



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 6/24/2022

Property Information	
Folio:	03-4130-006-0290
Property Address:	6100 CABALLERO BLVD Coral Gables, FL 33146-2958
Owner	GABLES WATERWAY PROPERTY LLC
Mailing Address	848 BRICKELL AVE #305 MIAMI, FL 33131 USA
PA Primary Zone	6100 COMMERCIAL - NEIGHBORHOOD
Primary Land Use	1813 OFFICE BUILDING - MULTISTORY : OFFICE BUILDING
Beds / Baths / Half	0 / 0 / 0
Floors	2
Living Units	20
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	80,466 Sq.Ft
Lot Size	163,100 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information			
Year	2021	2020	2019
Land Value	\$17,125,500	\$17,125,500	\$17,125,500
Building Value	\$1,774,500	\$2,174,500	\$1,374,500
XF Value	\$0	\$0	\$0
Market Value	\$18,900,000	\$19,300,000	\$18,500,000
Assessed Value	\$18,900,000	\$19,300,000	\$18,500,000

Benefits Information				
Benefit	Type	2021	2020	2019
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Taxable Value Information			
	2021	2020	2019
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$18,900,000	\$19,300,000	\$18,500,000
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$18,900,000	\$19,300,000	\$18,500,000
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$18,900,000	\$19,300,000	\$18,500,000
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$18,900,000	\$19,300,000	\$18,500,000

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

Version:

CITY'S
EXHIBIT 1



OFFICE OF THE PROPERTY APPRAISER

Generated On : 6/24/2022

Property Information

Folio: 03-4130-006-0290

Property Address: 6100 CABALLERO BLVD

Roll Year 2021 Land, Building and Extra-Feature Details

Land Information					
The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	CA	6100	Square Ft.	163,100.00	

Building Information						
The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1 ←	1	1952			5,796	
1	2	1952			4,637	
1	3	1954			1,402	
1	4	1954			1,122	
2 ←	1	1952			7,010	
2	2	1957			1,331	
2	3	1964			2,380	
3	1	1957			4,771	
3	2	1957			3,206	
3	3	1957			17,910	
3	4	1957			26,624	
3	5	1960			1,072	
3	6	1960			1,072	
3	7	1962			2,133	

Extra Features			
The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.			
Description	Year Built	Units	Calc Value
Wall - CBS unreinforced	1991	400	
Cent A/C - Comm (Aprox 300 sqft/Ton)	1988	80	
Vault - Valuables Storage	1988	160	
Cent A/C - Comm (Aprox 300 sqft/Ton)	1988	20	
Cent A/C - Comm (Aprox 300 sqft/Ton)	1965	20	
Elevator - Passenger	1952	3	
Patio - Terrazzo, Pebble	1952	3,138	
Patio - Brick, Tile, Flagstone	1952	1,728	
Paving - Asphalt	1952	5,650	
Paving - Asphalt	1952	12,195	

Pool COMM AVG 3-6' dpth, plain feat 15x30 av size	1952	960	
Paving - Asphalt	1952	8,000	
Wall - CBS 4 to 8 in, reinforced	1952	2,750	

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Version:

1) 6100 Caballero Blvd

<u>Owner (Property Appraiser address)</u> Gables Waterway Property, LLC 848 Brickell Ave #305 Miami, FL 33131-3039	<u>Owner (Principal and mailing address)</u> Gables Waterway Property, LLC 1000 Brickell Ave, Ste 1015 Miami, FL 33131-3014
<u>Owner (Registered Agent address)</u> GABLES WATERWAY PROPERTY, LLC c/o JSH Register Agent Services, Inc. Registered Agent 200 S. Biscayne Blvd, Ste 2700 Miami, FL 33131-5331	

CITY'S
EXHIBIT 2



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Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
EX-19-07-4876	07/15/2019	6100 CABALLERO BLVD	PERMIT EXTENSION & RENEWAL	**PERMIT EXTENSION FOR BL-17-06-1862** RE-ROOF- BORAL SAXONY 900 SLATE ROOF TILE COLOR: WHITE \$45000	final	07/15/2019	07/15/2019	0.00
CE-19-07-4882	07/15/2019	6100 CABALLERO BLVD	CODE ENF LIEN SEARCH	LIEN SEARCH	final	07/17/2019	07/17/2019	0.00
CE-19-05-5327	05/16/2019	6100 CABALLERO BLVD	CODE ENF TICKET PROCESS - NO RUNNING FINE	GOVQA - CE284475/T59408 - paid by Everlast Drywaal Construction, Inc.	final	05/28/2019	05/28/2019	0.00
UP-18-05-3939	05/22/2018	6100 CABALLERO BLVD	UPFRONT FEE - THIS IS NOT A PERMIT	UPFRONT FEE FOR EL-18-05-3938 ELECTRICAL SERVICE REPAIR - \$1,300	final	05/22/2018	05/22/2018	0.00
EL-18-05-3938	05/22/2018	6100 CABALLERO BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	ELECTRICAL SERVICE REPAIR - \$1,300	final	05/25/2018	07/18/2018	0.00
EL-18-05-3556	05/15/2018	6100 CABALLERO BLVD	ELEC SIGNS	ILLUMINATED WALL SIGNS (2) @ 1390 S DIXIE HWY (CAPITAL BANK), REMOVE AND REPLACE EXISTING SIGNS IN NORTH AND SOUTH WEST ELEVATION \$4132	final	06/19/2018	11/07/2018	0.00
BL-18-05-3511	05/15/2018	6100 CABALLERO BLVD	SIGNS	ILLUMINATED WALL SIGNS (2) @ 1390 S DIXIE HWY (CAPITAL BANK), REMOVE AND REPLACE EXISTING SIGNS IN NORTH AND SOUTH WEST ELEVATION \$4,132	final	06/19/2018	12/12/2018	0.00
ZN-18-04-3676	04/20/2018	6100 CABALLERO BLVD	PAINT / RESURFACE FL / CLEAN	COMMERCIAL* PRESSURE CLEAN & PAINT EXTERIOR WALLS: SW7051 ANALYTICAL GRAY (GRAY), TRIM (WHITE) (PREAPPROVED COLORS) \$10000	final	04/20/2018	06/29/2018	0.00
EX-18-02-1966	02/07/2018	6100	PERMIT EXTENSION &	PERMIT EXTENSION	final	02/07/2018	02/07/2018	0.00

CITY'S

EXHIBIT

3

Permit ID	Issue Date	Address	Description	Notes	Status	Start Date	End Date	Amount
		CABALLERO BLVD	RENEWAL	- RE-ROOF- BORAL SAXONY 900 SLATE ROOF TILE COLOR: WHITE \$45000				
BL-17-06-1862	06/16/2017	6100 CABALLERO BLVD	ROOF / LIGHT WEIGHT CONC	RE-ROOF- BORAL SAXONY 900 SLATE ROOF TILE COLOR: WHITE \$45000	final	06/30/2017	07/17/2019	0.00
AB-17-06-1569	06/12/2017	6100 CABALLERO BLVD	BOA COMPLETE (LESS THAN \$75,000)	COMMERCIAL *RE-ROOF- BORAL/ SAXONY 900/ SLATE/ COLOR: WHITE \$45000	final	06/12/2017	07/17/2019	0.00
CE-17-04-2442	04/26/2017	6100 CABALLERO BLVD	CODE ENF LIEN SEARCH	LIEN SEARCH	final	04/27/2017	04/27/2017	0.00
HI-17-04-1198	04/05/2017	6100 CABALLERO BLVD	LETTER OF HISTORIC SIGNIFICANCE	HISTORIC SIGNIFICANCE RE-ISSUE	final	04/05/2017	04/05/2017	0.00
ZN-17-02-1382	02/24/2017	6100 CABALLERO BLVD	CHAIN LINK FENCE / FENCE REPAIRS / TEMP FENCE	TEMPORARY CONSTRUCTION FENCE FOR EXTERIOR DEMOLITION OF (3) BUILDINGS, POOL, PARTIAL DEMOLITION TO EXISTING BUILDING \$60,000	canceled	03/10/2017	09/17/2021	0.00
BL-17-02-0897	02/16/2017	6100 CABALLERO BLVD	SIGNS	CONTRUCTION FENCE WRAP (GABLES WATERWAY) \$8,000	canceled	03/10/2017	09/17/2021	0.00
AB-17-02-0417	02/08/2017	6100 CABALLERO BLVD	BOA COMPLETE (LESS THAN \$75,000)	COMMERCIAL *CONTRUCTION FENCE WRAP RELATED TO BL16022482 \$8,000	issued	02/09/2017		0.00
CE-16-12-6561	12/08/2016	6100 CABALLERO BLVD	CODE ENF TICKET PROCESS - NO RUNNING FINE	GovQA Ticket - CE264969/T57417	final	12/09/2016	12/09/2016	0.00
PW-16-11-6794	11/08/2016	6100 CABALLERO BLVD	MAJOR ENCROACHMENTS PERMIT	MAJOR ENCROACHMENT	pending			0.00
HI-16-09-6454	09/27/2016	6100 CABALLERO BLVD	LETTER OF HISTORIC SIGNIFICANCE	**THIS REQUEST IS FOR 2 BUILDINGS ON THE SAME LOT**	final	09/27/2016	09/27/2016	0.00
ME-16-07-6218	07/01/2016	6100 CABALLERO BLVD	MECH COMMERCIAL / RESIDENTIAL WORK	PROVIDE HVAC FOR 3 STORY RESIDENTIAL TOWNHOUSES.	canceled		09/17/2021	0.00
EL-16-06-8031	06/29/2016	6100 CABALLERO BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	ALL INCLUSIVE ELECTRICAL FEES	canceled		07/29/2019	0.00
BL-16-06-6739	06/09/2016	6100 CABALLERO BLVD	COMMERCIAL NEW	**CANCELLED- NO ACTIVITY PERMIT APPLICATION EXPIRED & BOA EXPIRED** **STRUCTURAL CONSULTANT-JEM**INCLUSIVE/ THRESHOLD BUILDING-3 STORY RESIDENTIAL TOWNHOUSES AND 5 STORY CONDONINUM \$5383170	canceled		05/07/2019	0.00
PL-16-03-5428	03/01/2016	6100 CABALLERO BLVD	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR CAPPING WATER AND SEWER FOR DEMOLITION OF (3) BUILDINGS, POOL, PARTIAL	canceled		09/17/2021	0.00

Permit ID	Issue Date	Address	Project Description	Notes	Status	Start Date	End Date	Amount
EL-16-02-2820	02/25/2016	6100 CABALLERO BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	DEMOLITION TO EXISTING BUILDING ELECTRICAL DEMO	canceled	09/17/2021		0.00
BL-16-02-2482	02/18/2016	6100 CABALLERO BLVD	INT / EXT ALTERATIONS	CANCELLED - EXTERIOR DEMOLITION OF (3) BUILDINGS, POOL, PARTIAL DEMOLITION TO EXISTING BUILDING \$60,000	canceled	09/17/2021		0.00
AB-16-02-2480	02/18/2016	6100 CABALLERO BLVD	BOA COMPLETE (LESS THAN \$75,000)	EXTERIOR DEMOLITION \$60,000	issued	02/24/2016		0.00
FD-15-09-4109	09/11/2015	6100 CABALLERO BLVD	FIRE HYDRANT FLOW TEST	HYDRANT FLOW TEST PERMIT 9-11-15 FLOW HYDRANT #52-26 CABALLERO BLVD AND HARDEE RD RESIDUAL HYDRANT #52-27 CABALLERO BLVD AND S. DIXIE HWY	final	11/17/2015	11/17/2015	0.00
PW-15-08-4566	08/13/2015	6100 CABALLERO BLVD	DRY RUN SUBMITTAL	DRY RUN SUBMITAL FOR WATER AND SEWER	canceled	05/23/2022		0.00
AB-15-06-5218	06/15/2015	6100 CABALLERO BLVD	BOA PRELIMINARY/MED BONUS/FINAL	**COM***8 CHANGE OF ARCHITECT***REV ARCHITECTURAL NOTE * REVISION PER PERF DATE (RESPONSE TO COMMENTS) *REV (PERF DATE10/17/2016 RESPONSE TO COMMENTS) *REV#1(PERF DATE 09/22/16 SETA) & REV (PERF DATE 08/08/2016) ***MED BONUS ONLY* FINAL RESIDENTIAL TOWNHOUSES AND CONDO- **HW/CD/FB** POSTED 06.25.2015 - \$5,383,170	canceled	06/15/2015	07/29/2019	0.00
DR-15-04-4133	04/06/2015	6100 CABALLERO BLVD	DEVELOPMENT REVIEW COMMITTEE	GABLES WATERWAY. DRC LEVEL 2 APPLICATION FOR BY-RIGHT NEW CONSTRUCTION FOR THE PROPERTY LOCATED AT 6100 CABALLERO BLVD	issued	04/07/2015		0.00
CC-15-03-4675	03/18/2015	6100 CABALLERO BLVD	CONCURRENCY INVOICE	CONCURRENCY IMPACT STATEMENT	final	03/18/2015	03/18/2015	0.00
HI-15-02-0304	02/06/2015	6100 CABALLERO BLVD	LETTER OF HISTORIC SIGNIFICANCE		final	02/06/2015	02/06/2015	0.00
PU-14-08-2782	08/13/2014	6100 CABALLERO BLVD	PUBLIC RECORDS SEARCH	ADDITIONAL SITE DRAWINGS	final	08/13/2014	08/13/2014	0.00
PU-14-07-3649	07/23/2014	6100 CABALLERO BLVD	PUBLIC RECORDS SEARCH	REQ COPY OF SITE PLANS	final	07/23/2014	07/23/2014	0.00
CE-14-04-3217	04/22/2014	6100 CABALLERO BLVD	CODE ENF LIEN SEARCH	LIEN SEARCH	final	04/28/2014	04/28/2014	0.00

BL-14-02-1977	02/06/2014	6100 CABALLERO BLVD	INTERIOR ALTERATION ONLY	PERMIT EXTENSION & CONVERT TO EDEN P# 02050398 **** REPLACE KITCHEN CABINER AND FLOORING \$20,000	final	02/07/2014	02/28/2014	0.00
PS-13-12-3056	12/27/2013	6100 CABALLERO BLVD	TREE REMOVAL/RELOCATION - PUBLIC SERVICE	REMOVE DEAD COCONUT PALM	final	12/27/2013	12/27/2013	0.00
CE-13-12-1879	12/06/2013	6100 CABALLERO BLVD	CODE ENF LIEN SEARCH	LIEN SEARCH	final	12/13/2013	12/13/2013	0.00
CE-13-06-0252	06/05/2013	6100 CABALLERO BLVD	CODE ENF LIEN SEARCH	LIEN SEARCH REQUEST	final	06/10/2013	06/10/2013	0.00
PS-13-05-1785	05/29/2013	6100 CABALLERO BLVD	TREE REMOVAL/RELOCATION - PUBLIC SERVICE	REMOVE FICUS TREE WITH DECAY IN LEADERS AND IN POOR CONDITION	final	05/29/2013	05/29/2013	0.00
PS-13-05-0959	05/15/2013	6100 CABALLERO BLVD	TREE REMOVAL/RELOCATION - PUBLIC SERVICE	REMOVE 1 FICUS BENJAMINA WITH SEVERE DECAY	final	05/15/2013	05/15/2013	0.00
EX-12-08-0987	08/16/2012	6100 CABALLERO BLVD	PERMIT EXTENSION & RENEWAL	PERMIT EXTENSION FOR #BL11086607 FOR 2 ILLUIMINATED SIGNS, VINYL DOOR SIGNAGE (CAPITAL BANK)	final	08/16/2012	08/16/2012	0.00
PS-12-04-7918	04/09/2012	6100 CABALLERO BLVD	TREE REMOVAL/RELOCATION - PUBLIC SERVICE	REMOVE FICUS TREE ROTTED	final	04/09/2012	04/09/2012	0.00
PU-12-02-7873	02/24/2012	6100 CABALLERO BLVD	PUBLIC RECORDS SEARCH	REQ CERT COPY OF PERMIT BL11086607 CRM INV 015595	final	02/27/2012	02/27/2012	0.00
CE-12-01-7434	01/25/2012	6100 CABALLERO BLVD	CODE ENF WARNING PROCESS	WT7263 105-27 CC (GRA) GRAFFITI ON BACK OF WALL ON CABALLERO SIDE. REQUIRES REMOVAL	final	01/25/2012	01/25/2012	0.00
PS-12-01-7190	01/23/2012	6100 CABALLERO BLVD	TREE REMOVAL/RELOCATION - PUBLIC SERVICE	REMOVE DEAD COCONUT PALM	final	01/23/2012	01/23/2012	0.00
EL-11-08-6732	08/22/2011	6100 CABALLERO BLVD	ELEC SIGNS	ILLUIMINATED SIGN (CAPITAL BANK) 3,000	final	11/17/2011	01/05/2012	0.00
BL-11-08-6607	08/19/2011	6100 CABALLERO BLVD	SIGNS	2 ILLUIMINATED SIGNS, VINYL DOOR SIGNAGE (CAPITAL BANK) 3,000	final	11/17/2011	08/22/2012	0.00
AB-11-08-6082	08/11/2011	6100 CABALLERO BLVD	BOA COMPLETE (LESS THAN \$75,000)	REVISIONS TO SIGN (CAPITAL BANK) 3,000	final	08/11/2011	08/22/2012	0.00
PU-11-01-4819	01/13/2011	6100 CABALLERO BLVD	PUBLIC RECORDS SEARCH	PUBLIC RECORD REQUEST FOR THE BUILDING AND ZONING FILE	canceled		01/06/2014	0.00

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Permit Number BLDB-22-03-0502

Type FBC Building (Commercial)- Roofing

Project Name

Status Cancelled

Main Parcel 0341300060290

Address 6100 CABALLERO BLVD Coral Gables, FL 33146--295

Description CANCELLED - DUPLICATE -Roof Repair Permit: Remove roofing & tongue/groove sheathing down to the rafters and haul away. Repair rafters as needed, convert existing structure to a trellis.

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Permit Number BLDB-22-03-0503

Type FBC Building (Commercial)- Addition/ Exterior Renovations

Project Name

Status Denied

Main Parcel 0341300060290

Address 6100 CABALLERO BLVD Coral Gables, FL 33146--295

Description Roof repair permit only. Remove roofing and tongue and groove sheathing down to the rafters and haul away all debris. Repair rafters as needed; convert existing structure to a trellis.





The City of Coral Gables

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

July 23, 2012

Amace Properties, Inc.
c/o Armando Guerra
1430 S. Dixie Hwy, #201
Coral Gables, FL 33146

**LETTER OF BUILDING RECERTIFICATION
IN ACCORDANCE WITH SECTION 8-11(f) OF
THE CODE OF MIAMI-DADE COUNTY**

PROPERTY FOLIO: # 03-4130-016-0010; 03-4130-006-0290; 03-4130-016-0040; 03-4130-016-0050

ADDRESS: See Folios above, Coral Gables, FL

Dear Property Owner/Manager:

This Office is in receipt of your structural and electrical report stating that the above referenced building has been examined and found to be structurally and electrically safe for its continued occupancy.

Based on acceptance of this report, we herewith grant this LETTER OF RECERTIFICATION for the above subject premises in accordance with Section 8-11(f) of the Code of Miami-Dade County.

The expiration date of this approval, as stated in said Code, is 10 years from 2012. This recertification letter does not exclude the building from subsequent inspections as deemed necessary by the Building Official, as specified in the Florida Building Code.

As a routine matter, and in order to avoid possible misunderstanding, nothing in this letter should be construed directly, or indirectly as a guarantee of the safety of any portion of this structure. However, based on the term stated in Section 8-11(f) of the Code, continued occupancy of the building will be permitted in accordance with the minimum procedural guidelines for the recertification structural/electrical report on file with this office.

Yours truly,

Manuel Z. Lopez, P.E.
Building Official

CITY'S

EXHIBIT 4

1/18/22 - New address



The City of Coral Gables

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

1/3/2022

VIA CERTIFIED MAIL

GABLES WATERWAY PROPERTY LLC
848 BRICKELL AVE #305
MIAMI, FL 33131

7020 3160 0001 1022 3479

RE: 6100 CABALLERO BLVD
FOLIO # 03-4130-006-0290

Notice of Required Inspection For Recertification of 40 Years or Older Building

Dear Property Owner:

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 1952. 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 by you to this Department within **ninety (90) calendar days** from the **date of this letter**. A completed Report includes 1) cover letter(s) stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form and 5) Parking Lot Guardrails Requirements Form. 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 and the Letter of Recertification must be issued.

Once a completed Report is submitted to this Department and 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/property_recertification.asp. **The Recertification Report fee of \$500.00 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 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 at that time. 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 completed Report may be submitted Monday through Friday, 7:30am to 3:20pm to this Department. Contact Virginia Goizueta at vgoizueta@coralgables.com if any questions regarding building recertification.

Thank you for your prompt attention to this matter.

Manuel Z. Lopez, P.E.
Building Official

CITY'S
EXHIBIT 5

Track Another Package +

Tracking Number: 70203160000110223479

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Your item has been delivered and is available at a PO Box at 12:10 pm on January 8, 2022 in MIAMI, FL 33134.

USPS Tracking Plus® Available ∨

 **Delivered, PO Box**

January 8, 2022 at 12:10 pm
MIAMI, FL 33134

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The City of Coral Gables

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

January 13, 2022

*Sent via first class and
certified mail,
return receipt number:*

7020 3160 0001 1022 0584

Gables Waterway Property LLC
848 Brickell Ave # 305
Miami, Fl. 33131

and

Gables Waterway Property LLC
1000 Brickell Ave, Suite 700
Miami, Fl. 33131

and

Gables Waterway Property LLC
c/o JSH Register Agent Services Inc.
200 S. Biscayne Blvd, Suite 2700
Miami, Fl. 33131

**Re: Notice of Emergency Action regarding Commercial Office Building
("Structure") with the street address 1390 S. Dixie Highway located on parcel 03-
4130-006-0290 with the street address at 6100 caballero ave ("Property").**

Dear Property Owner:

The City's Building Official received a complaint from an occupant. At the request of the occupants, the City's Chief Building Inspector visited the site to witness the claims. Based on this inspection, the City's Building Official has determined that the deterioration of the stair railings and the balcony guardrails is excessive.

In order to protect the health and welfare of the occupants of the building, the Building Official is taking the following action:

- Posting this letter in a conspicuous location for the information and inspection of all occupants.
- Requiring that the property owner hand-deliver this letter to all occupants in the building.
- Requiring that the property owner hire a Structural Engineer to perform an inspection to ascertain any immediate risks and corrective action necessary and submit such inspection report indicating whether the building is safe to be occupied to the City within 7 days of the date on this notice
- Permit and complete all repairs withing 90 days of the date of this notice.

If you do not provide the engineer's report within 7 days, the City may take emergency action, pursuant to Section 105-96 of the City Code, to order that the Structure be vacated and to secure the Structure by installing a fence around the perimeter of the Property ("Emergency Action"). Additionally, the City may request that Florida Power & Light, without any further notice, disconnect the power to the Structure. The City may impose a special assessment lien on the Property for the costs of the corrective Emergency Action, pursuant to Section 105-98 of the City Code.

Please note that it shall be unlawful for any person, firm, or corporation or their agents to remove this notice without written permission from the Building Official.

You have the right to appeal this decision to the City's Construction Regulation Board.

Your cooperation in this matter is greatly appreciated.

Sincerely,



Manuel Z. Lopez P.E.
Interim Deputy Director / Deputy Building Official

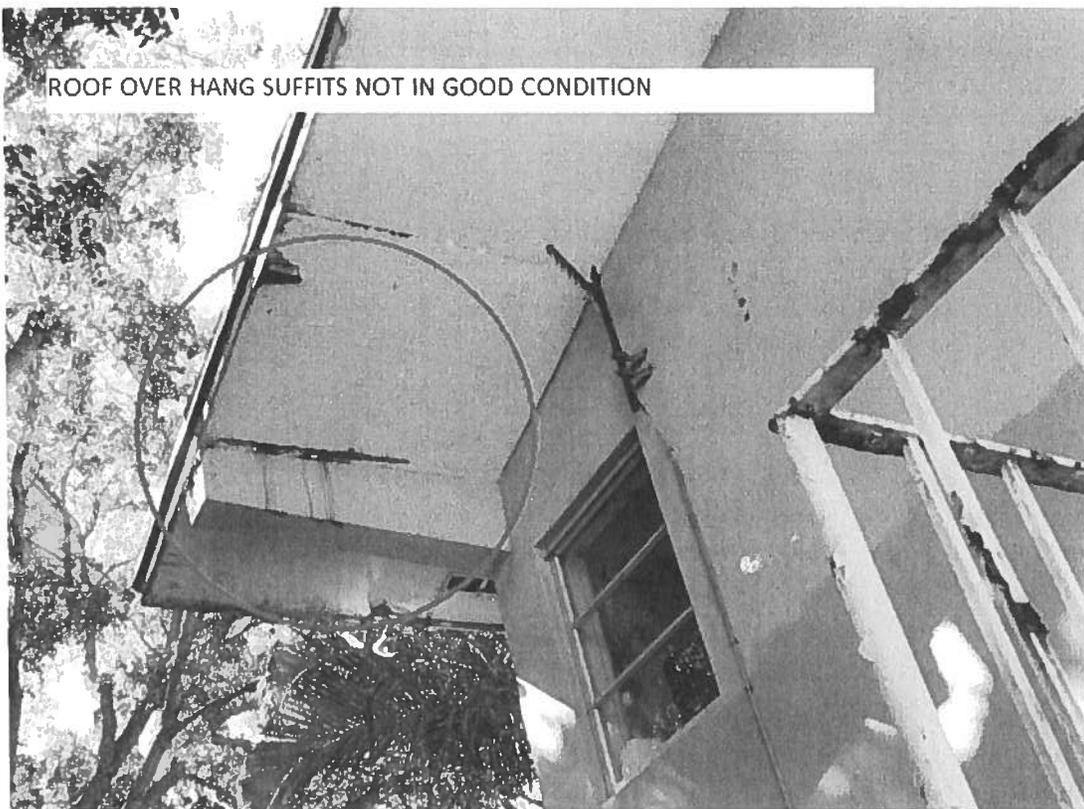
cc: Peter J Iglesias, P.E., City Manager
Chief Troy Easley, Fire Marshall
Miriam Soler Ramos, Esq., B.C.S., City Attorney
Cristina M. Suarez, Deputy City Attorney and City Prosecutor
Suramy Cabrera. Building Official
Warren Adams, Historical Resources and Cultural Arts Director
Martha Pantin, Communications & Public Affairs Division Director
Terri Sheppard, Code Enforcement Field Supervisor
Adolfo Garcia, Code Enforcement Field Supervisor
Construction Regulation Board File

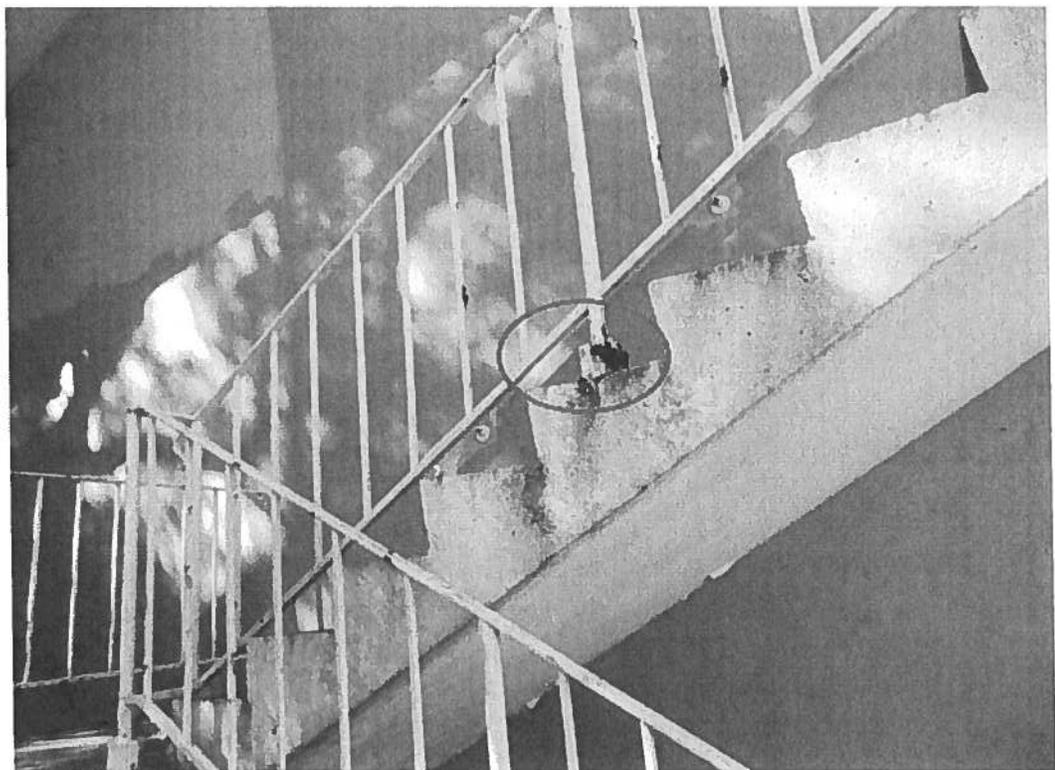


ROOF OVER HANG SUFFITS NOT IN GOOD CONDITION



ROOF OVER HANG SUFFITS NOT IN GOOD CONDITION





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Tracking Number: 70203160000110220584

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Your item has been delivered and is available at a PO Box at 10:16 am on January 25, 2022 in MIAMI, FL 33134.

USPS Tracking Plus® Available ∨

 **Delivered, PO Box**

January 25, 2022 at 10:16 am
MIAMI, FL 33134

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The City of Coral Gables

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

1/18/2022

VIA CERTIFIED MAIL

GABLES WATERWAY PROPERTY LLC
1000 BRICKELL AVE #700
MIAMI, FL 33131

7020 3160 0001 1022 1314

RE: 6100 CABALLERO BLVD
FOLIO # 03-4130-006-0290

Notice of Required Inspection For Recertification of 40 Years or Older Building

Dear Property Owner:

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 1952. 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 by you to this Department within **ninety (90) calendar days from the date of this letter**. A completed Report includes 1) cover letter(s) stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form and 5) Parking Lot Guardrails Requirements Form. 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 and the Letter of Recertification must be issued.

Once a completed Report is submitted to this Department and 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/property_recertification.asp. **The Recertification Report fee of \$500.00 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 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 at that time. 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 completed Report may be submitted Monday through Friday, 7:30am to 3:20pm to this Department. Contact Virginia Goizueta at vgoizueta@coralgables.com if any questions regarding building recertification.

Thank you for your prompt attention to this matter.

Manuel Z. Lopez, P.E.
Building Official

Track Another Package +

Tracking Number: 70203160000110221314

[Remove X](#)

Your item was delivered to an individual at the address at 1:56 pm on January 25, 2022 in MIAMI, FL 33131.

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Delivered, Left with Individual

January 25, 2022 at 1:56 pm
MIAMI, FL 33131

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FAQs

Feedback



Juan Fernandez-Barquin, P.E.

Structural Engineers 40114 2520 N.W. 97th Avenue, Suite #240
Threshold Inspectors 0947 Doral, Florida 33172
State Plans Examiner PX 1305 PH: 786-336-0881 Fax: 786-336-0884
State Building Inspector BN 3318 Email: jfbeng@bellsouth.net
www.juanfernandezbarquinpe.com

4/2 3/4/22

MARCH 3RD, 2022

**CITY OF CORAL GABLES BUILDING DEPARTMENT
405 BILTMORE WAY
THIRD FLOOR, CITY HALL
CORAL GABLES, FLORIDA
PH: 305-460-5235
PH: 305460-5242**

ATTN: MANUEL LOPEZ, P.E., BUILDING OFFICIAL

**RE: 1390 SOUTH DIXIE HIGHWAY AND 6100 CABALLERO AVENUE,
GABLES WATERWAY**

Dear Sir, this letter is in response to your letter dated January 13th, 2022, see attached. The writer completed an examination of all the railings and railing posts, on the second and third floors of the above referenced addresses and found the following:

1. At the south end of the main building (1390 South Dixie Highway), at the south side of the deck area, there are six (6) loose railing posts. Note, although loose, they DO NOT present an imminent danger. However, in an abundance of caution, this area will be cordoned off with caution cones and caution tape.
2. In unit 1210 in the main building (1390 South Dixie Highway) second floor, there are three (3) loose railing posts. Again, although loose, they do not present an imminent danger. Note, this area will also be cordoned off with cones and caution tape.
3. At the south end of the main building, (1390 South Dixie Highway), the stairs from second to ground, there are two (2) loose railing posts. Again, they do not present an imminent danger, and caution tape will be installed.
4. At the ground level, main building, (1390 South Dixie Highway), north end, on the east side, facing the water, there are two (2) loose railing posts. Again, they do not present an imminent danger, and caution tape will be installed.

5. In unit 1210 in the main building (1390 South Dixie Highway) second floor, at the very edge of the balcony slab, there is some spalling of the concrete and exposed reinforcing steel. This area can be repaired by chipping the loose concrete, cleaning the steel, and patching with a Sika product. This area does not present an imminent danger. Note, this area will also be cordoned off with cones and caution tape. Note, this is the same area as item #2 above.

6. At ground floor level. 6100 building, near the pool area, stair leading to the waterway, there is a stair railing that is loose. Please note that these stairs are short, six risers. Again, they do not present an imminent danger, and caution tape will be installed.

SUMMARY:

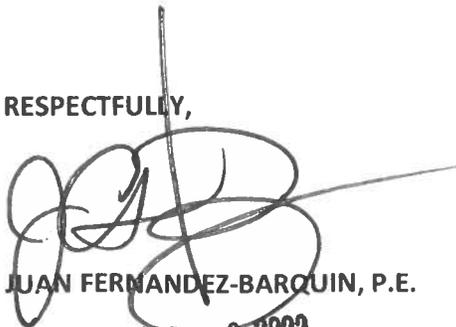
THE TWO BUILDINGS ARE SAFE TO BE OCCUPIED.

Although there are several locations sited above, none present an imminent danger, and in abundance of caution, there will be caution tape and cones installed for safety.

ALL OF THESE ITEMS WILL ADDRESSED WITHIN 90 DAYS OF TODAY.

If you have any question, please call.

RESPECTFULLY,

A handwritten signature in black ink, appearing to be 'JFB', written over a vertical line that extends from the word 'RESPECTFULLY'.

JUAN FERNANDEZ-BARQUIN, P.E.

MAR 3 2022

STRUCTURAL REGISTRATION NO. . 40114
THRESHOLD INSPECTOR NO. . . 0947
STATE BUILDING INSPECTOR NO. . BN3318
PLANS EXAMINER NO. . .PX1305

GABLES WATERWAY



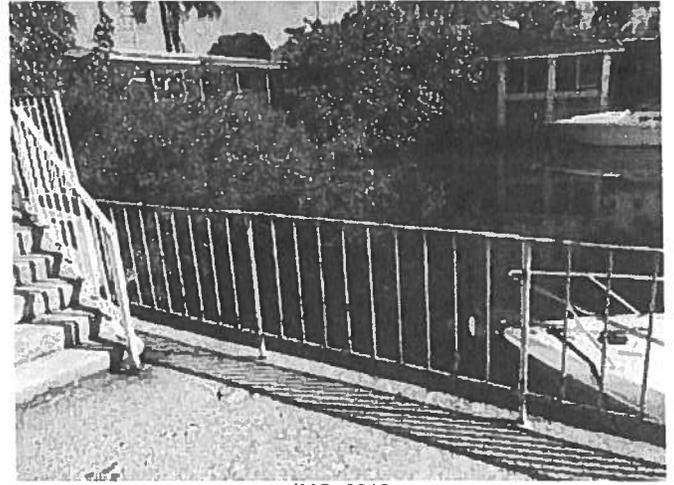
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IMG_0214



IMG_0215



IMG_0216



IMG_0217



IMG_0218

GABLES WATERWAY



IMG_0219

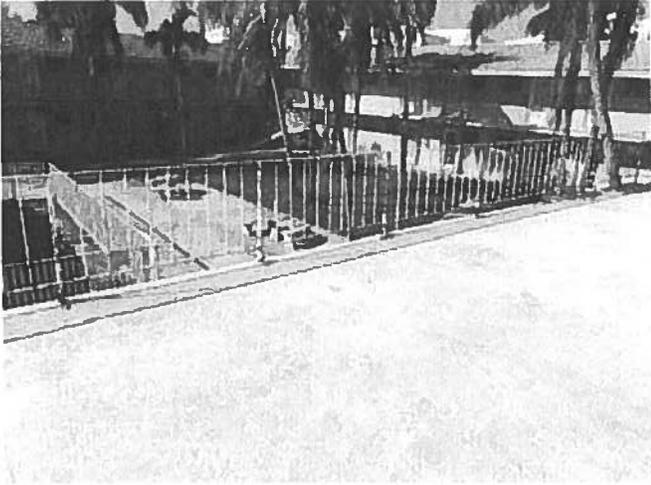


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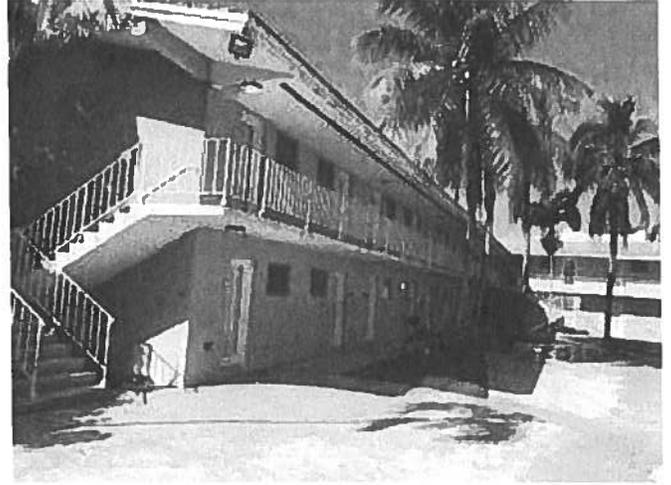


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GABLES WATERWAY



IMG_0206



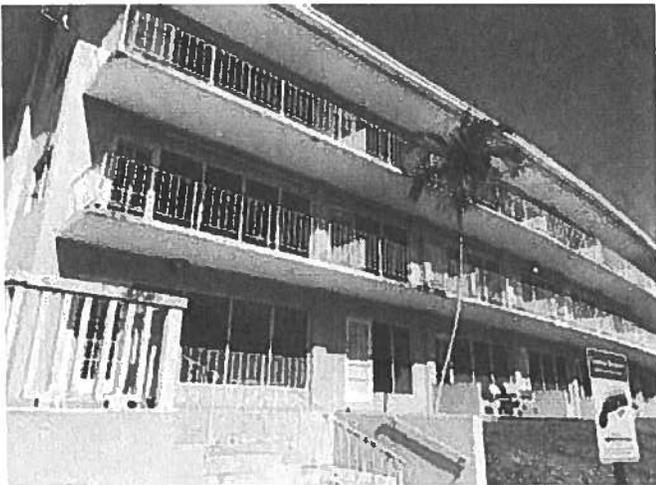
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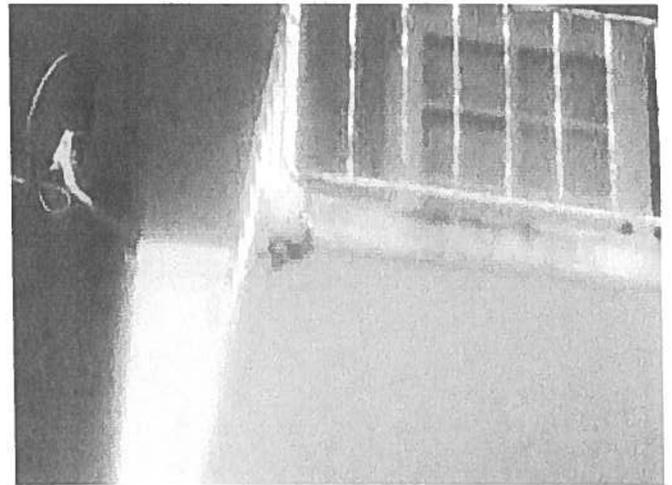
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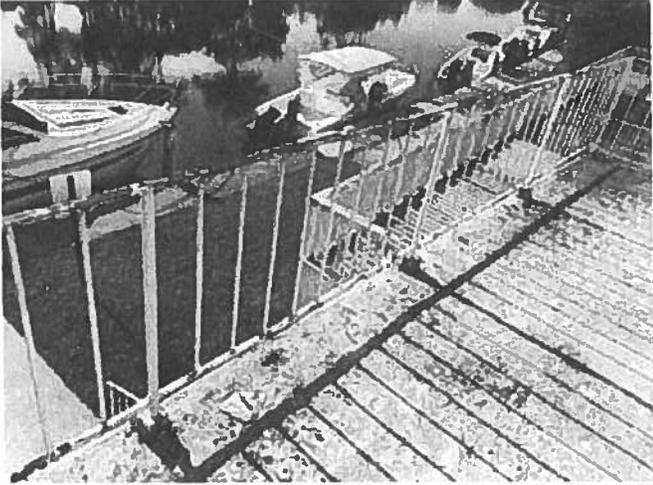


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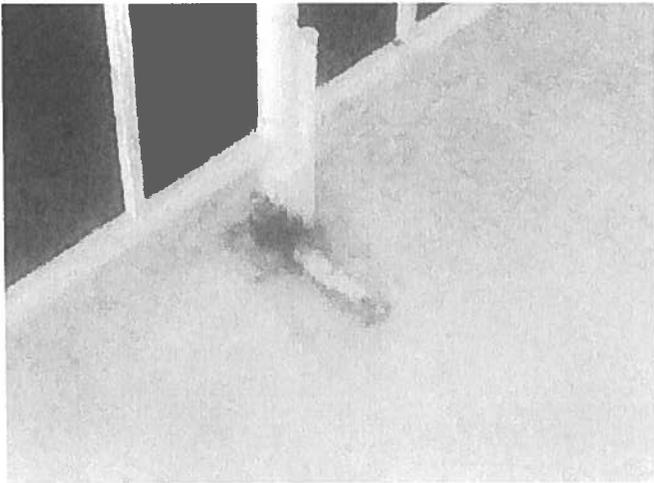
GABLES WATERWAY



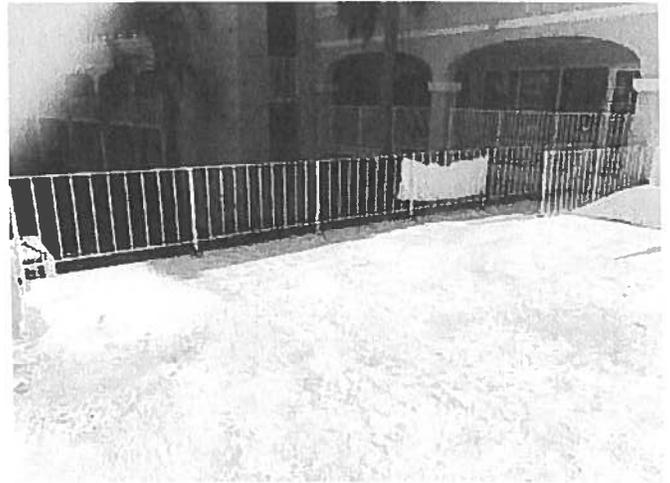
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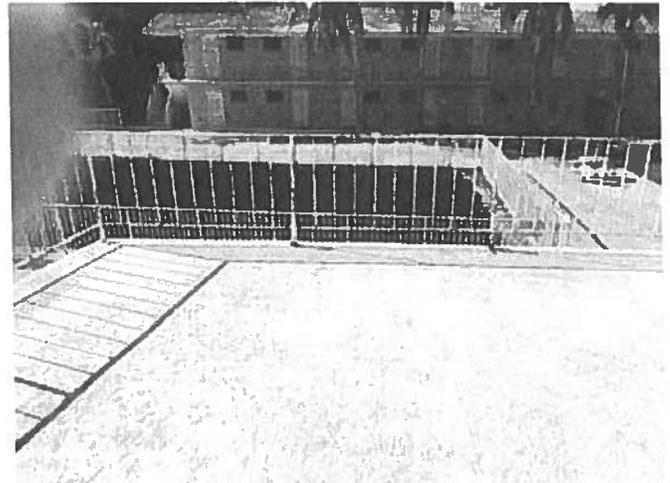
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IMG_0205



The City of Coral Gables

Development Services Department
CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134
GABLES WATERWAY PROPERTY LLC
1000 BRICKELL AVE #700
MIAMI, FL. 33131

4/18/2022

7021 2720 0001 4958 7908

RE: 6100 CABALLERO BLVD
FOLIO # 03-4130-006-0290

Notice of Required Inspection For Recertification of 40 Years or Older Building – **SECOND NOTICE**

Dear Property Owner:

In a certified letter dated 1/18/2022, 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). **Additionally you will need to register in the new permitting system to submit report, see the instructions attached.**

Failure to submit the 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. The completed Report may be submitted Monday through Friday, 7:30am to 2:30pm to this Department. Contact Virginia Goizueta at vgoizueta@coralgables.com if any questions regarding building recertification.

Please govern yourself accordingly.

Sincerely,

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

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April 20, 2022 at 11:45 am
MIAMI, FL 33131

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The City of Coral Gables

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

6/9/2022

GABLES WATERWAY PROPERTY LLC
1000 BRICKELL AVE #700
MIAMI, FL 33131

7021 1970 0000 4016 1753

RE: 6100 CABALLERO BLVD
FOLIO # 03-4130-006-0290

Notice of Required Inspection For Recertification of 40 Years or Older Building – **FINAL NOTICE**

Dear Property Owner:

In a certified letter dated 1/18/2022, 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 4/18/2022, informed you it was necessary to submit to this Department a completed Report prepared by a licensed architect or engineer within thirty (30) calendar days certifying the structure meets 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"); 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. The completed Report may be submitted Monday through Friday, 7:30am to 2:30pm to this Department. Contact Virginia Goizueta at vgoizueta@coralgables.com if any questions regarding building recertification.

Please govern yourself accordingly.

Sincerely,

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

Manuel Z. Lopez, P.E.
Building Official

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Tracking Number: 7021197000040161753

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Your item was delivered to an individual at the address at 12:52 pm on June 16, 2022 in MIAMI, FL 33131.

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Delivered, Left with Individual

June 16, 2022 at 12:52 pm
MIAMI, FL 33131

Feedback

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Text & Email Updates



Tracking History



USPS Tracking Plus®



Product Information



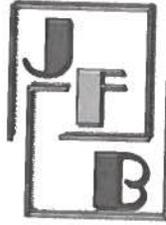
See Less [^](#)

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FAQs

Feedback



Juan Fernandez-Barquin, P.E.

Structural Engineers 40114 2520 N.W. 97th Avenue, Suite #240
Threshold Inspectors 0947 Doral, Florida 33172
State Plans Examiner PX 1305 PH: 786-336-0881 Fax: 786-336-0884
State Building Inspector BN 3318 Email: jfbeng@bellsouth.net
www.juanfernandezbarquinpe.com

JUNE 21ST, 2022

**THE CITY OF CORAL GABLES DEVELOPMENT SERVICES DEPARTMENT
CITY HALL
405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134**

ATTN: BUILDING OFFICIAL.

**RE: GABLES WATERWAY PROPERTY LLC
6100 CABALLERO BLVD.
CORAL GABLES, FLORIDA.
FOLIO: #03-4130-006-0290**

Dear Sir, this letter is to verify that this office completed an examination of the repairs of the railings, at the south end of the 1390 Building. The railings have been adequately repaired for the current required use.

Please note that there was an additional railing repair in the south most unit, on the second floor, also of the 1390 building that was also repaired. This railing is also adequately repaired for the current use.

If you have any questions, please call.

RESPECTFULLY,

JUAN FERNANDEZ-BARQUIN, P.E.

JUN 21 2022

**STRUCTURAL REGISTRATION NO. 40114
THRESHOLD INSPECTOR NO. 0947
PLANS EXAMINER NO. . . .PX1305
STANDARD INSPECTOR NO. . . .BN3318**

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 22-4337

vs.

Gables Waterway Property, LLC
848 Brickell Ave #305
Miami, FL 33131-3039
Respondent.

Return receipt number:

7021 1970 0000 4016 2101

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

Date: June 29, 2022

Re: 6100 Caballero Blvd, legally described as set forth in the attached Exhibit "A" and bearing Property Appraiser's folio number ("Property") and all of the three commercial and multi-family apartment buildings on the Property, built in 1952 (collectively referred to as "Structure").

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 105-89 of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code as follows:

Sec. 105-89. Physical criteria for unsafe structures.

A structure shall be considered unsafe if it meets any of the following criteria:

- (1) The structure or its electrical, gas, mechanical, or plumbing system is unsafe; dangerous; unsanitary; does not provide adequate egress; constitutes a fire or windstorm hazard; is otherwise dangerous to human life; by reason of illegal or improper use, occupancy or maintenance, constitutes a hazard to safety or health or public nuisance; or has been substantially damaged by the elements, fire, explosion, or otherwise.
- (2) The structure constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment.
- (10) A structure shall be presumed to be unsafe if one or more of the following criteria applies:
 - a. There is falling-away, hanging, or loose siding, blocks, bricks, or other building material.
 - b. The structure or its structural parts are deteriorated.
 - h. The structure is in violation of the following sections of the minimum housing code of article V of chapter 105 of the City Code:

CITY'S

EXHIBIT 6

Sec. 105-249. - Stairs, porches and railings.

The stairs, porches and railings affixed to the exterior of every structure used for human habitation shall be kept in good repair and structurally sound. They shall be free from holes and serious cracks, and shall be capable of supporting imposed loads.

Sec. 105-252. - Overhanging objects.

Every structure used for human habitation shall be free of loose overhanging objects. Exterior walls, roofs, and all other parts of the structure shall be free from loose and unsecured objects and materials.

Sec. 105-255. - Depreciation of surrounding property.

The exterior of every structure used for human habitation shall be so maintained with reasonable attractiveness so as not, in the case of excessive scaling of paint or excessive mildew, to cause a substantial depreciation in property values in the immediate neighborhood. The exterior wall surfaces shall be kept free from materials, objects, and conditions which will have an adverse effect on adjacent premises.

Sec. 105-278. - Floors, walls, ceilings and roofs.

Floors, walls, ceilings and roofs of every structure used for human habitation shall be structurally sound, and maintained in a clean and sanitary condition. They shall be free from cracks, breaks, loose plaster and similar conditions so serious as to endanger the safety of occupants or to seriously mar the attractiveness of the premises.

- i. The structure or part thereof meets any of the physical criteria of an unsafe structure set forth above and has not been repaired and brought into compliance with the applicable codes following the expiration of a reasonable notice period.
- m. The structure is subject to the maintenance and recertification requirements of the Florida Building Code or section 8-11 of the Miami-Dade County Code, as amended, and the owner fails to timely comply with those requirements, including, but not limited to, by failing to provide a required recertification inspection report or make all required repairs or modifications.

Specifically, (1) the Structure has rusted and deteriorated railings and damaged and collapsing soffits throughout. Moreover, the owner has not applied for development approvals, including, but not limited to, building permits to repair the Structure ("Permits"), even though the owner requested a 90-day extension from the City, until June 2, 2022, on the deadline in emergency action in order to do so, that was originally January 20, 2022; and (2) the owner has not submitted a report recertifying the Structure, even though the City provided notice on January 3, 2022, January 18, 2022, and April 18, 2022 that a recertification report prepared by a licensed architect or engineer was required. The most recent deadline to provide the report was May 18, 2022. Therefore, the City is requesting a hearing before the Board to set deadlines to obtain and pass final inspection on the Permits or to require, instead, that the Structure be demolished. ("Required Action")

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134, on July 11, 2022, 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 , Secretary to Virginia Goizueta the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, vgoizueta@coralgables.com, tel: (305) 460-5250. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 p.m.

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.


Virginia Goizueta
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.

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: Gables Waterway Property, LLC, 1000 Brickell Ave, Ste 1015, Miami, FL 33131-3014
Gables Waterway Property, LLC, c/o JSH Register Agent Services, Inc., Registered Agent, 200 S. Biscayne Blvd, Ste 2700,
Miami, FL 33131-5331

EXHIBIT "A"

LEGAL
DESCRIPTION

All of Tract "K" of ADDITION TO RIVIERA WATERWAYS, according to the Plat thereof, as recorded in Plat Book 59, at Page 93, of the Public Records of Miami- Dade County, Florida; **and**

Lots 1, 2, 3 and 4, in Block 5, and Lots 1, 2, 3, and 4, in Block 6, RIVIERA WATERWAYS, according to the Plat thereof, as recorded in Plat Book 46, at Page 47, of the Public Records of Miami-Dade County, Florida; **and**

Lot 5, in Block 5 and Lots 5 and 5-A, in Block 6, of SINGER SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 68, at Page 19, of the Public Records of Miami-Dade County, Florida; **and**

A portion of Lot 8 and a portion of the area designated as "University Waterway", Block 208, SECOND REVISED PLAT OF CORAL GABLES RIVIERA SECTION, PART FOURTEEN, according to the Plat thereof, as recorded in Plat Book 28, at Page 32, of the Public Records of Miami-Dade County, Florida, more particularly described as follows:

COMMENCING at the point of intersection of the Easterly line of Santana Street and the Southerly boundary of the "Federal Highway"; thence run North 50 degrees 19'21.8" East along the Southerly boundary of the "Federal Highway" a distance of 516.60 feet to the POINT OF BEGINNING of the tract of land hereinafter to be described; thence continuing on the last mentioned course a distance of 95.00 feet to the point of curve of a circular curve to the right having for its elements a radius of 30 feet and a central angle of 171 degrees 09'53"; thence run along the arc of the circular curve to the right a distance of 89.62 feet to the point of reverse curve; thence run along the arc of a circular curve to the left having its elements a radius of 838.95 feet and a central angle of 06 degrees 58'01.8" for a distance of 102.02 feet to a point; thence run North 39 degrees 40'38.2" West a distance of 81.39 feet to the POINT OF BEGINNING; **and**

That certain tract of land lying between Lot 1, Block 5, RIVIERA WATERWAYS, according to the Plat thereof, as recorded in Plat Book 46, at Page 47, of the Public Records of Miami-Dade County, Florida and Tract "K" of ADDITION TO RIVIERA WATERWAYS, according to the Plat thereof, as recorded in Plat Book 59, Page 93, of the Public Records of Miami-Dade County, Florida, being the undug portion of the canal waterway



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 22-4337

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

I, Eugenio Lage, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 6100 Caballero Blvd. , ON June 29, 2022 AT 9:33 AM AND
WAS ALSO POSTED AT CITY HALL.

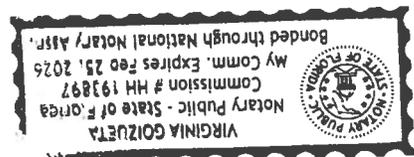
Eugenio Lage
Employee's Printed Name

[Signature]
Employee's Signature

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

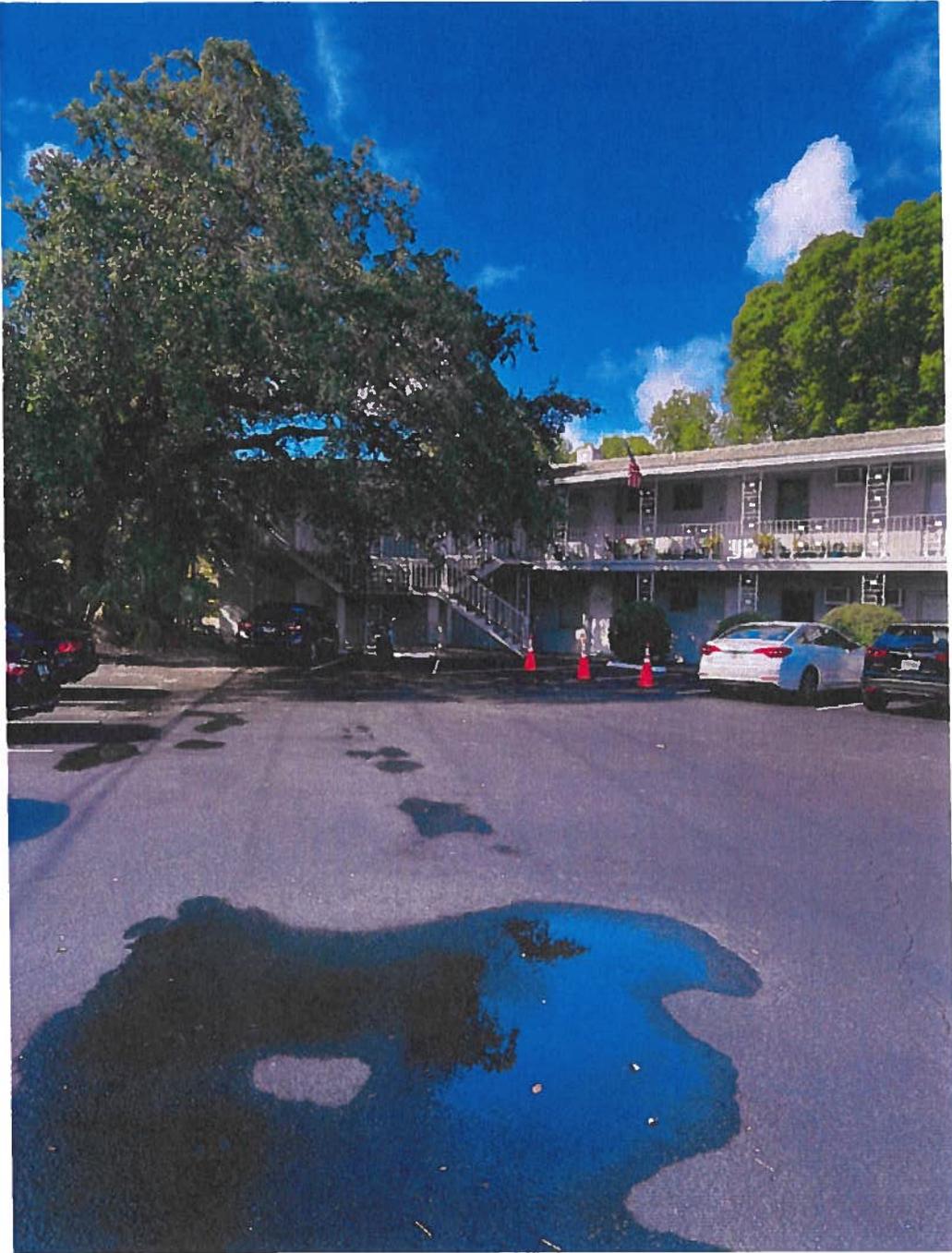
Sworn to (or affirmed) and subscribed before me by means of physical presence or online
notarization, this 29 day of June, in the year 2022, by
Eugenio Lage who is personally known to me.

My Commission Expires:



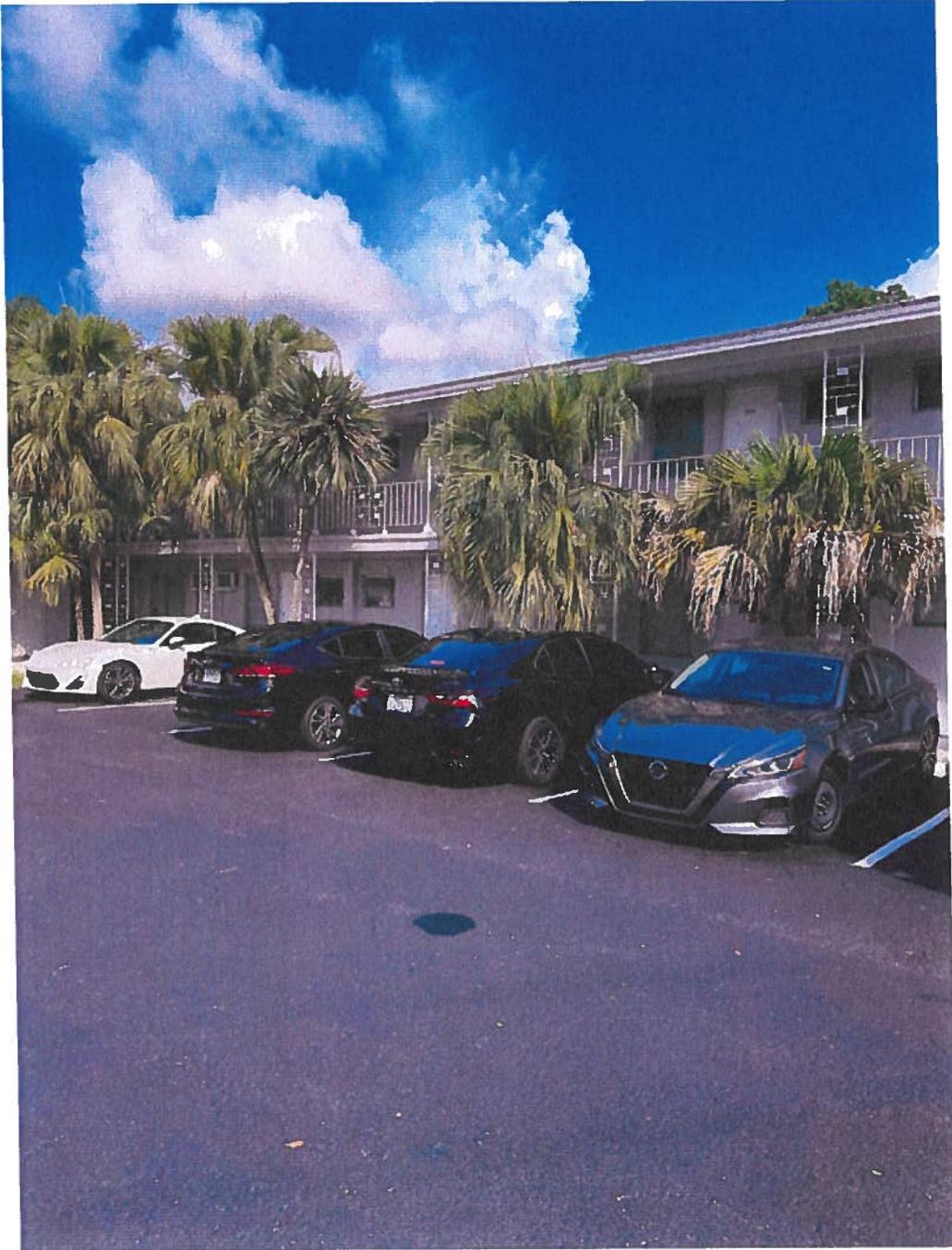
[Signature]
Notary Public **CITY'S**

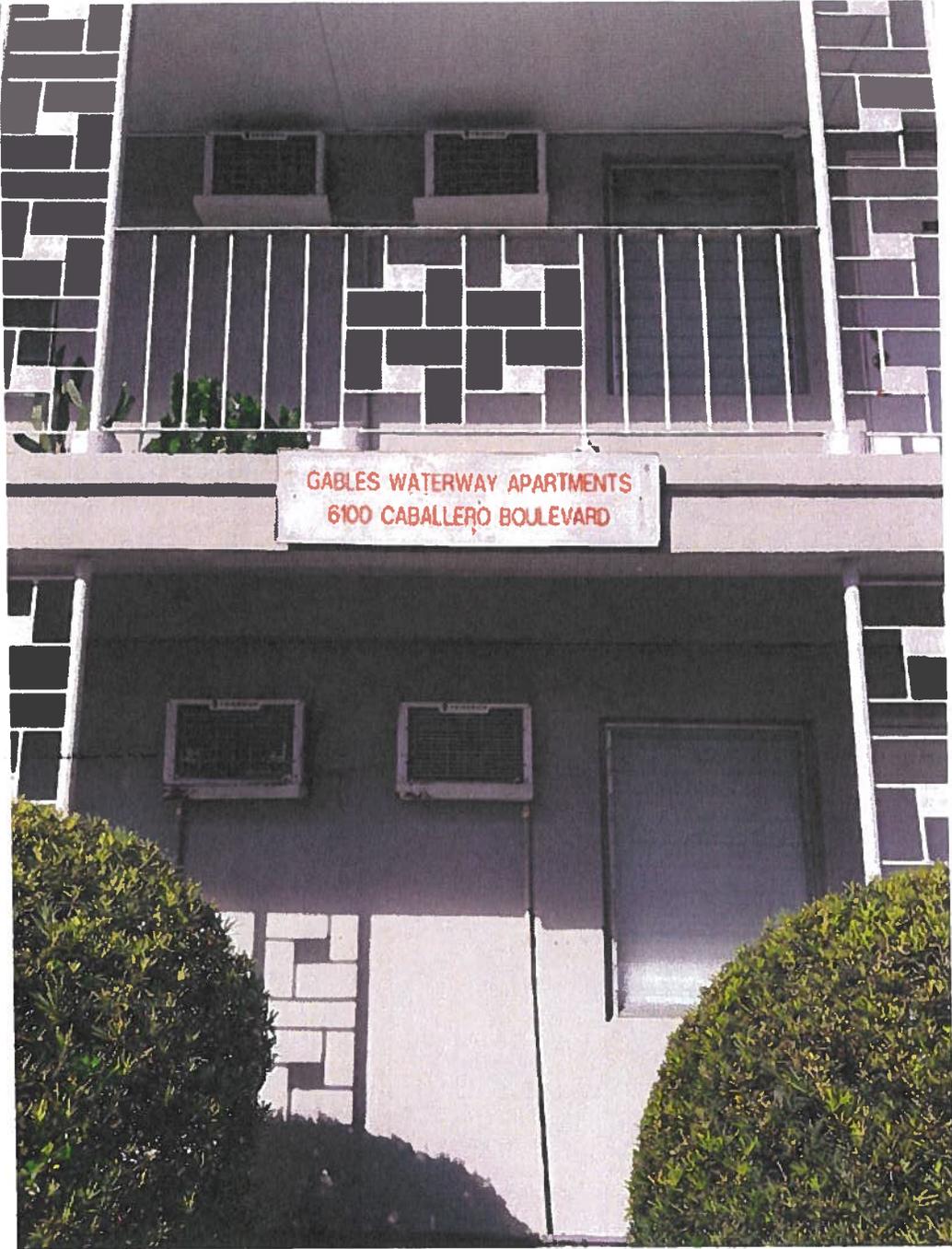
EXHIBIT 7



CITY'S
EXHIBIT 8







GABLES WATERWAY APARTMENTS
6100 CABALLERO BOULEVARD

