



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 12/28/2016

Property Information	
Folio:	03-4120-017-1970
Property Address:	349 GRECO AVE Coral Gables, FL 33146-1810
Owner	GABLES ENGINEERING INC
Mailing Address	247 GRECO AVE CORAL GABLES, FL 33146-1808
Primary Zone	7100 INDUSTRIAL - LIGHT MFG
Primary Land Use	1713 OFFICE BUILDING - ONE STORY : OFFICE BUILDING
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq Ft
Living Area	Sq Ft
Adjusted Area	4,003 Sq Ft
Lot Size	8,388 Sq Ft
Year Built	1946



Assessment Information			
Year	2016	2015	2014
Land Value	\$1,048,500	\$838,800	\$838,800
Building Value	\$760,570	\$760,570	\$760,570
XF Value	\$0	\$0	\$0
Market Value	\$1,809,070	\$1,599,370	\$1,599,370
Assessed Value	\$1,759,307	\$1,599,370	\$1,599,370

Benefits Information				
Benefit	Type	2016	2015	2014
Non-Homestead Cap	Assessment Reduction	\$49,763		

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

Short Legal Description
CORAL GABLES INDUSTRIAL SEC PB 28-22 LOTS 8 & 9 BLK 15 LOT SIZE 8388 SQUARE FEET OR 12344-428 1284 1

Taxable Value Information			
	2016	2015	2014
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,759,307	\$1,599,370	\$1,599,370
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,809,070	\$1,599,370	\$1,599,370
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,759,307	\$1,599,370	\$1,599,370
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,759,307	\$1,599,370	\$1,599,370

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
12/01/1984	\$350,000	12344-0428	Sales which are qualified

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

Version

**CITY'S**  
**EXHIBIT** 1



349 Greco Ave

349 Greco Ave

<p><b><u>Owner</u></b> Gables Engineering, Inc. 247 Greco Ave Coral Gables, FL 33146-1808</p>	<p><b><u>Owner (Registered Agent)</u></b> Gables Engineering, Inc. c/o Loren H. Cohen Mitrani, Rynor, Adamsky, &amp; Toland, P.A. 301 Arthur Godfrey Road, Penthouse Miami Beach, FL 33140-3646</p>
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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
CE-13-02-1210	02/21/2013	349 GRECO AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	02/25/2013	02/25/2013	0.00
EL-12-10-1851	10/29/2012	349 GRECO AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	RELOCATE 200 AMP SERVICE \$2,500	final	10/29/2012	01/08/2013	0.00
PL-11-06-6673	06/15/2011	349 GRECO AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	INSTALLATION OF BACK FLOW \$1200	final	06/16/2011	06/17/2011	0.00
PW-13-05-0832	05/14/2013	349 GRECO AVE	DRY RUN SUBMITTAL	DRYRUN P/U 1-10-13	pending			0.00
PW-13-06-1954	06/28/2013	349 GRECO AVE	SEWER PERMIT-WATER LINES BY PRIVATE CONTRACTORS	PROPOSED 4" D.I.P. FIRELINE TAP INTO EXISTING WATERMAIN ON THE ROW	final	07/03/2013	08/06/2013	0.00
RC-17-01-0027	01/03/2017	349 GRECO AVE	BUILDING RE CERTIFICATION	BUILDING RECERTIFICATION (1946) CONSTRUCTION REGULATION BOARD CASE #16-5674 AND UNSAFE STRUCTURE BOARD FEE	approved			980.63

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'S

EXHIBIT 2



**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.

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<b>Occupant Name:</b>	VACANT	<b>Inspection Date:</b>	12/18/2015
<b>Address:</b>	349 Greco Avenue	<b>InspectionType:</b>	Vacant
<b>City:</b>	Coral Gables	<b>Inspected By:</b>	Madelaine Mendez 305-460-5563 mmendez@coralgables.com
<b>Suite:</b>		<b>Occ. Sq. Ft.:</b>	2500

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No violations noted at this time.

**Company Representative:**

Vacant  
12/18/2015 0:02:15 AM  
Signature valid only in mobile-eyes documents

**Inspector:**

Vacant  
12/18/2015  
Madelaine Mendez  
12/18/2015 10:02:15 AM  
Signature valid only in mobile-eyes documents

Madelaine Mendez  
12/18/2015

CITY'S

EXHIBIT

3



The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY  
CORAL GABLES, FLORIDA 33134

4-25-2016

VIA CERTIFIED MAIL

GABLES ENGINEERING INC  
C/O MITRANI, RYNOR, ADAMSKY & TOLAND, P.A. LORNETTI COHEN  
301 ARTHUR GODFREY ROAD, PENTHOUSE  
MIAMI BEACH, FL 33410

91 7108 2133 3932 5938 6739

RE: 349 GRECO AVE, CORAL GABLES, FL  
FOLIO # 03-4120-017-1970  
Recertification of Building 40 Years or Older

Gentlemen:

Miami-Dade County has notified this Department that the above referenced property address is forty (40) years old, or older, having been built in 1946.

In accordance with the Miami-Dade County Code, Chapter 8, Section 8-110, a Florida Registered Architect or Professional Engineer must inspect said building and a completed Recertification Report ("Report") must be submitted to this Department within ninety (90) calendar days from the date of this letter. In addition to the Report, a cover letter must state the property meets the requirement for the building recertification; no additional documents or photographs are necessary. Submittal of the Report does not constitute recertification; it must be approved.

In the event repairs or modifications are found to be necessary resulting from the recertification inspection, the Building Official is able to grant an extension of one hundred fifty (150) calendar days from the date of this letter for the owner to obtain the necessary permits and perform the repairs. Recertification will take place once a revised Report is submitted and all required permits are closed.

The Architect or Engineer chosen to perform the inspection may obtain the required Form, "Minimum Inspection Procedural Guidelines for Building Recertification," from the following link: [http://www.miamidade.gov/pa/property\\_recertification.asp](http://www.miamidade.gov/pa/property_recertification.asp) The Recertification Report fee of \$380.63 and the Filing fee of \$2.45 per document page shall be submitted to the Development Services Department, 405 Biltmore Way, 3<sup>rd</sup> Floor, Coral Gables, Florida, 33134.

Failure to submit the required Report within the allowed time will result in the referral of this matter to the City's Construction Regulation Board without further notice. The Board may impose fines of \$250.00 per day for each day the violation continues. Note an Administrative fee of \$600.00 is incurred when the case is referred to the Board.

Any questions may be directed to the Building Services Coordinator at (305) 460-5250. Thank you for your prompt consideration.

Sincerely,

Peter J. Iglesias, P.E.  
Building Official

CITY'S Composite

EXHIBIT

4

**SENDER: COMPLETE THIS SECTION**

- Complete Items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
GABLES ENGINEERING INC  
  
C/O MITRANI, RYNOR, ADAMSKY & TOLAND  
PA, LOREN H COHEN  
  
301 ARTHUR GODFREY ROAD, PENTHOUSE  
MIAMI BEACH, FL 33410



9590 9402 1194 5246 9267 35

2. Article Number (transfer from service label)

9171082133393259386739

PS Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

Eric Brown

C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

2016 Receipt

Domestic Return Receipt



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

CITY OF CORAL GABLES,  
Petitioner,

Case No. 16-5674

vs.

GABLES ENGINEERING, INC.  
247 Greco Avenue  
Coral Gables, Florida 33146-1808

Return receipt number:

91 7108 2133 3932 7093 3790

Respondent.

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

Date: January 23, 2017

Re: **349 Greco Avenue**, Coral Gables, Florida 33146-1810 and legally described as Lots 8 & 9, Block 15, of CORAL GABLES INDUSTRIAL SECTION, according to the Plat thereof, as recorded in Plat Book 28, Page 22, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4120-017-1970 ("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, Coral Gables, Florida 33134, on February 6, 2017, 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 3:30 p.m., tel: (305) 460-5235.



If the Required Action is not completed before the above hearing date, the Building Official may order that the structure be vacated, boarded, secured, and posted (including but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy until the Required Action is completed. The Building Official may also order demolition of the Structure and the City may recover the costs incurred against the Property and the Owner of record.

If the Property owner or other interested party does not take all Required Action or prevail at the hearing, the Construction Regulation Board may impose fines not to exceed \$250 for each day the violation continues past the date set for compliance and may also enter an order of demolition and assess all costs of the proceedings, in an amount not less than \$600, and the costs of demolition and other required action, for which the City shall have a lien against the Property owner and the Property.

Please govern yourself accordingly.

  
Belkys Garcia, Secretary to the Board

#### ADA NOTICES

Any person who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, must register with the City Clerk, prior to engaging in lobbying activities before the city staff, boards, committees and/or the City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall.

Presentations made to this Board are subject to the City's False Claims Ordinance, Chapter 39 of the City of Coral Gables Code.

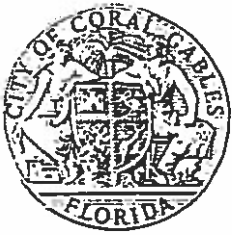
**Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Board, with respect to any matter considered at such hearing or meeting, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record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

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

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

C:

Gables Engineering, Inc., c/o Loren H. Cohen, Mitrani, Rynor, Adamsky & Toland, P.A., 301 Arthur Godfrey Road, Penthouse, Miami Beach, Florida 33140-3646



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Complaint/Case #: 16-5674

Title of Document Posted: Construction Regulation Board Case

I, EDUARDO MARTIN, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 349 GRECO AVENUE, ON 1-23-17  
AT 9:00 am.

EDUARDO MARTIN  
Employee's Printed Name

Eduardo Martin  
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 23<sup>rd</sup> day of January, in  
the year 20 17, by Eduardo Martin who is personally known to  
me.

My Commission Expires:



Belkys Garcia  
Notary Public

349 GRECO AVENUE



OFFICE OF THE CITY CLERK  
FOR THE CITY OF CORAL GABLES

Case No. 16-5674

CITY OF CORAL GABLES  
Petitioner,

vs.

GABLES ENGINEERING, INC.  
247 Greco Avenue  
Coral Gables, Florida 33146-1808  
Respondent.

Return receipt number:  
**11 7108 2133 3732 7013 3710**

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1575 00



84R365558

1575 00

WARRANTY DEED  
INDIVIDUAL TO CORPORATION

RAMCO FORM 34

12344 428

This Warranty Deed Made the third (3rd) day of December A D 1984 by  
BERNICE A. SOLBERG, a single woman and GEORGE W. SOLBERG, a single man  
hereinafter called the grantor, to GABLES ENGINEERING, INC.

a corporation existing under the laws of the State of Florida with its permanent postoffice  
address at 247 Greco Avenue, Coral Gables, Florida 33146  
hereinafter called the grantee

Wherever used herein the words "grantor" and "grantee" include all its parties in the instrument and  
the heirs, executors and assigns of said grantor and the successors and assigns of said grantee

**Witnesseth:** That the grantor, for and in consideration of the sum of \$10.00 and other  
valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alienes, re-  
leases, conveys and confirms unto the grantee all that certain land situate in Dade  
County, Florida, viz:

Lots 8 and 9, in Block 15, of CORAL  
GABLES INDUSTRIAL CENTER, according  
to the Plat thereof, as recorded in  
Plat Book 28, at Page 22, of the  
Public Records of Dade County,  
Florida.

- SUBJECT TO:
1. Purchase Money First Mortgage in the principal amount of \$280,000.00 from Grantee to Grantor herein.
  2. Conditions, restrictions, reservations, limitations and easements of record, if any.

**Together** with all the covenants, conditions and appurtenances thereto belonging or in any  
wise appertaining

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

**And** the grantor hereby covenants with said grantee that the grantee 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, 1983.

1575 00  
 State of Florida  
 Dade County  
 Notary Public  
 Lee Mandell  
 2801 Ponce de Leon Blvd.  
 Suite 250  
 Coral Gables, Florida 33134

1575 00  
 State of Florida  
 Dade County  
 Notary Public  
 Lee Mandell  
 2801 Ponce de Leon Blvd.  
 Suite 250  
 Coral Gables, Florida 33134

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

Signatures of grantors: Bernice A. Solberg and George W. Solberg.

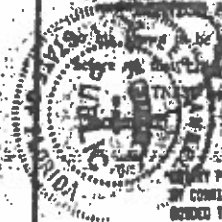
Signatures of grantors: Bernice A. Solberg and George W. Solberg.

STATE OF FLORIDA,  
COUNTY OF DADE

I HEREBY CERTIFY that on this day, before me, an  
officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared  
BERNICE A. SOLBERG, a single woman and GEORGE W. SOLBERG, a single man

and they acknowledged the same.

and official seal in the County and State last aforesaid this third (3rd) day of  
December, 1984.



Signature of Notary Public: Lee Mandell.  
NOTARY PUBLIC, State of Florida at Large

This instrument prepared by:  
Address: This instrument was prepared by:  
LEE MANDELL, Esq.  
2801 Ponce de Leon Blvd.  
Suite 250  
Coral Gables, FL 33134

RECORDED IN OFFICIAL RECORDS BOOK  
OF DADE COUNTY, FLORIDA  
RECORD 162-112  
RICHARD P. BRINKER  
CLERK, CIRCUIT COURT

502



DIVISION of  
**CORPORATIONS**  
*an official State of Florida website*

[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

## Detail by Entity Name

Florida Profit Corporation

GABLES ENGINEERING, INC.

### Filing Information

<b>Document Number</b>	150263
<b>FEI/EIN Number</b>	59-0561349
<b>Date Filed</b>	03/01/1947
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	AMENDMENT
<b>Event Date Filed</b>	02/13/2014
<b>Event Effective Date</b>	NONE

### Principal Address

247 GRECO AVENUE  
CORAL GABLES, FL 33146

### Mailing Address

247 GRECO AVENUE  
CORAL GABLES, FL 33146

### Registered Agent Name & Address

COHEN, LOREN H  
MITRANI, RYNOR, ADAMSKY & TOLAND, P.A.  
301 ARTHUR GODFREY ROAD PENTHOUSE  
MIAMI BEACH, FL 33410

Name Changed: 12/29/2008

Address Changed: 04/29/2010

### Officer/Director Detail

#### **Name & Address**

Title President, Director, CEO

GALIMIDI, GARY A  
 247 GRECO AVENUE  
 CORAL GABLES, FL 33146

Title Treasurer

ESCOBAR, HAYXA  
 247 GRECO AVENUE  
 CORAL GABLES, FL 33146

Title Secretary

COLON, LAUREN I  
 247 GRECO AVENUE  
 CORAL GABLES, FL 33146

Title Director

JACKSON, ANDREW M  
 247 GRECO AVENUE  
 CORAL GABLES, FL 33146

#### Annual Reports

Report Year	Filed Date
2015	01/13/2015
2016	01/20/2016
2017	01/06/2017

#### Document Images

<a href="#">01/06/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">02/13/2014 -- Amendment</a>	<a href="#">View image in PDF format</a>
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<a href="#">02/28/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/20/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/29/2010 -- Reg. Agent Change</a>	<a href="#">View image in PDF format</a>
<a href="#">01/04/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/21/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">12/29/2008 -- Reg. Agent Change</a>	<a href="#">View image in PDF format</a>
<a href="#">04/24/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/18/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>