLINE if barely discernable; FINE if less than 1 mm in width; MEDIUM if between 1 and 2 mm in width; WIDE if over 2 mm. | |
| None observed | |
| e. General extent of deterioration – cracking or spalling of concrete or masonry; oxidation of metals; rot or borer attack in wood. | |
| Good / none observed | |
| f. Previous patching or repairs. | |
| Various areas show some stucco patching | |
| g. Nature of present loading indicate residential, commercial, other estimate magnitude. | |
| Commercial - Retail | |

3. INSPECTIONS

| |
|--|
| a. Date of notice of required inspection |
| February 11, 2019 |
| b. Date(s) of actual inspection |
| May 7 and May 8, 2019 |
| c. Name and qualification of individual submitting inspection report: |
| Marshall Bellin, Architect (AR-0005564) |
| d. Description of any laboratory or other formal testing, if required, rather than manual or visual procedures |
| None required / visual inspection |
| e. Structural repair note appropriate line: |
| 1. None required (X) |
| 2. Required (describe and indicate acceptance) |



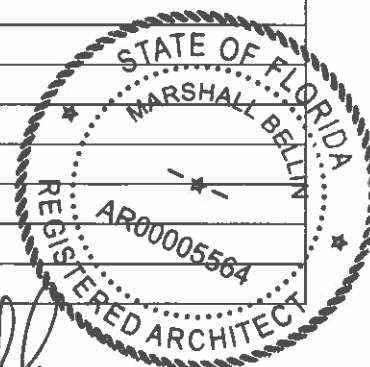
4. SUPPORTING DATA

| | |
|---------------|-----------------------|
| a. <u>N/A</u> | sheet written data |
| b. <u>N/A</u> | photographs |
| c. <u>N/A</u> | drawings or sketches: |

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

| | |
|---|---------------|
| a. Concrete masonry units | GOOD |
| b. Clay tile or terra cotta units | N/A |
| c. Reinforced concrete tie columns | GOOD |
| d. Reinforced concrete tie beams | GOOD |
| e. Lintel | GOOD |
| f. Other type bond beams | N/A |
| g. Masonry finishes – exterior | |
| 1. Stucco | GOOD |
| 2. Veneer | N/A |
| 3. Paint only | FAIR |
| 4. Other(describe) | N/A |
| h. Masonry finishes – interior | N/A |
| 1. Vapor barrier | Unknown |
| 2. Furring and plaster | GOOD |
| 3. Paneling | N/A |
| 4. Paint only | GOOD TO FAIR |
| 5. Other (describe) | |
| i. Cracks: | |
| 1. Location - note beams, columns, other | NONE OBSERVED |
| 2. Description | |
| j. Spalling: | |
| 1. Location - note beams, columns, other | NONE OBSERVED |
| 2. Description | |
| k. Rebar corrosion-check appropriate line: | |
| 1. None visible | NONE OBSERVED |
| 2. Minor-patching will suffice | |
| 3. Significant-but patching will suffice | |
| 4. Significant-structural repairs required | |
| l. Samples chipped out for examination in spall areas: | |
| 1. No. | (X) |
| 2. Yes - describe color texture, aggregate, general quality | |

Handwritten: 5-22-19



6. FLOOR AND ROOF SYSTEM

a. Roof:

1. Describe (flat, slope, type roofing, type roof deck, condition.)

**Flat roof , sloped to interior drains, concrete roof deck with built-up-roof in fair condition
There are a few roof leaks that need to be addressed.**

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

A/C equipment in fair shape and supports are in fair shape

3. Note types of drains and scupper and condition Cooling towers, air condition

Mostly interior drains with a few overflow scuppers. Fair shape

b. Floor system(s)

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

Ground floor - concrete slab on grade, good condition. Second floor slab, concrete with concrete beams and concrete and steel columns in good condition

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

Second floor concrete slab and beams are exposed

7. STEEL FRAMING SYSTEM

a. Description

Steel columns

b. Exposed Steel - describe condition of paint & degree of corrosion:

Exposed steel in good shape, paint is fair with minor corrosion

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

No covering removed

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

Fair

8. CONCRETE FRAMING SYSTEM

a. Full description of structural system

Reinforced concrete slab, columns & beams and concrete block infill

b. Cracking

1. Not significant (x)

2. Location and description of members affected and type cracking

c. General condition

d. Rebar corrosion - check appropriate line:

1. Non visible (x)

2. Location and description of members affected and type cracking

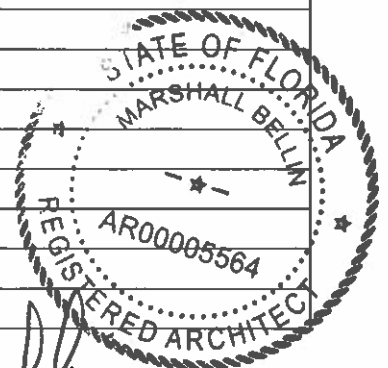
3. Significant but patching will suffice

4. Significant - structural repairs required (describe)

e. Samples chipped out in spall areas:

1. No. (x)

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



9. WINDOWS

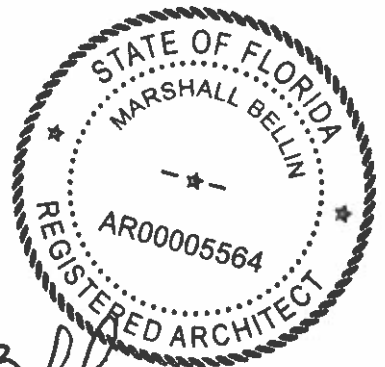
| |
|--|
| a. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other) |
| Store front North side, good condition |
| b. Anchorage – type & condition of fasteners and latches: |
| Screw in good condition |
| c. Sealant – type of condition of perimeter sealant & at mullions: |
| Neoprene gasket in good condition |
| d. Interiors seals – type & condition at operable vents: |
| N/A |
| e. General condition: |
| Good condition |

10. WOOD FRAMING

| |
|---|
| a. Type – fully describe if mill construction, light construction, major spans, trusses; |
| No Wood |
| b. Note metal fitting i.e., angles, plates, bolts, split pintles, pintles, other, and note condition: |
| |
| c. Joints – note if well fitted and still closed: |
| |
| d. Drainage – note accumulations of moisture: |
| |
| e. Ventilation –note any concealed spaces not ventilated: |
| |
| f. Note any concealed spaces opened for inspection: |
| |

GENERAL NOTES:

Wood stairs from 2nd floor down to 1st floor roof deck should be replaced



MBellin
5-22-19

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

DATE: 0 MAY-24, 2019

Re: Case No. _____ FYear _____
Property Address: 152 MIRACLE MILE Bldg. No. 35,000 Sq. Ft.: _____
Building Description: RETAIL - BOOK & TOME

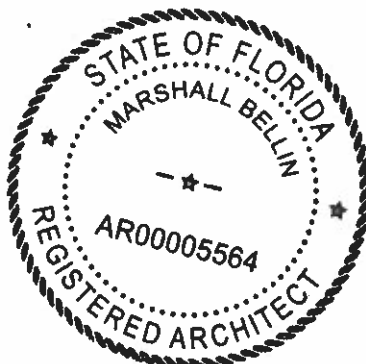
The undersigned states the following:

I am a Florida registered professional engineer or architect with an active license. On MAY 9, 2019, I inspected the parking lots servicing the above referenced building for compliance with Section 8C-6 and determined the following (check only one):

☒ The parking lot(s) is not adjacent to or abutting a canal, lake or other body of water.

☐ ~~The parking lot(s) is adjacent to or abutting a canal, lake or other body of water and parked vehicles are protected by a guardrail that complies with Section 8C-6 of the Miami-Dade County Code.~~

☐ ~~The parking lot(s) is adjacent to or abutting a canal, lake or other body of water and parked vehicles are not protected by a guardrail that complies with Section 8C-6 of the Miami-Dade County Code. I have advised the property owner that he/she must obtain a permit for the installation of the guardrail and obtain all required inspection approvals to avoid enforcement action.~~



A handwritten signature of Marshall Bellin in black ink.

Signature and Seal
of Architect or Engineer

MARSHALL BELLIN
(Print Name)

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

DATE: 5-28-19

Case No. FYear _____

Property Address: 152 MIRACLE MILE, Bldg. No.: _____, Sq. Ft.: 35,000

Folio Number: 03-417-005-0480

Building Description: 2 STORY RETAIL BOOK STORE

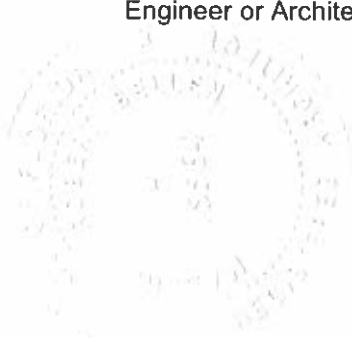
1. I am a Florida registered professional engineer or architect with an active license.
2. On MAY 28, 2019, at 10:00 AM/PM, I measured the level of illumination in the parking lot(s) serving the above referenced building.
3. Maximum _____ foot candle
Minimum _____ foot candle N/A
Maximum to Minimum Ratio _____:_____, foot candle
4. The level of illumination provided in the parking lot ☒ meets ☐ does not meet the minimum standards for the occupancy classification of the building as established in Section 8C-3 of the Code of Miami-Dade County. N/A

MBell

Signature and Seal of Professional
Engineer or Architect

MARSHALL BELLIN

Print Name





MIAMI-DADE COUNTY, FLORIDA

BUILDING DEPARTMENT

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

INSPECTION COMMENCED

Date: 5/9/2019

INSPECTION MADE BY: David Guirola

SIGNATURE: _____

INSPECTION COMPLETED

Date: 5/10/2019

PRINT NAME: David Guirola

TITLE: Engineering Consultant

ADDRESS:

GUIROLA & ASSOCIATES, P. A.
CONSULTING ENGINEERS - CA #09112
1150 NW 72nd Ave, Suite 451, Miami FL 33126
Tel (305) 513 9665 Email:GUIRO5@AOL.com

5/22/19

DESCRIPTION OF STRUCTURE

- | | |
|----|--|
| a. | Name of Title: McBride Family Ltd. Partnership |
| b. | Street Address: 152 Miracle Mile, Coral Gables, Florida |
| c. | Legal Description: |
| d. | Owners Name: McBride Family Ltd. Partnership |
| e. | Owners Mailing Address: 2069 W. 3 rd Street, Cleveland, Oh. 44113 |
| f. | Folio Number of Building: 03-4117-005-0480 |
| g. | Building Code Occupancy Classification: Commercial ("C") - Retail |
| h. | Present Use: Book Store |
| i. | General Description, Type of Construction, Size, Number of Stories, and Special Features |
| | Additional Comment: |

Reinforced concrete column & Beam construction.

2 Story retail space of +/- 35,000 sqf

As a routine Matter, in order to avoid possible misunderstanding, nothing in this report should Be construed directly or indirectly as a guarantee for any portion of the electrical system. To The best of my knowledge and ability, this report represent an accurate appraisal of the Present conditions of the building based upon visual observation and evaluation of observed Conditions, to the extent reasonably possible.

GUIDELINES AND INFORMATION FOR RECTIFICATION OF ELECTRICAL SYSTEMS OF FORTY (40) YEAR STRUCTURES

1. ELECTRIC SERVICE

1. Size Amperage (600 A) Fuses (X) Breakers ()
 2. Phase: Three Phase (X) Single Phase () ()
 3. Condition: Good (X) Fair () Needs Repair ()

4. Comments:

Main 1/1 277/480 volts, 3 phase, 600 amps

2. METER AND ELECTRIC ROOM

1. Clearances: Good (X) Fair () Requires Correction ()

2. Comments:

Meter and Main disconnect outside with distribution panel and transformer inside of the Building in
 Electrical Room

3. GUTTERS

1. Location: Inside of Electrical Room Good (X) Requires Repair ()

2. Taps and Fill: Good (X) Requires Repair ()

3. Comments:



4. ELECTRICAL PANELS

1.- Panel # (AC) Location: Main Electrical room

277/480 volts, 600 amps

Good: (X)

Needs Repair ()

2.- Panel # (SE) Location: Main Electrical room

120/208 volts, MB 600 amps from 225 kva transformer

Good: (X)

Needs Repair ()

3.- Panel # (SB) Location: Main Electrical room

Need Panel Name, 120/208 volts

Good: ()

Needs Repair (X)

4.- Panel # (D) Location: Main Electrical room

120/208 volts

Good: (X)

Needs Repair ()

5.- Panel # (C) Location: Main Electrical room

Need Panel Name

Good: ()

Needs Repair (X)

5.- Panel # (B) Location: Main Electrical room

277/480 volts

Good: (X)

Needs Repair ()

5.- Panel # (F) Location: Main Electrical room

Need panel Schedule, 120/208 volts

Good: ()

Needs Repair (X)

6. Comments:

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5. BRANCH CIRCUITS

1. Identified: Yes (X) Must be identified ()

2. Conductors: Good (X) Deteriorated () Must be replaced ()

3. Comments:

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6. GROUNDING OF SERVICE

Condition: Good (X) Repairs Required ()

Comments:

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7. GROUNDING OF EQUIPMENT

Condition: Good (X) Repairs Required ()

Comments:

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| |



8. SERVICE CONDUITS/RACEWAYS

Condition:

Good (X)

Repairs Required ()

Comments:

9. SERVICE CONDUCTORS AND CABLES

Condition:

Good (X)

Repairs Required ()

Comments:

10. TYPE OF WIRING METHODS

Condition:

Conduit Raceways:

Good (X)

Repairs Required ()

Conduit PVC:

Good ()

Repairs Required ()

NM Cable:

Good ()

Repairs Required ()

BX Cable:

Good ()

Repairs Required ()

Comments:

Q

11. FEEDER CONDUCTORS

Condition: Good (X) Repairs Required ()

Comments:

| |
|--|
| |
| |
| |
| |

12. EMERGENCY LIGHTING

Condition: Good () Repairs Required (X)

Comments:

Existing Battery Backup light need battery replacement

Ground floor do not have battery backup in Library public areas

| |
|--|
| |
| |

13. BUILDING EGRESS ILLUMINATION

Condition: Good () Repairs Required (X)

Comments:

Building Egress Illumination Outside of the building are OK but inside of the building library public areas

Do not have any battery back up illumination in the path of the egress when building lost the power

| |
|--|
| |
| |
| |

14. FIRE ALARM SYSTEM

Condition: Good (X) Repairs Required ()

Comments:

Building full sprinkler

| |
|--|
| |
| |
| |



15. SMOKE DETECTORS

Condition:

Good (X)

Repairs Required ()

Comments:

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|--|
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16. EXIT LIGHTS

Condition:

Good ()

Repairs Required (X)

Comments:

Need Battery replacement

| |
|--|
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| |

17. EMERGENCY GENERATOR

Condition: N/A

Good ()

Repairs Required ()

Comments:

| |
|--|
| |
| |
| |
| |

18. WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS

Condition: N/A

Good ()

Repairs Required ()

Comments:

| |
|--|
| |
| |
| |
| |



19. OPEN OR UNDERCOVER SURFACE AND SECURITY LIGHTING

Condition:

Good (X)

Illumination Required ()

Comments:

| |
|--|
| |
| |
| |
| |

20. SWIMMING POOL WIRING

Condition: N/A

Good ()

Repairs Required ()

Comments:

| |
|--|
| |
| |
| |
| |

21. WIRING OF MECHANICAL EQUIPMENT

Condition:

Good (X)

Repairs Required ()

Comments:

| |
|--|
| |
| |
| |
| |





City of Coral Gables
Development Services



RC-19-05-5820

152 MIRACLE MILE #

Folio #: 03-4117-005-0480
Permit Description: BUILDING
RECERTIFICATION (1939)

EL 1905584
ME _____
PL _____

OFFICE SET

| Section | Approved | |
|--|------------|---------|
| | By | Date |
| <input checked="" type="checkbox"/> BUILDING | <i>U/G</i> | 5/23/19 |
| <input type="checkbox"/> CONCURRENCY | | |
| <input checked="" type="checkbox"/> ELECTRICAL | | |
| <input type="checkbox"/> FEMA | | |
| <input type="checkbox"/> FIRE | | |
| <input type="checkbox"/> HANDICAP | | |
| <input type="checkbox"/> HISTORICAL | | |
| <input type="checkbox"/> LANDSCAPE | | |
| <input type="checkbox"/> MECHANICAL | | |
| <input type="checkbox"/> PLUMBING | | |
| <input type="checkbox"/> PUBLIC WORKS | | |
| <input type="checkbox"/> STRUCTURAL | | |
| <input type="checkbox"/> ZONING | | |
| <input type="checkbox"/> | | |
| <input type="checkbox"/> OWNER BUILDER | | |

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

R

Special Inspector required
for the following:

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

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

RC-19-05-5820

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