

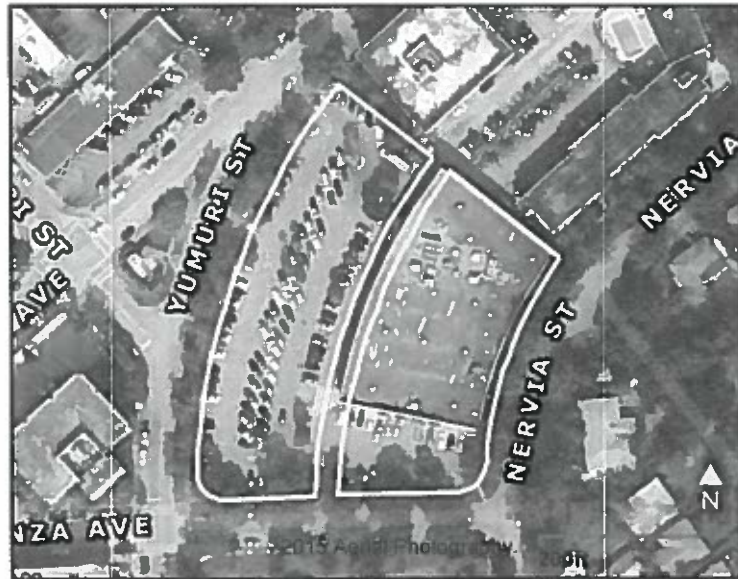


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 1/8/2011

Property Information	
Folio:	03-4130-009-2030
Property Address:	1401 MONZA AVE Coral Gables, FL 33146-3117
Owner	PUBLIX SUPER MARKETS INC
Mailing Address	3300 PUBLIX CORPORATE PKWY LAKELAND, FL 33811 USA
Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1411 SUPERMARKET : RETAIL OUTLET
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	32,126 Sq.Ft
Lot Size	113,262 Sq.Ft
Year Built	1965



Assessment Information			
Year	2015	2014	2013
Land Value	\$7,928,340	\$7,928,340	\$7,928,340
Building Value	\$971,660	\$509,660	\$171,660
XF Value	\$0	\$0	\$0
Market Value	\$8,900,000	\$8,438,000	\$8,100,000
Assessed Value	\$8,900,000	\$8,438,000	\$8,100,000

Benefits Information				
Benefit	Type	2015	2014	2013
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
CORAL GABLES RIVIERA SEC 14-2ND REV PB 28-32 LOTS 1 THRU 18 & 39 THRU 43 BLK 207 LOT SIZE 113262 SQUARE FEET

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$8,900,000	\$8,438,000	\$8,100,000
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$8,900,000	\$8,438,000	\$8,100,000
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$8,900,000	\$8,438,000	\$8,100,000
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$8,900,000	\$8,438,000	\$8,100,000

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
03/13/1979	\$0	10464-1937	Sales which are disqualified as a result of examination of the deed

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:

CITY'S
EXHIBIT

1401 MONZA AVE





The City of Coral Gables

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

4/20/2015

VIA CERTIFIED MAIL

PUBLIX SUPER MARKETS INC
3300 PUBLIX CORPORATE PKWY
LAKELAND, FL 33811

RE: 1401 MONZA AVE, Coral Gables, Florida
Folio # 03-4130-009-2030
Recertification of Building 40 Years or older

Gentlemen:

This Department has been advised the above referenced property address is forty (40) years old, or older, having been built in 1965.

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 report must be furnished to this Department within ninety (90) days from the date of this letter indicating the building meets the requirements of building recertification under the Code. In the event the repairs or modifications are found to be necessary resulting from the recertification inspection, the owner shall have a total of one hundred fifty (150) days from the date of this letter in which to complete the indicted repairs or modifications.

The architect or engineer chosen to perform the inspection may obtain the required Form, "*Minimum Inspection Procedural Guidelines for Building Recertification*," from the link below: <http://www.miamidade.gov/building/form-checklist.asp>. In addition to the Form a cover letter must state the property meets the requirement for building recertification; no additional documents or photographs are necessary.

The certification report, along with the filing fee in the amount of \$380.63; plus, \$2.45 per page Document Preservation Fee must be paid with a check or credit card payable to the "City of Coral Gables," and sent/delivered to:

**BUILDING RECERTIFICATION SECTION
Development Services Department
405 Biltmore Way, 3rd Floor
Coral Gables, Florida 33134**

Any questions may be directed to (305) 460-5250. Thank you for your prompt consideration.

Sincerely,

Manuel Z. Lopez

Manuel Z. Lopez, P.E.
Building Official

CITY'S

EXHIBIT

2



The City of Coral Gables

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

July 22, 2015

VIA CERTIFIED MAIL

91 7108 2133 3932 5924 9485

PUBLIX SUPER MARKETS INC
3300 PUBLIX CORPORATE PKWY
LAKELAND, FL 33811

Re: Address: 1401 MONZA AVE
Folio # 03-4130-009-2030

Dear Property Owner/Manager:

This Department has received the 40-year Building Recertification Report you submitted for the above referenced property address. Please note the Report indicates remedial repairs must be done to the building 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 the Code you must complete the repairs within one hundred fifty days (150) days from the date the Report was submitted to this Department, July 17, 2015. Once the repairs have been completed the original architect/engineer will need to provide a follow-up letter 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. If you have further questions please contact us at (305) 569-1807.

Sincerely,

Manuel Z. Lopez

Manuel Z. Lopez, P.E.
Building Official

RC-15-07-5376



ATKINS

TO: Building Department Official

FROM: Douglas A. Ramirez, M.S., P.E.
Structural Engineer, FL Reg. No. 70993

DATE: June 19th, 2015

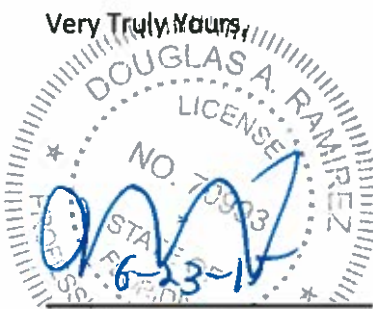
RE: **40-Year Structural Recertification
Publix Store #0094
1401 Monza Avenue, Coral Gables, Florida 33146
Folio Number 03-4130-009-2030**

On June 12th, 2015, we performed a site investigation of the Publix Supermarket Store at the above-mentioned address to provide a 10 year follow up for the 40-year structural recertification for the structure. To the best of my knowledge based on the visual inspection of exposed structural members, the building is structurally safe for continual use under present and continued loading conditions. 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 structure. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to the extent reasonably possible. There was no destructive testing done at the address and none of the covered structural members could be visually inspected.

If you have any additional question or comments, please give us a call at (305) 514-3400.

Thank you.

Very Truly Yours,



Douglas A. Ramirez, M.S., P.E.
FL PE# 70993
Senior Structural Engineer
Atkins

CITY'S

EXHIBIT 3

ATKINS

TO: Building Department Official

FROM: Douglas A. Ramirez, M.S., P.E.
Structural Engineer, FL Reg. No. 70993

DATE: June 19th, 2015

RE: **40-Year Structural Recertification**
Publix Store #0094
1401 Monza Avenue, Coral Gables, Florida 33146
Folio Number 03-4130-009-2030

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If you have any additional question or comments, please give us a call at (305) 514-3400.

Thank you.

Very Truly Yours



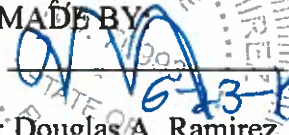
Douglas A. Ramirez, M.S., P.E.
FL PE# 70993
Senior Structural Engineer
Atkins

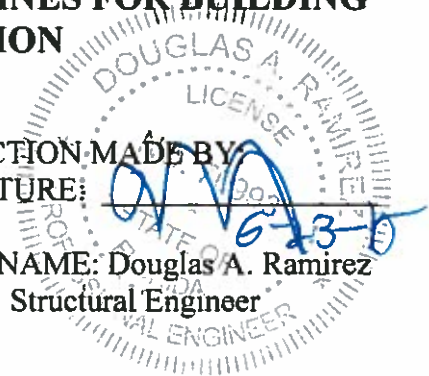
MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING STRUCTURAL RECERTIFICATION

INSPECTION COMMENCED
DATE: June 12th, 2015

INSPECTION COMPLETED:
DATE: June 12th, 2015

MUST BE SIGNED AND SEALED
BY ARCHITECT OR ENGINEER

INSPECTION MADE BY:
SIGNATURE: 
PRINT NAME: Douglas A. Ramirez
TITLE: Structural Engineer



ADDRESS: Atkins
2001 Northwest 107th Avenue,
Miami, Florida 33172-2507

PHONE: (305) 592-7275

1. DESCRIPTION OF STRUCTURE:

- a. Name or Title: Publix Supermarkets Inc.
- b. Street Address: 1401 Monza Avenue, Coral Gables, FL 33146
- c. Legal Description:

CORAL GABLES RIVIERA SEC
14-2ND REV PB 28-32
LOTS 1 THRU 18 & 39 THRU 43
BLK 207
LOT SIZE 113262 SQUARE FEET

- d. Owner's Name: Publix Super Markets, Inc.
- e. Owner's Mail Address: 3300 Publix Corporate Parkway, Lakeland, FL 33811
- f. Building Official Folio Number: 03-4130-009-2030
- g. Building Code Occupancy Classification: Mercantile – Group M
- h. Present Use: Retail / Commercial
- i. General Description, type of construction, size, number of stories and special features:

One story with partial mezzanine at rear of building. Masonry exterior walls and steel beams with steel columns and steel trusses supporting steel bar joists and metal roof deck.

- j. Additions to original structure: None, although the building has been remodeled numerous times.

2. PRESENT CONDITION OF STRUCTURE:

- a. General alignment (note good, fair, poor, explain if significant):

1. Bulging: None visible
2. Settlement: None visible
3. Deflections: None Visible
4. Expansion: None Visible
5. Contraction: None Visible

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

None. The building has been remodeled and renovated numerous times and is in a generally good condition.

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

All finishes observed were in good condition.

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

See above.

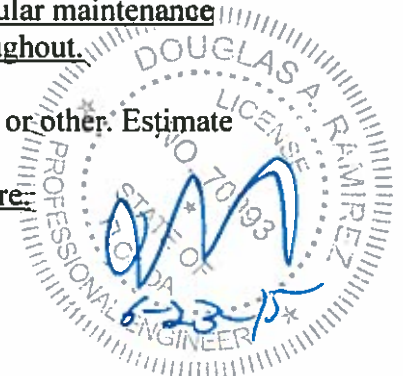
- f. Previous patching or repairs: The entire facility has had regular maintenance performed with general repairs having been performed throughout.

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

Retail / commercial. Typical loading for this type of structure.

- h. Availability of original construction drawings

Original Construction Documents as well as remodels.



3. INSPECTIONS:

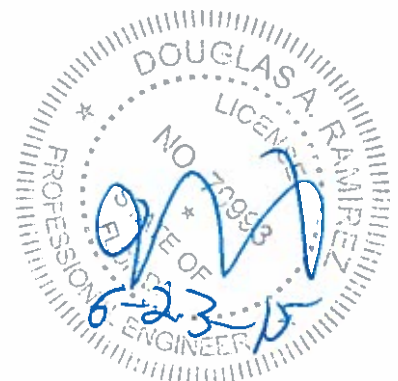
- a. Date of notice of required inspection: Not available
- b. Date of actual inspection: June 12th, 2015.
- c. Name and qualification of individual submitting inspection report:
Douglas A. Ramirez, MS, PE (FL P.E. No. 70993) Structural Engineer / Atkins
- d. Description of any laboratory or other formal testing, if required, rather than manual or visual procedures: NA
- e. Structural repair - Note appropriate line:
 - 1. None required: ✓
 - 2. Required (describe and indicate acceptance): NA

4. SUPPORTING DATA:

- a. No sheets written data.
- b. 6 attached photographs.
- c. No drawings or sketches.

5. MASONRY BEARING WALLS - Indicate good, fair, poor, on appropriate lines:

- a. Concrete masonry units: Good
- b. Clay tile or terra cotta units: Not Applicable
- c. Reinforced concrete tie columns: Good
- d. Reinforced concrete tie beams: Good
- e. Lintels: Good
- f. Other type bond beams: Good
- g. Masonry Finishes - exterior:
 - 1. Stucco: Good
 - 2. Veneer: Good
 - 3. Paint only: Good



4. Other (describe): NA

h. Masonry Finishes –Interior:

1. Vapor barrier: NA
2. Furring and Plaster: NA
3. Paneling: NA
4. Paint Only: Good
5. Other (describe): NA

i. Cracks:

None observed.

Description: NA

j. Spalling:

1. Location - Note beams, columns, other: None observed.
2. Description: NA

k. Rebar corrosion - check appropriate line:

1. None visible:
2. Minor-Patching will suffice: NA
3. Significant - but patching will suffice: NA
4. Significant - structural repairs required describe): NA

l. Samples chipped out for examination in spall areas:

1. No:
2. Yes - describe color texture, aggregate, general quality: NA

6. FLOOR AND ROOF SYSTEMS:

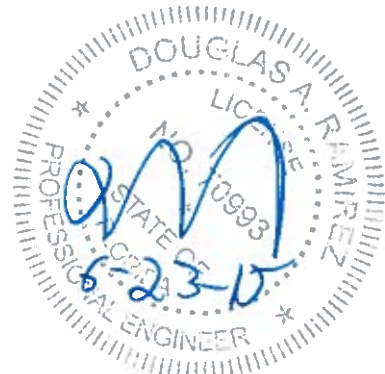
a. Roof:



1. Describe (flat, sloped, type roofing, type roof deck, condition):
Flat roof. Built-up roof with steel deck throughout. Good condition
 2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of supports:
Roof top benches with refrigeration, air conditioning equipment, and fans - Fair Condition
 3. Note types of drains and scuppers and condition:
Gutters and Roof Drains - Good condition and clean of obstructions.
- b. Floor System (s):
1. Describe (type of system framing, material, spans, and condition):
The entire building is constructed on a slab-on-grade. Mezzanine at the rear of the building is constructed with steel joists supporting a metal deck and concrete topping. 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:
Portions of the building structure were exposed. At areas where there were ceilings present, ceiling tiles were removed throughout to allow an inspection of structural members. All members observed were in fair to good condition.

7. STEEL FRAMING SYSTEMS:

- a. Description: Steel trusses, steel bar joists, steel columns and steel beams.
- b. Exposed Steel - describe condition of paint and degree of corrosion:
Fair. Only surface corrosion was observed at some members. Surface corrosion observed was consistent with a structure of this age. No corrosion was observed that would impair the structural capacity of the members.
- c. Concrete or other fireproofing - note any cracking or spalling and note where any covering was removed for inspection: Steel is exposed. No Fireproofing was observed in the building.
- d. Elevator sheave beams, connections and machine floor beams - note condition:
NA



8. CONCRETE FRAMING SYSTEM:

- a. Full description of structural system: Concrete columns, tie columns and tie beams.
- b. Cracking:
 - 1. Not Significant: ✓
 - 2. Location and description of members effected and type cracking: NA
- c. General condition: Good
- d. Rebar corrosion - check appropriate line:
 - 1. None visible: ✓
 - 2. Minor - Patching will suffice: NA
 - 3. Significant - but patching will suffice: NA
 - 4. Significant - Structural repaired (describe): NA
- e. Samples chipped out in spall areas:
 - 1. No: ✓
 - 2. Yes, describe: color, texture, aggregate and general quality: NA

9. WINDOWS:

- a. Type (wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other): Fixed aluminum (storefront)
- b. Anchorage - type and condition of fasteners and latches: Not visible
- c. Sealants - Type and condition of fasteners and latches: Fair
- d. Interior seals - type and condition at operable vents: Fair
- e. General condition: Fair



10. WOOD FRAMING:

- a. Type - fully describe if mill construction, light construction, major spans, trusses: NA
- b. Note metal fittings i.e., angles, plates, bolts split rings, pintles, other and note condition: NA
- c. Joints - note if well fitted and still closed: NA
- d. Drainage - note accumulations of moisture: NA
- e. Ventilation - note any concealed spaces, not ventilated: NA
- f. Note any concealed spaces opened for inspection: NA



Picture 1: Front of Existing Building





Picture 2: Existing Roof Top Units



Picture 3: Existing Steel Roof Structure

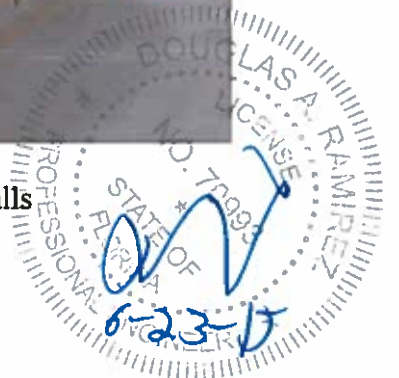




Picture 4: Existing Steel Roof Structure

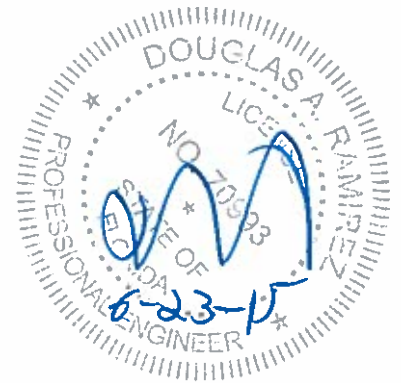


Picture 5: Existing Bearing Masonry Walls





Picture 6: Existing Storefront Systems



ATKINS

TO: Building Department Official

FROM: Hector E. Vazquez, P.E.
Electrical Engineer, FL Reg. No. 66804

DATE: July 17th, 2015

RE: 40-Year Electrical Recertification
Publix Store #0094
1401 Monza Avenue, Coral Gables, Florida 33146
Folio Number 03-4130-009-2030

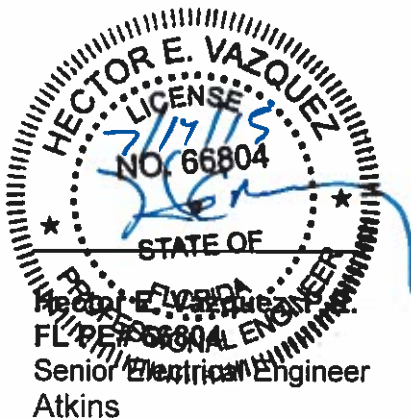
On June 12th and June 18th, 2015, we performed a site investigation of the Publix Supermarket Store at the above-mentioned address to provide a 10 year follow up for the 40-year electrical recertification.

Please refer to the attached Electrical Inspection Report. There are items identified that require correction. Please note that the building is currently undergoing a remodel and that it is Publix's intention that these items will be corrected. We will submit a subsequent Inspection Report and Letter upon correction of the indicated items.

If you have any additional question or comments, please give us a call at (305) 514-3400.

Thank you.

Very Truly Yours,




HECTOR E. VAZQUEZ
LICENSE
NO. 66804
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
Senior Electrical Engineer
Atkins

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING ELECTRICAL RECERTIFICATION

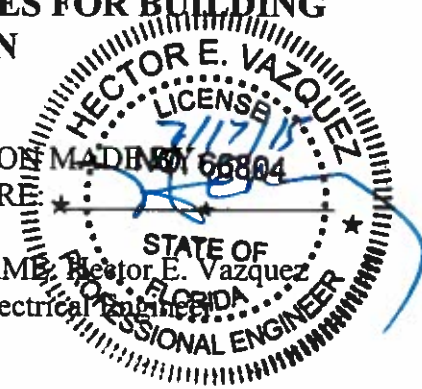
INSPECTION COMMENCED
DATE: June 12th, 2015

INSPECTION COMPLETED:
DATE: June 18th, 2015

MUST BE SIGNED AND SEALED
BY ARCHITECT OR ENGINEER

INSPECTION MADE BY 68804
SIGNATURE: 

PRINT NAME: Hector E. Vazquez
TITLE: Electrical Engineer



ADDRESS: Atkins
2001 Northwest 107th Avenue,
Miami, Florida 33172-2507

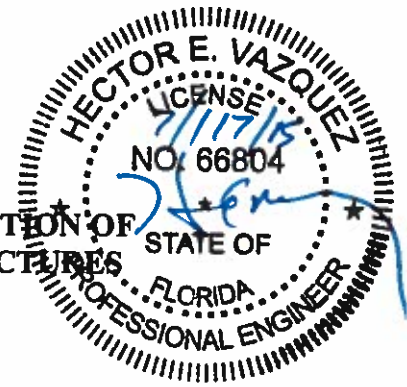
PHONE: (305) 592-7275

1. DESCRIPTION OF STRUCTURE:

- a. Name or Title: Publix Supermarkets Inc.
- b. Street Address: 1401 Monza Avenue, Coral Gables, FL 33146
- c. Legal Description:

CORAL GABLES RIVIERA SEC
14-2ND REV PB 28-32
LOTS 1 THRU 18 & 39 THRU 43
BLK 207
LOT SIZE 113262 SQUARE FEET

- d. Owner's Name: Publix Super Markets, Inc.
- e. Owner's Mail Address: 3300 Publix Corporate Parkway, Lakeland, FL 33811
- f. Building Official Folio Number: 03-4130-009-2030
- g. Building Code Occupancy Classification: Mercantile – Group M
- h. Present Use: Retail / Commercial
- i. General Description, type of construction, size, number of stories and special features: One story with partial mezzanine at rear of building. Masonry exterior walls and steel beams with steel columns and steel trusses supporting steel bar joists and metal roof deck.



GUIDELINE AND INFORMATION FOR RECERTIFICATION OF ELECTRICAL SYSTEMS OF FORTY (40) YEAR STRUCTURES

1. ELECTRICAL SERVICE:

1. SIZE: AMPERAGE: (4000) FUSES () BREAKER (X)
2. PHASE: 120/208 V THREE PHASE (X) SINGLE PHASE ()
3. CONDITION: GOOD () FAIR () NEEDS REPAIR (X)
4. COMMENTS:
 - SERVICE DISCONNECTING MEANS SHALL BE IDENTIFIED.
 - ALL DISCONNECTING MEANS SHALL INDICATE THE LOAD WHERE REQUIRED.

2. METER AND ELECTRICAL ROOM:

1. CLEARANCES: GOOD () FAIR () REQUIRES CORRECTION (X)
2. COMMENTS: THE SWITCHGEAR IN THE NEW ELECTRICAL ROOM IS GOOD. IT FEEDS THE EXISTING SERVICE EQUIPMENT WHICH ARE IN THE SERVICE CORRIDOR WITHOUT PROPER CLEARANCE. THE SERVICE CORRIDOR IS USED AS A STORAGE AND THE SERVICE DISCONNECTS ARE NOT READILY ACCESSIBLES MAIN 20F3 IS IN BAD SHAPE AND SHALL BE REPLACED (THE INTERIOR OF THE DISCONNECT SHALL HAVE A METALLIC COVER INSTALLED BY THE MANUFACTURER). ALL ELECTRICALLY LIVE PART OF THE SWITCHGEAR SHALL BE PROTECTED BY METALLIC COVERS FACTORY INSTALLED. CHECK FOR LOOSE CONNECTIONS IN ALL TERMINAL LUGS, PROVIDE PROPER MAINTENANCE IDENTIFY USE FOR SHUNT TRIP BUTTONS

3. GUTTERS:

LOCATION: ELECTRICAL ROOM

TAPS AND FILL: GOOD () REPAIRS REQUIRED (X)
GOOD (X) REPAIRS REQUIRED ()

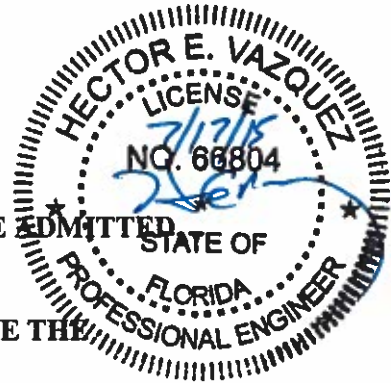
COMMENTS: PROVIDE COVER WHERE MISSING

4. ELECTRICAL PANELS:

LOCATION: ELECTRICAL ROOM

GOOD () REPAIRS REQUIRED (X)

COMMENTS: PROVIDE FILLER TAPS IN PANELBOARDS WHERE MISSING. ALL ELECTRIC PANEL SHALL HAVE A NAMEPLATE INDICATING NAME AND



THE POWER SUPPLY ("FED FROM..."). NO EXPOSED PARTS ARE ADMITTED
ALL PANELS SHALL HAVE COVER PLATES.

ALL PANELBOARDS THROUGHOUT THE FACILITY SHALL HAVE THE
PROPER CLEARANCE (NO STORAGE IN FRONT OF PANELS)

5. BRANCH CIRCUITS:

- 1. IDENTIFIED: YES () MUST BE IDENTIFIED (X)
- 2. CONDUCTORS GOOD (X) REPAIRS REQUIRED ()

3. COMMENTS: CIRCUIT BRANCHES IN ALL PANELBOARDS SHALL BE IDENTIFIED

6. GROUNDING OF SERVICE:

GOOD (X) REPAIRS REQUIRED ()

COMMENTS: NONE

7. GROUNDING OF EQUIPMENT:

GOOD (X) REPAIRS REQUIRED ()

COMMENTS: NONE

8. SERVICE CONDUITS/RACEWAYS:

GOOD () REPAIRS REQUIRED (X)

COMMENTS: SEE EXHIBITS WHERE APPLICABLE.

9. SERVICE CONDUCTOR AND CABLES:

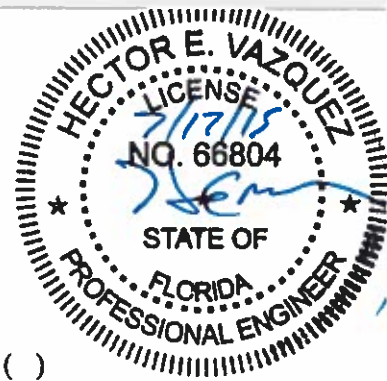
GOOD () REPAIRS REQUIRED (X)

COMMENTS: CHECK WIRING METHODS IN MEZZANINE (EXHIBIT 752).

10. TYPES OF WIRING METHODS:

- | | | |
|-------------------|--------------|----------------------|
| CONDUIT RACEWAYS: | GOOD (X) | REPAIRS REQUIRED () |
| CONDUIT PVC: | GOOD (X) | REPAIRS REQUIRED () |
| NM CABLE: | GOOD (X) | REPAIRS REQUIRED () |
| BX CABLE: | GOOD (N/A) | REPAIRS REQUIRED () |

COMMENTS: NONE



20. SWIMMING POOL WIRING:

GOOD () REPAIRS REQUIRED ()

COMMENTS: N/A

21. WIRING TO MECHANICAL EQUIPMENT:

GOOD (X) REPAIRS REQUIRED ()

COMMENTS: NONE

22. GENERAL ADDITIONAL COMMENTS (ITEMS NOT COVERED IN THE ABOVE DESCRIPTION):

A) ELECTRICAL AND FIRE ALARM PANELS SHALL BE READILY ACCESSIBLE

B) REPLACE MISSING EXHAUST FAN MOTOR IN COMPRESSOR ROOM

C) DRINKING FOUNTAIN OUTLETS SHALL BE GFCI PROTECTED

D) PROVIDE A GENERAL MAINTENANCE FOR ALL ELECTRICAL EQUIPMENT AND WIRING ON ROOF

E) CHECK GROUNDING RODS IN ALL POLES AT PARKING. PROVIDE HANDHOLE IF MISSING

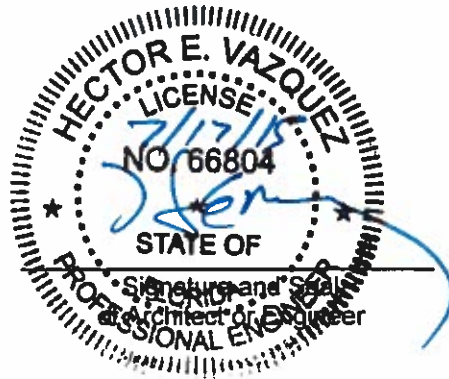
F) REPLACE CONTACTOR AND CHECK THE ELECTRICAL INSTALLATION IN IRRIGATION PUMP ENCLOSURE

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

Date: 6/18/2015

RE: Case No.: Folio # 03-4130-009-2030
1401 Monza Avenue. Coral Gables, Fl 33146
Property Address: Coral Gables Riviera Sec 14-2ND REV PB28-32 LOTS 1 THRU 18&39 THRU 43
BLK 207 LOT SIZE 113262 SQUARE FEET
Building Description:

1. I am a Florida registered professional engineer or architect with an active license.
2. On JUNE 18, 2015, at 9:06 pm, I measured the level of illumination in the parking lot (s) serving the above referenced building.
3. Maximum 7.9 foot candle per SF, Minimum 1.1 foot candle per SF, Minimum to Maximum ratio 7.2:1, foot candle 3.9 average per SF.
4. The level of illumination provided in the parking lot (s) 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.



Hector E. Vazquez, P.E.
(Print Name)



City of Coral Gables
Development Services



RC-15-07-5376

1401 MONZA AVE #

Folio #: 03-4130-009-2030

Permit Description: 40 YEAR BUILDING
RECERTIFICATION OR OLDER BUILT (1965)

EL _____
ME _____
PL _____

OFFICE SET

Section	Approved	
	By	Date
<input type="checkbox"/> BUILDING	<i>[Signature]</i>	7-20-15.
<input type="checkbox"/> CONCURRENCY		
<input type="checkbox"/> ELECTRICAL		R-7/20/15
<input type="checkbox"/> FEMA		
<input type="checkbox"/> FIRE		
<input type="checkbox"/> HANDICAP		
<input type="checkbox"/> HISTORICAL		
<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"/>		
<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.

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

Permit Action Report
CITY OF CORAL GABLES

pmPermitActions
1/25/2016 7:50:52AM

Permit #: RC-15-07-5376 Permit type: rc010 - BUILDING RE CERTIFICATION Address: 1401 MONZA AVE
Master permit #: Routing queue: rc012 - STRUCTURE CERTIFICATION CORAL GABLES, FL 33146-3117

Group # - Name	Action Code	Action Description	Completion Date	Completion Code	Completed By	Comments
1 - BOARDS - GENERATE F	calc fees	CALCULATE FEES	7/17/2015	comp	cgonzalez	
2 - CASHIER	collect	COLLECT FEES	7/17/2015		iwebuser	
3 - PLAN REVIEW	prbuild	BUILDING PLAN REVIEW	7/20/2015	apvd	cramos	
3 - PLAN REVIEW	prelec	ELECTRICAL PLAN REVIEW				
3 - PLAN REVIEW	prelec	ELECTRICAL PLAN REVIEW	7/22/2015	reject	areyes	ELECTRICAL REPAIRS REQUIRED
4 - RE CERTIFIED LETTER	letter	GENERATE LETTER				

CITY'S
EXHIBIT

4

BEFORE THE CONSTRUCTION REGULATION BOARD
OF THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,

Case # 16-4690

Petitioner,

vs.

PUBLIX SUPER MARKETS, INC..
a Florida Corporation,

Respondent.

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

Date: January 22, 2016

To:

Owner (Registered Agent)

Publix Super Markets, Inc.
c/o John A. Attaway, Jr.
Registered Agent
3300 Publix Corporate Parkway
Lakeland, FL 33811-3311

Return receipt number:

91 7108 2133 3932 6905 4222

Re: The one-story commercial building ("Structure"), built in 1965 (50-year recertification required), and located at **1401 Monza Avenue**, Coral Gables, FL 33146-3117, legally described as Lots 1 thru 18 & 39 thru 43, Block 207, of CORAL GABLES RIVIERA SECTION 14-2nd Rev, according to the Plat thereof, as recorded in Plat Book 28, Page 32, of the Public Records of Miami-Dade County, Florida, and having folio number 03-4130-009-2030 ("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 105-186(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 as follows:

On April 20, 2015, the City sent the Property Owner a 90-day Notice of Required Inspection requesting an inspection report conforming to the minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, pursuant to Section 8-11(f) of the Miami-Dade County Code ("Report").

The Report, submitted to the City on July 17, 2015, stated that the Structure did not meet the minimum requirements to be recertified as structurally and electrically safe. The Report noted that the following items required repair or modification: **Electrical:** 1) electrical service; 2) meter and electrical room; 3) gutters; 4) electrical panels; 5) branch circuits; 6) service conduits/raceways; 7) service conductor and cables; 8) electrical and fire alarm panels; 9) exhaust fan motor; 10) drinking fountain outlets; 11) maintenance for electrical equipment and wiring on roof; 12) grounding rods in all poles and provide handpole if missing; 13) replace contactor and check electrical installation in irrigation pump enclosure; and 14) parking lot illumination.

On July 22, 2015, the City notified the Owner that it must complete the repairs and submit a letter from the architect or engineer who prepared the Report stating that the Structure now meets the minimum requirements ("Compliance Report").

To date, the Owner has not a) completed the required repairs and b) submitted a letter from the architect or engineer who prepared the Report stating that the Structure now meets the minimum requirements ("Compliance Report")(collectively referred to as "Required Action").

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on February 8, 2016, 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.

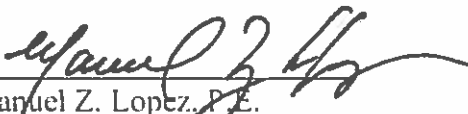
If the Required Action is not completed before the above hearing date, the Building Official may order that the structure be vacated, boarded, secured, and posted to prevent further occupancy

until the Required Action is completed. The Building Official may also order demolition of the Structure and 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 appeal the decision of the Building Official, the Construction Regulation Board may 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 Property and the Property Owner.

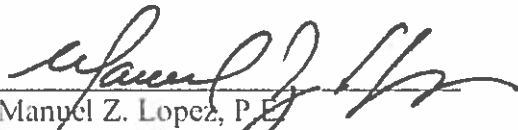
Please contact Virginia Goizueta, Building Services Coordinator, tel.: (305) 460-5250, email: vgoizueta@coralgables.com, or Manuel Z. Lopez, P.E., Building Official, tel.: (305) 460-5242, email: mlopez@coralgables.com. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m.

Please govern yourself accordingly.


Manuel Z. Lopez, P.E.
Building Official

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that, on January 22, 2016, a true and correct copy of the foregoing notice was served via certified mail, return receipt requested, by first class mail, via e-mail at any e-mail address indicated above, and by hand-delivery or posting at the Property.


Manuel Z. Lopez, P.E.
Building Official

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.

ADA Assistance: The City complies with the provisions of the American with Disabilities Act. Individuals with disabilities requiring special accommodations or assistance should contact Ernesto Pino, Assistant Public Works Director, at (305) 460-5004, with requests for auxiliary aids or services at least one business day before the hearing in order to request such assistance.



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint/Case #: 16-4690

Title of Document Posted: Construction Regulation Board Case

I, JOSE PAZ, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 1401 Monza Ave, ON 1-22-16
AT 10:00 am.

JOSE PAZ
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 22nd day of January, in
the year 2016, by Jose Paz who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

1401 Monza Avenue





Detail by Entity Name

Florida Profit Corporation

PUBLIX SUPER MARKETS, INC.

Filing Information

Document Number	112252
FEI/EIN Number	59-0324412
Date Filed	12/27/1921
State	FL
Status	ACTIVE
Last Event	CORPORATE MERGER
Event Date Filed	04/29/2015
Event Effective Date	NONE

Principal Address

3300 PUBLIX CORPORATE PKWY
LAKELAND, FL 33811-3311

Changed: 03/24/2010

Mailing Address

Licenses
P O Box 32027
LAKELAND, FL 33802-2027

Changed: 04/22/2014

Registered Agent Name & Address

ATTAWAY, JOHN A, JR.
3300 PUBLIX CORPORATE PKWY
LAKELAND, FL 33811-3311

Name Changed: 07/14/2000

Address Changed: 04/27/2005

Officer/Director Detail

Name & Address

Title CEO

CITY'S

EXHIBIT 6

CRENSHAW, WILLIAM E
3300 PUBLIX CORPORATE PKWY
LAKELAND, FL 33811-3311

Title SRVP

ATTAWAY, JOHN AJR.
3300 PUBLIX CORPORATE PKWY
LAKELAND, FL 33811-3311

Title CFOT

PHILLIPS, DAVID P
3300 PUBLIX CORPORATE PKWY
LAKELAND, FL 33811-3311

Title P

JONES, RANDALL T
3300 PUBLIX CORPORATE PARKWAY
LAKELAND, FL 33811-3311

Title VP

CHAMBERLAIN, JEFFREY G
3300 PUBLIX CORPORATE PKWY
LAKELAND, FL 33811-3311

Title VP

DUNCAN, DAVE
3300 PUBLIX CORPORATE PKWY
LAKELAND, FL 33811-3311

Annual Reports

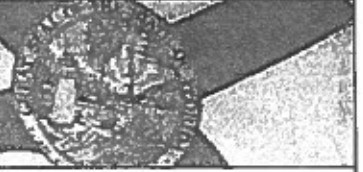
Report Year	Filed Date
2013	04/02/2013
2014	04/22/2014
2015	02/23/2015

Document Images

04/29/2015 -- Merger	View image in PDF format
04/29/2015 -- Merger	View image in PDF format
04/29/2015 -- Merger	View image in PDF format
02/23/2015 -- ANNUAL REPORT	View image in PDF format
07/29/2014 -- Merger	View image in PDF format
04/22/2014 -- ANNUAL REPORT	View image in PDF format

<u>09/04/2013 -- Merger</u>	View image in PDF format
<u>09/04/2013 -- Merger</u>	View image in PDF format
<u>07/02/2013 -- Merger</u>	View image in PDF format
<u>04/02/2013 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/22/2013 -- Merger</u>	View image in PDF format
<u>08/08/2012 -- Merger</u>	View image in PDF format
<u>03/06/2012 -- ANNUAL REPORT</u>	View image in PDF format
<u>06/01/2011 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/13/2011 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/23/2011 -- Merger</u>	View image in PDF format
<u>03/23/2011 -- Merger</u>	View image in PDF format
<u>03/24/2010 -- ANNUAL REPORT</u>	View image in PDF format
<u>06/16/2009 -- Merger</u>	View image in PDF format
<u>02/26/2009 -- ANNUAL REPORT</u>	View image in PDF format
<u>06/13/2008 -- Merger</u>	View image in PDF format
<u>06/09/2008 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/07/2008 -- ANNUAL REPORT</u>	View image in PDF format
<u>09/27/2007 -- Merger</u>	View image in PDF format
<u>06/22/2007 -- Merger</u>	View image in PDF format
<u>04/16/2007 -- ANNUAL REPORT</u>	View image in PDF format
<u>11/16/2006 -- Merger</u>	View image in PDF format
<u>05/01/2006 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/18/2006 -- Amendment</u>	View image in PDF format
<u>04/27/2005 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/19/2004 -- ANNUAL REPORT</u>	View image in PDF format
<u>10/02/2003 -- Merger</u>	View image in PDF format
<u>03/07/2003 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/21/2002 -- ANNUAL REPORT</u>	View image in PDF format
<u>08/27/2001 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/29/2001 -- ANNUAL REPORT</u>	View image in PDF format
<u>08/21/2000 -- ANNUAL REPORT</u>	View image in PDF format
<u>07/14/2000 -- Reg. Agent Change</u>	View image in PDF format
<u>04/11/2000 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/02/1999 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/29/1998 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/10/1997 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/08/1996 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/14/1995 -- ANNUAL REPORT</u>	View image in PDF format

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Detail by Entity Name

Florida Profit Corporation

GANDY SHOPPING CENTERS, INC.

Filing Information

Document Number	196615
FEI/EIN Number	59-6065030
Date Filed	10/08/1956
State	FL
Status	INACTIVE
Last Event	MERGER
Event Date Filed	03/13/1979
Event Effective Date	NONE

Principal Address

1936 NEW TAMPA HWY
P O BOX 407
LAKELAND FLA 33801

Mailing Address

1936 NEW TAMPA HWY
P O BOX 407
LAKELAND FLA 33801

Registered Agent Name & Address

TURNER,JOHN A
1936 NEW TAMPA HIGHWAY
LAKELAND, FL 33802

Officer/Director Detail

Name & Address

Title D

JENKINS, GEOGE W
2200 REANEY RD
LAKELAND, FL

Title D

BLANTON,JOE K

410 LONES PALM DR
LAKELAND, FL

Title SD

TURNER, JOHN A
601 HAWTHORNE TRAIL
LAKELAND, FL

Title T

TURNER, JOHN A.
601 HAWTHORNE TRIAL
LAKELAND, FL

Annual Reports

Report Year	Filed Date
1976	06/14/1976
1977	05/02/1977
1978	06/19/1978

Document Images

No images are available for this filing.



Home Citizen Services Business Services Back to Coral Gables.com

Logon Help Contact

Permits and Inspections: Search Results

New Permit Search

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
AB-14-11-3502	11/04/2014	1401 MONZA AVE	BOA PRELIMINARY/MED BONUS/FINAL	**COM**EXTERIOR (A/C) / INTERIOR (PUBLIX) \$700000 ***	issued	11/04/2014		0.00
BL-14-12-3353	12/03/2014	1401 MONZA AVE	INT / EXT ALTERATIONS	COMMERCIAL INTERIOR ALTERATIONS W/ ROOF TOP EQU. (PUBLIX) \$700,000	issued	06/11/2015		0.00
CE-08-10-0363	10/06/2008	1401 MONZA AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T20793 62-133 CITY CODE (SWA) MAINTAINING A SWALE AREA. ABANDONED PUBLIX CART ON SWALE.	final	10/06/2008	11/07/2008	0.00
CE-09-07-3160	07/23/2009	1401 MONZA AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T18009 62-133 CITY CODE (SWA) MAINTAINING A SWALE AREA. ABANDONED PUBLIX CART ON SWALE.	final	07/23/2009	08/10/2009	0.00
CE-13-10-0896	10/15/2013	1401 MONZA AVE	CODE ENF WARNING PROCESS	WT11234 105-27 CITY CODE (GRA) GRAFFITI EXISTS ON WALL(S)OF BUILDING.	final	10/15/2013	10/15/2013	0.00
EL-11-11-6524	11/30/2011	1401 MONZA AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	REPLACE FAULTY 800 AMP CIRCUIT BREAKER (SERVICOE REPAIR) \$ 2000	final	12/01/2011	12/07/2011	0.00
EL-14-12-3603	12/08/2014	1401 MONZA AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	**COMM**EXTERIOR (A/C) / INTERIOR ALTERATIONS (PUBLIX) 140 LIGHT SOCKETS; 80 FEET TRACK LIGHTS; 20 ROUGH IN OUTLKETS; 61 COMMERCIAL OUTLETS, 400 AMP SERVICE; 400 AMPS SUBFEEDS AND 400 SWITCHBOARDS	issued	12/08/2015		0.00
EL-15-12-4725	12/02/2015	1401 MONZA AVE	ELEC LOW VOLTAGE SYSTEM	FIRE ALARM (PUBLIX)	approved			203.33
EL-15-12-4849	12/03/2015	1401 MONZA AVE	ELEC LOW VOLTAGE SYSTEM	INSTALLATION OF LOW VOLTAGE	issued	12/15/2015		0.00
FD-15-12-4714	12/01/2015	1401 MONZA AVE	FIRE ALARM SYSTEM	FIRE ALARM SYSTEM FOR COMMERCIAL INTERIOR ALTERATIONS W/ ROOF TOP EQU. (PUBLIX)	issued	12/04/2015		0.00

CITY'S

EXHIBIT

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FD-15-12-5783	12/22/2015	1401 MONZA AVE	FIRE SPRINKLER SYSTEM	FIRE SPRINKLER SYSTEM, COMMERCIAL INTERIOR ALTERATIONS W/ ROOF TOP EQU. (PUBLIX)	approved				556.40
ME-15-05-5578	05/22/2015	1401 MONZA AVE	MECH STORAGE TANK FOR FLAMMABLE LIQUIDS	CANCELLED	pending				0.00
ME-15-06-4498	06/02/2015	1401 MONZA AVE	MECH COMMERCIAL / RESIDENTIAL WORK	NEW REFRIGERATION SYSTEMS AND CASES.84 TONS	issued	12/21/2015			0.00
ME-15-10-5169	10/16/2015	1401 MONZA AVE	MECH COMMERCIAL / RESIDENTIAL WORK	INSTALL 87 TONS OF A/C EQUIPMENT , DUCTWORK AND VENTILATION TO REMODELED PUBLIX.	pending				0.00
PL-14-12-3472	12/04/2014	1401 MONZA AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR INTERIOR ALTERATIONS (PUBLIX)	issued	11/30/2015			0.00
PS-12-03-7281	03/01/2012	1401 MONZA AVE	TREE REMOVAL/RELOCATION	REMOVAL OF 1 GUMBO LIMBO TREE	final	03/06/2012	03/06/2012		0.00
RC-15-07-5376	07/17/2015	1401 MONZA AVE	BUILDING RE CERTIFICATION	40 YEAR BUILDING RECERTIFICATION OR OLDER BUILT (1965)	issued	07/17/2015			600.00
RR-15-05-5447	05/20/2015	1401 MONZA AVE	RE-REVIEW FEE	MECHANICAL RE REVIEW FEE FOR REVIEW #4	final	06/11/2015	06/11/2015		0.00
ZN-12-02-7902	02/24/2012	1401 MONZA AVE	DUMPSTER / CONTAINER	DUMPSTER \$300	final	02/24/2012	02/24/2012		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).