



**City of Coral Gables
Development Services Department**

**CONSTRUCTION REGULATION BOARD
CASE RESUME**

HEARING DATE: October 15, 2018

CASE NO.: 18-7930

BUILDING ADDRESS: 625 ALMERIA AVENUE

FOLIO NUMBER: 03-4117-008-2170

OWNER: GLOBAL RENTAL E & P LLC

USE: Multi-family

OF LIVING UNITS: 4

PENDING RECERTIFICATION: 2018

DESCRIPTION AND DEFECTS OF BUILDING: The 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 for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code.

DATES AND ACTIVITIES:

03/06/18	First Notice from the City advising Recertification is required mailed with return receipt
03/13/18	First Notice Delivered per USPS Tracking
06/06/18	Second Notice from City advising Recertification is pending
07/10/18	Final Notice from City advising Recertification is pending and Case will be forwarded to CRB within thirty (30) days if no compliance
09/27/18	Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing mailed with return receipt
09/27/18	Notice of Hearing posted on Structure
10/15/18	Board Hearing

TO DATE THE OWNER HAS NOT: Submitted a Recertification Report for the City's review.

DEPUTY BUILDING OFFICIAL'S RECOMMENDATION: A. Demolish the structure within thirty (30) days of the Board's Order. *OR* B. If the structure is not demolished within the thirty (30) days, submit a Recertification Report prepared by a licensed Architect or Engineer within forty-five (45) days of the Board's Order Recertifying the property. C. A \$250 daily fine be imposed if property is not recertified within the forty-five (45) day deadline.

PERMIT ACTIVITY: None

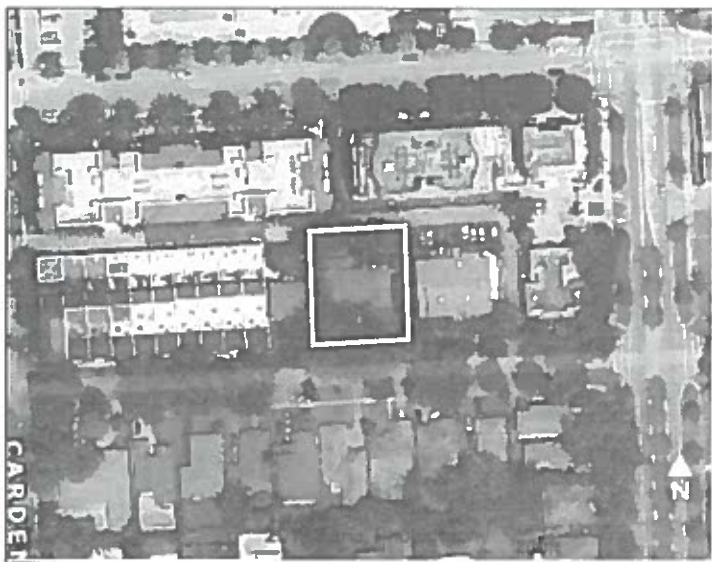


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 9/10/2018

Property Information	
Folio:	03-4117-008-2170
Property Address:	625 ALMERIA AVE Coral Gables, FL 33134-5647
Owner	GLOBAL RENTAL E & P LLC
Mailing Address	3785 NW 82ND AVE STE 203 DORAL, FL 33166-6630
PA Primary Zone	5002 HOTELS & MOTELS - GENERAL High Density
Primary Land Use	0803 MULTIFAMILY 2-9 UNITS MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	8 / 8 / 0
Floors	2
Living Units	4
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	4,504 Sq.Ft
Lot Size	12,000 Sq.Ft
Year Built	1948



Assessment Information			
Year	2018	2017	2016
Land Value	\$1,200,000	\$1,200,000	\$840,000
Building Value	\$255,944	\$255,944	\$243,756
XF Value	\$0	\$0	\$0
Market Value	\$1,455,944	\$1,455,944	\$1,083,756
Assessed Value	\$1,311,344	\$1,192,131	\$1,083,756

Benefits Information				
Benefit	Type	2018	2017	2016
Non-Homestead Cap	Assessment Reduction	\$144,600	\$263,813	

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

Short Legal Description
17 54 41 PB 20-28
CORAL GABLES BILTMORE SEC
LOTS 29 & 30 BLK 13
LOT SIZE 100.000 X 120
OR 19565-2906 03/2001 1

Taxable Value Information			
	2018	2017	2016
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,311,344	\$1,192,131	\$1,083,756
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,455,944	\$1,455,944	\$1,083,756
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,311,344	\$1,192,131	\$1,083,756
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,311,344	\$1,192,131	\$1,083,756

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
08/26/2014	\$1,200,100	29287-3174	Financial inst or "In Lieu of Foreclosure" stated
06/01/2005	\$1,575,000	23501-1235	Sales which are qualified
03/01/2001	\$600,000	19565-2906	Sales which are qualified
06/01/1999	\$0	18827-0357	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:



625 ALMERIA AVENUE



625 Almeria Avenue

<u>Owner (Registered Agent)</u> Global Rental E & P, LLC c/o Pedro E. Viana Registered Agent 8333 NW 53 St, #105 Doral, FL 33166-4784	<u>Owner (mortgage address)</u> Global Rental E & P, LLC 3785 NW 82 Ave, Ste 203 Doral, FL 33166-6630
<u>Mortgagee (mortgage address)</u> Investment Future Holding LLC c/o Lilliana V. Avellan, P.A. 9950 SW 107 Ave, Ste 204 Miami, FL 33176-2767	<u>Mortgagee (Registered Agent address)</u> Investment Future Holding LLC c/o Corporate Creations Network Inc. Registered Agent 3411 Silverside Road Tatnall Bldg, Ste 104 Wilmington, DE 19810-4809



The City of Coral Gables

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

March 6, 2018

VIA CERTIFIED MAIL

91 7108 2133 3932 5910 7716

GLOBAL RENTAL E & P LLC
3785 NW 82 AVE #203
DORAL, FL 33166-6630

RE: 625 ALMERIA AVE
FOLIO # 0341170082170
Recertification of Building 40 Years or Older

To whom it may concern:

As per the Miami-Dade County Property Appraiser's office the above referenced property address is forty (40) years old, or older, having been built in 1948. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a Florida Registered Architect or Professional Engineer must inspect said building and a completed Recertification Report ("Report") must be submitted to this Department within **ninety (90) calendar days** from the **date of this letter**. A completed Report includes the Building Structural Report, the Building Electrical Report, cover letter(s) stating the structure meets the electrical and structural requirements for recertification, the Parking Lot Illumination Standards Form and the Parking Lot Guardrails Requirements Form; no additional documents or photographs are necessary. Note all paperwork submitted must be the **original signed and sealed documents** (no copies). Submittal of the Report does not constitute recertification; it must be **approved** by this Department.

In the event repairs or modifications are found to be necessary, the Building Official is able to grant an extension of one hundred fifty (150) calendar days from the date of this letter to obtain the necessary permits and perform the repairs. The structure will be recertified once a *revised* Report is submitted and approved, and all required permits are closed.

The Architect or Engineer may obtain the required Form, "*Minimum Inspection Procedural Guidelines for Building Recertification*," from the following link: <http://www.miamidade.gov/pa/propertyrecertification.asp>. **The Recertification Report fee of \$380.63 and additional document and filing fees shall be submitted to the Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, Florida, 33134. In order to avoid delays please submit in person in order to calculate the fees accordingly.**

Failure to submit the required Report within the allowed time will result in **declaring the structure unsafe** and referring the matter to the City's Construction Regulation Board ("Board") without further notice; a \$600.00 administrative fee will be imposed. The Board may impose additional fines of \$250.00 for each day the violation continues, may enter an order of demolition, and may assess all costs of the proceedings along with the cost of demolition and any other required action.

The Department's working hours are Monday through Friday, 7:30am to 3:30pm. tel: (305) 460-5235.

Thank you for your prompt attention to this matter.

Manuel Z. Lopez, P.E.
Building Official

CITY'S

EXHIBIT

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ALERT: DUE TO THE FLOODING FROM HURRICANE FLORENCE, MANY POST OFFIC...



FAQs > (<http://faq.usps.com/?articleId=220900>)

Track Another Package +

Tracking Number: 9171082133393259107716

Remove X

Your item was delivered to the front desk or reception area at 3:34 pm on March 13, 2018 in MIAMI, FL 33131.

Delivered

March 13, 2018 at 3:34 pm
Delivered, Front Desk/Reception
MIAMI, FL 33131

Feedback

Tracking History



March 13, 2018, 3:34 pm
Delivered, Front Desk/Reception
MIAMI, FL 33131

Your item was delivered to the front desk or reception area at 3:34 pm on March 13, 2018 in MIAMI, FL 33131.

March 13, 2018
In Transit to Next Facility

March 10, 2018, 7:48 pm
Departed USPS Regional Facility
MIAMI FL DISTRIBUTION CENTER

March 7, 2018, 9:47 pm
Arrived at USPS Regional Facility
MIAMI FL DISTRIBUTION CENTER

Product Information



See Less ^

Can't find what you're looking for?

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

FAQs (<http://faq.usps.com/?articleId=220900>)

Feedback

The easiest tracking number is the one you don't have to know.

With Informed Delivery®, you never have to type in another tracking number. Sign up to:



The City of Coral Gables

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

June 6, 2018

GLOBAL RENTAL E & P LLC
3785 NW 82 AVE #203
DORAL, FL 33166-6630

RE: 625 ALMERIA AVE
FOLIO # 0341170082170
Recertification of Building 40 Years or Older - **SECOND NOTICE**

Dear Property Owner:

In a certified letter dated March 6, 2018, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). The letter informed you it was necessary to submit to this Department a completed Report prepared by a licensed architect or engineer within ninety (90) calendar days certifying the structure meets the requirements for recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

Please be advised the submittal of the Report is overdue and the **structure has been deemed unsafe** due to non-compliance. This may result in the revocation of the Certificate of Occupancy, as well as, being subject to other penalties as provided in the Code.

A completed Report includes: 1) cover letter(s) stating the structure meets the electrical and structural requirements for recertification from a Florida Registered Architect or Professional Engineer that inspects said building, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form and 5) Parking Lot Guardrails Requirements Form; no additional documents or photographs are necessary. Note all paperwork submitted must be the original signed and sealed documents (no copies).

Failure to submit a completed Report within thirty (30) calendar days from the date of this letter will result in forwarding the matter to the City's Construction Regulation Board for further review and determination.

Please govern yourself accordingly.

Sincerely,

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

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



The City of Coral Gables

Development Services Department July 10, 2018
CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

GLOBAL RENTAL E & P LLC
3785 NW 82 AVE #203
DORAL, FL 33166-6630

RE: Recertification of Building 40 Years or Older – **FINAL NOTICE**
625 ALMERIA AVE
Folio # 0341170082170

Dear Property Owner:

In a certified letter dated March 6, 2018, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). A Second Notice, dated and mailed June 6, 2018, informed you it was necessary to submit a completed Report prepared by a licensed architect or engineer within thirty (30) calendar days certifying the structure meets (or does not meet) the requirements for recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

As of this date, the completed Report has not been submitted and the structure remains unsafe due to non-compliance. Please be advised the matter will be forwarded to the City's Construction Regulation Board ("Board") and a \$600.00 Administrative Fee will be imposed once the Case is scheduled. The Board may impose additional fines of \$250.00 for each day the violation continues, may also enter an order of revocation of the Certificate of Occupancy and or demolition and assess all costs of the proceedings along with the cost of demolition and any other required action for which the City shall have a lien against the Property Owner and the Property.

Please govern yourself accordingly.

Sincerely,

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

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



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
AB-15-08-5009	08/21/2015	625 ALMERIA AVE	BOA PRELIMINARY/MED BONUS/FINAL	COMMERCIAL *REV#5 (ZONING COMMENTS) *REV#4 (STRUCTURAL COMMENTS) *REV PER PERF DATE 02/09/2018 (RESPONSE TO COMMENTS) *REV#3 PER PERF DATE 12/04/2017-REV#2 PER PERF DATE 10/17/2017-REV PER PERF DATE 07/17/2017 (RESPOND TO BLDG. COMMENTS) *FINAL *625 ALMERIA TOWNHOUSES* FOUR SINGLE FAMILY TOWNHOUSES - TREES/HW/CD/POSTED (2) \$2,900,000	issued	08/25/2015		0.00
AR-18-04-3141	04/10/2018	625 ALMERIA AVE	ART IN PUBLIC PLACES	*ART IN PUBLIC PLACES* FOR INCLUSIVE/ 3 STORY SINGLE FAMILY TOWNHOUSES(4 UNITS) - \$2,900,000 (625 ALMERIA TOWNHOUSES)	final	09/18/2018	09/18/2018	0.00
BL-15-12-4741	12/02/2015	625 ALMERIA AVE	DEMOLITION	*** CANCELLED *** TOTAL DEMO OF A (SFR) AND ALL AUX. STRUCTURES \$12,000	canceled	12/31/2015	07/16/2018	0.00
BL-17-01-0669	01/18/2017	625 ALMERIA AVE	COMMERCIAL NEW	*** INCLUSIVE *** 3 STORY MULTI-FAMILY (MFSA) TOWNHOUSES (4 UNITS)*** SIMPLIFIED *** COVERED ENTRY, BALCONY, TERRACE, SUNDECK, LANDSCAPING - \$3,500,000 (625 ALMERIA TOWNHOUSES)	pending			0.00
BL-18-05-3710	05/17/2018	625 ALMERIA AVE	COMMERCIAL NEW	***CANCELLED- COPY OF PERMIT ELECTRONICALLY MADE BY MISTAKE*** INCLUSIVE/ 3 STORY SINGLE FAMILY TOWNHOUSES(4 UNITS) - \$2,900,000 (625 ALMERIA TOWNHOUSES)	canceled		05/30/2018	0.00
BL-18-08-4427	08/30/2018	625 ALMERIA AVE	CONSTRUCTION STAGING PLAN	CONSTRUCTION STAGING PLAN FOR A 3 STORY MULTI-FAMILY (MFSA) TOWNHOUSES (4 UNITS)***	pending			0.00

CITY'S

EXHIBIT

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Permit Number	Issue Date	Address	Category	Description	Status	Start Date	End Date	Amount
BL-18-09-2392	09/12/2018	625 ALMERIA AVE	DEMOLITION	SIMPLIFIED *** COVERED ENTRY, BALCONY, TERRACE, SUNDECK, LANDSCAPING - \$3,500,000 (625 ALMERIA TOWNHOUSES)	pending			0.00
CE-14-07-4235	07/31/2014	625 ALMERIA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	08/06/2014	08/06/2014	0.00
CE-15-02-1079	02/20/2015	625 ALMERIA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	03/04/2015	03/04/2015	0.00
DR-15-07-4708	07/08/2015	625 ALMERIA AVE	DEVELOPMENT REVIEW COMMITTEE	625 ALMERIA TOWNHOUSES - DEMOLISH AND REPLAT THE PROPERTY INTO FOUR 25 FEET BY 125 FEET LOTS, IN ORDER TO BUILD FOUR NEW TOWNHOUSES, IN ACCORDANCE TO THE MFSA ZONING. EACH THREE STORY RESIDENCE IS APPROXIMATELY 5,400 SQ FT WITH 751 SQ FT OF OPEN COURTYARD AND AREAS, 1,500 SQ FT OF OPEN TERRACES ON MULTIPLE LEVELS, FOR A TOTAL FAR OF 1.8. FOUR CAR GARAGE EACH, ACCESSIBLE THROUGH THE ALLEY IN THE REAR OF THE PROPERTY.	pending			0.00
DR-15-07-4791	07/09/2015	625 ALMERIA AVE	DEVELOPMENT REVIEW COMMITTEE	625 ALMERIA TOWNHOUSES. DRC LEVEL 1 APPLICATION FOR RE-PLAT REVIEW AND DRC LEVEL 2 APPLICATION FOR BY RIGHT CONSTRUCTION FOR THE PROPERTY LOCATED AT 625 ALMERIA AVENUE; 4 SINGLE FAMILY TOWNHOUSES. THREE STORY RESIDENCE IS APPROXIMATELY 5,400 SQ FT., WITH 751 SQ. FT. OF OPEN COURTYARD; TOTAL FAR OF 1.8.	issued	07/09/2015		0.00
EL-17-01-0913	01/23/2017	625 ALMERIA AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	INCLUSIVE/ 3 STORY SINGLE FAMILY TOWNHOUSES(4 UNITS) - (625 ALMERIA TOWNHOUSES) ALL INCLUSIVE ELECT FEES	pending			0.00
HI-15-07-4850	07/10/2015	625 ALMERIA AVE	LETTER OF HISTORIC SIGNIFICANCE		final	07/10/2015	07/10/2015	0.00
HI-18-08-2925	08/03/2018	625 ALMERIA AVE	LETTER OF HISTORIC SIGNIFICANCE		final	08/03/2018	08/03/2018	0.00
ME-17-01-1435	01/31/2017	625 ALMERIA AVE	MECH COMMERCIAL / RESIDENTIAL WORK	INSTALL HVAC PER PLAN FOR 3 STORY TOWNHOUSES.	pending			0.00
PL-15-10-4365	10/01/2015	625	PLUMB COMMERCIAL /	PLUMBUNG WORK FOR	final	10/02/2015	10/06/2015	0.00

Permit ID	Issue Date	Address	Work Description	Notes	Status	Start Date	End Date	Amount
PL-18-03-4664	03/30/2018	625 ALMERIA AVE	ALMERIA RESIDENTIAL WORK	SEWER AND WATER CAP FOR TOTAL DEMO \$500	pending			0.00
PL-18-03-4665	03/30/2018	625 ALMERIA AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR { 4 } *** INCLUSIVE *** 3 STORY SINGLE FAMILY TOWNHOUSES @ (625 ALMERIA TOWNHOUSES)	pending			0.00
PL-18-03-4666	03/30/2018	625 ALMERIA AVE	PLUMB IRRIGATION / SPRINKLER SYSTEM	PLUMBING IRRIGATION WORK FOR *** INCLUSIVE *** 3 STORY SINGLE FAMILY TOWNHOUSES @ (625 ALMERIA TOWNHOUSES) { [3] IRRIGATION LEVELS & [4] PVB UNITS }	pending			0.00
PL-18-03-4666	03/30/2018	625 ALMERIA AVE	PLUMB SITE UTILITIES- LIFT STATION/MANHOLE/STORM	PLUMBING SITE WORK FOR *** INCLUSIVE *** 3 STORY SINGLE FAMILY TOWNHOUSES @ (625 ALMERIA TOWNHOUSES) { GARAGE DRAIN BASINS & RPZ UNITS }	pending			0.00
PS-18-07-3842	07/25/2018	625 ALMERIA AVE	TREE REMOVAL/RELOCATION	TREE PERMIT for proposed mitigation	pending			0.00
PW-12-03-8387	03/16/2012	625 ALMERIA AVE	UTILITIES (AT & T) PERMIT	R/O REMOVE AND REPLACE POLE	issued	04/19/2012		0.00
PW-17-06-1728	06/14/2017	625 ALMERIA AVE	DRY RUN SUBMITTAL	DRYRUN CONSTRUCT 50' OF 4" DIP FIRELINE	pending			0.00
RC-18-09-3164	09/27/2018	625 ALMERIA AVE	BLDG RECERT / CRB	BUILDING RECERTIFICATION (1948) CONSTRUCTION REGULATION BOARD CASE #18-7930 AND UNSAFE STRUCTURES FEE	approved			980.63
UP-15-12-4743	12/02/2015	625 ALMERIA AVE	UPFRONT FEE	TOTAL DEMO OF A (SFR) AND ALL AUX. STRUCTURES \$12,000	final	12/02/2015	12/02/2015	0.00
ZN-15-12-4744	12/02/2015	625 ALMERIA AVE	CHAIN LINK FENCE / FENCE REPAIRS / TEMP FENCE	TEMPORARY FENCE *** TOTAL DEMO OF A (SFR)	canceled	12/31/2015	07/16/2018	0.00
ZN-18-09-2296	09/11/2018	625 ALMERIA AVE	CHAIN LINK FENCE / FENCE REPAIRS / TEMP FENCE	TEMPORARY CONSTRUCTION FENCE \$1,500	pending			0.00

60: P22: 02/09/2018 09:40:00 AM - PRINTED WITH AN SSL encryption certificate. For technical assistance, please call 800-541-3249. 10/11/2018 10:11:11 AM



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:	625 Almeria Apartments - 4 units	Inspection Date:	7/18/2018
Address:	625 Almeria Avenue Coral Gables	Inspection Type:	Vacant Building
		Inspected By:	Leonard Veight 305-460-5577 lveight@coralgables.com
Suite:		Occ. Sq. Ft.:	0
		Occupant Number:	018564

No violations noted at this time.

No Signature
 7/18/2018 8:46:18 AM
 Signature valid only in mobile-eyes documents

Company Representative:

No Signature
 7/18/2018
 Leonard Veight
 305-460-5577
 7/18/2018 8:46:18 AM
 Signature valid only in mobile-eyes documents

Inspector:

Leonard Veight
 7/18/2018

CITY'S

EXHIBIT 4

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 18-7930

vs.

GLOBAL RENTAL E & P, LLC
c/o Pedro E. Viana
8333 N.W. 53rd Street #105
Doral, Florida 33166-4784

Return receipt number:

7018 0680 0001 3977 2845

Respondent.

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

Date: September 27, 2018

Re: **625 Almeria Avenue**, Coral Gables, Florida 33134-5647 and legally described as Lots 29 & 30, Block 13, of CORAL GABLES BILTMORE SECTION, according to the Plat thereof, as recorded in Plat Book 20, Page 28, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4117-008-2170 ("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 October 15, 2018, 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.

CITY'S

EXHIBIT

Composite
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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.

c:

Global Rental E & P, LLC, 3785 N.W. 82nd Avenue #203, Doral, Florida 33166-6630

Investment Future Holding LLC, c/o Lilliana V. Avellan, P.A., 9950 S.W. 107th Avenue #204, Miami, Florida 33176-2767

Investment Future Holding LLC, c/o Corporate Creations Network Inc., 3411 Silverside Road Tatnall Building #104, Wilmington, Delaware 19810-4809



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 18-7930

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 625 ALMERIA AVE., ON 9-27-18
AT 9:00 a.m.

EDUARDO MARTIN
Employee's Printed Name

Eduardo Martin
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 27th day of September in
the year 2018, by Eduardo Martin who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

625 ALMERIA AVENUE





DIVISION of
CORPORATIONS
an official State of Florida website

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Detail by Entity Name

Florida Limited Liability Company
GLOBAL RENTAL E & P, LLC

Filing Information

Document Number	L11000097002
FEI/EIN Number	45-3068578
Date Filed	08/24/2011
Effective Date	08/22/2011
State	FL
Status	INACTIVE
Last Event	CORPORATE MERGER
Event Date Filed	10/28/2015
Event Effective Date	NONE

Principal Address

8333 NW 53ND STREET STE 105
DORAL, FL 33166

Changed: 08/24/2015

Mailing Address

8333 NW 53ND STREET STE 105
DORAL, FL 33166

Changed: 08/24/2015

Registered Agent Name & Address

VIANA, PEDRO E
8333 NW 53rd St
105
Doral, FL 33166

Address Changed: 02/25/2014

Authorized Person(s) Detail

Name & Address

Title MGRM

VIANA, PEDRO E
8333 NW 53rd St
105
Doral, FL 33166

Title MGRM

COLLAZO, DIANA
8333 NW 53rd St
105
Doral, FL 33166

Annual Reports

Report Year	Filed Date
2013	01/25/2013
2014	02/25/2014
2015	01/14/2015

Document Images

10/28/2015 -- Merger	View image in PDF format
08/24/2015 -- CORLCAUTH	View image in PDF format
01/14/2015 -- ANNUAL REPORT	View image in PDF format
02/25/2014 -- ANNUAL REPORT	View image in PDF format
01/25/2013 -- ANNUAL REPORT	View image in PDF format
02/14/2012 -- ANNUAL REPORT	View image in PDF format
08/24/2011 -- Florida Limited Liability	View image in PDF format
08/24/2011 -- LC Amendment	View image in PDF format



CFN 2014R0601559
 OR Bk 29287 Pgs 3174 - 3175; (2pgs)
 RECORDED 08/27/2014 15:53:15
 DEED DOC TAX 7,200.60
 SURTAX 5,400.45
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

IN THE CIRCUIT COURT OF THE ELEVENTH JUDICIAL CIRCUIT IN
 AND FOR MIAMI-DADE COUNTY, FLORIDA

U S BANK (NA) (TR)
 Plaintiff(s) / Petitioner(s)
 VS
 VALERA, CARLOS, et al.
 Defendant(s) / Respondents(s)

GENERAL JURISDICTION DIVISION
 Case No 12041208CA01
 Section 11
 Doc Stamps \$7,200.60
 Surtax \$5,400.45
 Consideration \$1,200,100.00

CERTIFICATE OF TITLE

The undersigned clerk of the court certifies that a Certificate of Sale was executed and filed in this action on August 11, 2014, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections. The following property in Miami-Dade County, Florida

- SEE ATTACHMENT -

was sold to
 GLOBAL RENTAL E & P, LLC
 8333 NW 53rd St
 # 105
 Doral, FL, 33166

WITNESS my hand and the seal of this court on August 26, 2014.



Harvey Ruvín

Harvey Ruvín, Clerk of Courts
 Miami-Dade County, Florida

FILED FOR RECORD
 2014 AUG 26 PM 12:23
 CLERK
 CIRCUIT COURT
 MIAMI-DADE COUNTY, FLORIDA

CERTIFICATE OF TITLE
Case No 12041208CA01

**LOTS 29 AND 30 IN BLOCK 13, CORAL GABLES BILTMORE SECTION,
ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK
20 AT PAGE 28, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA**

**COMMONLY KNOWN AS 625 ALMERIA UNIT #1, UNIT #2, UNIT #3, UNIT #4,
CORAL GABLES, FL 33134**

FILED FOR RECORD
2014 AUG 26 PM 12:23
CLERK
COUNTY & COUNTY COURTS
MIAMI-DADE COUNTY, FL

12.2 Further Assurances. At any time, and from time to time, upon request by the Mortgagee, Mortgagor will make, execute and deliver or cause to be made, executed and delivered, to the Mortgagee and, where appropriate, to cause to be recorded and/or filed and from time to time thereafter to be re-recorded and/or re-filed at such time and in such offices and places as shall be deemed desirable by the Mortgagee, any and all such other and further mortgages, instruments of further assurance, certificates, and other documents as may, in the reasonable opinion of the Mortgagee, be reasonably necessary or desirable in order to effectuate, complete, enlarge or perfect, or to continue and preserve (a) the obligations of the Mortgagor under the Note and the Security Documents, and (b) the lien of this Mortgage as a first and prior lien upon all of the Mortgaged Property, whether now owned or hereafter acquired by the Mortgagor. Upon any failure by the Mortgagor so to do, the Mortgagee may make, execute, record, file, re-record and/or re-file any and all such mortgages, instruments, certificates and documents for and in the name of the Mortgagor, and the Mortgagor hereby irrevocably appoints the Mortgagee the agent and attorney-in-fact of the Mortgagor so to do.

12.3 Recording and Filing. Mortgagor, at its expense, will cause the Security Documents and all supplements thereto at all times to be recorded and filed and re-recorded and re-filed in such manner and in such places as Mortgagee shall reasonably request, and will pay all such recording, filing, re-recording and re-filing taxes, fees and other charges.

12.4 No Representations by Mortgagee. By accepting or approving anything required to be observed, performed or fulfilled, or to be given to Mortgagee, pursuant to the Security Documents, including (but not limited to) any Managing Member's certificate, balance sheet, statement of profit and loss, state and federal income tax returns, or other financial statement, survey, appraisal or insurance policy, Mortgagee shall not be deemed to have warranted or represented the sufficiency, legality, effectiveness or legal effect of the same, or of any term, provision or condition thereof, and such acceptance or approval thereof shall not be or constitute any warranty or representation with respect thereto by Mortgagee.

12.5 Notice. Any notice, request, demand, consent, approval or other communication provided or permitted hereunder, the Note and the Security Documents shall be in writing and be sent by first class mail, certified mail return receipt requested, postage prepaid, or express mail, addressed to the party for whom it is intended at the following addresses:

If to Mortgagor:	Global Rental E & P LLC 3785 NW 82nd Avenue, Ste 203 Doral FL 33168
	R:beye LLC 3785 NW 82nd Avenue, Ste 203 Doral FL 33168
If to Mortgagee:	Investment Future Holding LLC c/o Lilliana V. Avellan, P.A. 9950 SW 107 Avenue, Ste 204 Miami FL 33176 la@lapalaw.com

provided, however, that either party may change its address for purposes of receipt of any such notice by giving at least ten (10) days' written notice of such change to the other party in the manner above prescribed. Any notice mailed in accordance with the foregoing shall be deemed effective on the third business day after the date on which mailed.

12.6 Mortgagee's Right to Perform the Obligations. If Mortgagor shall fail to make any payment or perform any act required by the Note or the Security Documents after the expiration of an applicable grace or cure period, then, at any time thereafter, without notice to or demand upon Mortgagor

Prepared by and return to
Liliana V. Avelar, Esq.
Liliana V. Avelar, P.A.
9950 SW 107 Avenue Ste 204
Miami FL 33176-2767
Tel (305) 271-5760
la@lispalaw.com

**FOR PAYOFF, only contact
named attorney above**

MORTGAGE AND SECURITY AGREEMENT

THIS MORTGAGE AND SECURITY AGREEMENT (the "Mortgage") is made this 1st day of December, 2016, between GLOBAL RENTAL E & P LLC, a Delaware limited liability company and RIBEYE LLC, a Delaware limited liability company having an address at 3785 NW 82 Ave, Ste 203, Doral FL 33166 (the "Mortgagor") and INVESTMENT FUTURE HOLDING LLC, a Delaware limited liability company, having an office address at c/o 9950 SW 107 Avenue, Ste 204, Miami, FL 33176 ("Mortgagee").

THIS IS A FIRST MORTGAGE.

RECITALS

A. Certain capitalized terms used in these Recitals and elsewhere herein are defined in Article 1 of this Mortgage. Other terms are defined throughout the text of this Mortgage or, if not defined herein, are used herein as defined in the Loan Documents.

B. Mortgagee will not make the Loan unless Mortgagor grants this Mortgage to Mortgagee as security for payment of the Indebtedness and performance of the Obligations, and Mortgagor is willing to do so.

C. These recitals are incorporated into and made a part of all terms of the Mortgage set forth below as though fully set forth therein

Article 1

DEFINITIONS

As used herein, the following terms shall have the following meanings:

(a) Applicable Interest Rate: The Applicable Interest Rate as defined in the Note.

(b) Assignment: The assignment, contained in this Mortgage, from Mortgagor to Mortgagee, of all of Mortgagor's right, title and interest in and to the Leases and the Rents.

(c) Environmental Requirements: All laws, statutes, ordinances, rules, regulations, orders or determinations of any governmental authority applicable to Mortgagor or the Mortgaged Property and which pertain to the Hazardous Materials.

(d) Event(s) of Default: The happenings and occurrences described in Article 6 of this Mortgage.

NOTE TO RECORDER: this mortgage is being re-recorded to correct a scrivener's error that omitted a legal description.

Department of State: Division of Corporations

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Entity Details

THIS IS NOT A STATEMENT OF GOOD STANDING

<u>File Number</u>	5860324	<u>Incorporation Date / Formation Date</u>	10/26/2015 (mm/dd/yyyy)
<u>Entity Name</u>	INVESTMENT FUTURE HOLDING, LLC		
<u>Entity Kind</u>	Limited Liability Company	<u>Entity Type</u>	Series
<u>Residency</u>	Domestic	State	DELAWARE

REGISTERED AGENT INFORMATION

Name	CORPORATE CREATIONS NETWORK INC.		
Address	3411 SILVERSIDE ROAD TATNALL BUILDING STE 104		
City	WILMINGTON	County	New Castle
State	DE	Postal Code	19810
Phone			

Additional information is available for a fee. You can retrieve Status for a fee of \$10.00 or more detailed information including current franchise tax assessment, current filing history and more for a fee of \$20.00.

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