



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On 4/12/2017

Property Information	
Folio:	03-4117-005-3910
Property Address:	129 SEVILLA AVE Coral Gables, FL 33134-0000
Owner	RMET CORAL GABLES LLC
Mailing Address	44 COCOANUT ROW STE T 8 PALM BEACH, FL 33480 USA
PA Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1913 PROFESSIONAL SERVICE BLDG : OFFICE BUILDING
Beds / Baths / Half	0 / 0 / 0
Floors	2
Living Units	0
Actual Area	Sq Ft
Living Area	Sq Ft
Adjusted Area	7,957 Sq Ft
Lot Size	5,000 Sq Ft
Year Built	1926



Assessment Information			
Year	2016	2015	2014
Land Value	\$532,562	\$660,000	\$660,000
Building Value	\$1,782,925	\$1,731,874	\$1,002,582
XF Value	\$0	\$0	\$0
Market Value	\$2,315,487	\$2,391,874	\$1,662,582
Assessed Value	\$2,315,487	\$1,706,428	\$1,551,299

Benefits Information				
Benefit	Type	2016	2015	2014
Non-Homestead Cap	Assessment Reduction		\$685,446	\$111,283

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

Short Legal Description
C GABLES CRAFTS SEC PB 10-40 LOTS 24 & 25 BLK 14 LOT SIZE 50 000 X 100 OR 20981-4688 01/2003 2 (3)

Taxable Value Information			
	2016	2015	2014
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,315,487	\$1,706,428	\$1,551,299
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,315,487	\$2,391,874	\$1,662,582
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,315,487	\$1,706,428	\$1,551,299
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,315,487	\$1,706,428	\$1,551,299

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
01/14/2015	\$4,800,000	29471-2842	Qual on DOS, multi-parcel sale
02/06/2009	\$3,600,000	26745-0770	Qual on DOS, multi-parcel sale
01/01/2003	\$2,225,000	20981-4688	Deeds that include more than one parcel
01/01/1989	\$0	14144-2626	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

129 Sevilla Avenue

Owner (Registered Agent)

RMET Coral Gables, LLC

c/o Martin V. Sweren

Registered Agent

44 Coconut Row, Ste T-8

Palm Beach, FL 33480-4069

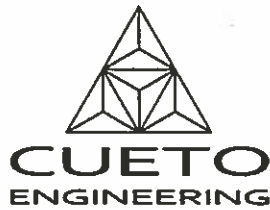
129 SEVILLA AVE



SEE
ATTACHED

CITY'S

EXHIBIT 2



• 4967 SW 74th Court, Miami, FL 33155 • www.cuetoengineering.com •
• Office: (786) 563-3056 • Email: info@cuetoeng.com •

September 27, 2016

City of Coral Gables
Development Services Department
405 Biltmore Way,
Coral Gables, FL 33134

RE: Letter of Compliance for 40-Year Recertification
FOLIO: 03-4117-005-3910
ADDRESS: 129-133 Sevilla Avenue Coral Gables, FL 33134-0000

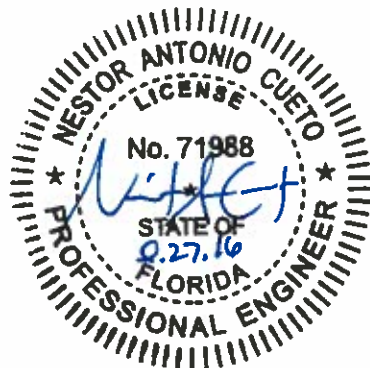
Dear Building Official,

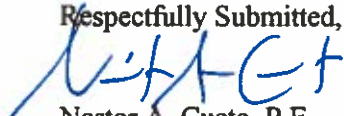
In accordance with the Miami-Dade County Code §8-11(f), I, Nestor A. Cueto, P.E. have performed a structural inspection of the building located the above listed property address. The findings of my inspection are summarized in a written report that follows the Minimum Inspection Procedural Guidelines for Building Structural Recertification.

Based upon my findings during the inspection of the building, I have determined that the building requires structural repairs, as outlined in the Structural Inspection Report, in order to consider the building to be structurally safe for continued use under the present occupancy.

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 or future function 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. Further, this report does not preclude the building from subsequent inspections as deemed necessary by the Building Official.

If you have any questions concerning this report, please contact me at your convenience.



Respectfully Submitted,

Nestor A. Cueto, P.E.
President / Chief Engineer
Cueto Engineering, LLC
FL PE LIC# 71988
FL CA LIC# 29935



MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING STRUCTURAL RECERTIFICATION

INSPECTION COMMENCED Date: September 16, 2016

INSPECTION COMPLETED Date: September 16, 2016

INSPECTION MADE BY: Nestor A. Cueto, P.E.

SIGNATURE:

PRINT NAME: Nestor A. Cueto, P.E.

TITLE: President / Chief Engineer

ADDRESS: 4967 SW 74th Court Miami, FL 33155

1. DESCRIPTION OF STRUCTURE

a. Name on Title: RMET Coral Gables, LLC

b. Street Address: 129 Sevilla Avenue, Coral Gables, FL 33134

c. Legal Description: See "Additional Comments" below

d. Owner's Name: RMET Coral Gables, LLC

e. Owner's Mailing Address: 44 Coconut Row, Suite T 8, Palm Beach, FL 33480

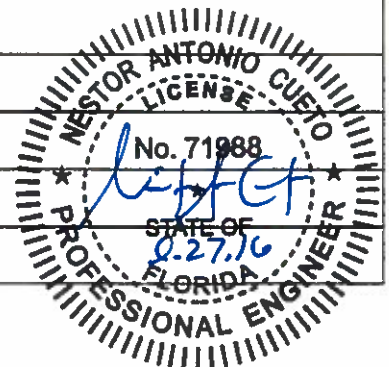
f. Folio Number of Property on which Building is Located: 03-4117-005-3910

g. Building Code Occupancy Classification: Business Group B

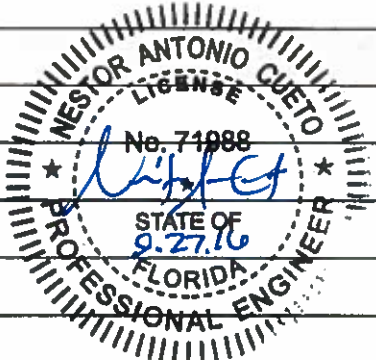
h. Present Use: Professional Services Building - Office Building

i. General Description: 2-Story, CBS, Approx. 7957 sf., Year Built 1926

Addition Comments: Legal Description: C GABLES CRAFTS SEC PB 10-40 LOTS 24 & 25 BLK 14 LOT SIZE 50.000 X 100 OR 20981-4688 01/2003 2 (3)



j. Additions to original structure:
Trellis over parking area and rear patio, possible addition at rear of building



2. PRESENT CONDITION OF STRUCTURE
a. General alignment (Note: good, fair, poor, explain if significant)
1. Bulging Good
2. Settlement Good
3. Deflections Good
4. Expansion Good
5. Contraction Good
b. Portion showing distress (Note, beams, columns, structural walls, floor, roofs, other)
Roofing material over rear stairwell has water accumulating beneath surface
Interior steel beam observed with cracked concrete near anchor bolt at clip angle connection
Concrete beams with exposed reinforcing at penetrations
c. Surface conditions – describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration and stains.
Finishes in fair condition, hairline and patched cracks in stucco finish along exterior walls
d. Cracks – note location in significant members. Identify crack size as HAIRLINE if barely discernible; FINE if less than 1 mm in width; MEDIUM if between 1 and 2 mm width; WIDE if over 2 mm.
Hairline cracks along exterior of west wall
Hairline crack observed at A/C equipment slab

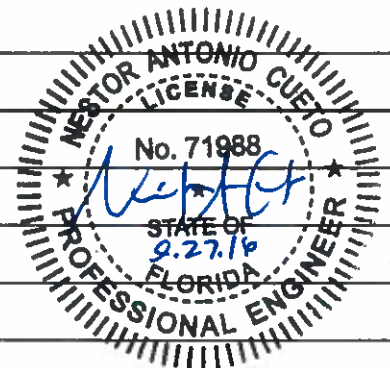
e. General extent of deterioration – cracking or spalling of concrete or masonry, oxidation of metals; rot or borer attack in wood.	Hairline cracks along exterior of building
f. Previous patching or repairs	Patched crack repairs along exterior walls
g. Nature of present loading indicate residential, commercial, other estimate magnitude.	Commercial, 80 psf corridors, 50 psf offices

3. INSPECTIONS	
a. Date of notice of required inspection	April 25, 2016
b. Date(s) of actual inspection	September 16, 2016
c. Name and qualifications of individual submitting report:	Nestor A. Cueto, P.E. (FL #71988)
d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures	None required
e. Structural repair-note appropriate line:	
1. None required	
2. Required (describe and indicate acceptance)	Add secondary scuppers and drains at rooftop Repair damaged concrete at steel beam connection and where rebar is exposed

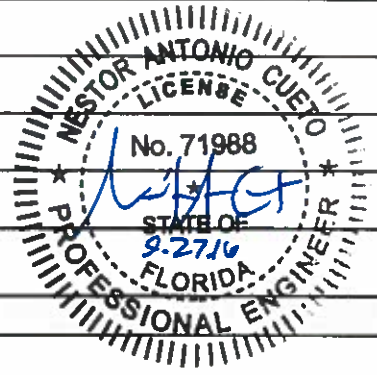
4. SUPPORTING DATA	
a.	<u>3</u> sheet written data
b.	<u>30</u> photographs
c.	<u>0</u> drawings or sketches



5. MASONRY BEARING WALL = Indicate good, fair, poor on appropriate lines:	
a. Concrete masonry units	Fair
b. Clay tile or terra cotta units	N/A
c. Reinforced concrete tie columns	Fair
d. Reinforced concrete tie beams	Fair
e. Lintel	N/A
f. Other type bond beams	External steel reinforced concrete tie-beams, good condition
g. Masonry finishes -exterior	
1. Stucco	Good
2. Veneer	N/A
3. Paint only	Good
4. Other (describe)	
h. Masonry finishes - interior	
1. Vapor barrier	N/A
2. Furring and plaster	N/A
3. Paneling	N/A
4. Paint only	N/A
5. Other (describe)	
i. Cracks	
1. Location – note beams, columns, other	Exterior of west wall
2. Description	Hairline cracks and patched cracks
j. Spalling None observed	
1. Location – note beams, columns, other	
2. Description	
k. Rebar corrosion-check appropriate line	
1. None visible	X
2. Minor-patching will suffice	
3. Significant-but patching will suffice	



4. Significant-structural repairs required
I. Samples chipped out for examination in spall areas:
1. No <input checked="" type="checkbox"/>
2. Yes – describe color, texture, aggregate, general quality

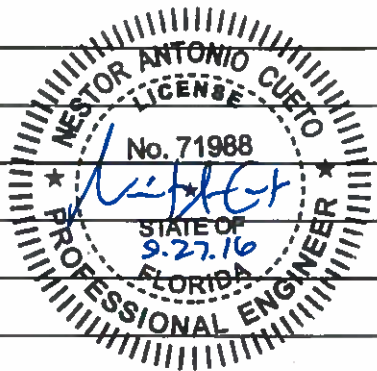


6. FLOOR AND ROOF SYSTEM
a. Roof
1. Describe (flat, slope, type roofing, type roof deck, condition)
Flat roof, built-up roofing, water accumulating beneath roofing above stairwell near scupper
Tile roofing over front of building, 2:12 slope, good condition
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support:
None
3. Note types of drains and scuppers and condition:
Scuppers at rear of building, one roof drain for entire roof area, no secondary scuppers or drains observed
b. Floor system(s)
1. Describe (type of system framing, material, spans, condition)
Wood floor joists at majority of building, approx. 12 ft spans, good condition
Concrete floor slab at portion of building, 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.
Acoustic Ceiling Units opened for visual inspection of floor joists and roof rafters

7. STEEL FRAMING SYSTEM
a. Description Exterior reinforced concrete beams (i.e. steel channel bolted to concrete beam)
Interior steel beams supporting wood floor joists

b. Exposed Steel- describe condition of paint and degree of corrosion
Exposed steel was in good condition including paint, no corrosion observed
c. Concrete or other fireproofing – note any cracking or spalling and note where any covering was removed for inspection
No fireproofing applied to structural steel
Concrete cracking at clip angle connection of interior steel beam
d. Elevator sheave beams and connections, and machine floor beams – note condition:
Limited visual access, observed conditions were good

8. CONCRETE FRAMING SYSTEM	
a. Full description of structural system	
Cast-in-place, concrete tie-beams, columns, and slabs	
b. Cracking	
1. Not significant	
2. Location and description of members affected and type cracking	Concrete cracking
at anchor bolt of clip angle connection support of interior steel beam, and penetrations	
c. General condition	Overall condition of concrete framing is in fair condition
d. Rebar corrosion – check appropriate line	
1. None visible <input checked="" type="checkbox"/>	
2. Location and description of members affected and type cracking	
3. Significant but patching will suffice	
4. Significant – structural repairs required (describe)	
e. Samples chipped out in spall areas:	
1. No <input checked="" type="checkbox"/>	
2. Yes, describe color, texture, aggregate, general quality:	



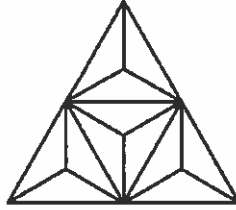
9. WINDOWS	
a. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other)	
Aluminum, casement and fixed	
b. Anchorage- type and condition of fasteners and latches Tapcons or #14 SMS, good condition	
c. Sealant – type of condition of perimeter sealant and at mullions: Caulking, Good Condition	
d. Interiors seals – type and condition at operable vents Caulking, Good Condition	
e. General condition:	Good

10. WOOD FRAMING	
a. Type – fully describe if mill construction, light construction, major spans, trusses:	
Wood floor joists and roof rafters	
b. Note metal fitting i.e., angles, plates, bolts, split pintles, other, and note condition:	
Metal straps fastened to wood floor joists and supports (i.e. concrete and steel framing)	
c. Joints – note if well fitted and still closed: No separation of joints observed	
d. Drainage – note accumulations of moisture Accumulation of water at roof above exterior stairwell	
e. Ventilation – note any concealed spaces not ventilated: N/A	
f. Note any concealed spaces opened for inspection:	
Acoustic Ceiling Units removed for visual inspection of floor joists and roof rafters	

js:lm:jg:rtc:10/13/2015.40yearrecertificationsystem

BORA Approved – Revised September 17, 2015/RER-10/13/2015





CUETO ENGINEERING

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STRUCTURAL INSPECTION REPORT

INSPECTION NUMBER

2016-INS-0085

PROJECT

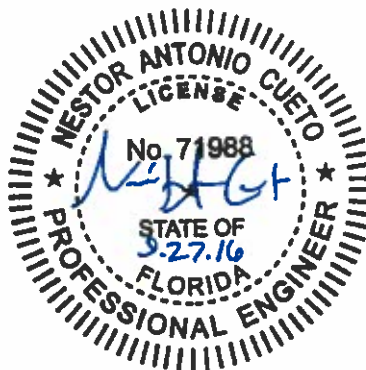
40-Year Recertification Structural & Guardrail Inspection
For RMET Coral Gables, LLC

LOCATION

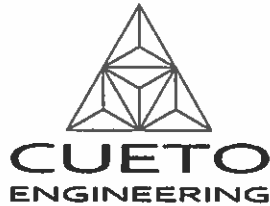
129 Sevilla Avenue
Coral Gables, FL 33134

PREPARED BY

Nestor A. Cueto, P.E.
FL PE Lic. # 71988, Exp. 2/28/17
FL CA Lic. # 29935, Exp. 2/28/17



September 27, 2016



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BACKGROUND:

The enclosed report has been prepared for the purpose of determining the general structural condition of the subject property. A visual, non-destructive inspection was performed on September 16, 2016 by Nestor Cueto, P.E. of Cueto Engineering, LLC. Access was provided by the tenant of the building so that a visual inspection could be performed. Numerous pictures were taken depicting various existing conditions.

OBSERVATIONS:

Upon visual inspection of the exterior of the property, it was noted that there are hairline cracks along the exterior walls. These cracks appear to have been previously patched. On the rooftop, the built-up roofing material over the rear stairwell was observed with water accumulating beneath surface of the roofing. This area of the roof was observed with a single scupper near the area of the observed water accumulation. It should also be noted that there was only one roof drain serving the main roof area and there were no secondary scuppers.

While investigating the interior of the property, Acoustic Ceiling Units (ACUs) were removed to in order to visually assess the structural framing system. The wall framing was observed as Concrete Block System (CBS) with concrete tie-beams and columns. Some areas of the concrete tie-beams were observed with exposed reinforcement as a result of the installation of penetrations for air ducts. Also, one area was observed with cracking at the location of a previous concrete repair. In addition, steel wide-flange beams were observed supporting the floor framing as well as steel channels bolted to the concrete tie-beams in several areas. One of the steel beams was observed with cracked concrete at the bolted clip angle connection. The floor framing and roof framing systems were observed to be wood floor joists and rafters over the majority building. One area of the building was observed with a cast-in-place concrete slab supporting the second floor. The wood floor and roof framing was investigated to check for splitting, splintering, separation of joints, bearing, presence of straps, termite damage, rot, and other indications of damage. All observed members were found to be bearing on the load bearing walls and straps were installed in all observed areas.

ANALYSIS:

Stucco cracking may be attributed to several factors including stresses from cyclical loading, incorrect mix or application, movement of the underlying structure, the effects of temperature and shrinkage, and other reasons. Cracking throughout the structure may be defined as hairline (barely discernible), fine (<1 mm wide), medium (1mm – 2mm wide), and wide (>2 mm wide). These cracks can provide easy access for oxygen, moisture, and chlorides, and thus, create a condition in which cracking can be accelerated which may adversely affect the structure.



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Roof drainage shall be designed for the maximum possible depth of water that will pond thereon as determined by the relative levels of roof deck and overflow weirs, scuppers, edges or serviceable drains in combination with the deflected structural elements. In determining the maximum possible depth of water, all primary roof drainage means shall be assumed to be blocked. Where roof drains are required, secondary (emergency overflow) roof drains or scuppers shall be provided where the roof perimeter construction extends above the roof in such a manner that water will be entrapped if the primary drains allow buildup for any reason. Secondary roof drain systems shall have the end point of discharge separate from the primary system. Discharge shall be above grade, in a location that would normally be observed by the building occupants or maintenance personnel.

Concrete structures that have been damaged by the installation of penetrations should not have any exposed reinforcement. Steel reinforcement shall have the minimum prescribed concrete cover in all areas in order to protect the reinforcement from corrosion and to provide fire resistance. All areas subject to exposed reinforcement are required to be appropriately repaired. Similarly, where concrete is damaged at the support ends of steel framing members, repairs are also required to regain the integrity of the structure.

RECOMMENDATIONS:

Isolated hairline and fine cracks shall be monitored periodically to observe for propagation of existing cracks and/or the formation of additional cracks. In the event that the cracks are exacerbated, the owner shall take necessary precautions and notify a professional engineer as immediate repair may be required. Cracks ranging from medium to wide, and all continuations of these cracks, shall be appropriately repaired based on the classification of each crack. Concrete crack repairs including routing and sealing, epoxy injection, stitching, and other such methods may be performed. All concrete repairs shall be performed in accordance with ACI 546 & ACI 562 to regain the structural integrity of damaged concrete. All required repairs shall re-establish or enhance the structural capacity the affected members.

All damaged structural members shall be repaired or replaced by a competent contractor. Each member shall be repaired/replaced individually and only one member shall be repaired/replaced for any given section at a time with adequate shoring provided. Methods of repair shall consider various parameters such as the extent of damage, constructability, accessibility, and any limitations imposed by the owner and/or tenant of the building. The contractor shall be knowledgeable, properly licensed, and must be relied upon to achieve proper installation of materials, material transitions, connections, etc. The contractor shall verify all dimensions and condition of the job site and report all discrepancies and unsafe conditions to the project engineer prior to proceeding with the work. Furthermore, as damage is evident at several areas of the structure, the contractor shall identify all members that are subject to damage and repair/replace them accordingly.



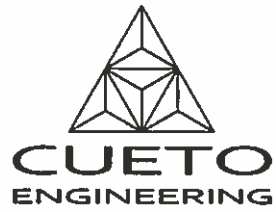
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CONCLUSION:

Overall, the structural inspection has revealed the property to be in fair condition with exception to the aforementioned deficiencies. Continued observation of cracking is recommended in order to monitor for further propagation and the formation of new cracks. All structural load bearing members that are subject to damage shall be appropriately repaired to regain the integrity of the structure. Secondary drains and scuppers shall be added to the roof to prevent from water accumulation.

DISCLAIMER:

The observations, analysis, recommendations, conclusions, and opinions expressed herein have been prepared within a reasonable degree of engineering certainty. They are based on the results and interpretations of activities performed at the site, the information available at the time the report was issued, and the education, training, knowledge, skill, and experience of the licensed professional engineer. The suggestions described in this report are to be treated as recommendations based on visual inspection only as this report is completed based on a visual inspection. 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 or future function 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. This document has been signed and sealed in accordance with applicable state statutes. If not signed and sealed by the licensed professional named and shown as its author, the findings, conclusions, and opinions cannot be relied upon.



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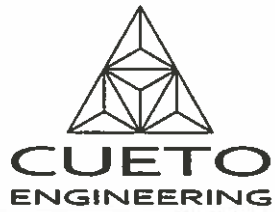
PICTURES OF INSPECTION:



Front of building



Right side of building



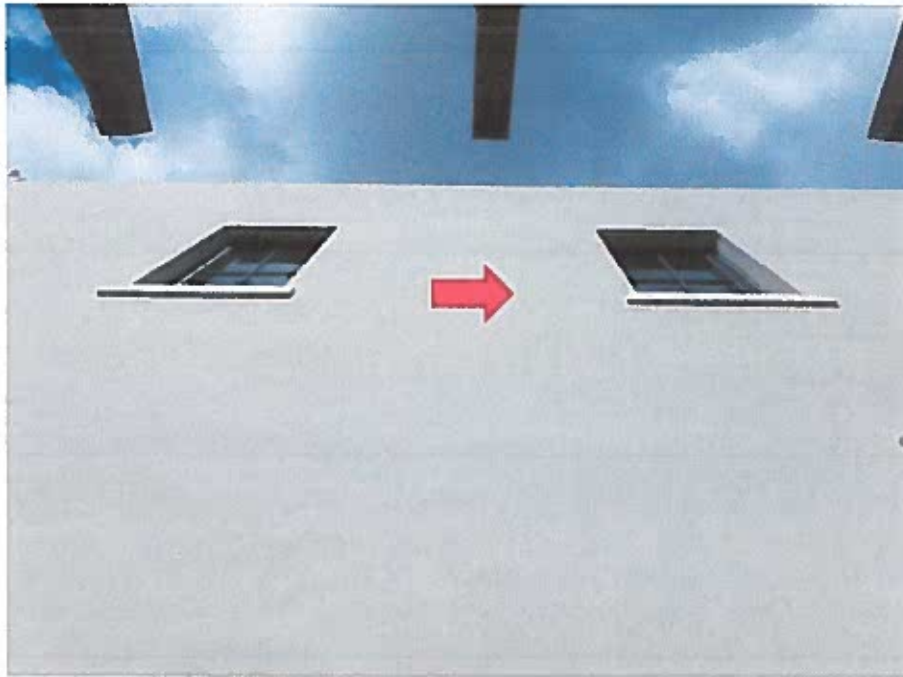
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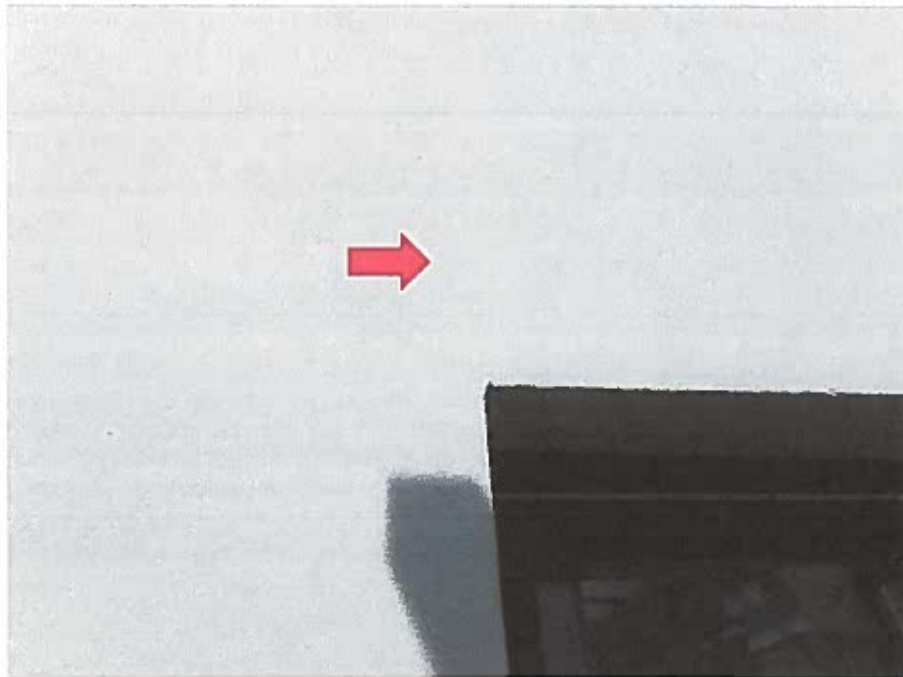
Rear of building



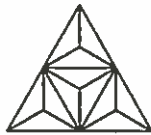
Left side of building



Patching observed at exterior wall

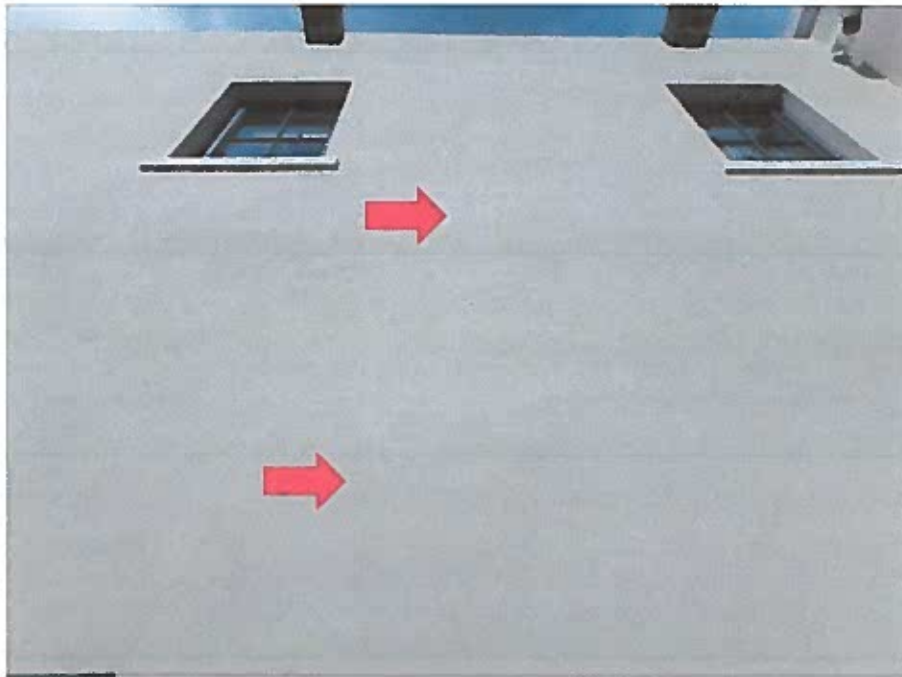


Patching observed near window opening

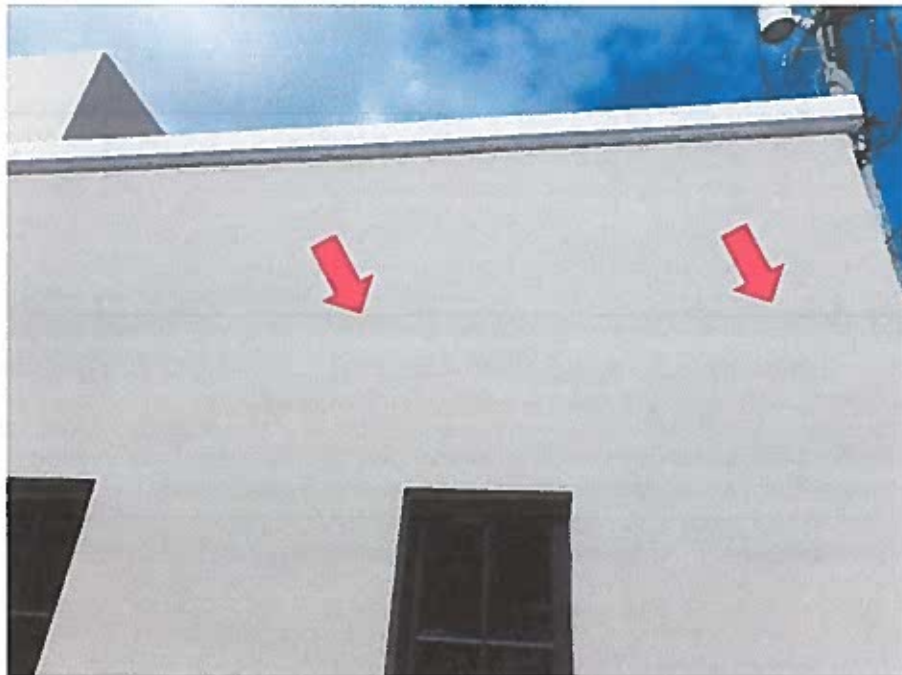


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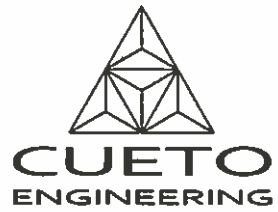
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Patching observed at exterior wall



Patching observed at exterior wall



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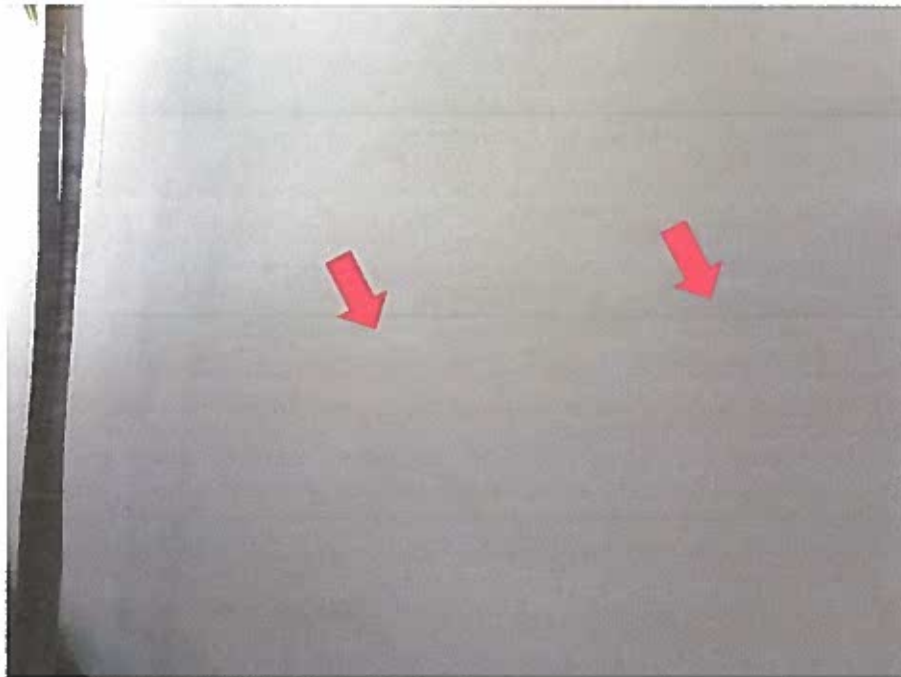
Overview of trellis at parking lot



Overview of trellis at patio



Patching observed at exterior wall



Patching observed at exterior wall



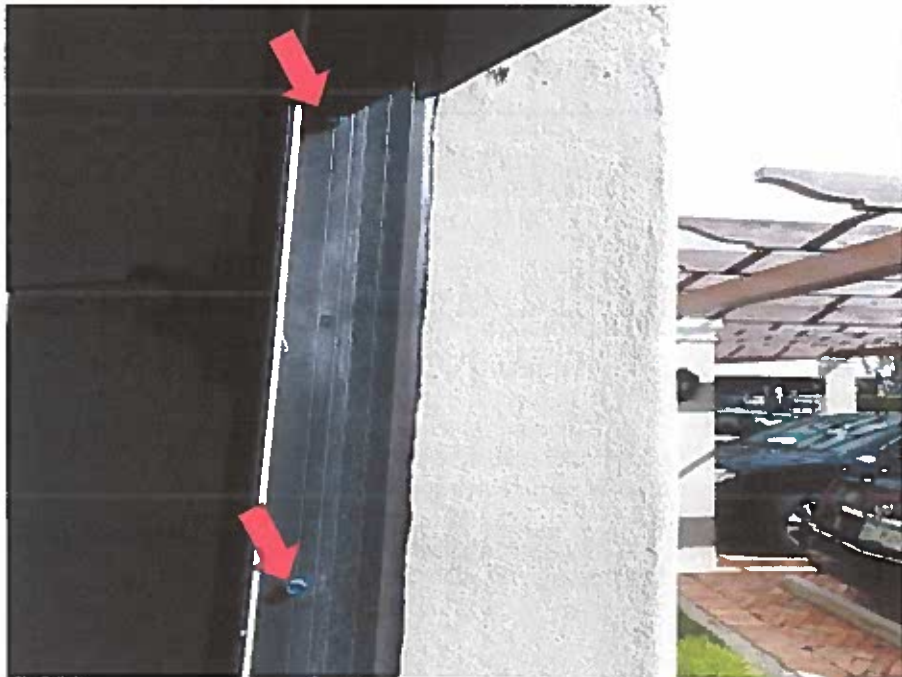
Close-up of patch with hairline crack



Hairline crack at A/C equipment slab



Expansion joint at sidewalk



Tapcon fasteners at window jamb



Screw fasteners at window jamb



Miami-Dade product approval sticker



Overview of rooftop with single roof drain



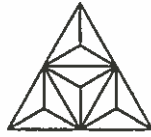
Overview of rooftop with single roof drain



Overview of rooftop over stairwell with water accumulation beneath roofing



Water accumulating beneath roofing over stairwell and single scupper



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Overview of tile roof at front of building



Overview of typical wood floor framing over concrete beam



Overview of concrete beam with opening below and exposed reinforcement



Overview of concrete slab area



Overview of external steel reinforced concrete beam and tie-column



Overview of duct penetration with exposed reinforcement



Cracking along concrete beam at previous repair location



Concrete cracking near bolt location at steel beam clip angle connection

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

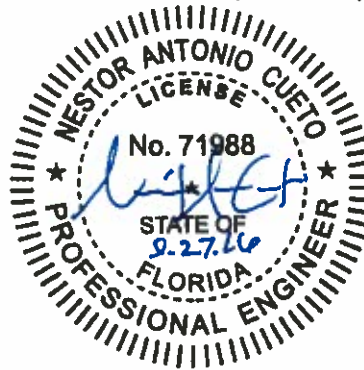
DATE: September 27, 2016

Re: Case No. _____
Property Address: 129-133 Sevilla Avenue, Coral Gables, FL 33134; Adj. Area: 7,957 sq. ft.
Building Description: Commercial Office Building

The undersigned states the following:

I am a Florida registered professional engineer or architect with an active license. On September 16, 2016, I inspected the parking lots servicing the above referenced building for compliance with Section 8C-6 and determined the following (check only one):

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



Signature and Seal
of Architect or Engineer

Nestor A. Cueto, P.E.

(Print Name)

September 9, 2016

City of Coral Gables Building and Zoning
405 Biltmore Way, 3rd Floor
Coral Gables, FL 33134

Re: 40 year Recertification
RMET Coral Gables, LLC.
129 Sevilla Ave.
Coral Gables, FL 33134

Attn: Electrical Inspector

Dear Sir or Madam,

An inspection was made at the above referenced site on August 19, 2016. Based on the findings during this inspection we can state that the building is electrically safe for the specified use and continued occupancy.

If you may have further questions, please contact us at your earliest convenience.

Sincerely,

Amarilis Rodriguez, P.E.
ARPE Engineering, Inc.

9-9-16



MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING ELECTRICAL RECERTIFICATION

INSPECTION COMMENCED
Date: 8-19-16

INSPECTION MADE BY: Amarilis Rodriguez, P.E.
SIGNATURE:

INSPECTION COMPLETED
Date: 8-31-16

PRINT NAME: Amarilis Rodriguez, P.E.
TITLE: Professional Electrical Engineer

ADDRESS: 2655 Le Jeune Rd. Suite 1109
Coral Gables, FL. 33134

DESCRIPTION OF STRUCTURE

- a. Name on Title: RMET CORAL GABLES LLC
b. Street Address: 129 Sevilla Ave. Coral Gables, FL 33134-0000
c. Legal Description: See below...
d. Owner's Name: RMET CORAL GABLES LLC
e. Owner's Mailing Address: 44 Coconut Row Ste. T8 Palm Beach, FL 33480
f. Folio Number of Property on which Building is Located: 03-4117-005-3910
g. Building Code Occupancy Classification: 6400 Commercial - Central
h. Present Use: 1913 Professional Service Bldg : Office Building
i. General Description, Type of Construction, Size, Number of Stories, and Special Features

Additional Comments:

Legal Description: C GABLES CRAFTS SEC PB 10-40 LOTS 24 & 25 BLK 14 LOT SIZE 50.000 X 100 OR 20981-4688 01/2003 2 (3)

Handwritten signature and date 8-31-16

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

1. ELECTRIC SERVICE

1. Size: Amperage (800) Fuses (x) Breakers (x)
2. Phase: Three Phase (x) Single Phase ()
3. Condition: Good (x) Fair () Needs Repair ()

Comments: main 1 of 2, 600A fuse disconnect; main 2 of 2, 200A M.C.B. panel to ac equipment. All equipment found in good conditions.

2. METER AND ELECTRIC ROOM

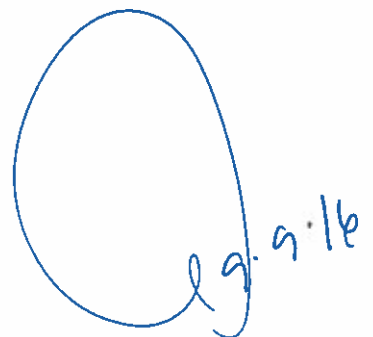
1. Clearances: Good (x) Fair () Requires Correction ()

Comments: service is located outdoor on electrical/mechanical service court.

3. GUTTERS

Location: Go od (x) Requires Repair ()
Taps and Fill: Good (x) Requires Repair ()

Comments:



A large, handwritten signature in blue ink, followed by the date "9.9.16".

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

1. ELECTRIC SERVICE

1. Size: Amperage (800) Fuses (x) Breakers (x)
2. Phase: Three Phase (x) Single Phase ()
3. Condition: Good (x) Fair () Needs Repair ()

Comments: main 1 of 2, 600A fuse disconnect; main 2 of 2, 200A M.C.B. panel to ac equipment. All equipment found in good conditions.

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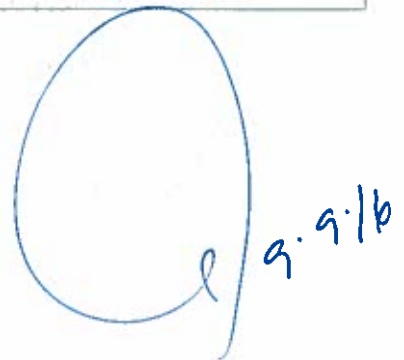
1. Clearances: Good (x) Fair () Requires Correction ()

Comments: service is located outdoor on electrical/mechanical service court.

3. GUTTERS

Location: Good (x) Requires Repair ()
Taps and Fill: Good (x) Requires Repair ()

Comments:



A handwritten signature in blue ink, followed by the date "9.9.16".

6. GROUNDING SERVICE:

Good (x) Repairs Required ()

Comments: Two ground rods, CWP bounding visual connection with ground clamps.

7. GROUNDING OF EQUIPMENT:

Good (x) Repairs Required ()

Comments:

8. SERVICE CONDUITS/RACEWAYS:

Good (x) Repairs Required ()

Comments:

9. SERVICE CONDUCTOR AND CABLES:

Good (x) Repairs Required ()

Comments: Over head service from CTs can to FPL pole.



A handwritten signature in blue ink, followed by the date "9.5.16".

10. TYPES OF WIRING METHODS:

Conduit Raceways:	Good	(X)	Repairs Required	()
Conduit PVC:	Good	()	Repairs Required	()
NM Cable:	Good	()	Repairs Required	()
BX Cable:	Good	(X)	Repairs Required	()

11. FEEDER CONDUCTORS:

Good (X) Repairs Required ()

Comments:

12. EMERGENCY LIGHTING:


Good (X) Repairs Required ()

Comments:

13. BUILDING EGRESS ILLUMINATION:

Good (X) Repairs Required ()

Comments:


9.9.16

14. FIRE ALARM SYSTEM:

Good (X) Repairs Required ()

Comments: Fire alarm panel MS-3200UD in good conditions.

15. SMOKE DETECTORS:

Good (X) Repairs Required ()

Comments:

16. EXIT LIGHTS:

Good (X) Repairs Required ()

Comments:

17. EMERGENCY GENERATOR:

Good (N/A) Repairs Required ()

Comments:

eg 9/16

18. WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS:

Require Additional

Go od (X) Repairs Required ()

Comments:

19. OPEN OR UNDERCOVER PARKING GARAGE AREAS AND EGRESS ILLUMINATION:

Require Additional

Go od (X) Repairs Required ()

Comments:

20. SWIMMING POOL WIRING:

Go od (N/A) Repairs Required (N/A)

Comments:

21. WIRING TO MECHANICAL EQUIPMENT:

Go od (X) Repairs Required ()

Comments:

A large, handwritten signature in blue ink is written over the bottom right corner of the comments box. Below the signature, the date "9-9-16" is written in blue ink.

22. ADDITIONAL COMMENTS:

SD.rs.vc.mb.js.jg rtc1:10/12/2015 40yrtrackingsystem

9.9.14



City of Coral Gables
Development Services



RC-16-10-5999

129 SEVILLA AVE #

Folio #: 03-4117-005-3910

Permit Description: BUILDING RECERTIFICATION
(1926)

EL _____
ME _____
PL _____

OFFICE SET

Section	Approved	
	By	Date
<input checked="" type="checkbox"/> BUILDING		
<input type="checkbox"/> CONCURRENCY		
<input checked="" type="checkbox"/> ELECTRICAL	<i>[Signature]</i>	10/4/16
<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 SERVICE		
<input type="checkbox"/> PUBLIC WORKS		
<input type="checkbox"/> STRUCTURAL		
<input type="checkbox"/> ZONING		
<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

Special Inspector required for the following:

- Special Inspector for PILING
- Special Inspector for REINFORCED MANSORY
- Special Inspector for _____

Note: Only the marked boxes apply.

RC-16-10-5999





Home Citizen Services Business Services Back to Coral Gables.com

Permits and Inspections: Search Results

Logon Help Contact

New Permit Search

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
AB-09-02-2014	02/18/2009	129 SEVILLA AVE	BOA COMPLETE (LESS THAN \$75,000)	REV TO P#07110283.RELOCATE PRIVACY WALL \$3000	final	02/18/2009	01/05/2015	0.00
AB-13-11-2893	11/20/2013	129 SEVILLA AVE	BOA COMPLETE (LESS THAN \$75,000)	REPLACE DOORS WITH ALUMINUM WINDOWS (4) BRONZE FRAME CLEAR GLASS \$12,000	final	11/20/2013	01/05/2015	0.00
BL-13-12-1967	12/09/2013	129 SEVILLA AVE	SKYLIGHT / WINDOW - STRUCTURAL	REPLACE DOORS WITH ALUMINUM WINDOWS (4) BRONZE FRAME CLEAR GLASS \$12,000	final	12/17/2013	02/28/2014	0.00
CE-14-12-4135	12/17/2014	129 SEVILLA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	12/26/2014	12/26/2014	0.00
RC-16-10-5999	10/03/2016	129 SEVILLA AVE	BUILDING RE CERTIFICATION	BUILDING RECERTIFICATION (1926) CONSTRUCTION REGULATION BOARD CASE #17-5963 AND UNSAFE STRUCTURES FEE	issued	10/03/2016		600.00
ZV-13-03-1025	03/15/2013	129 SEVILLA AVE	ZONING LETTER VERIFICATION	ZONING VERIFICATION/INFORMATION LETTER FOLIO 03-4117-005-3910	pending			0.00
ZV-14-12-4278	12/22/2014	129 SEVILLA AVE	ZONING LETTER VERIFICATION	ZONING VERIFICATION LETTER	final	09/22/2016	09/22/2016	0.00

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

CITY'S

EXHIBIT 3



**City of Coral Gables
Fire Department**

Fire Prevention Division
2815 Salzedo Street, Coral Gables, FL 33134
Fax (305) 460-5598

The items noted below are in violation of the Florida Fire Prevention Code and/or the Florida Administrative Code. Nothing in this report supersedes any previously written, still existing violations for this occupancy/building. You are directed to comply with corrective measures as indicated.

Occupant Name:	Gold Coast Holdings Inc.	Inspection Date:	4/24/2017
Address:	133 Sevilla Avenue <i>129 Sevilla Ave</i>	InspectionType:	AA-Tactical, Business (Annual Fire Inspection)
City:	Coral Gables	Inspected By:	Madelaine Mendez 305-460-5563 mmendez@coralgables.com
Suite:		Occ. Sq. Ft.:	8000

Insp. Result	Location	Code Set	Code
Fail	Floor 1	FL NFPA 101 13 Tactical	4.6.12.1 - Fire Alarm system tagged and free of trouble conditions

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

Alarm found to be in trouble must have this resolved immediately

Fail	Floor 1	NFPA 72 07 Chapter 10 Inspection, Testing, and Maintenance	10.2.1.1 - Is the fire alarm system tagged and all system is normal?
------	---------	--	--

Comment: Performance Verification. To ensure operational integrity, the fire alarm system shall have an inspection, testing, and maintenance program. Inspection, testing, and maintenance programs shall satisfy the requirements of this Code, shall conform to the equipment manufacturer's published instructions, and shall verify correct operation of the fire alarm system.

Must have fire alarm inspected and tested annually

Fail	Floor 1	FL NFPA 01 13 Fire extinguishers	13.6.9.3.1.1.1 - Excerpt: Fire extinguishers shall be subjected to maintenance at intervals...
------	---------	----------------------------------	--

Comment: Fire extinguishers shall be subjected to maintenance at intervals of not more than 1 year, at the time of hydrostatic test, or when specifically indicated by an inspection or electronic notification. [10:7.3.1.1.1]

1. Have all extinguishers throughout building re-certified
2. Provide extinguisher signage for both extinguishers inside white cabinets

CITY'S

EXHIBIT

4

Fail	Floor 1 2nd floor	FL NFPA 01 13 Doors	4.4.3.1.2 - No keys, tools, special knowledge or effort from egress side.
-------------	-------------------	---------------------	---

Comment: No lock or fastening shall be permitted that prevents free escape from the inside of any building other than in health care occupancies and detention and correctional occupancies where staff are continually on duty and effective provisions are made to remove occupants in case of fire or other emergency.

2nd floor exit Stairwell remove lock

A re-inspection will occur on or after 5/26/2017.

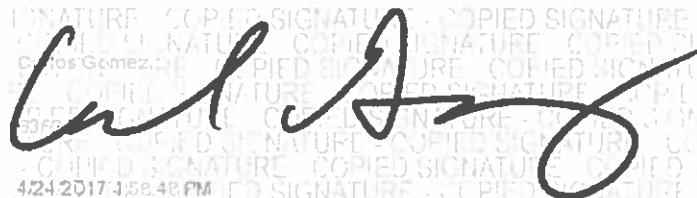
Failure to correct violations within 15 days of re-inspection is subject to penalties up to and including the issuance of Civil Citations in the amount of \$200 per violation / per day.

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

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

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

Company Representative:



4/24/2017 1:58:48 PM
Signature valid only in mobile-eyes documents

Carlos Gomez
4/24/2017

Inspector:



4/24/2017 1:58:48 PM
Signature valid only in mobile-eyes documents

Madelaine Mendez
4/24/2017



The City of Coral Gables

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

4 25 2016

VIA CERTIFIED MAIL

91 7108 2133 3931 9002 6756

RMI T CORAL GABLES LLC
C O MARTIN V SWEREN
44 COCONUT ROW, T 8
PALM BEACH, FL 33480

RE: 129 SEVILLA AVE, CORAL GABLES, FL
FOLIO # 03-4117-005-3910
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 1926.

In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(1), 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 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, 3rd 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 5

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:
RMET CORAL GABLES LLC
C/O MARTIN V SWEREN
44 COCOANUT ROW, T 8
PALM BEACH, FL 33480



9590 9402 1194 5246 9250 42

2. Article Number (Transfer from service label)

9171082133393190026756

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *D Skill*

- Agent
- Addressee

B. Received by (Printed Name)

D Skill

C. Date of Delivery

4/28/16

D. Is delivery address different from item 1?
If YES, enter delivery address below:

- Yes
- 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



The City of Coral Gables

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

October 4, 2016

RMET Coral Gables LLC
44 Coconut Row, Suite T8
Palm Beach, Florida 33480

ADDRESS: 129 Sevilla Avenue
PROPERTY FOLIO #: 03-4117-005-3910

Dear Property Owner/Manager:

This Department has received the 40-year Building Recertification Report ("Report") you submitted for the above property address. Please note the Report indicates remedial repairs must be done to the structure in order for it to meet minimum requirements stipulated for safe occupancy as prescribed in the Miami-Dade County Code, Section 8-11.

By these means, I am granting you ninety (90) calendar days from the date of this letter to provide the Recertification Report. Please note we will not be able to grant additional extensions; therefore, repairs to comply with the recertification criteria shall take place during these ninety (90) calendar days.

If you have any questions I can be reached at 305-460-5242.

Sincerely,

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

Manuel Z. Lopez, P.E.
Building Official

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES.

Petitioner,

Case No. 17-5963

vs.

RMET CORAL GABLES, LLC
c/o Martin V. Sweren
44 Coconut Row, Suite T-8
Palm Beach, Florida 33480-4069

Return receipt number:

91 7108 2133 3932 6150 7399

Respondent.

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

Date: April 28, 2017

Re: **129 Sevilla Avenue**, Coral Gables, Florida 33134-0000, and legally described as Lots 24 & 25, Block 14, of CORAL GABLES CRAFTS SECTION, according to the Plat thereof, as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4117-005-3910 ("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, Coral Gables, Florida 33134, on May 15, 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. 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.



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint Case #: 17-5963

Title of Document Posted: Construction Regulation Board Case

I, JOSE IGLESIAS, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 129 SEVILLA AVE, ON 4-28-17
AT 9:25 AM.

JOSE IGLESIAS
Employee's Printed Name

[Signature]
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 28th day of April, in
the year 20 17, by Jose Iglesias who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

129 SEVILLA AVENUE



60 DAY EXTENSION
w/ L 5/11/17

RMET CORAL GABLES, LLC

May 9, 2017

City Hall
City of Coral Gables
405 Biltmore Way
Coral Gables, FL. 33134

Dear Sir or Madam,

This letter is to authorize, Pedro Sanchez of Home Cosmetics Corporation to represent our interest and make related decisions regarding the 40 Year inspection of our property, located at 129-133 Sevilla Avenue Coral Gables, Fl. 33134.

Please feel free to contact me at 561-835-3600 for any further clarification needed.

Thank you so much

Very truly yours,

RMET Coral Gables, LLC:

By: 
Martin Sweren, Manager

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 17-5963

vs.

RMET CORAL GABLES, LLC
c/o Martin V. Sweren
44 Cocoanut Row, Suite T-8
Palm Beach, Florida 33480-4069

Return receipt number:

91 7108 2133 3932 5922 8558

Respondent.

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

Date: July 24, 2017

Re: 129 Sevilla Avenue, Coral Gables, Florida 33134-0000, and legally described as Lots 24 & 25, Block 14, of CORAL GABLES CRAFTS SECTION, according to the Plat thereof, as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4117-005-3910 ("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, Coral Gables, Florida 33134, on August 7, 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, 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.



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 17-5963

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

I, EDUARDO MARTIN, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 129 SEVILLA AVENUE, ON 7-24-17
AT 9:15 a.m.

EDUARDO MARTIN
Employee's Printed Name

[Signature]
Employee's Signature

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

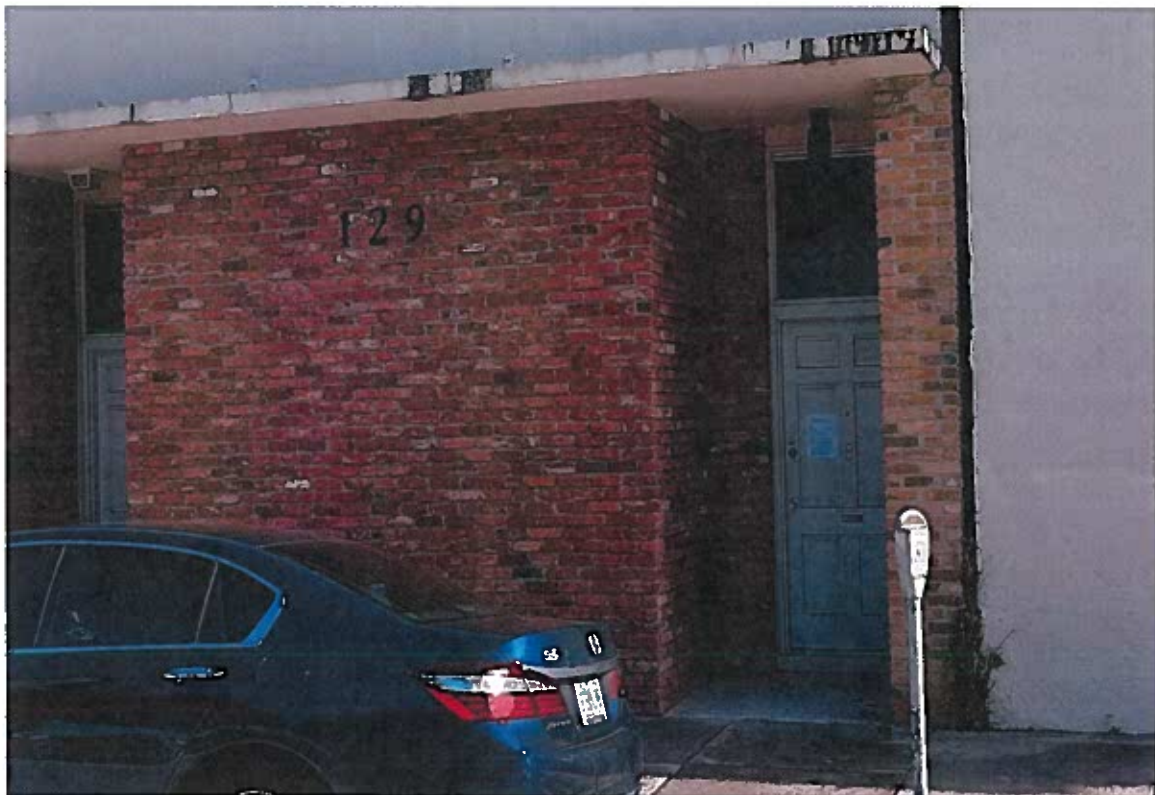
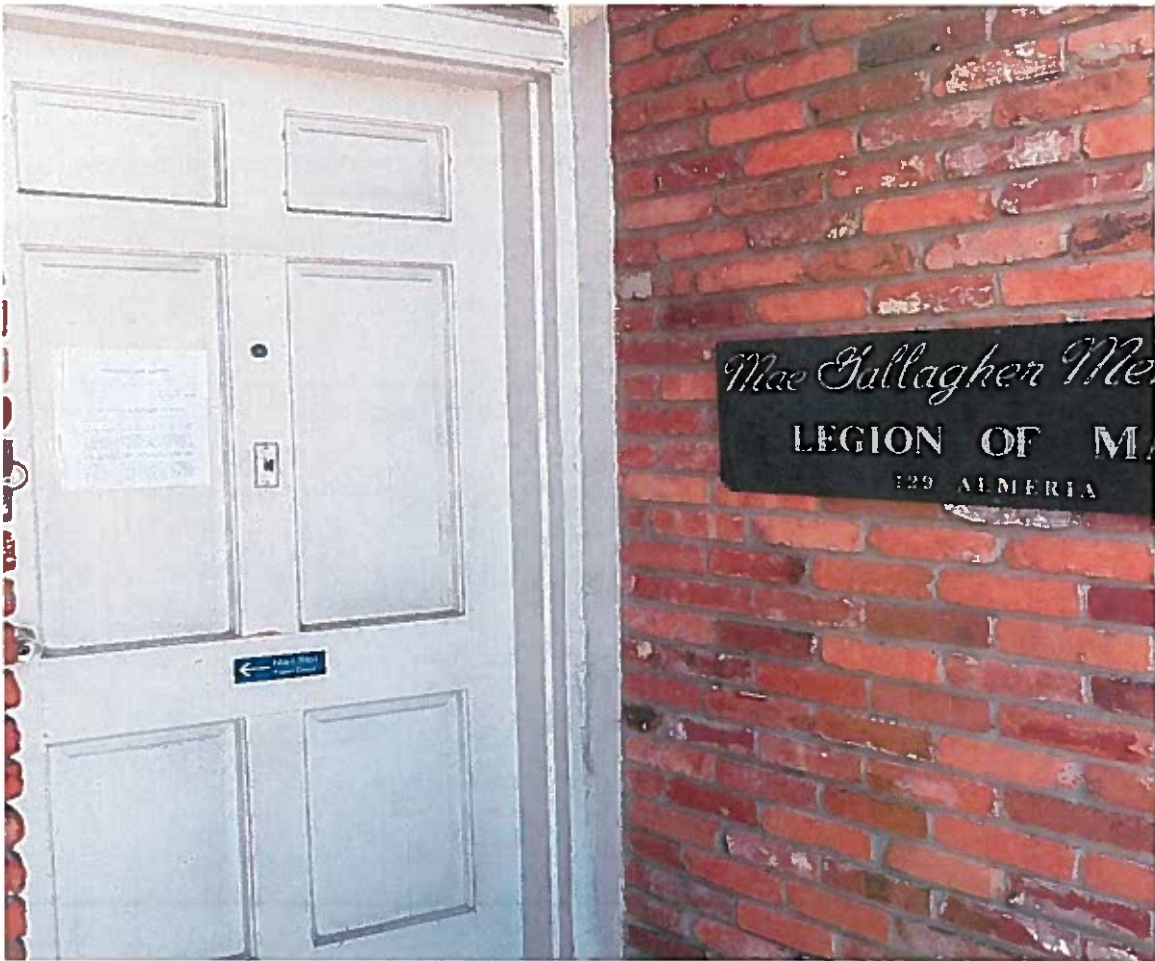
Sworn to (or affirmed) and subscribed before me this 24th day of July, in
the year 2017, by Eduardo Martin who is personally known to
me.

My Commission Expires:



[Signature]
Notary Public

129 ALMERIA AVENUE





CFN 2015R0039199
 OR Bk 29471 Pgs 2842 - 2843; (2pgs)
 RECORDED 01/21/2015 13:02:44
 DEED DDC TAX 28,800.00
 SURTAX 21,600.00
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

This Instrument Prepared By:
 Juan E. Rodriguez, Esquire
 Salomon, Kanner, Damian & Rodriguez, P.A.
 80 S.W. 8th Street, Suite 2550
 Miami, Florida 33130

Folio No. 03-4117-005-3890
 03-4117-005-3900
 03-4117-005-3910

[Space Above This Line For Recording Data]

WARRANTY DEED

This Warranty Deed, made this 14 day of January, 2015, between 133 SEVILLA LLC, a Florida limited liability company, whose mailing address is 133 Sevilla Avenue, Coral Gables, FL 33134, hereinafter called the Grantor unto RMET CORAL GABLES, LLC, a Florida limited liability company, whose mailing address is 44 Coconut Row, Suite T-8, Palm Beach, FL 33480, hereinafter called the Grantee.

That the said Grantor for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, its successors and assigns, forever, the following described land situate in the County of Miami-Dade and State of Florida, described as follows:

Lots 22, 23, 24 and 25, Block 14, CORAL GABLES CRAFTS SECTION, according to the plat thereof as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida.

Together with all the tenements, hereditaments and appurtenances thereunto belonging or otherwise appertaining.

SUBJECT TO: Taxes for the year 2015 and subsequent years; Restrictions, Reservations, Limitations and Easements of Record; and all applicable zoning ordinances, without in any manner reimposing same.

To have and to hold in fee simple forever.

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all parties whomsoever.

In Witness Whereof, the Grantor has caused these presents to be executed the day and year aforesaid.

Signed, Sealed and Delivered
in the Presence of:

Juan E. Rodriguez
Name: Juan E. Rodriguez

[Signature]
Name: [Signature]

133 SEVILLA LLC
a Florida limited liability company

By: Catherine H. Lorie
Name: Catherine H. Lorie
Title: Manager

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 19 day of January, 2015 by Catherine H. Lorie, as Manager of 133 SEVILLA LLC, a Florida limited liability company, on behalf of the company. Said Catherine H. Lorie is personally known to me and/or has produced _____ as identification.

[Signature]
Name: _____
Notary Public
(SEAL)

My Commission Expires:





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

Detail by Entity Name

Florida Limited Liability Company
RMET CORAL GABLES, LLC

Filing Information

Document Number L14000185472
FEI/EIN Number N/A
Date Filed 12/03/2014
State FL
Status ACTIVE

Principal Address

44 COCOANUT ROW, SUITE T-8
PALM BEACH, FL 33480

Mailing Address

44 COCOANUT ROW, SUITE T-8
PALM BEACH, FL 33480

Registered Agent Name & Address

Sweren, Martin V
44 Coconut Row
Suite T-8
Palm Beach, FL 33480

Name Changed: 03/03/2016

Address Changed: 03/03/2016

Authorized Person(s) Detail

Name & Address

Title MGR

Sweren, Martin
44 COCOANUT ROW
SUITE T-8
PALM BEACH, FL 33480

PALM BEACH, FL 33480

Annual Reports

Report Year	Filed Date
2015	07/07/2015
2016	03/03/2016
2017	02/15/2017

Document Images

<u>02/15/2017 -- ANNUAL REPORT</u>	View image in PDF format
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<u>07/07/2015 -- ANNUAL REPORT</u>	View image in PDF format
<u>12/03/2014 -- Florida Limited Liability</u>	View image in PDF format