



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 12/28/2016

Property Information	
Folio:	03-4120-017-1960
Property Address:	365 GRECO AVE Coral Gables, FL 33146-1810
Owner	GABLES ENGINEERING INC
Mailing Address	247 GRECO AVE CORAL GABLES, FL 33146-1808
Primary Zone	7100 INDUSTRIAL - LIGHT MFG
Primary Land Use	4837 WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	9,465 Sq.Ft
Living Area	Sq.Ft
Adjusted Area	9,465 Sq Ft
Lot Size	9,000 Sq.Ft
Year Built	1946



Assessment Information			
Year	2016	2015	2014
Land Value	\$1,125,000	\$900,000	\$945,000
Building Value	\$166,785	\$217,483	\$176,604
XF Value	\$62,390	\$0	\$33,933
Market Value	\$1,354,175	\$1,117,483	\$1,155,537
Assessed Value	\$1,229,231	\$1,117,483	\$1,155,537

Benefits Information				
Benefit	Type	2016	2015	2014
Non-Homestead Cap	Assessment Reduction	\$124,944		

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

Short Legal Description	
CORAL GABLES INDUSTRIAL SEC PB 28-22 LOTS 4 TO 7 INC BLK 15 LOT SIZE 9000 SQUARE FEET OR 11047-159 0381 4	

Taxable Value Information			
	2016	2015	2014
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,229,231	\$1,117,483	\$1,155,537
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,354,175	\$1,117,483	\$1,155,537
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,229,231	\$1,117,483	\$1,155,537
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,229,231	\$1,117,483	\$1,155,537

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
02/01/1981	\$475,000	11029-0329	Deeds that include more than one parcel

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



365 Greco Ave

365 Greco Ave

<u>Owner</u> Gables Engineering, Inc. 247 Greco Ave Coral Gables, FL 33146-1808	<u>Owner (Registered Agent)</u> Gables Engineering, Inc. c/o Loren H. Cohen Mitrani, Rynor, Adamsky, & Toland, P.A. 301 Arthur Godfrey Road, Penthouse Miami Beach, FL 33140-3646
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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-11-08-6261	08/15/2011	365 GRECO AVE	BOA COMPLETE (LESS THAN \$75,000)	REVISIONS TO EXT/INT \$68,000	final	08/16/2011	07/06/2016	0.00
BL-11-02-4625	02/07/2011	365 GRECO AVE	ROOF / LIGHT WEIGHT CONC	RE ROOF FLAT \$40,000	final	02/07/2011	02/17/2011	0.00
BL-11-08-6623	08/19/2011	365 GRECO AVE	INT / EXT ALTERATIONS	***SPECIAL INSPECTOR***COMMERCIAL STOREFRONT & INTERIOR ALTERATIONS (GABLES ENGINEERING) \$100,000	final	03/28/2012	07/06/2016	0.00
BL-12-09-0275	09/06/2012	365 GRECO AVE	ROOF / LIGHT WEIGHT CONC	NEW ROOF FLAT ONLY	final	10/15/2012	09/30/2014	0.00
CC-12-03-9076	03/27/2012	365 GRECO AVE	CONCURRENCY INVOICE	CONCURRENCY IMPACT STATEMENT - (SEE BL-11-08-6623) - (PIANO CONCERT HALL)	final	03/27/2012	03/27/2012	0.00
CE-12-07-1301	07/20/2012	365 GRECO AVE	CODE ENF WARNING PROCESS	WT10044 105-27 CC (GRA) GRAFFITI ON WALL. NEEDS TO BE REMOVED.	final	07/20/2012	07/20/2012	0.00
DR-11-10-5899	10/03/2011	365 GRECO AVE	DEVELOPMENT REVIEW COMMITTEE	APPLICANT PROPOSES TO CONVERT THE FORMER HEALTH CLUB INTO A PIANO CONCERT HALL.	final	10/03/2011	09/12/2014	0.00
EL-11-08-7302	08/30/2011	365 GRECO AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	84 LIGHT SOCKETS; 42 ROUGH IN OUTLETS; 2 FANS; 3 COMMERCIAL OUTLETS; 400 AMP SERVICE; 400 AMP SUBFEEDS AND 400 AMP SWITCHBOARDS; 73 TONS A/C	final	05/09/2012	04/18/2014	0.00
EL-13-11-2101	11/07/2013	365 GRECO AVE	ELEC LOW VOLTAGE SYSTEM	FIRE ALARM SYSTEM	final	11/13/2013	09/18/2014	0.00
FD-13-08-1449	08/23/2013	365 GRECO AVE	FIRE SPRINKLER SYSTEM	***SPECIAL INSPECTOR***COMMERCIAL STOREFRONT & INTERIOR ALTERATIONS (GABLES ENGINEERING) \$100,000 FIRE SPRINKLER PERMIT 8-23-13	final	08/23/2013	04/16/2014	0.00
FD-13-11-2055	11/06/2013	365 GRECO AVE	FIRE ALARM SYSTEM	***SPECIAL INSPECTOR***COMMERCIAL STOREFRONT & INTERIOR ALTERATIONS (GABLES ENGINEERING) \$100,000 FIRE ALARM PERMIT 11-6-13	final	11/06/2013	04/15/2014	0.00
ME-11-08-7095	08/25/2011	365 GRECO AVE	MECH COMMERCIAL / RESIDENTIAL WORK	INSTALL HVAC PER PLAN. GABLES ENGINEERING	final	01/07/2013	04/15/2014	0.00
PL-11-06-6617	06/15/2011	365	PLUMB	INSTALLATION OF	final	06/15/2011	06/16/2011	0.00

CITY'S**EXHIBIT**2

		GRECO AVE	COMMERCIAL / RESIDENTIAL WORK	BACKFLOW \$1,300					
PL-11-06-6618	06/15/2011	365 GRECO AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	CANCELLED - BACK FLOW PREVENTOR @ 347 GRECO AVE (SPRKL COM) \$1,300	canceled	06/15/2011	06/17/2011	0.00	
PL-11-06-6619	06/15/2011	365 GRECO AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	INSTALLATION OF BACKFLOW PREVENTOR @ 355 GRECO AVE (OFFICE) \$1,300	final	06/15/2011	06/16/2011	0.00	
PL-11-08-6887	08/23/2011	365 GRECO AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	CANCELLED - PLUMBING WORK FOR COMMERCIAL INTERIOR ALTERATIONS (GABLES ENGINEERING)	canceled	06/15/2012	08/15/2013	0.00	
PL-13-08-0955	08/15/2013	365 GRECO AVE	PLUMB CHANGE OF CONTRACTOR	CHANGE OF CONTRACTOR FOR PLUMBING WORK	final	08/15/2013	08/21/2014	0.00	
RC-17-01-0028	01/03/2017	365 GRECO AVE	BUILDING RE CERTIFICATION	BUILDING RECERTIFICATION (1946) CONSTRUCTION REGULATION BOARD CASE #16-5675 AND UNSAFE STRUCTURE BOARD FEE	approved			980.63	
RR-12-01-7792	01/31/2012	365 GRECO AVE	RE-REVIEW FEE	RE-REVIEW FEE FOR STRUCTURAL	final	02/01/2012	02/01/2012	0.00	
RV-12-07-1066	07/18/2012	365 GRECO AVE	REVISION TO PERMIT	PLUMBING REVISION	final	10/17/2014	10/17/2014	0.00	
RV-12-08-1860	08/29/2012	365 GRECO AVE	REVISION TO PERMIT	SPECIAL INSPECTOR *** REVISION (STRUCTURAL - DETIALS)	final	09/11/2012	09/11/2012	0.00	
RV-12-11-1552	11/28/2012	365 GRECO AVE	REVISION TO PERMIT	PLUMBING REVISION	final	12/14/2012	12/14/2012	0.00	
RV-13-08-1123	08/19/2013	365 GRECO AVE	REVISION TO PERMIT	REVISION (MECHANICAL)	final	08/22/2013	08/22/2013	0.00	
RV-13-09-0166	09/04/2013	365 GRECO AVE	REVISION TO PERMIT	REVISION	final	09/11/2013	09/11/2013	0.00	
SD-14-12-3719	12/10/2014	365 GRECO AVE	SHOP DRAWINGS	SHOP DRAWING (JOIST)	final	03/16/2015	03/16/2015	0.00	
SD-14-12-3720	12/10/2014	365 GRECO AVE	SHOP DRAWINGS	SHOP DRAWING (EXTERIOR DOOR / STOREFRONT)	final	04/02/2015	04/02/2015	0.00	
ZR-16-10-6657	10/18/2016	365 GRECO AVE	PRELIMINARY ZONING REVIEW	PRELIMINARY ZONING REVIEW FOR LOTS 1 THRU 7 BLK 15 247-365 GRECO AVENUE	final	10/20/2016	10/20/2016	0.00	

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



City 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:	vacant	Inspection Date:	12/18/2015
Address:	365 Greco Avenue	InspectionType:	Vacant
City:	Coral Gables	Inspected By:	Madelaine Mendez 305-460-5563 mmendez@coralgables.com
Suite:		Occ. Sq. Ft.:	2500

No violations noted at this time.

**Company
Representative:**

Vacant
12/18/2015 10:06 AM
Signature valid only in mobile-eyes documents

Inspector:

Vacant
12/18/2015
Madelaine Mendez
12/18/2015 10:06 AM
Signature valid only in mobile-eyes documents

Madelaine Mendez
12/18/2015

CITY'S

EXHIBIT

3



The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

4/25/2016

VIA CERTIFIED MAIL

91 7108 2133 3932 5938 6784

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

RE: 365 GRIFFIN AVE, CORAL GABLES, FL
FOLIO # 03-4120-017-1960
Recertification of Building 40 Years or Older

Gentlemen:

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

In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(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. 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. Iglestas, P.E.
Building Official

CITY'S Composite
EXHIBIT 4

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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



9590 9402 1194 5246 9264 14

2. Article Number (Transfer from service label)

9171082133393259386784

COMPLETE THIS SECTION ON DELIVERY**A. Signature**

X

[Signature]

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

Eric Arace

C. Date of Delivery

- 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) | |

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

2016 Receipt

Domestic Return Receipt

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 16-5675

vs.

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

Return receipt number:

91 7108 2133 3932 7093 3806

Respondent.

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

Date: January 23, 2017

Re: **365 Greco Avenue**, Coral Gables, Florida 33146-1810 and legally described as Lots 4 to 7, inc Block 15, of CORAL GABLES INDUSTRIAL SECTION, according to the Plat thereof, as recorded in Plat Book 28, Page 22, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4120-017-1960 ("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 February 6, 2017, at 2:00 p.m.

You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, bgarcia@coralgables.com, tel: (305) 460-5229. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m., tel: (305) 460-5235.

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

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

Please govern yourself accordingly.


Belkys Garcia, Secretary to the Board

ADA NOTICES

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

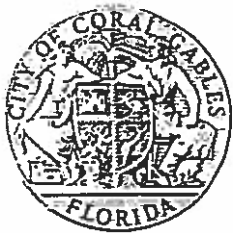
Presentations made to this Board are subject to the City's False Claims Ordinance, Chapter 39 of the City of Coral Gables Code.

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

Any person who needs assistance in another language in order to speak during the public hearing or public comment portion of the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (E-mail: relejabarrieta@coralgables.com, 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 Engineering, Inc., c/o Loren H. Cohen, Mitrani, Rynor, Adamsky & Toland, P.A., 301 Arthur Godfrey Road, Penthouse,
Miami Beach, Florida 33140-3646



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint/Case #: 16-5675

Title of Document Posted: Construction Regulation Board Case

I, EDUARDO MARTIN, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 365 GRECO AVENUE, ON 1-23-17
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 23rd day of January, in
the year 20 17, by Eduardo Martin who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

365 GRECO AVENUE



11047 159

QUT-CLAIM DEED

RANCO FORM 1

1981-03-10 PM 4:00

SIR 75550

This Quit-Claim Deed, Executed this 16th day of March, A.D. 1981, by EDMUND P. RUSSO, individually and as Trustee, joined by his wife, CAROLE F. RUSSO

first party, to
GABLES ELECTRONICS, INC., a Florida corporation

whose postoffice address is 247 Greco Avenue, Coral Gables, Florida

second party:

(Whoever used herein the term "first party" and "second party" shall include singular as well as plural, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the said first party, for and in consideration of the sum of \$10.00-----
in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, place or parcel of land, situate, lying and being in the County of Dade State of Florida to-wit:

Lots 1, 2, 3, 4, 5, 6 and 7 in Block 15, REVISED PLAT OF CORAL GABLES INDUSTRIAL SECTION, according to the Plat thereof, recorded in Plat Book 28, Page 22 of the Public Records of Dade County, Florida, LESS that portion of Lots 1 and 2 which lies West of a line which is 35 feet East of and parallel to the West line of the NE 1/4 of Section 20, Township 54 South, Range 41 East, and LESS that portion of Lot 1 that lies within the external area formed by a 25-foot radius arc concave to the Northeast tangent to the Southerly line of said Block 15 and tangent to the said line that is 35 feet East and parallel to the West line of the NE 1/4 of said Section 20.

This conveyance is from the Trustee to the Beneficiary for the purpose of terminating the Trust Agreement.

RECORDED IN OFFICIAL RECORDS
OF DADE COUNTY, FLORIDA
THIS 16th DAY OF MARCH 1981
RICHARD P. BRINKER
CLERK DADE COUNTY



To Have and to Hold the same together with all and singular the appurtenances therunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, The said first party has signed and sealed these presents the day and year first above written.
Signed, sealed and delivered in presence of:

James A. Cox

W. H. H. H. H.

Edmund P. Russo, individually and as Trustee
Carole F. Russo

STATE OF FLORIDA,
COUNTY OF DADE

I HEREBY CERTIFY that on this day, before me, an

officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared EDMUND P. RUSSO, individually and as Trustee, joined by his wife, CAROLE F. RUSSO to me known to be the persons described in and who executed the foregoing instrument and before me that they executed the same

WITNESS my hand and official seal in the County and State last aforesaid this 16th day of March, A.D. 1981.

James A. Cox

NOTARY PUBLIC STATE OF FLORIDA
My Commission Expires 03-01-82
BONDED \$100,000 GENERAL INS. UNDERWRITER

This instrument prepared by: Edmund P. Russo
RUSSO, VAN DORN & ALLEN
4675 Ponce de Leon Boulevard
Coral Gables, Florida 33146