



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 4/12/

Property Information	
Folio:	03-4117-005-8390
Property Address:	333 UNIVERSITY DR Coral Gables, FL 33134-7270
Owner	S R G CORP
Mailing Address	333 UNIVERSITY DR CORAL GABLES, FL 33134-7270
PA Primary Zone	5002 HOTELS & MOTELS - GENERAL High Density
Primary Land Use	0303 MULTIFAMILY 10 UNITS PLUS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	115 / 115 / 0
Floors	4
Living Units	111
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	94,697 Sq.Ft
Lot Size	60,000 Sq.Ft
Year Built	1926



Assessment Information			
Year	2016	2015	2014
Land Value	\$4,200,000	\$3,300,000	\$2,700,000
Building Value	\$5,920,000	\$3,955,000	\$3,970,800
XF Value	\$0	\$0	\$0
Market Value	\$10,120,000	\$7,255,000	\$6,670,800
Assessed Value	\$7,980,500	\$7,255,000	\$6,670,800

Benefits Information				
Benefit	Type	2016	2015	2014
Non-Homestead Cap	Assessment Reduction	\$2,139,500		

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

Short Legal Description
CORAL GABLES CRAFTS SEC PB 10-40 ALL BLK 37 LOT SIZE 60000 SQUARE FEET

Taxable Value Information			
	2016	2015	2014
County			
Exemption Value	\$0	\$0	
Taxable Value	\$7,980,500	\$7,255,000	\$6,670
School Board			
Exemption Value	\$0	\$0	
Taxable Value	\$10,120,000	\$7,255,000	\$6,670
City			
Exemption Value	\$0	\$0	
Taxable Value	\$7,980,500	\$7,255,000	\$6,670
Regional			
Exemption Value	\$0	\$0	
Taxable Value	\$7,980,500	\$7,255,000	\$6,670

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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

333 University Dr

<p><u>Owner</u> S.R.G. Corporation c/o Juan J. Castro Lopez Registered Agent 333 University Dr Ste 100 Coral Gables, FL 33134-7270</p>	<p><u>Construction Lienholder</u> E.R. Construction, Inc. c/o Esteban G. Rojas Registered Agent 8261 SW 91 St Miami, FL 33156-7343</p>
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333 UNIVERSITY DRIVE



SEE
ATTACHED

CITY'S

EXHIBIT 2

Fermin A. Martinez
8340 S.W. 65th Avenue #3
Miami, Fl. 33143
Tel.(305)298-3216

September 9, 2016

City of Coral Gables
Department Services Department

RE: Recertification of 40 Year Building
333 University Dr.
Coral Gables, Fl. 33134
Folio# 03-4117-005-8390

Dear Building Official,

On August 27, 2016 I performed a structural and electrical visual inspection on the above referenced property.

The building is structurally safe for its intended use and occupancy.

As a routine matter, in order to avoid possible misunderstanding, nothing in this report should be constructed 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.

Very Truly Yours,


Fermin A. Martinez P.E.
License No: 19363





REGULATORY AND ECONOMIC RESOURCES DEPARTMENT

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING STRUCTURAL RECERTIFICATION

INSPECTION COMMENCED Date: 8/27/16

INSPECTION COMPLETED Date: 8/27/16

INSPECTION MADE BY: Fermin Martinez

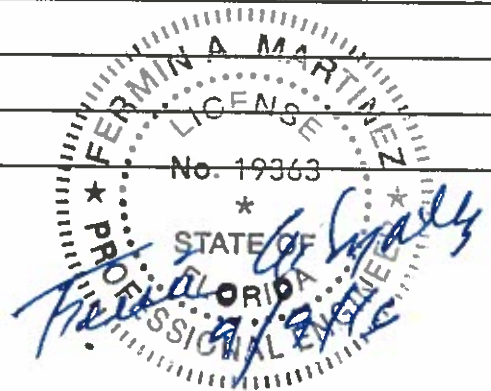
SIGNATURE: [Handwritten Signature]

PRINT NAME: Fermin A. Martinez

TITLE: Professional Engineer

ADDRESS: 8340 SW 85 Ave # 3 Miami, Fl. 33143

1. DESCRIPTION OF STRUCTURE
a. Name on Title: S R G CORP
b. Street Address: 333 UNIVERSITY DR Coral Gables, FL 33134-7270
c. Legal Description: CORAL GABLES CRAFTS SEC PB 10-40 ALL BLK 37 LOT SIZE 60000 SQUARE FEET
d. Owner's Name: S R G CORP
e. Owner's Mailing Address: 333 UNIVERSITY DR CORAL GABLES, FL 33134-7270
f. Folio Number of Property on which Building is Located: 03-4117-005-8390
g. Building Code Occupancy Classification: 0303 MULTIFAMILY
h. Present Use: MULTIFAMILY
i. General Description: THREE STORY, CBS CONSTRUCTION, WITH WOOD FLOORS, LOW SLOPE SHINGLE ROOF, 94,697' SQFT, BUILT IN 1926, 111 UNITS WITH 2 PENTHOUSES
Addition Comments: NONE



j. Additions to original structure: NONE

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. Portion showing distress (Note, beams, columns, structural walls, floor, roofs, other)
None Visible
c. Surface conditions – describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration and stains.
Good Condition
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.
None Visible

No. 19363
 STATE OF
 FLORIDA
 PROFESSIONAL ENGINEER
[Signature]
 9/9/12

e. General extent of deterioration – cracking or spalling of concrete or masonry, oxidation of metals; rot or borer attack in wood.

None Visible

f. Previous patching or repairs **Good**

g. Nature of present loading indicate residential, commercial, other estimate magnitude.

Commercial

3. INSPECTIONS

a. Date of notice of required inspection

b. Date(s) of actual inspection **8/27/16**

c. Name and qualifications of individual submitting report: **Fermin A. Martinez**

Professional Engineer

d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures

None

e. Structural repair-note appropriate line:

1. None required

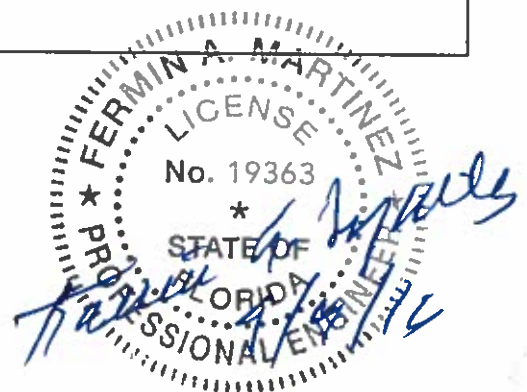
2. Required (describe and indicate acceptance)

4. SUPPORTING DATA

a. None sheet written data

b. None photographs

c. None drawings or sketches



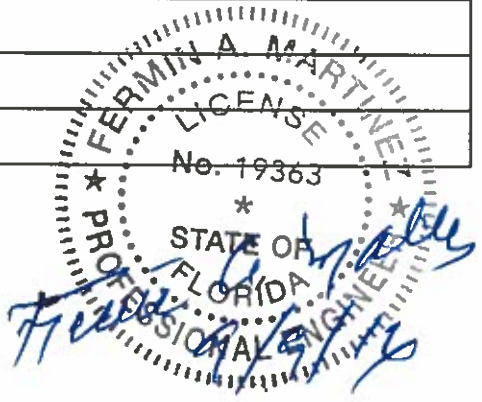
5. MASONRY BEARING WALL = Indicate good, fair, poor on appropriate lines:	
a. Concrete masonry units	Good
b. Clay tile or terra cotta units	None
c. Reinforced concrete tie columns	Good
d. Reinforced concrete tie beams	Good
e. Lintel	Good
f. Other type bond beams	None
g. Masonry finishes -exterior	
1.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

FERMÍN A. MARTÍNEZ
 LICENSED PROFESSIONAL ENGINEER
 No. 19363
 STATE OF FLORIDA
 9/14

4. Significant-structural repairs required
I. Samples chipped out for examination in spall areas:
1. No X
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 wood w/ asphalt membrane
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support:
Air Conditioners, support in good condition
3. Note types of drains and scuppers and condition:
Roof Drain, Cast Iron Pipe
b. Floor system(s)
1. Describe (type of system framing, material, spans, condition)
Wood Floor On Wood Joist
c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.
None

7. STEEL FRAMING SYSTEM	
a. Description	None



b. Exposed Steel- describe condition of paint and degree of corrosion

N/A

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

N/A

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

N/A

8. CONCRETE FRAMING SYSTEM

a. Full description of structural system **CBS Construction on Concrete Slab(Basement)**

b. Cracking

1. Not significant

2. Location and description of members affected and type cracking

c. General condition **Good Condition**

d. Rebar corrosion – check appropriate line

1. None visible

2. Location and description of members affected and type cracking

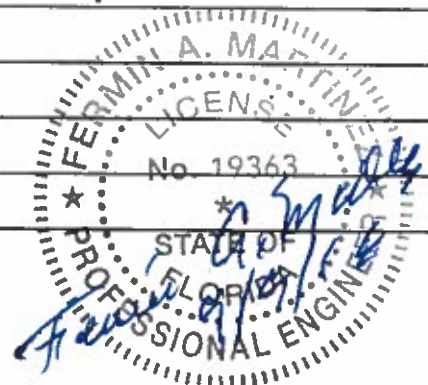
3. Significant but patching will suffice

4. Significant – structural repairs required (describe)

e. Samples chipped out in spall areas:

1. No

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 Awning Windows
b. Anchorage- type and condition of fasteners and latches Screws in good condition
c. Sealant – type of condition of perimeter sealant and at mullions: Good Condition
d. Interiors seals – type and condition at operable vents Good Condotion
e. General condition: Good Condition

10. WOOD FRAMING
a. Type – fully describe if mill construction, light construction, major spans, trusses:
Flat trusses, light construction
b. Note metal fitting i.e., angles, plates, bolts, split pintles, other, and note condition:
good condition
c. Joints – note if well fitted and still closed: Well fitted and still closed
d. Drainage – note accumulations of moisture No accumulation of moisture
e. Ventilation – note any concealed spaces not ventilated: None
f. Note any concealed spaces opened for inspection: None

js:lm:rtc:1/10/2014:40yearrecertificationsystem



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

DATE: 9/9/16

Re: Case No.

Property Address: Bldg. No.: , Sq. Ft.: 333 UNIVERSITY DR Coral Gables, FL 33134-7270

Building Description: cbs construction, 3 Story Building, 94697' sqft

The undersigned states the following:

I am a Florida registered professional engineer or architect with an active license. On August 27, 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.


Fermin A. Martinez 9/9/16
Signature and Seal of
of Architect or Engineer
No. 19363
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

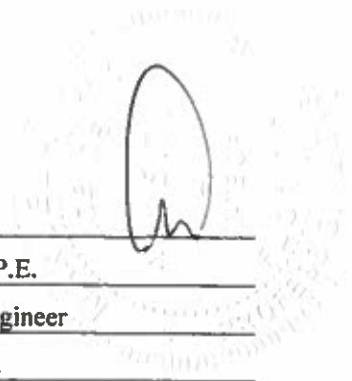
Fermin A. Martinez
(Print Name)

2nd
REPORT

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING ELECTRICAL RECERTIFICATION

INSPECTION COMMENCED
Date: 09/10/2016
INSPECTION COMPLETED
Date: 09/10/2016

INSPECTION MADE BY:
SIGNATURE 
PRINT NAME: Manuel A. Cid, P.E.
TITLE: Professional Electrical Engineer
ADDRESS: 14448 SW 173 Street
Miami, Florida, 33177



I. DESCRIPTION OF STRUCTURE:

- a. NAME OF TITLE _____
- b. STREET ADDRESS 333 University Drive, Coral Gable, Florida, 33134
- c. LEGAL DESCRIPTION CORAL GABLE CRAFTS SEC PB 10-40 ALL BLK 37 LOT SIZE 60000 SQ.FT.
- d. OWNERS NAME S R G CORPORATION.
- e. OWNER'S MAILING ADDRESS 333 University Drive, Coral Gables, Florida, 33134
- f. FOLIO NUMBER OF BUILDING 03-4117-005-8390
- g. BUILDING CODE OCCUPANCY CLASSIFICATION 0303 Multifamily 10 Units Plus
- h. PRESENT USE MULTIFAMILY BUILDING
- i. GENERAL DESCRIPTION, TYPE OF CONSTRUCTION, SIZE, NUMBER OF STORIES AND SPECIAL FEATURES. ALSO ADDITIONAL COMMENTS.

THREE STORIES BLDG W/ STUCCO. 111 UNITS.

NEW
REPORT
ELEC

**GUIDELINES AND INFORMATION FOR RECERTIFICATION OF ELECTRICAL SYSTEMS OF FORTY (40)
YEARS STRUCTURES**

1. ELECTRIC SERVICE:

1. SIZE, AMPERAGE: (3000) FUSES () BREAKER (X)
 2. PHASE: 3 ϕ (X) 1 ϕ ()
 3. CONDITION: GOOD (X) FAIR () NEEDS REPAIR ()
 4. COMMENTS: _____

SEE EXHIBIT 'A' FOR DETAILS

2. METER AND ELECTRIC ROOMS:

1. CLEARANCES: GOOD (X) FAIR () REQUIRES CORRECTION ()
 2. COMMENTS:

BUILDING HAS TEN METER CENTERS ALL IN GOOD CONDITIONS.

3. GUTTERS:

1. LOCATION: GOOD (X) REQUIRES REPAIR ()

SEVERAL LINE GUTTERS IN
EACH METER ROOM.

2. _____ GOOD (X) REQUIRES REPAIR ()

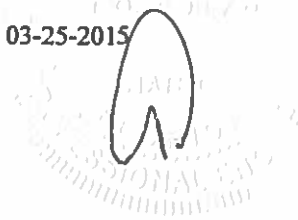
3. COMMENTS: ALL LINE GUTTERS IN ALL METER ROOMS ARE GOOD.

4. ELECTRICAL PANELS:

1. PANEL # (EDP)	LOCATION	GOOD (X)	NEEDS REPAIR ()
	<u>MAIN ELECTRICAL SERVICE -1ST FLOOR</u>		
2. PANEL # (BP)	LOCATION	GOOD (X)	NEEDS REPAIR ()
	<u>HALL 1ST FLOOR</u>		
3. PANEL # (LA)	LOCATION	GOOD (X)	NEEDS REPAIR ()
	<u>HALL 3RD FLOOR</u>		
4. PANEL # (LB)	LOCATION	GOOD (X)	NEEDS REPAIR ()
	<u>HALL 2ND FLOOR</u>		
5. PANEL # (HA)	LOCATION	GOOD (X)	NEEDS REPAIR ()
	<u>HALL 1ST FLOOR</u>		
6. PANEL # (HB)	LOCATION	GOOD (X)	NEEDS REPAIR ()
	<u>HALL 1ST FLOOR</u>		

Folio Number: 01-4102-014-0100

Date: 03-25-2015



5. BRANCH CIRCUITS:

- 1. IDENTIFIED YES (X) MUST BE IDENTIFIED ()
- 2. CONDUCTORS: GOOD (X) DETERIORATED () MUST BE REPLACED ()
- 3. COMMENTS:

BRANCH CIRCUITS IN ALL COMMON AREA AND UNITS PANEL ARE IDENTIFIED.

6. GROUNDING OF SERVICE: GOOD(X) REPAIRS REQUIRED ()

COMMENTS: TWO GROUNDING RODS CLAMPED TO C.W.P. AND GROUND BUS AT THE MAIN SWITCHBOARD.

7. GROUNDING OF EQUIPMENT: GOOD(X) REPAIRS REQUIRED ()

COMMENTS: ALL EQUIPMENTS LIKE A/C COMPRESSOR, ELEVATOR MOTOR, DRYERS, PUMP MOTORS ARE PROPER GROUNDED.

8. CONDUIT RACEWAYS CONDITION: GOOD(X) REPAIRS REQUIRED ()

COMMENTS: COMMON AREA EMT CONDUITS ARE GOOD. UNITS EMT CONDUITS GOOD TOO.

9. CONDUCTOR AND CABLES: CONDITION: GOOD(X) REPAIRS REQUIRED ()

COMMENTS: .ALL WIRES FROM PANELS ANS SUB-PANELS IN COMMON AREAS AND UNITS PANELS ARE IN GOOD CONDITIONS.

10. TYPES OF WIRING METHODS: CONDITION:

- CONDUIT RACEWAYS: GOOD (X) REPAIRS REQUIRED ()
- CONDUIT PVC: GOOD () REPAIRS REQUIRED ()
- NM CABLE: GOOD () REPAIRS REQUIRED ()
- BX CABLE: GOOD (X) REPAIRS REQUIRED ()

Folio Number: 01-4102-014-0100

Date: 03-25-2015

A handwritten signature in blue ink is written over a circular official stamp. The stamp contains some illegible text, possibly a date or a reference number.

11. CONDUCTORS: CONDITION: GOOD(X) REPAIRS REQUIRED ()
COMMENTS: ALL (11) FEEDER CONDUCTORS FROM THE MAIN SWITCHBOARD TO EACH LOAD PANELS ARE IN GOOD CONDITIONS.

12. EMERGENCY LIGHTING: GOOD(X) REPAIRS REQUIRED ()
COMMENTS: ALL CORRIDORS (HALLS) IN THE THREE FLOORS HAVE EMERGENCY LIGHTS.

13. BLDNG. EGRESS ILLUMINATION: GOOD(X) REPAIRS REQUIRED ()
COMMENTS: BUILDING HAVE EXTERIOR LIGHT (WALLMOUNT FIXTURES) IN ALL EGRESSSED.

14. FIRE ALARM SYSTEM: GOOD(X) REPAIRS REQUIRED ()
COMMENTS: FACP ALTRONIX TYPE IN OPERATION CONTROLLING PULL STATIONS, SMOKE DETECTORS, AND NOTIFICATION DEVICES IN THE COMMON AREAS.
NO HORNS IN THE UNITS.

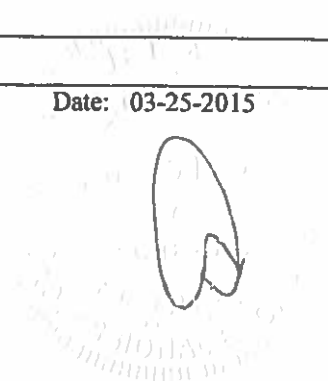
15. SMOKE DETECTORS: GOOD(X) REPAIRS REQUIRED ()
COMMENTS: SMOKE DETECTOR ARE WORKABLE AND IN GOOD CONDITIONS IN ALL UNITS, AND COMMON AREAS.

16. EXIT LIGHTS: GOOD(X) REPAIRS REQUIRED ()
COMMENTS: EVERY EXIT DOOR HAS AN EXIT SIGN. MOST OF THEM ARE EXIT/EMERGENCY COMBINATION LIGHTS IN WORKABLE CONDITONS.

17. EMERGENCY GENERATOR: GOOD(X) REPAIRS REQUIRED ()
COMMENTS: NOT DETECTED

Folio Number: 01-4102-014-0100

Date: 03-25-2015



1st REPORT

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING ELECTRICAL RECERTIFICATION

INSPECTION COMMENCED

Date: 09/10/2016

INSPECTION COMPLETED

Date: 09/10/2016

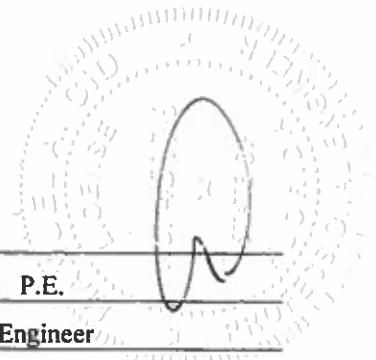
INSPECTION MADE BY:

SIGNATURE 

PRINT NAME: Manuel A. Cid, P.E.

TITLE: Professional Electrical Engineer

ADDRESS: 14448 SW 173 Street
Miami, Florida, 33177



I. DESCRIPTION OF STRUCTURE:

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- d. OWNERS NAME S R G CORPORATION.
- e. OWNER'S MAILING ADDRESS 333 University Drive, Coral Gables, Florida, 33134
- f. FOLIO NUMBER OF BUILDING 03-4117-005-8390
- g. BUILDING CODE OCCUPANCY CLASSIFICATION 0303 Multifamily 10 Units Plus
- h. PRESENT USE MULTIFAMILY BUILDING
- i. GENERAL DESCRIPTION, TYPE OF CONSTRUCTION, SIZE, NUMBER OF STORIES AND SPECIAL FEATURES. ALSO ADDITIONAL COMMENTS.

THREE STORIES BLDG W/ STUCCO. 111 UNITS.

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

1. ELECTRIC SERVICE:

1. SIZE, AMPERAGE: (3000) FUSES () BREAKER (X)
 2. PHASE: 3 φ (X) 1 φ ()
 3. CONDITION: GOOD (X) FAIR () NEEDS REPAIR ()
 4. COMMENTS: _____

SEE EXHIBIT 'A' FOR DETAILS

2. METER AND ELECTRIC ROOMS:

1. CLEARANCES: GOOD (X) FAIR () REQUIRES CORRECTION ()
 2. COMMENTS:

BUILDING HAS TEN METER CENTERS ALL IN GOOD CONDITIONS.

3. GUTTERS:

1. LOCATION: GOOD (X) REQUIRES REPAIR ()

SEVERAL LINE GUTTERS IN
EACH METER ROOM.

2. _____ GOOD (X) REQUIRES REPAIR ()

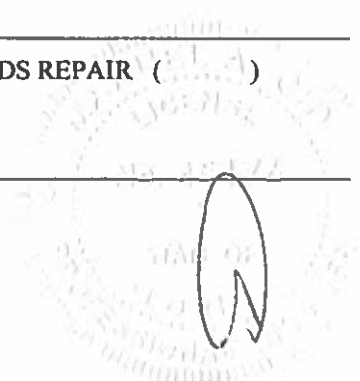
3. COMMENTS: ALL LINE GUTTERS IN ALL METER ROOMS ARE GOOD.

4. ELECTRICAL PANELS:

	LOCATION	GOOD (X)	NEEDS REPAIR ()
1. PANEL # (EDP)	MAIN ELECTRICAL SERVICE -1 ST FLOOR		
2. PANEL # (BP)	HALL 1 ST FLOOR		
3. PANEL # (LA)	HALL 3 RD FLOOR		
4. PANEL # (LB)	HALL 2 ND FLOOR		
5. PANEL # (HA)	HALL 1 ST FLOOR		
6. PANEL # (HB)	HALL 1 ST FLOOR		

Folio Number: 01-4102-014-0100

Date: 03-25-2015



5. BRANCH CIRCUITS:

- 1. IDENTIFIED YES (X) MUST BE IDENTIFIED ()
- 2. CONDUCTORS: GOOD (X) DETERIORATED () MUST BE REPLACED ()
- 3. COMMENTS:

BRANCH CIRCUITS IN ALL COMMON AREA AND UNITS PANEL ARE IDENTIFIED.

6. GROUNDING OF SERVICE: GOOD(X) REPAIRS REQUIRED ()

TWO GROUNDING RODS CLAMPED TO C.W.P. AND GROUND BUS AT THE MAIN
COMMENTS: SWITCHBOARD.

7. GROUNDING OF EQUIPMENT: GOOD(X) REPAIRS REQUIRED ()

COMMENTS: ALL EQUIPMENTS LIKE A/C COMPRESSOR, ELEVATOR MOTOR, DRYERS, PUMP
MOTORS ARE PROPER GROUNDED.

8. CONDUIT RACEWAYS CONDITION: GOOD(X) REPAIRS REQUIRED ()

COMMENTS: COMMON AREA EMT CONDUITS ARE GOOD. UNITS EMT CONDUITS GOOD TOO.

9. CONDUCTOR AND CABLES: CONDITION: GOOD(X) REPAIRS REQUIRED ()

COMMENTS: ALL WIRES FROM PANELS AND SUB-PANELS IN COMMON AREAS AND
UNITS PANELS ARE IN GOOD CONDITIONS.

10. TYPES OF WIRING METHODS: CONDITION:

CONDUIT RACEWAYS: GOOD (X) REPAIRS REQUIRED ()

CONDUIT PVC: GOOD () REPAIRS REQUIRED ()

NM CABLE: GOOD () REPAIRS REQUIRED ()

BX CABLE: GOOD (X) REPAIRS REQUIRED ()

Folio Number: 01-4102-014-0100

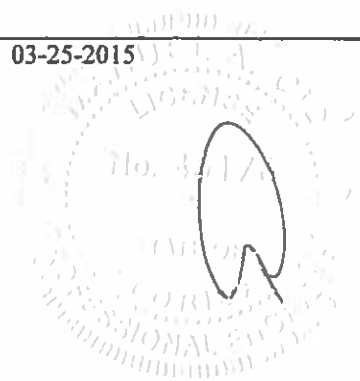
Date: 03-25-2015



11. CONDUCTORS: CONDITION: GOOD(X) REPAIRS REQUIRED ()
 COMMENTS: ALL (11) FEEDER CONDUCTORS FROM THE MAIN SWITCHBOARD TO EACH LOAD PANELS ARE IN GOOD CONDITIONS.
-
12. EMERGENCY LIGHTING: GOOD(X) REPAIRS REQUIRED ()
 COMMENTS: ALL CORRIDORS (HALLS) IN THE THREE FLOORS HAVE EMERGENCY LIGHTS.
-
13. BLDNG. EGRESS ILLUMINATION: GOOD(X) REPAIRS REQUIRED ()
 COMMENTS: BUILDING HAVE EXTERIOR LIGHT (WALLMOUNT FIXTURES) IN ALL EGRESSED.
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 COMMENTS: FACP ALTRONIX TYPE IN OPERATION CONTROLLING PULL STATIONS, SMOKE DETECTORS, AND NOTIFICATION DEVICES IN THE COMMON AREAS.
NO HORNS IN THE UNITS.
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15. SMOKE DETECTORS: GOOD(X) REPAIRS REQUIRED ()
 COMMENTS: SMOKE DETECTOR ARE WORKABLE AND IN GOOD CONDITIONS IN ALL UNITS, AND COMMON AREAS.
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16. EXIT LIGHTS: GOOD(X) REPAIRS REQUIRED ()
 COMMENTS: EVERY EXIT DOOR HAS AN EXIT SIGN. MOST OF THEM ARE EXIT/EMERGENCY COMBINATION LIGHTS IN WORKABLE CONDITONS.
-
17. EMERGENCY GENERATOR: GOOD(X) REPAIRS REQUIRED ()
 COMMENTS: NOT DETECTED
-

Folio Number: 01-4102-014-0100

Date: 03-25-2015



18. WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS GOOD() REQUIRE ADDITIONAL ILLUMINATION (X)

COMMENTS: NO PARKING LOT LIGHTS ARE IN SERVICE. NEED REPAIR

19. OPEN OR UNDERCOVER PARKING GARAGE AREAS AND EGRESS ILLUMINATION GOOD(X) REQUIRE ADDITIONAL ILLUMINATION (X)

COMMENTS: BUILDING HAVE ACROSS THE STREET PARKING LOT WITH BAD ILLUMINATION

20. SWIMMING POOL WIRING: GOOD() REPAIRS REQUIRED (X)

COMMENTS: BONDING LOOP NO DETECTED AT THE POOL MOTOR. POOL MOTOR REQUIRED A DISCONNECT MEAN IN SIGHT.

21. WIRING TO MECHANICAL EQUIPMENT: GOOD(X) REPAIRS REQUIRED ()

COMMENTS: . ALL A.H.U WIRING FLEX IN ALL UNITS ARE IN GOOD CONDITIONS. ALL A/C COMPRESSORS AT THE ROOF ARE PROTECTED AND WIRING IN GOOD CONDITIONS DRYERS, WASHER, WATER PUMPS ARE WIRING PROPERLY.

22. GENERAL ADDITIONAL COMMENTS:

THIS BUILDING SHOULD NOT BE CONSIDER ELECTRICAL SAFETY FOR THE CURRENT USE AND OCCUPANCY UNTIL REPAIRS SHALL BE DONE IN THE PARKING LOT AND POOL AS SHOW IN ITEMS 18, 19, AND 20.

Folio Number: 01-4102-014-0100

Date: 03-25-2015

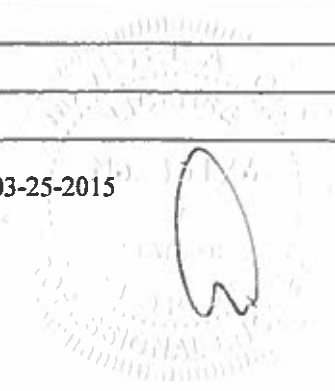


EXHIBIT – "A"

BUILDING MAIN ELECTRICAL SERVICE CONSIST OF A SWITCHBOARD WITH TWO BUS DUCT TERMINATION IN A FPL TRANSFORMER VAULT.

ONE BUS SECTION IS 2000A UNMETERED BUS DUCT FEEDING 4 MAIN CIRCUIT BREAKERS. THE OTHER BUS SECTION IS A 1350 METERED BUS DUCT FEEDING 2 MAIN CIRCUIT BREAKERS.

SECTION #1: (2000 AMPS)

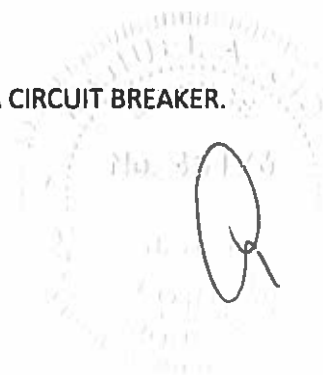
LOAD SERVE:	BREAKER FRAME	BREAKER TRIP	FEEDER SIZE
METER CENTER 3, 6, & 9	600A	600A	2-RUNS 4-350 MCM, 3 ½" COND.
METER CENTER 4, 7, & 10	800A	800A	2-RUNS 4-600 MCM, 3 ½" COND.
METER CENTER 1	600A	600A	2-RUNS 4-350 MCM, 3 ½" COND.
METER CENTER 2, 5, & 8	600A	600A	2-RUNS 4-350 MCM, 3 ½" COND.

SECTION #2: (1350 AMPS)

LOAD SERVE:	BREAKER FRAME	BREAKER TRIP	FEEDER SIZE
PANEL BP	400A	400A	1-RUN 4-500 MCM, 3 ½" COND.
PANEL LA	400A	125A	1-RUN 4-#1 THWN, 2" COND.
PANEL LB	400A	125A	1-RUN 4-#1 THWN, 2" COND.
PANEL HA	400A	125A	1-RUN 4-#1 THWN, 2" COND.
PANEL HB	400A	125A	1-RUN 4-#1 THWN, 2" COND.
PANEL HC	400A	225A	1-RUN 4-#4/0 THWN, 3" COND.
MAIN METERED BUS	1000A	1000A	1350A BUS DUCT.
PANEL EDP	400A	400A	1-RUN 4-500 MCM, 3 1/2" COND.

PANELS BP, LA, LB, HA, HB, AND HC ARE FEED FOR THE MAIN METERED 1000A CIRCUIT BREAKER.

ALL BREAKERS AND SWITCHBOARD ARE IN GOOD CONDITIONS.



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

Date: SEPTEMBER 10, 2016

RE: Case No.:

Property Address: 333 UNIVERSITY DRIVE, CORAL GABLES, FL, 33134.

Building Description: 0303 MULTI-FAMILY 10 UNITS PLUS.

1. I am a Florida registered professional engineer or architect with an active license.
2. On SEP 10, 2016, at 9:00 pm, I measured the level of illumination in the parking lot (s) serving the above referenced building.
3. Maximum 0.3 foot candle per SF, Minimum 0.0 foot candle per SF, Minimum to Maximum ratio 0.0:0.3, foot candle 0.1 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.

Signature and Seal
of Architect or Engineer

MANUEL A. CID, P.E.
(Print Name)



City of Coral Gables
Development Services

OFFICE SET



RC-16-09-6289

333 UNIVERSITY DR #

Folio #: 03-4117-005-8390

Permit Description: BUILDING RECERTIFICATION
(YEAR BUILT 1926)

EL _____
ME _____
PL _____

Section	Approved	
	By	Date
<input checked="" type="checkbox"/> BUILDING		
<input type="checkbox"/> CONCURRENCY		
<input checked="" type="checkbox"/> ELECTRICAL		
<input type="checkbox"/> FEMA		
<input type="checkbox"/> FIRE		
<input type="checkbox"/> HANDICAP		
<input type="checkbox"/> HISTORICAL		
<input type="checkbox"/> 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		

R
A 9-23-16 R12-28

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.



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-16-11-7603	11/22/2016	333 UNIVERSITY DR	BOA COMPLETE (LESS THAN \$75,000)	COMMERCIAL* PENDING HISTORIC* WOOD BALCONY REPAIR \$10,000	issued	11/22/2016		0.00
BL-10-09-4158	09/10/2010	333 UNIVERSITY DR	ROOF / LIGHT WEIGHT CONC	REPAIR FLAT ROOF ONLY \$3,000	final	09/13/2010	09/23/2010	0.00
BL-13-07-1670	07/25/2013	333 UNIVERSITY DR	ROOF / LIGHT WEIGHT CONC	REPAIR ROOF TILE & LEAKS ONLY \$4,000	final	07/26/2013	09/27/2013	0.00
BL-16-04-6170	04/11/2016	333 UNIVERSITY DR	MISCELLANEOUS WORK	EMERGENCY SHORING OF SAGGING BALCONY \$7,500	stop work	07/05/2016		0.00
BL-16-12-6921	12/16/2016	333 UNIVERSITY DR	INT / EXT ALTERATIONS	*** SPECIAL INSPECTOR - O.E.R.- (CLAUDIO D. LAPILLI P.E.) *** HISTORIC* WOOD FAUX BALCONY RENOVATIONS \$10,000	pending			0.00
CE-08-11-1149	11/25/2008	333 UNIVERSITY DR	CODE ENF TICKET PROCESS - NO RUNNING FINE	FAILURE TO OBTAIN PERMIT TO OBSTRUCT STREET, SIDEWALK OR INPEDE TRAFFIC	final		11/25/2008	0.00
CE-09-05-2257	05/12/2009	333 UNIVERSITY DR	CODE ENF WARNING PROCESS	WT2525 SEC 32- 8.1 MDCC - USE OF WATER SPRINKLER SYSTEM ON UNAUTHORIZED DAY (TUES) DURING WATER RESTRICTION	final	05/12/2009	05/12/2009	0.00
CE-11-07-5743	07/05/2011	333 UNIVERSITY DR	CODE ENF WARNING PROCESS	TRU NOTICE POSTED	final	07/05/2011	07/06/2011	0.00
CE-14-09-2341	09/12/2014	333 UNIVERSITY DR	CODE ENF WARNING PROCESS	WT20806 SEC 32- 8.1 MDCC - USE OF WATER SPRINKLER SYSTEM ON UNAUTHORIZED DAY (FRI)	final	09/12/2014	09/12/2014	0.00
EL-17-02-0042	02/01/2017	333 UNIVERSITY DR	ELEC COMMERCIAL / RESIDENTIAL WORK	ELECTRICAL POOL GROUND BONDING AND EQUIPMENT BONDING \$900 ELECTRICAL POOL	final	02/02/2017	03/20/2017	0.00

CITY'S

EXHIBIT

3

REPAIRS									
PL-16-03-5890	03/09/2016	333 UNIVERSITY DR	PLUMB COMMERCIAL / RESIDENTIAL WORK	REPLACE PIPING TO SUMP PUMP \$1,500	final	03/15/2016	02/14/2017	0.00	
PS-14-04-2895	04/16/2014	333 UNIVERSITY DR	TREE REMOVAL/RELOCATION	REMOVE 4 ROYAL PALMS AS PER PLAN. OWNER HAS AGREED TO REPLACE WITH 4 NEW PALMS- OF THE OWNERS CHOICE. ALSO MUST REPLACE THE MELALEUCA WITH A NEW TREE-SUGGESTED LOCATED IS THE POINT OF LEJEUNE AND ANASTASIA- WHERE ORCHID TREE USED TO BE.	final	04/29/2014	04/29/2014	0.00	
PU-16-04-6309	04/13/2016	333 UNIVERSITY DR	PUBLIC RECORDS SEARCH	Request for Street file on a CD	final	04/13/2016	04/13/2016	0.00	
PW-09-10-3307	10/23/2009	333 UNIVERSITY DR	UTILITIES (MIAMI DADE WATER & SEWER) PERMIT	REPAIR LEAK ON WATER EMERGENCY PERMIT RESTORATION AS PER CITY SPECS	final	10/23/2009	03/24/2011	111.00	
PW-14-02-3030	02/25/2014	333 UNIVERSITY DR	SEWER PERMIT-WATER LINES BY PRIVATE CONTRACTORS	SEWER REPAIR OK AS PER JORGE ACEVEDO	final	02/25/2014	03/05/2014	0.00	
PW-16-06-7414	06/20/2016	333 UNIVERSITY DR	OBSTRUCTION OF ROW W/CRANE PERMIT	CRANE ON ROW RESUBMITTED 6- 29-16	final	07/12/2016	07/18/2016	0.00	
RC-16-09-6289	09/23/2016	333 UNIVERSITY DR	BUILDING RE CERTIFICATION	BUILDING RECERTIFICATION (1926) CONSTRUCTION REGULATION BOARD CASE #17-5967 AND UNSAFE STRUCTURES FEE	issued	09/23/2016		600.00	
UP-16-03-5891	03/09/2016	333 UNIVERSITY DR	UPFRONT FEE	UPFRONT FEE FOR PL-16-03- 5890, REPLACE PIPE TO SUMP PUMP \$1,500	final	03/09/2016	03/09/2016	0.00	
UP-16-04-6171	04/11/2016	333 UNIVERSITY DR	UPFRONT FEE	UPFRONT FEE FOR BL16046171 EMERGENCY SHORING OF SAGGING BALCONY \$500	final	04/11/2016	04/11/2016	0.00	
UP-17-02-0043	02/01/2017	333 UNIVERSITY DR	UPFRONT FEE	UPFRONT FEE EL- 17-02-0042 ELECTRICAL POOL GROUND BONDING AND EQUIPMENT BONDING \$900	final	02/01/2017	02/01/2017	0.00	
ZN-14-05-4132	05/29/2014	333 UNIVERSITY DR	PAINT / RESURFACE FL / CLEAN	PAINT INTERIOR HALLWAYS (COMMON AREAS) \$2,500	final	05/29/2014	10/06/2014	0.00	

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



City of Coral Gables Fire Department

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

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

Occupant Name:	333 University Dr. Apartments - 111 units	Inspection Date:	11/18/2015
Address:	333 University Drive	InspectionType:	AA-Tactical, Apartment / Condo
City:	Coral Gables	Inspected By:	Leonard Veight 305-460-5577 lveight@coralgables.com
Suite:		Occ. Sq. Ft.:	0

No violations noted at this time.

Company
Representative:

Signature On File
48026
S.O.F.
11/18/2015 11:18:15 AM
Signature valid only in mobile-eyes documents

Inspector:

Signature On File
11/18/2015
Leonard Veight
48026
L.Veight
11/18/2015 11:18:15 AM
Signature valid only in mobile-eyes documents

Leonard Veight
11/18/2015

CITY'S

EXHIBIT

4



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 3932 5938 6630

S R G CORP
C/O JUAN J CASTRO LOPEZ
333 UNIVERSITY DR #100
CORAL GABLES, FL 33134-7270

RE: 333 UNIVERSITY DR, CORAL GABLES, FL
FOLIO # 03-4117-005-8390
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:
S R G CORP

C/O JUAN J CASTRO LOPEZ
333 UNIVERSITY DR #100
CORAL GABLES, FL 33134-7270



9590 9402 1194 5246 9263 60

2. Article Number (Transfer from service label)
91-7108-2133-3932-5938-6630

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 [Signature] Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery

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

3. Service Type
- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) | |

2016 Receipt

FERMIN A. MARTINEZ P.E.
8340 SW 65 Avenue #3
Miami, Florida 33143
Tel. 305 298 3216

September 20, 2016

City of Coral Gable
Building & Zoning Department

Dear Building Official,


Attached please find the report summarizing the findings arising from the inspection of the property located at 333 University Drive Coral Gables, FL 33134. The structure was completed in 1926 and it has an adjusted area of 94,697 square feet. The current use is rental apartments. There are one hundred and eleven (111) total units plus one rental office, distributed on three floors. Included in the 111 units are two penthouses on the roof level.

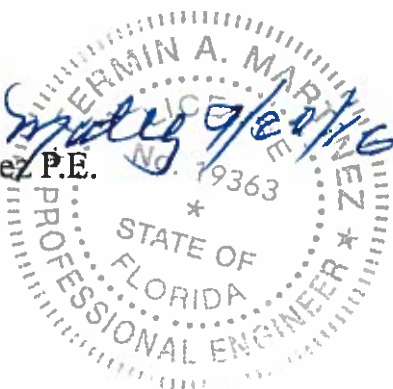
At this point in time, I recommend that the granting of the 40 year re-certification is delayed until the following items have been addressed:

- Increase parking lot illumination
- Finalize decorative wooden balcony repair on University Drive
- Repair of decorative wrought iron balcony on Western side of North elevation (above Apartment 117)

Due to the large size of the structure, its age, as well as the attention to architectural detail that the repairs require, I kindly request that you grant the longest extension possible to complete the repairs required. Please do not hesitate to contact me with any questions. Thank You.

Sincerely,


Fermin A. Martinez P.E.
License#19363





The City of Coral Gables

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

September 27, 2016

S R G Corp.
333 University Drive
Coral Gables, Florida 33134-7270

ADDRESS: 333 University Drive
PROPERTY FOLIO #: 03-4117-005-8390

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. 17-5967

vs.

S.R.G. CORPORATION
c/o Juan J. Castro Lopez
333 University Drive, Suite 100
Coral Gables, Florida 33134-7270

Return receipt number:

91 7108 2133 3932 6150 7405

Respondent.

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

Date: April 28, 2017

Re: **333 University Drive**, Coral Gables, Florida 33134-7270, and legally described as Lot Size 60000 sq ft, All Block 37, 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 03-4117-005-8390 ("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.

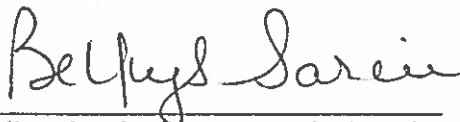
Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on May 15, 2017, at 2:00 p.m.

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 #: 17-5967

Title of Document Posted: Construction Regulation Board Case

I, Claudio Ramos, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 333 UNIVERSITY DR, ON 4-28-17
AT 9:30 AM.

Claudio Ramos
Employee's Printed Name

[Signature]
Employee's Signature

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

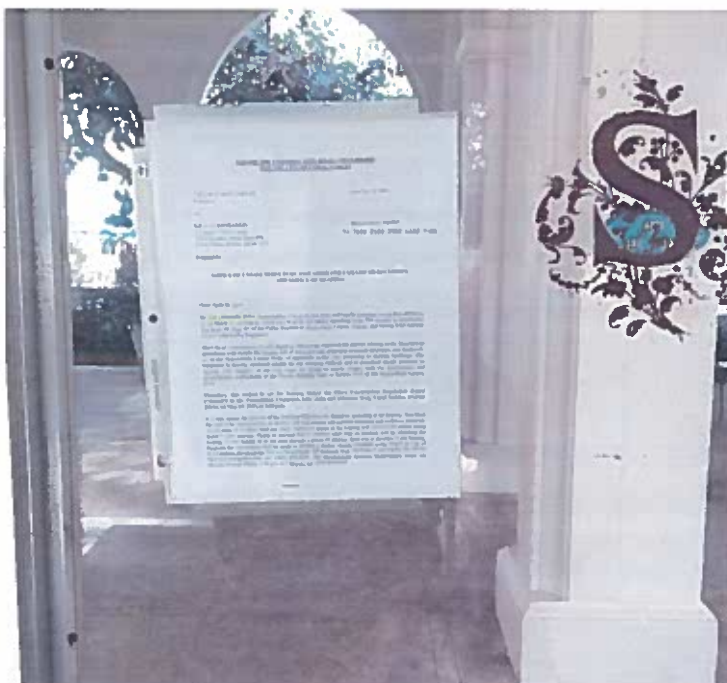
Sworn to (or affirmed) and subscribed before me this 28th day of April, in
the year 20 17, by Claudio Ramos who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

333 UNIVERSITY DRIVE





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
S.R.G. CORPORATION

Filing Information

Document Number 368813
FEI/EIN Number 59-1300396
Date Filed 08/25/1970
State FL
Status ACTIVE

Principal Address

333 UNIVERSITY DRIVE
SUITE 100
CORAL GABLES, FL 33134

Changed: 03/22/2000

Mailing Address

333 UNIVERSITY DRIVE
SUITE 100
CORAL GABLES, FL 33134

Changed: 03/22/2000

Registered Agent Name & Address

CASTRO LOPEZ, JUAN J.
333 UNIVERSITY DR
SUITE 100
CORAL GABLES, FL 33134

Name Changed: 04/23/2013

Address Changed: 03/25/2011

Officer/Director Detail

Name & Address

Title PD

CASTRO LOPEZ, JUAN J.
333 UNIVERSITY DRIVE
SUITE 100
CORAL GABLES, FL 33134

Title VTD

PITKIN, RICHARD D
301 ALMERIA AVENUE, SUITE #270
CORAL GABLES, FL 33134

Title SD

PITKIN, MARGARET F.
301 ALMERIA AVE., SUITE #270
CORAL GABLES, FL 33134

Annual Reports

Report Year	Filed Date
2014	04/18/2014
2015	04/23/2015
2016	04/15/2016

Document Images

04/15/2016 -- ANNUAL REPORT	View image in PDF format
04/23/2015 -- ANNUAL REPORT	View image in PDF format
04/18/2014 -- ANNUAL REPORT	View image in PDF format
04/23/2013 -- ANNUAL REPORT	View image in PDF format
04/23/2012 -- ANNUAL REPORT	View image in PDF format
03/25/2011 -- ANNUAL REPORT	View image in PDF format
04/04/2010 -- ANNUAL REPORT	View image in PDF format
04/22/2009 -- ANNUAL REPORT	View image in PDF format
04/10/2008 -- ANNUAL REPORT	View image in PDF format
04/02/2007 -- ANNUAL REPORT	View image in PDF format
09/05/2006 -- ANNUAL REPORT	View image in PDF format
04/01/2005 -- ANNUAL REPORT	View image in PDF format
02/02/2004 -- ANNUAL REPORT	View image in PDF format
03/31/2003 -- ANNUAL REPORT	View image in PDF format
02/17/2002 -- ANNUAL REPORT	View image in PDF format
03/13/2001 -- ANNUAL REPORT	View image in PDF format
03/22/2000 -- ANNUAL REPORT	View image in PDF format

NOTICE OF COMMENCEMENT

A RECORDED COPY MUST BE POSTED ON THE JOB SITE AT TIME OF FIRST INSPECTION

PERMIT NO. B1 16 046170 TAX FOLIO NO. 034170058390

STATE OF FLORIDA
COUNTY OF DADE

THE UNDERSIGNED hereby gives notice that improvements will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement:

1. Legal description of property and street address: 333 University DR Coral Gables, FL 33134 PB 10-40 All Blk. 57

2. Description of improvement: Emergency Shoring of sagging balcony

3. Owner (s) name and address: SPG CORP 333 UNIVERSITY DR Coral Gables, FL 33134

Interest in property: owner

Name and address of fee simple titleholder: _____

4. Contractor's name and address: E.R Construction, INC 8201 SW 91st Miami, FL 33156

5. Surety: (Payment bond required by owner from contractor, if any)

Name and address: N/A

Amount of bond: \$ _____

6. Lender's name and address: N/A

7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13 (1) (a) 7., Florida Statutes: _____

Name and address: _____

8. In addition to himself, Owner designates the following person (s) to receive a copy of the Lienor's Notice as provided in Section 713.13 (1) (b) 7., Florida Statutes: _____

Name and address: _____

9. Expiration date of this Notice of Commencement (the expiration date is 1 year from the date of recording unless a different date is specified)

Juan Castro Loeff Owner
Signature of Owner

Print Owner's Name: JUAN CASTRO LOEFF

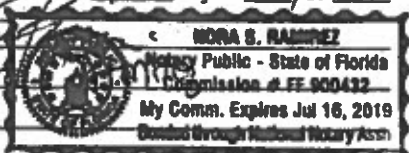
Prepared by: Esteban Rojas

Sworn to and subscribed before me this 14th day of July 2016

Notary Public Nora S. Ramirez
Print Notary's Name: Nora S. Ramirez

Address: 8201 SW 91st Miami, FL 33156

My Commission Expires: Jul 16, 2019





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CORPORATIONS
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Detail by Entity Name

Florida Profit Corporation
E.R. CONSTRUCTION, INC.

Filing Information

Document Number	P99000064966
FEI/EIN Number	65-0941820
Date Filed	07/15/1999
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	09/16/2002
Event Effective Date	NONE

Principal Address

8261 SW 91 ST
MIAMI, FL 33156 UN

Changed: 05/01/2012

Mailing Address

8261 SW 91 ST
MIAMI, FL 33156

Changed: 05/01/2012

Registered Agent Name & Address

ROJAS, ESTEBAN G
8261 SW 91 ST
MIAMI, FL 33156

Name Changed: 04/09/2003

Address Changed: 05/01/2012

Officer/Director Detail

Name & Address

Title PSD

ROJAS, ESTEBAN G
 8261 SW 91 ST
 MIAMI, FL 33156

Annual Reports

Report Year	Filed Date
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2016	03/25/2016
2017	01/16/2017

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