



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 7/16/2021

Property Information	
Folio:	03-4108-006-3490
Property Address:	306 ARAGON AVE Coral Gables, FL 33134-5011
Owner	GABLES VIEW OFFICE LLC
Mailing Address	8285 SW 106 ST MIAMI, FL 33156-3565
PA Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1813 OFFICE BUILDING - MULTISTORY : OFFICE BUILDING
Beds / Baths / Half	0 / 0 / 0
Floors	3
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	29,268 Sq.Ft
Lot Size	9,700 Sq.Ft
Year Built	Multiple (See Building Info.) 1961



Assessment Information			
Year	2021	2020	2019
Land Value	\$3,007,000	\$3,007,000	\$3,152,500
Building Value	\$1,993,000	\$1,488,000	\$1,351,500
XF Value	\$0	\$0	\$0
Market Value	\$5,000,000	\$4,495,000	\$4,504,000
Assessed Value	\$4,944,500	\$4,495,000	\$4,323,000

Benefits Information				
Benefit	Type	2021	2020	2019
Non-Homestead Cap	Assessment Reduction	\$55,500		\$181,000
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
8 54 41	
CORAL GABLES SEC K PB 8-33	
LOTS 21-22-23-24 BLK 36	
LOT SIZE 97.000 X 100	
OR 20915-2983 1202 1	

Taxable Value Information			
	2021	2020	2019
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,944,500	\$4,495,000	\$4,323,000
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$5,000,000	\$4,495,000	\$4,504,000
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,944,500	\$4,495,000	\$4,323,000
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,944,500	\$4,495,000	\$4,323,000

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
05/01/2004	\$4,125,000	22365-0874	Sales which are qualified
12/01/2002	\$2,800,000	20915-2983	Sales which are qualified
06/01/1996	\$1,710,000	17275-0928	Sales which are qualified
03/01/1983	\$2,720,000	11742-1133	Other disqualified

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



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
GABLES VIEW OFFICE, LLC

Filing Information

Document Number	L04000034907
FEI/EIN Number	20-1172381
Date Filed	05/07/2004
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	10/11/2013
Event Effective Date	NONE

Principal Address

300 Aragon Ave
Suite 305
Coral Gables, FL 33134

Changed: 06/15/2020

Mailing Address

3200 NW 79 Ave
MIAMI, FL 33122

Changed: 04/16/2019

Registered Agent Name & Address

MENDOZA, ALEX
300 ARAGON AVE
SUITE 305
CORAL GABLES, FL 33134

Name Changed: 06/15/2020

Address Changed: 04/26/2011

CITY'S

EXHIBIT 2

Authorized Person(s) Detail**Name & Address**

Title MGR

MENDOZA, ALEX
300 Aragon Ave
Suite 305
Coral Gables, FL 33134

Annual Reports

Report Year	Filed Date
2019	04/16/2019
2020	06/15/2020
2021	04/08/2021

Document Images

04/08/2021 -- ANNUAL REPORT	View image in PDF format
06/15/2020 -- ANNUAL REPORT	View image in PDF format
04/16/2019 -- ANNUAL REPORT	View image in PDF format
03/13/2018 -- ANNUAL REPORT	View image in PDF format
04/20/2017 -- ANNUAL REPORT	View image in PDF format
05/01/2016 -- ANNUAL REPORT	View image in PDF format
03/04/2015 -- ANNUAL REPORT	View image in PDF format
04/29/2014 -- ANNUAL REPORT	View image in PDF format
10/11/2013 -- LC Amendment	View image in PDF format
04/30/2013 -- ANNUAL REPORT	View image in PDF format
04/10/2012 -- ANNUAL REPORT	View image in PDF format
04/26/2011 -- ANNUAL REPORT	View image in PDF format
04/28/2010 -- ANNUAL REPORT	View image in PDF format
04/24/2009 -- ANNUAL REPORT	View image in PDF format
04/18/2008 -- ANNUAL REPORT	View image in PDF format
04/16/2007 -- ANNUAL REPORT	View image in PDF format
05/05/2006 -- ANNUAL REPORT	View image in PDF format
07/06/2005 -- ANNUAL REPORT	View image in PDF format
05/07/2004 -- Florida Limited Liabilities	View image in PDF format


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New Permit Search

1 2 3 » >|

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
RC-21-07-8254	07/24/2021	306 ARAGON AVE	BLDG RECERT / CRB	BUILDING RECERTIFICATION (YEAR BUILT 1961) UNSAFE STRUCTURES BOARD CASE 21-2751	pending			0.00
PW-21-04-7784	04/23/2021	306 ARAGON AVE	MISCELLANEOUS PERMIT	SEWER CAPACITY CERTIFICATION LETTER APPLICATION	final	05/03/2021	05/05/2021	0.00
EL-20-10-7261	10/30/2020	306 ARAGON AVE	ELEC SIGNS	COMMERCIAL* NEW ILLUMINATED SIGN (CONTEMPO) \$5,000	issued	11/04/2020		0.00
BL-20-10-6465	10/12/2020	306 ARAGON AVE	SIGNS	NEW ILLUMINATED WALL SIGN (CONTEMPO) \$5,000	issued	01/08/2021		0.00
EX-20-09-5831	09/25/2020	300 ARAGON AVE	PERMIT EXTENSION & RENEWAL	*PERMIT EXTENSION FOR ZN13011086* REPLACE INT TILE \$4,000	final	09/28/2020	09/28/2020	0.00
EX-20-09-4865	09/04/2020	306 ARAGON AVE	PERMIT EXTENSION & RENEWAL	*PERMIT EXTENSION* FOR BL14032377-APPROVED FOR 60 DAYS STOREFRONT, INTERIOR & EXTER TILING, ROCK GARDEN \$5,000	final	09/21/2020	09/21/2020	0.00
EX-20-09-4860	09/04/2020	306 ARAGON AVE	PERMIT EXTENSION & RENEWAL	*PERMIT EXTENSION* FOR BL16066795- APPROVED FOR 60 DAYS COMMERCIAL INTERIOR (BUILD - OUT) @ STE#180 \$5,000	final	09/14/2020	09/14/2020	0.00
TO-20-08-6408	08/10/2020	2330 SALZEDO ST	TEMPORARY OPEN-AIR DINING FOR COVID-19 RECOVERY	TEMPORARY OPEN-AIR DINING PERMIT FOR COVID-19 RELIEF ICHIMI (TABLES-2 & CHAIRS-4) ON SIDEWALK CITY-OWNED PROPERTY PERMIT EXPIRATION DATE 6/15/2021	final	08/12/2020	08/20/2020	0.00
EL-20-07-6691	07/21/2020	300 ARAGON AVE	ELEC CHANGE OF CONTRACTOR	CHANGE OF CONTRACTOR FROM EL-20-04-6618 *CHANGE OF CONTRACTOR FROM EL-18-05-3420 *ILLUMINATED WALL SIGN(1) "WHEELS UP"	final	07/22/2020	11/10/2020	0.00
BL-20-06-6219	06/04/2020	306 ARAGON AVE	INT / EXT ALTERATIONS	NEW STOREFRONT @ 300 ARAGON AVE 1ST FLOOR \$34,970.00	issued	03/17/2021		0.00
EL-20-04-6618	04/27/2020	300 ARAGON AVE	ELEC CHANGE OF CONTRACTOR	CHANGE OF CONTRACTOR TO EL-20-07-6691 *CHANGE OF CONTRACTOR FROM EL-18-05-3420 *ILLUMINATED WALL SIGN(1) "WHEELS UP"	canceled	04/27/2020	07/21/2020	0.00
BL-20-04-6616	04/27/2020	300 ARAGON AVE	BLO SIMPLE CHANGE OF CONTRACTOR	CHANGE OF CONTRACTOR FROM BL-18-05-3340 **** ILLUMINATED TENANT SIGN(1) "WHEELS UP" \$900	final	04/27/2020	11/23/2020	0.00
EL-18-05-3420	05/14/2018	300	ELEC SIGNS	CHANGE OF CONTRACTOR TO	canceled	01/17/2019	04/27/2020	0.00

		ARAGON AVE		EL-20-04-6618 *ILLUMINATED WALL SIGN(1) "WHEELS UP"				
BL-18-05-3340	05/11/2018	300 ARAGON AVE	SIGNS	CHANGE OF CONTRACTOR TO BL-20-04-6616 *ILLUMINATED TENANT SIGN(1) "WHEELS UP" \$900	canceled	01/14/2019	04/27/2020	0.00
AB-18-05-2969	05/04/2018	300 ARAGON AVE	BOA COMPLETE (LESS THAN \$75,000)	COMMERCIAL *REV PER PERF DATE 12/21/2018 (ZONING COMMENTS) *TAKEOVER *ELECTRIC SIGN(1) WHEELS UP \$1100	final	05/04/2018	11/30/2020	0.00
BL-17-12-1146	12/04/2017	306 ARAGON AVE	SIGNS	DF & F NON-ILLUMINATED TENANT SIGN (1) @ 300 ARAGON UNIT #100 "DOCURAPID" \$2200	final	01/04/2018	02/06/2018	0.00
AB-17-11-2158	11/22/2017	300 ARAGON AVE	BOA COMPLETE (LESS THAN \$75,000)	COMMERCIAL* NEW SIGN (1) "DOCURAPID" \$2200	final	11/22/2017	02/06/2018	0.00
UP-17-02-1071	02/21/2017	306 ARAGON AVE	UPFRONT FEE - THIS IS NOT A PERMIT	UPFRONT FEE PL-17-02-1070 REPLACE 40 FT OF SANITARY DRAIN \$1,000	final	02/21/2017	02/21/2017	0.00
PL-17-02-1070	02/21/2017	306 ARAGON AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR SANITARY RE- PIPING @ UNIT # 306 (40 FT REPLACEMENT OF COLLAPSED DRAIN LINE)	final	02/28/2017	05/30/2019	0.00
EL-16-07-7041	07/19/2016	2330 SALZEDO ST	ELEC SIGNS	ILLUMINATED WALL SIGN - REVERSE CHANNEL WITH ACRYLIC LETTERS (ICHIMI)	final	10/21/2016	01/11/2017	0.00
BL-16-07-7037	07/19/2016	2330 SALZEDO ST	SIGNS	(1) ILLUMINATED TENANT SIGN - REVERSE CHANNEL WITH ACRYLIC LETTERS (ICHIMI) - \$2,850	final	10/21/2016	01/11/2017	0.00
AB-16-07-6919	07/15/2016	2330 SALZEDO ST	BOA COMPLETE (LESS THAN \$75,000)	**COM** REV(ZONING COMMENTS) *ILLUMINTAED SIGN - REVERSE CHANNEL WITH ACRYLIC LETTERS (ICHIMI) - \$2,850	final	07/15/2016	01/11/2017	0.00
UP-16-06-6796	06/09/2016	306 ARAGON AVE	UPFRONT FEE - THIS IS NOT A PERMIT	*** UPFRONT FEE *** COMMERCIAL INTERIOR (BUILD - OUT) @ STE#180 \$5,000	final	06/09/2016	06/09/2016	0.00
BL-16-06-6795	06/09/2016	306 ARAGON AVE	INTERIOR ALTERATION ONLY	COMMERCIAL INTERIOR (BUILD - OUT) @ STE#180 \$5,000	stop work	11/03/2017		0.00
BL-16-05-6967	05/18/2016	2324 SALZEDO ST	SIGNS	NON-ILLUMINATED WALL SIGN & VINYL WINDOW SIGNAGE (GABLES CIGAR SHOP) \$500	stop work	02/28/2017		0.00
AB-16-05-6617	05/11/2016	2324 SALZEDO ST	BOA COMPLETE (LESS THAN \$75,000)	COMMERCIAL * REV (PERF DATE 01/11/2017) SIGNAGE (GABLES CIGAR SHOP) - NON-ILLUMINATED PVC LETTERS ON BUILDING & VINYL LETTERS ON WINDOWS \$500	issued	05/11/2016		0.00
AB-16-05-5986	05/02/2016	2324 SALZEDO ST	BOA COMPLETE (LESS THAN \$75,000)	**COM** SIGNS (GABLES CIGAR SHOP) \$500	canceled		05/02/2016	0.00
PU-15-07-4368	07/01/2015	306 ARAGON AVE	PUBLIC RECORDS SEARCH	REQ COPY OF PERMIT 04110209	final	07/01/2015	07/01/2015	0.00
RV-15-05-5536	05/21/2015	306 ARAGON AVE	REVISION TO PERMIT	REVISION- STOREFRONT CONFIGURATION	final	05/22/2015	05/22/2015	0.00
EL-15-05-4421	05/04/2015	2330 SALZEDO ST	STREAMLINED LOW VOLTAGE ALARM PERMIT	STREAMLINED LOW VOLTAGE ALARM PERMIT	final	05/04/2015	02/08/2016	0.00
SD-14-06-4217	06/27/2014	306 ARAGON AVE	SHOP DRAWINGS	SHOP DRAWINGS STOREFRONT	final	03/13/2015	03/13/2015	0.00
CE-14-06-2142	06/03/2014	306 ARAGON AVE	CODE ENF BOARD/MITIGATION	CASE 13195 - ADMIN FEE	final	06/19/2014	07/03/2014	0.00
CE-14-05-2959	05/13/2014	2330	CODE ENF	DISCUSSED A SIGN PERMIT -	final	05/13/2014	05/13/2014	0.00

		SALZEDO ST	WARNING PROCESS	BREAD & BUTTER				
BL-14-04-2217	04/04/2014	2324 SALZEDO ST	SIGNS	**CANCELED AS PER FBC SECT 105.3.2****COMMERCIAL** (1) BLADE SIGN (THE MARKET URBAN CONVIENCE) \$600	canceled		05/14/2020	0.00
AB-14-04-2196	04/03/2014	2324 SALZEDO ST	BOA COMPLETE (LESS THAN \$75,000)	**COMMERCIAL** SIGN / BLADE (THE MARKET URBAN CONVIENCE) \$600	issued	04/03/2014		0.00
CE-14-03-3577	03/31/2014	306 ARAGON AVE	CODE ENF BOARD/MITIGATION	SPECIAL MASTER - MITIGATED AMOUNT - \$3,750.	final	03/31/2014	04/03/2014	0.00
CE-14-03-3155	03/23/2014	306 ARAGON AVE	CODE ENF WARNING PROCESS	WT16661 105-26 CITY CODE (CON) @ 9:45AM (EXTERIOR PAINTING) PERFORMING WORK OUTSIDE OF ALLOWABLE CONSTRUCTION HOURS. M-F 7:30-6PM, SAT 9AM-5PM, SUN OR HOLIDAYS NO WORK ALLOWED.	final	03/23/2014	03/23/2014	0.00
BL-14-03-2377	03/10/2014	306 ARAGON AVE	INT / EXT ALTERATIONS	STOREFRONT, INTERIOR & EXTER TILING, ROCK GARDEN \$5,000	stop work	06/11/2014		0.00
EL-14-03-2231	03/06/2014	2330 SALZEDO ST	ELEC SIGNS	ILLUMINATED TENANT SIGN (1), PROJECTION SIGN (1), & WINDOW SIGNAGE (BREAD & BUTTER	final	05/06/2014	07/30/2014	0.00
AB-14-02-3155	02/27/2014	306 ARAGON AVE	BOA COMPLETE (LESS THAN \$75,000)	REVISION TO STOREFRONT \$5,000	issued	02/27/2014		0.00
BL-14-02-3076	02/26/2014	2330 SALZEDO ST	SIGNS	*CANCELED PERMIT/OUT OF BUSINESS* ILLUMINATED TENANT SIGN (1), PROJECTION SIGN (1), & WINDOW SIGNAGE (BREAD & BUTTER) \$2,281.55	canceled	03/13/2014	01/12/2017	0.00
EL-14-02-2541	02/18/2014	2330 SALZEDO ST	STREAMLINED LOW VOLTAGE ALARM PERMIT	STREAMLINED LOW VOLTAGE ALARM PERMIT	final	02/18/2014	10/16/2014	0.00
AB-14-01-2890	01/28/2014	2330 SALZEDO ST	BOA COMPLETE (LESS THAN \$75,000)	CANCELLED - REV SIGNS (BREAD & BUTTER) \$2,281.55	canceled	02/11/2014	01/12/2017	0.00
PL-13-12-2618	12/18/2013	300 ARAGON AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	ADD RPZ TO SUB-METER AT ROOF LEVEL \$800	final	04/10/2014	10/08/2014	0.00
CE-13-11-3043	11/22/2013	306 ARAGON AVE	CODE ENF BOARD/MITIGATION	CASE 9984 PAYING FIINE AMOUNT OF \$3825.00	final	12/03/2013	03/10/2015	0.00
ZN-13-11-2399	11/13/2013	306 ARAGON AVE	PAINT / RESURFACE FL / CLEAN	PRESSURE CLEAN AND PAINT EXTERIOR WALLS WHITE \$6500	final	11/13/2013	05/12/2014	0.00
ZV-13-10-0104	10/02/2013	306 ARAGON AVE	ZONING LETTER VERIFICATION	ZONING VERIFICATION/INFORMATION LETTER FOLIO # 03-4108-006-3490	final	10/04/2013	10/04/2013	0.00
PU-13-09-1237	09/24/2013	306 ARAGON AVE	PUBLIC RECORDS SEARCH	REQ CERT COPY OF PERMITS 07010079 06010208 06030490 05020275	final	09/24/2013	09/24/2013	0.00
CE-13-09-1272	09/24/2013	300 ARAGON AVE	CODE ENF LIEN SEARCH	LIEN SEARCH 300-06 ARAGON	final	10/09/2013	10/09/2013	0.00
ZN-13-09-0662	09/13/2013	2330 SALZEDO ST	OUTDOOR SEATING	CANCELLED AND DISCARDED *** OUTSIDE SEATING (BREAD & BUTTER) \$600	final	10/15/2015	10/15/2015	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).



The City of Coral Gables

Building and Zoning Department

ISO Class 1

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

January 12, 2012

Gables View Office, LLC
8285 SW 106 Street
Miami, FL 33156-3565

**LETTER OF BUILDING RECERTIFICATION
IN ACCORDANCE WITH SECTION 8-11(f) OF
THE CODE OF MIAMI-DADE COUNTY**

PROPERTY FOLIO: # 03-4108-006-3490

ADDRESS: 300 Aragon Avenue, Coral Gables, FL

(306)

Dear Property Owner/Manager:


This Office is in receipt of your structural and electrical report stating that the above referenced building has been examined and found to be structurally and electrically safe for its continued occupancy.

Based on acceptance of this report, we herewith grant this LETTER OF RECERTIFICATION for the above subject premises in accordance with Section 8-11(f) of the Code of Miami-Dade County.

The expiration date of this approval, as stated in said Code, is 10 years from 2011. This recertification letter does not exclude the building from subsequent inspections as deemed necessary by the Building Official, as specified in the Florida Building Code.

As a routine matter, and in order to avoid possible misunderstanding, nothing in this letter should be construed directly, or indirectly as a guarantee of the safety of any portion of this structure. However, based on the term stated in Section 8-11(f) of the Code, continued occupancy of the building will be permitted in accordance with the minimum procedural guidelines for the recertification structural/electrical report on file with this office.

Yours truly,


Manuel Z. Lopez, P.E.
Building Official

CITY'S

EXHIBIT 4



The City of Coral Gables

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

2/8/2021

VIA CERTIFIED MAIL

GABLES VIEW OFFICE LLC
8285 SW 106 ST
MIAMI, FL 33156-3565

7020 3160 0001 1022 3059

RE: 306 ARAGON AVE
FOLIO # 341080063490
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 YEAR. 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 \$500.00 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, 7:30am to 3:20pm to this Department. Contact Virginia Goizueta at vgoizueta@coralgables.com if any questions regarding building recertification.

Thank you for your prompt attention to this matter.

Manuel Z. Lopez, P.E.
Building Official

CITY'S

EXHIBIT

5

Track Another Package +

Tracking Number: 70203160000110223059

Remove X

Your package is moving within the USPS network and is on track to be delivered to its final destination. It is currently in transit to the next facility.

In Transit to Next Facility

February 19, 2021

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Tracking History



Product Information



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FAQs

Feedback



The City of Coral Gables

7020 3160 0001 1021 7898

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

5/10/2021

GABLES VIEW OFFICE LLC
8285 SW 106 ST
MIAMI, FL. 33156-3565

RE: 306 ARAGON AVE

FOLIO # 341080063490

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

Dear Property Owner:

In a certified letter dated 2/8/2021, 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).

Failure to submit the completed Report within thirty (30) calendar days from the date of this letter will result in forwarding the matter to the City's Construction Regulation Board for further review and determination. The completed Report may be submitted Monday through Friday, 7:30am to 3:20pm to this Department. Contact Virginia Goizueta at vgoizueta@coralgables.com if any questions regarding building recertification.

Please govern yourself accordingly.

Sincerely,

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

Manuel Z. Lopez, P.E.
Building Official

Track Another Package +

Tracking Number: 70203160000110217898

Remove X

Your package is moving within the USPS network and is on track to be delivered to its final destination. It is currently in transit to the next facility.

In Transit to Next Facility

May 21, 2021

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Tracking History



Product Information



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

FAQs

Feedback



The City of Coral Gables

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

7020 3160 0001 1022 0102

6/9/2021

GABLES VIEW OFFICE LLC
8285 SW 106 ST
MIAMI, FL 33156-3565

RE: 306 ARAGON AVE
FOLIO # 341080063490

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

Dear Property Owner:

In a certified letter dated 2/8/2021, 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 5/10/2021, 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 remains unsafe** due to non-compliance. 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, 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, 7:30am to 2:30pm to this Department. Contact Virginia Goizueta at vgoizueta@coralgables.com if any questions regarding building recertification.

Please govern yourself accordingly.

Sincerely,

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

Manuel Z. Lopez, P.E.
Deputy Building Official

[FAQs >](#)[Track Another Package +](#)**Tracking Number:** 70203160000110220102[Remove X](#)

Your item was delivered to an individual at the address at 12:39 pm on June 14, 2021 in MIAMI, FL 33156.

Delivered, Left with Individual

June 14, 2021 at 12:39 pm
MIAMI, FL 33156

[Feedback](#)**Get Updates** 

Text & Email Updates

Tracking History

Product Information

See Less 

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Go to our [FAQs](#) section to find answers to your tracking questions.

FAQs

Feedback

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 21-2751

vs.

Gables View Office LLC
8285 SW106 St
Miami, FL 33156-3565
Respondent.

Return receipt number:

7020 3160 0001 1022 0553

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

Date: July 28, 2021

Re: Property Address: 306 Aragon Ave Coral Gables, FL 33134-5011_ Legal Description: Lots 21-22-23-24, Block 36, Coral Gables Sec K Plat Book 8 page 33 and Folio #: 03-4108-006-3490 ("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 Florida, Coral Gables, Florida 33134, on August 9, 2021, 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 , Secretary to Virginia Goizueta 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 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

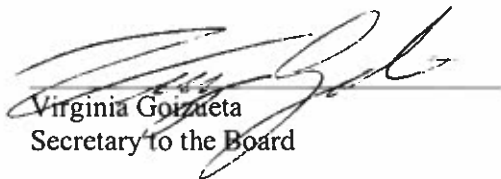
CITY'S

EXHIBIT 6

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 Gozdaeta
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.

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

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

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

c: Gables View Office LLC c/o Alex Mendoza Registered Agent 300 Aragon Ave, Ste. 305 Coral Gables, FL 33134-5056; Trust f/k/a Brank Banking and Trust Company 1200 Brickell Ave, FL 11 Miami, FL 33131-3282; Trust f/k/a Brank Banking and Trust Company c/o Hasana Stanberry 214 North Tryon St, FL 44 Charlotte, NC 28202-1078; Trust f/k/a Brank Banking and Trust Company c/o Corporation Service Company Registered Agent 1201 Hays St Tallahassee, FL 32301-2699




Case #: 21-2751

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

I, JOSE IGUESIAS, DO HEREBY SWEAR/AFFIRM THAT THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE ADDRESS OF 306 Aragon Ave., ON July 28, 2021 AT 10:12 AM AND WAS ALSO POSTED AT CITY HALL.

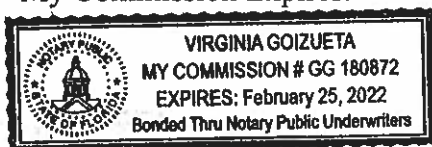
Lose Iglesias
Employee's Printed Name


Employee's Signature

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

Sworn to (or affirmed) and subscribed before me by means of ___ physical presence or ___ online
notarization, this 28 day of July, in the year 2021, by
_____, who is personally known to me.

My Commission Expires:




Notary Public

CITY'S

EXHIBIT 7



CITY'S

EXHIBIT 8

300
ARAGON AVE



This document prepared by:
Alfredo Domingo Xiques, Esq.
Garcia & Baloyra
Suite 200, Grand Bay Plaza
2665 So. Bayshore Drive
Miami, Florida 33133

CFN 2004RD439986
DR Bk 22365 Pgs 0874 - 875i (2pgs)
RECORDED 06/03/2004 09:48:14
DEED DDC TAX 24,750.00
SURTAX 18,562.50
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

Space above this line for recording _____
Parcel Identification No.: 03-4108-006-3490

WARRANTY DEED

This Warranty Deed executed May 28th, 2004 by

THIRTEEN ARAGONIANS, LLC, a Florida limited liability company
whose post office address is: 2665 So. Bayshore Drive, Suite 200, Miami, Florida 33133
party of the first part and hereinafter referred to as the grantor; to

GABLES VIEW OFFICE, LLC, a Florida limited liability company
whose post office address is: 8285 SW 106 Street, Miami, Florida 33156
party of the second part and hereinafter referred to as the grantee.

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals).

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other good and valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, remises, releases, conveys and confirms unto the grantee, all that certain land situate and lying in MIAMI-DADE County, Florida, to wit:

Lots 21, 22, 23 and 24, Block 36, of CORAL GABLES SECTION K, according to the Plat thereof, recorded in Plat Book 8, Page 33, of the Public Records of Miami-Dade County, Florida.

SUBJECT TO: Taxes for the year 2004 and subsequent years; Restrictions, conditions, limitations and easements of record, if any without seeking to reimpose same; and Zoning ordinances and other restrictions and prohibitions imposed by applicable governmental authorities without seeking to reimpose same.

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2003.

Page 1 of 2
Warranty Deed


CITY'S

EXHIBIT 9

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

Signed, sealed and delivered in
presence of us:

Thirteen Aragonians, LLC
a Florida limited liability company




Witness #1 Signature
Jose L Baloyra

Witness #1 Print Name



Witness #2 Signature


Anna M. Curran
Witness #2 Print Name

By: 

Name: Juan T. O'Naghten
Title: Manager

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I hereby Certify that on May ____, 2004, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Juan T. O'Naghten, Manager, Thirteen Aragonians, LLC, a Florida limited liability company identified by _____ or personally known by me to be the person(s) described in and who executed the foregoing instrument and who acknowledged before me that he/she/they executed the same.



Notary Public
State of Florida





CFN 20190262977
OR BK 31421 Pgs 1781-1792 (12Pgs)
RECORDED 04/30/2019 14:17:36
MTG DOC TAX \$11,200.00
INTANG TAX \$6,400.00
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

RECORDATION REQUESTED BY:
BRANCH BANKING AND TRUST COMPANY
Miami - Dade - Commercial Loans
1200 Brickell Ave Fl 11
Miami, FL 33131-3209

WHEN RECORDED MAIL TO:
BRANCH BANKING AND TRUST COMPANY
Miami - Dade - Commercial Loans
1200 Brickell Ave Fl 11
Miami, FL 33131-3209

SEND TAX NOTICES TO:
BRANCH BANKING AND TRUST COMPANY
Miami - Dade - Commercial Loans
1200 Brickell Ave Fl 11
Miami, FL 33131-3209

This Mortgage prepared by:

Name: CHRISTIAN TOLEDO, VICE PRESIDENT
Company: BRANCH BANKING AND TRUST COMPANY
Address: 1200 Brickell Ave Fl 11, Miami, FL 33131-3209

MORTGAGE FUTURE ADVANCES

MAXIMUM LIEN. The total amount of indebtedness secured by this Mortgage may decrease or increase from time to time, but the maximum amount of principal indebtedness which may be outstanding at any one time shall not exceed \$6,400,000.00, plus interest, and amounts expended or advanced by Lender for the payment of taxes, levies or insurance on the Property, and interest on such amounts.

THIS MORTGAGE dated March 21, 2019, is made and executed between GABLES VIEW OFFICE, LLC (referred to below as "Grantor") and BRANCH BANKING AND TRUST COMPANY, whose address is 1200 Brickell Ave Fl 11, Miami, FL 33131-3209 (referred to below as "Lender").

GRANT OF MORTGAGE. For valuable consideration, Grantor mortgages to Lender all of Grantor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights, watercourses and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in MIAMI-DADE County, State of Florida:

See the exhibit or other description document which is attached to this Mortgage and made a part of this Mortgage as if fully set forth herein.

The Real Property or its address is commonly known as 306 ARAGON AVE, CORAL GABLES, FL 33134. The Real Property tax identification number is 03-4108-006-3490.

CROSS-COLLATERALIZATION. In addition to the Note, this Mortgage secures all obligations, debts and liabilities, plus interest thereon, of Grantor to Lender, or any one or more of them, as well as all claims by Lender against Grantor or any one or more of them, whether now existing or hereafter arising, whether related or unrelated to the purpose of the Note, whether voluntary or otherwise, whether due or not due, direct or indirect, determined or undetermined, absolute or contingent, liquidated or unliquidated, whether Grantor may be liable individually or jointly with others, whether obligated as guarantor, surety, accommodation party or otherwise, and whether recovery upon such amounts may be or hereafter may become barred by any statute of limitations, and whether the obligation to repay such amounts may be or hereafter may become otherwise unenforceable.

Grantor presently assigns to Lender all of Grantor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. In addition, Grantor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

FUTURE ADVANCES. In addition to the Note, this Mortgage secures all future advances made by Lender to Grantor whether or not the advances are made pursuant to a commitment. Specifically, without limitation, this Mortgage secures, in addition to the amounts specified in the Note, all future amounts Lender in its discretion may loan to Grantor within twenty (20) years of the date of this Mortgage, together with all interest thereon.

THIS MORTGAGE, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY,

**MORTGAGE
(Continued)**

Page 10

Event of Default. The words "Event of Default" mean individually, collectively, and interchangeably any of the events of default set forth in this Mortgage in the events of default section of this Mortgage.

Grantor. The word "Grantor" means GABLES VIEW OFFICE, LLC.

Guarantor. The word "Guarantor" means any guarantor, surety, or accommodation party of any or all of the indebtedness, and, in each case, the successors, assigns, heirs, personal representatives, executors and administrators of any guarantor, surety, or accommodation party.

Guaranty. The word "Guaranty" means the guaranty from Guarantor, or any other guarantor, endorser, surety, or accommodation party to Lender, including without limitation a guaranty of all or part of the Note.

Hazardous Substances. The words "Hazardous Substances" mean materials that, because of their quantity, concentration or physical, chemical or infectious characteristics, may cause or pose a present or potential hazard to human health or the environment when improperly used, treated, stored, disposed of, generated, manufactured, transported or otherwise handled. The words "Hazardous Substances" are used in their very broadest sense and include without limitation any and all hazardous or toxic substances, materials or waste as defined by or listed under the Environmental Laws. The term "Hazardous Substances" also includes, without limitation, petroleum and petroleum by-products or any fraction thereof and asbestos.

Improvements. The word "Improvements" means all existing and future improvements, buildings, structures, mobile homes affixed on the Real Property, facilities, additions, replacements and other construction on the Real Property.

Indebtedness. The word "Indebtedness" means all principal, interest, and other amounts, costs and expenses payable under the Note or Related Documents, together with all renewals of, extensions of, modifications of, consolidations of and substitutions for the Note or Related Documents and any amounts expended or advanced by Lender to discharge Grantor's obligations or expenses incurred by Lender to enforce Grantor's obligations under this Mortgage, together with interest on such amounts as provided in this Mortgage. Specifically, without limitation, indebtedness includes the future advances set forth in the Future Advances provision, together with all interest thereon and all amounts that may be indirectly secured by the Cross-Collateralization provision of this Mortgage.

Lender. The word "Lender" means BRANCH BANKING AND TRUST COMPANY, its successors and assigns.

Mortgage. The word "Mortgage" means this Mortgage between Grantor and Lender.

Note. The word "Note" means the promissory note dated March 21, 2019, in the original principal amount of \$3,200,000.00 from Grantor to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement.

Personal Property. The words "Personal Property" mean all equipment, fixtures, and other articles of personal property now or hereafter owned by Grantor, and now or hereafter attached or affixed to the Real Property; together with all accessions, parts, and additions to, all replacements of, and all substitutions for, any of such property; and together with all proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or other disposition of the Property.

Property. The word "Property" means collectively the Real Property and the Personal Property.

Real Property. The words "Real Property" mean the real property, interests and rights, as further described in this Mortgage.

Related Documents. The words "Related Documents" mean all promissory notes, credit agreements, loan agreements, environmental agreements, guaranties, security agreements, mortgages, deeds of trust, security deeds, collateral mortgages, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the Indebtedness.

Rents. The word "Rents" means all present and future rents, revenues, income, issues, royalties, profits, and other benefits derived from the Property.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MORTGAGE, AND GRANTOR AGREES TO ITS TERMS.

GRANTOR:

GABLES VIEW OFFICE, LLC

By:

ALEX MENDOZA, MEMBER/MANAGER OF GABLES VIEW OFFICE, LLC

WITNESSES:

X

X

Catalina A. Asud

**MORTGAGE
(Continued)**

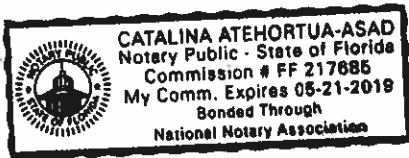
Page 11

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Florida

COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me this 21 day of March, 2019
by ALEX MENDOZA, MEMBER/MANAGER of GABLES VIEW OFFICE, LLC, member (or agent), each on behalf of GABLES VIEW OFFICE, LLC, a limited liability company. He or she is personally known to me or has produced as
identification.



(Signature of Person Taking Acknowledgment)

(Name of Acknowledger Typed, Printed or Stamped)

(Title or Rank)

(Serial Number, if any)