



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 9/4/2019

Property Information	
Folio:	03-4120-017-0570
Property Address:	350 BIRD RD Coral Gables, FL 33146-1405
Owner	KWIK-CHEK REALTY CO INC % TAX DEPT 10491
Mailing Address	2828 N HASKELL DALLAS, TX 75204
PA Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1111 STORE : RETAIL OUTLET
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	2,706 Sq.Ft
Lot Size	10,000 Sq.Ft
Year Built	1969

Assessment Information			
Year	2019	2018	2017
Land Value	\$1,800,000	\$1,700,000	\$1,500,000
Building Value	\$119,079	\$119,079	\$10,000
XF Value	\$15,241	\$15,241	\$0
Market Value	\$1,934,320	\$1,834,320	\$1,510,000
Assessed Value	\$1,700,697	\$1,546,089	\$1,405,536

Benefits Information				
Benefit	Type	2019	2018	2017
Non-Homestead Cap	Assessment Reduction	\$233,623	\$288,231	\$104,464
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 39 TO 42 INC BLK 2 LOT SIZE 100.000 X 100	



Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,700,697	\$1,546,089	\$1,405,536
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,934,320	\$1,834,320	\$1,510,000
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,700,697	\$1,546,089	\$1,405,536
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,700,697	\$1,546,089	\$1,405,536

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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

Version:

CITY'S

EXHIBIT

350 Bird Road

<u>Owner (PA address)</u> Kwik Check Realty Co., Inc. c/o Tax Dept 10491 2828 N. Haskwell Ave Dallas, TX 75204-2909	<u>Owner (PA address)</u> Kwik Check Realty Co., Inc. d/b/a 7 Eleven, Inc. 3200 Hackberry Rd Irving, TX 75063-0131
--	---


[Home](#) [Citizen Services](#) [Business Services](#) [Back to Coral Gables.com](#)
[Permits and Inspections: Search Results](#)
[Logon](#) [Help](#) [Contact](#)

New Permit Search

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
RC-19-09-3407	09/04/2019	350 BIRD RD	BLDG RECERT / CRB	BUILDING RECERTIFICATION (1969) CONSTRUCTION REGULATION BOARD CASE #19-9155 AND UNSAFE STRUCTURES	approved			980.63
ZN-19-02-4098	02/21/2019	350 BIRD RD	ASPHALT - RESURFACE / SEALANT	RESTRIPE EXISTING PARKING LOT \$5500	final	03/11/2019	05/08/2019	0.00
PW-17-02-1329	02/24/2017	350 BIRD RD	UTILITIES (AT & T) PERMIT	DIRECTIONAL BORE, PI, TRENCH, HANDHOLE 7ME07425A RESUBMITTAL 6-15-17	issued	08/14/2017		0.00
UP-16-02-2366	02/17/2016	350 BIRD RD	UPFRONT FEE	UPFRONT FEE FOR ME 16-02-2365 FOR ** CHANGE OUT EXISTING UPRIGHT COOLER W/REMOTE CONDENSER, CHANGE OUT EXISTING DELI CASE W/REMOTE CONDENSER \$12,000	final	02/17/2016	02/17/2016	0.00
ME-16-02-2365	02/17/2016	350 BIRD RD	MECH COMMERCIAL / RESIDENTIAL WORK	CHANGE OUT EXISTING UPRIGHT COOLER W/REMOTE CONDENSER, CHANGE OUT EXISTING DELI CASE W/REMOTE CONDENSER \$12,000	final	05/26/2016	11/15/2016	0.00
EL-15-04-4966	04/20/2015	350 BIRD RD	ELEC COMMERCIAL / RESIDENTIAL WORK	INSTALL / RELOCATE ELECTRICAL OUTLETS @ 7-11 STORE \$1,500	final	04/23/2015	05/20/2015	0.00
CE-14-06-2764	06/11/2014	350 BIRD RD	CODE ENF WARNING PROCESS	GRAFFITI REMOVED	final	06/11/2014	06/11/2014	0.00
EL-14-05-3519	05/21/2014	350 BIRD RD	ELEC LOW VOLTAGE SYSTEM	COMMERCIAL BURGLAR ALARM \$1969	final	05/21/2014	04/06/2015	0.00
ZN-13-09-0412	09/09/2013	350 BIRD RD	PAINT / RESURFACE FL / CLEAN	PRESSURE CLEAN AND PAINT	final	09/11/2013	10/16/2013	0.00

CITY'S

EXHIBIT

2

				EXTERIOR WALLS BM 2021 70 CREAM, AND TRIM WHITE \$2,300				
CE-13-07-0657	07/10/2013	350 BIRD RD	CODE ENF WARNING PROCESS	VERBAL WARNING 54-29 CC (TRA) SPOKE TO MANAGER/ SERGIO 7-11 TO REMOVE CUPS, PAPERS ETC. ALSO SPOKE TO HIM RE: CONTAINER SUN DISPOSAL NOT ALLOWED, NEEDS REMOVAL OR APPROVAL	final	07/10/2013	07/10/2013	0.00
CE-13-07-0655	07/10/2013	350 BIRD RD	CODE ENF WARNING PROCESS	VERBAL WARNING 105-27 CC (GRA) SPOKE TO MANAGER SERGIO/7-11 TO HAVE ALL GRAFFITI REMOVED FROM THE PROPERTY	final	07/10/2013	07/10/2013	0.00
CE-13-07-0659	07/08/2013	350 BIRD RD	CODE ENF WARNING PROCESS	105-27 CC (GRA) EMAIL WARNING TO STEVE MASSIE/AT&T TO HAVE GRAFFITI REMOVED	final	07/08/2013	07/10/2013	0.00
CE-13-06-1721	06/26/2013	350 BIRD RD	CODE ENF WARNING PROCESS	VERBAL WARNING 105-27 CC (GRA) GRAFFITI ON AT&T BOX. REQUIRES REMOVAL	final	06/26/2013	06/26/2013	0.00
ME-11-07-6786	07/19/2011	350 BIRD RD	MECH COMMERCIAL / RESIDENTIAL WORK	CHANGE OUT EXISTING UPRIGHT FREEZER WITH REMOTE CONDENSER	stop work	07/20/2011		0.00
ME-11-06-5766	06/03/2011	350 BIRD RD	MECH COMMERCIAL / RESIDENTIAL WORK	EXACT CHANGE OUT OF (2) 5 TON PACKAGE UNITS WITH HEAT	final	06/03/2011	06/22/2011	0.00
EL-10-12-4193	12/14/2010	350 BIRD RD	ELEC COMMERCIAL / RESIDENTIAL WORK	RETROFIT 16 LIGHT FIXTURES WITH L.E.D. TECHNOLOGY \$ 7500	final	12/16/2010	01/14/2011	0.00
EL-10-09-4559	09/16/2010	350 BIRD RD	ELEC COMMERCIAL / RESIDENTIAL WORK	ELECTRICAL RETRO FIT EXT LIGHTING AND SIGNAGE. \$1600.00	pending			0.00
BL-10-03-3923	03/17/2010	350 BIRD RD	INTERIOR ALTERATION ONLY	DISCARDED- COMM INTER ALTER (7-11) \$	canceled		05/02/2012	0.00
CE-10-01-2922	01/08/2010	350 BIRD RD	CODE ENF WARNING PROCESS	WT4251 SNT 5- 1901(1) ZONING ZONE TEMP. SIGN IN EXCESS OF 250 SQ. IN. PROHIBITED	final	01/08/2010	01/11/2010	0.00
CE-09-01-2579	01/30/2009	350 BIRD RD	CODE ENF TICKET PROCESS - NO RUNNING FINE	T21019 5- 1901(1) ZONING CODE (SNT) SIGNS ON STOREFRONT	final	01/30/2009	08/19/2010	0.00

WINDOWS
EXCEEDING MAX
SIZE ALLOWED
FOR TEMP SIGNS
WT00794 5-1904
ZONING CODE
(SNT) TOO MANY
SIGNS IN
WINDOWS.

CE-08-10-1364 10/20/2008 350 CODE ENF WARNING final 10/20/2008 10/21/2008 0.00
BIRD RD PROCESS

BL-08-09-0791 09/18/2008 350 DOOR/GARAGE final 10/03/2008 11/13/2008 0.00
BIRD RD DOOR/SHUTTER/WINDOW

DF & F - REPLACE
3 STOREFRONT
WINDOWS
(ALUMINUM
FRAME, CLEAR
GLASS) \$3,500

AB-08-09-0689 09/16/2008 350 BOA COMPLETE (LESS final 09/16/2008 11/13/2008 0.00
BIRD RD THAN \$75,000)

REPLACE 3
STOREFRONT
WINDOWS
(ALUMINUM
FRAME, CLEAR
GLASS) \$3500

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:	7-Eleven Stores # 10491	Inspection Date:	11/20/2015
Address:	350 Bird Road	InspectionType:	AA-Tactical, Business (Annual Fire Inspection)
City:	Coral Gables	Inspected By:	Madelaine Mendez 305-460-5563 mmendez@coralgables.com
Suite:		Occ. Sq. Ft.:	2706
		Occupant Number:	016678

FL NFPA 101 13 Floor 1

Emergency lights

7.9.3.1 Excerpt: Required emergency lighting systems shall be tested in accordance...

Required emergency lighting systems shall be tested in accordance with one of the three options offered by 7.9.3.1.1, 7.9.3.1.2, or 7.9.3.1.3.

Repair or replace emergency light over means of egress (front exit)

A re-inspection will occur on or after 12/21/2015.

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

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

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

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

CITY'S

EXHIBIT

3

Signature valid only in mobile-eyes documents

[illegible]

Madelaine Mendez
11/20/2015

Ref. 48055



The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

February 11, 2019

KWIK-CHEK REALTY CO INC
C/O TAX DEPT 10491
2828 N HASKELL
DALLAS, TX 75204

VIA CERTIFIED MAIL

7018 0680 0001 3977 4085

RE: 350 BIRD RD
FOLIO # 03-4120-017-0570
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 1969. 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; 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 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 \$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 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, 7:30 am to 3:20 pm to this Department.

I thank you for your prompt attention to this matter.

Manuel Z. Lopez, P.E.
Building Official

CITY'S

EXHIBIT

Composite
4

USPS Tracking®

[FAQs > \(https://www.usps.com/faqs/uspstracking-faqs.htm\)](https://www.usps.com/faqs/uspstracking-faqs.htm)[Track Another Package +](#)**Tracking Number:** 70180680000139774085[Remove X](#)

Your item was delivered to an individual at the address at 11:03 am on February 25, 2019 in DALLAS, TX 75204.

 **Delivered**

February 25, 2019 at 11:03 am
Delivered, Left with Individual
DALLAS, TX 75204

Feedback

Tracking History

**February 25, 2019, 11:03 am**

Delivered, Left with Individual

DALLAS, TX 75204

Your item was delivered to an individual at the address at 11:03 am on February 25, 2019 in DALLAS, TX 75204.

February 19, 2019

In Transit to Next Facility

February 15, 2019, 3:58 am

Departed USPS Regional Facility

DALLAS TX DISTRIBUTION CENTER

February 14, 2019, 2:23 pm

Arrived at USPS Regional Facility

DALLAS TX DISTRIBUTION CENTER

February 12, 2019, 7:41 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 (<https://www.usps.com/faqs/uspstracking-faqs.htm>)

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:

- See images* of incoming mail.



The City of Coral Gables

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

5/16/2019

KWIK-CHEK REALTY CO INC
C/O TAX DEPT 10491
2828 N HASKELL
DALLAS, TX 75204

RE: 350 BIRD RD

FOLIO # 03-4120-017-0570

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

Dear Property Owner:

In a certified letter dated February 11, 2019, 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). In order to avoid delays submit the completed Report in person in order to calculate all fees accordingly.

Failure to submit the completed Report within thirty (30) calendar days from the date of this Notice will result in forwarding the matter to the City's Construction Regulation Board for further review and determination; additional fees will be incurred at that time. The completed Report may be submitted Monday through Friday, 7:30am to 2:30pm to this Department. Contact Belkys Garcia at bgarcia@coralgables.com if any questions regarding this matter.

Please govern yourself accordingly.

Sincerely,

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

Manuel Z. Lopez, P.E.
Building Official



The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY

CORAL GABLES, FLORIDA 33134

6/19/2019

KWIK-CHEK REALTY CO INC
C/O TAX DEPT 10491
2828 N HASKELL
DALLAS, TX 75204

RE: 350 BIRD RD

FOLIO # 03-4120-017-0570

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

Dear Property Owner:

In a certified letter dated February 11, 2019, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(1). A Second Notice, dated May 16, 2019, 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 is presumed unsafe** due to non-compliance.

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).

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, it 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, 7:30 am to 2:30 pm to this Department. Contact Belkys Garcia at bgarcia@coralgables.com if any questions regarding this matter.

Please govern yourself accordingly.

Sincerely,

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

Manuel Z. Lopez, P.E.
Building Official

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 19-9155

vs.

KWIK-CHEK REALTY CO INC.
c/o Tax Department 10491
2828 N. Haskell Avenue
Dallas, Texas 75204-2909

Return receipt number:

7018 2290 0001 6693 8349

Respondent.

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

Date: September 23, 2019

Re: **350 Bird Road**, Coral Gables, Florida 33146-1405 and legally described as Lots 39 to 42 inc, Block 2, 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 03-4120-017-0570 ("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, 2nd Floor, Coral Gables, Florida 33134, on October 7, 2019, 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 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.


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:

Kwik-Chek Realty Co., Inc., d/b/a 7 Eleven, Inc., 3200 Hackberry Road, Irving, Texas 75063-0131



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 19-9155

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

I, Jose Paz, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 350 Bird Road, ON 9-23-19
AT 9:15am.

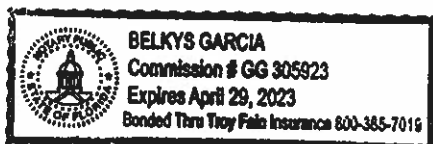
Jose Paz
Employee's Printed Name

[Signature]
Employee's Signature

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

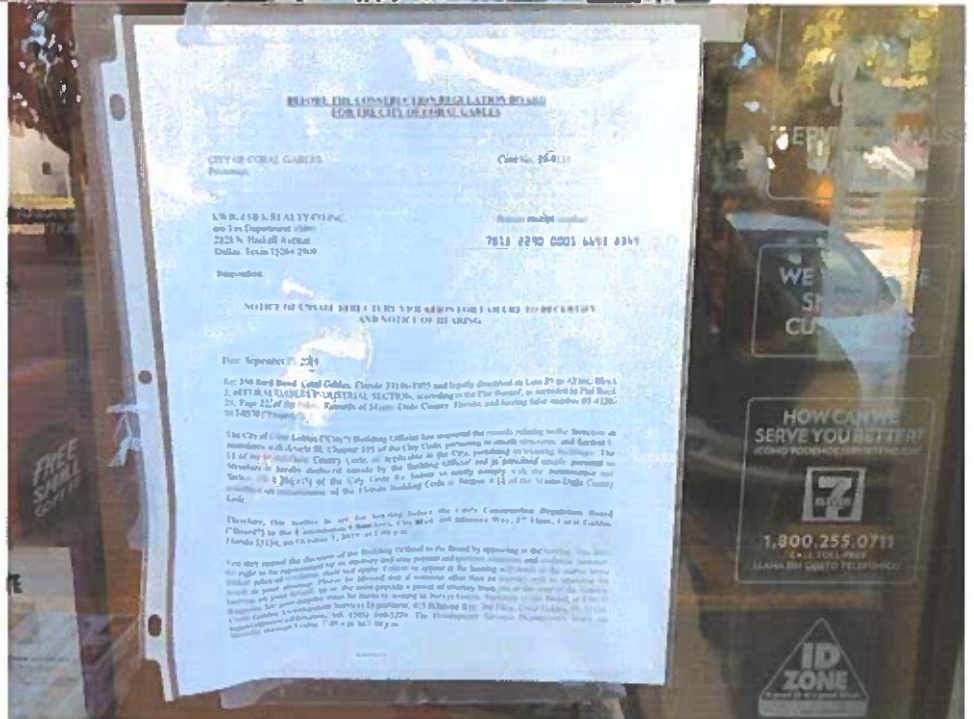
Sworn to (or affirmed) and subscribed before me this 23rd day of September in
the year 2019, by Jose Paz who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

350 BIRD ROAD



NOTICE OF LIEN
CITY OF CORAL GABLES
CORAL GABLES, FLORIDA

CITY OF CORAL GABLES

TICKET # CE265437/T57350
Address: 350 Bird Road

VS.

Kwik-Check Realty Co, Inc.
2828 N Haskell
Dallas, TX 75204

Pursuant to Section 101-187 of the City of Coral Gables Code of Ordinances, notice is hereby given that Uniform Civil Violation Notice Ticket # CE265437/T57350, issued by Terri Sheppard, Code Enforcement Officer for the City of Coral Gables, alleging a violation of Section 5-1803, Zoning Code of the City of Coral Gables City Code, remains unpaid. Notice is hereby given to all prospective purchasers, assigns, etc, that there has been assessed, against the below described property and person/business named above, civil penalties, administrative fees, and recording costs in the amount of \$208.75, which remain unpaid and may be accruing additional fines on a daily basis.

By virtue of the above, this amount constitutes a lien in favor of the City of Coral Gables, upon the title to and interest in, whether legal or equitable, the property described below. Said lien shall be prior in dignity to all other liens, except taxes and liens of equal dignity. The City of Coral Gables may foreclose or otherwise execute on the lien as provided for by law.

The Claim of Lien is recorded against the following property:

Lot 39 to 42 INC, Block 2, Coral Gables Industrial Sec, recorded in Plat Book 28, Page 22 of the Public Records of Miami-Dade County.

DATED THIS 9TH DAY OF AUGUST, 2017.

**CITY OF CORAL GABLES, FLORIDA
UNIFORM CIVIL VIOLATION NOTICE**

CFN: 20170492213 BOOK 30666 PAGE 2773

**City of Coral Gables
Uniform Civil Violation Notice
Affidavit of Posting
Code Enforcement Division**

NO. T 57350

CE 265437

DATE ISSUED 2/8/17 TIME 2:00pm CODE INSPECTOR TJS CE 7414 I.D. NO.
NAME OF VIOLATOR(S) Kwik-Chek Realty Co., Inc. FOLIO#
2828 N. HASKELL REPEAT VIOLATOR
DALLAS, TX 75204 YES _____ NO _____
MAILING ADDRESS OF VIOLATOR (Street, City, State, and Zip)

Ticket #: T265437

Terri Sheppard

DO HEREBY SWEAR/AFFIRM THAT THE

AFOREMENTIONED CITATION WAS

PERSONALLY POSTED, BY ME, AT THE

ADDRESS OF

350 Bird Rd. IN

COMPLIANCE WITH SECTION 101-183

OF THE CORAL GABLES CODE OF

ORDINANCES, ON

2/8/17 AT _____

Terri Sheppard
SIGNATURE OF OFFICER

7016 3010 0000 2670 4874
STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I, HEREBY CERTIFY that the foregoing is a true
and correct copy of the original on file in this office.

8/9/17
Date

Chair of the Code Enforcement Board
2017

DRIVER'S LICENSE #

MAKE MODEL COLOR TAG STATE

THIS NOTICE SUMMONS YOU TO ANSWER THE COMPLAINT THAT ON THE FOLLOWING DATE

2/8/17 AT 2:00 AM/PM VIOLATION OF SECTION

5-1803 OF THE

Zoning Code WAS OBSERVED

TO WIT (DESCRIPTION OF VIOLATION) Storing items i.e
bicycles, metal cage, wood etc
between buildings.

AT 350 Bird Rd. LOCATION OF VIOLATION

YOU SHALL PAY THE CIVIL PENALTY OF \$ 100.00 a day until

OR BEFORE 2/10/17 REMOVED.
YOU MAY REQUEST AN
ADMINISTRATIVE HEARING BEFORE A HEARING OFFICER TO APPEAL THE DECISION OF THE
CODE OFFICER ON OR

BEFORE 2/28/17
(See Instructions On Reverse Side)

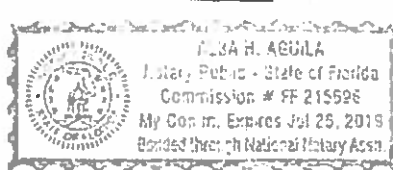
FAILURE TO PAY CIVIL PENALTY AND CORRECT VIOLATION OR FILE A REQUEST FOR
ADMINISTRATIVE HEARING BY THE DATE SHOWN SHALL CONSTITUTE A WAIVER OF YOUR
RIGHT TO HEARING AND SUCH WAIVER SHALL CONSTITUTE AN ADMISSION OF VIOLATION
EACH DAY OF CONTINUED VIOLATION SHALL BE DEEMED A CONTINUING VIOLATION SUBJECT
TO ADDITIONAL PENALTY IN THE SAME AMOUNT WITHOUT THE NEED FOR ISSUANCE OF
ADDITIONAL CIVIL VIOLATION NOTICE.

I ACKNOWLEDGE RECEIPT OF THIS CIVIL VIOLATION NOTICE. I UNDERSTAND THAT ACCEPTANCE
OF THIS VIOLATION NOTICE IS NOT AN ADMISSION OF GUILT.

VIOLATOR Terri Sheppard DATE 2/8/17
CODE ENFORCEMENT OFFICER
SERVICE PERSON MAIL X POSTING X
(305) 460-5239

Sworn to (or affirmed) and subscribed before me this 8th day of _____, in the year 2017,
by Terri Sheppard who is personally known to me or has produced _____ as identification.

My Commission Expires:



G. H. H.
Notary Public

By: 
IVONNE CUTIE
Code Enforcement

CITY OF CORAL GABLES):
):
COUNTY OF MIAMI-DADE):

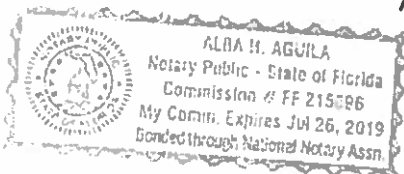
BEFORE ME, The undersigned authority personally appeared Ivonne Cutie, who after being dully sworn under oath deposes and states that she is a Clerk for the City of Coral Gables and has executed the foregoing Notice of Lien.

Sworn to or affirmed, and subscribed before me this 9th day of August,
in the year 2017, by Ivonne Cutie who is personally known to me or has produced
_____ as identification.

My commission expires:


NOTARY PUBLIC, STATE OF FLORIDA

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:




CRISTINA SUAREZ, ASSISTANT CITY ATTORNEY

NOTICE OF LIEN
CITY OF CORAL GABLES
CORAL GABLES, FLORIDA

CITY OF CORAL GABLES

TICKET # CE265438/T56944

Address: 350 Bird Road

VS.

Kwik-Check Realty Co, Inc.
2828 N Haskell
Dallas, TX 75204

Pursuant to Section 101-187 of the City of Coral Gables Code of Ordinances, notice is hereby given that Uniform Civil Violation Notice Ticket # CE265438/T56944, issued by Terri Sheppard, Code Enforcement Officer for the City of Coral Gables, alleging a violation of Section 54-29, City Code of the City of Coral Gables City Code, remains unpaid. Notice is hereby given to all prospective purchasers, assigns, etc, that there has been assessed, against the below described property and person/business named above, civil penalties, administrative fees, and recording costs in the amount of \$208.75, which remain unpaid and may be accruing additional fines on a daily basis.

By virtue of the above, this amount constitutes a lien in favor of the City of Coral Gables, upon the title to and interest in, whether legal or equitable, the property described below. Said lien shall be prior in dignity to all other liens, except taxes and liens of equal dignity. The City of Coral Gables may foreclose or otherwise execute on the lien as provided for by law.

The Claim of Lien is recorded against the following property:

Lot 39 to 42 INC, Block 2, Coral Gables Industrial Sec, recorded in Plat Book 28, Page 22 of the Public Records of Miami-Dade County.

DATED THIS 9TH DAY OF AUGUST, 2017.

CITY OF CORAL GABLES, FLORIDA UNIFORM CIVIL VIOLATION NOTICE

NO. T: 56944
CE 265438

Ticket #: T56944

1. Terni Sheppard

DO HEREBY SWEAR/AFFIRM THAT THE
AFOREMENTIONED CITATION WAS
PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF
350 Bird Rd., IN
COMPLIANCE WITH SECTION 101-183
OF THE CORAL GABLES CODE OF
ORDINANCES, ON
_____, AT

SIGNATURE OF OFFICER

91 7108 2133 1032 6148 2375
CLERK OF MIAMI-DADE

HEREBY CERTIFY that the foregoing is a true
correct copy of the original on file in this office.

DATE ISSUED 1/24/17 TIME 9:45am CODE INSPECTOR TL5 DEPT./DIV. CE I.D. NO. 7414

NAME OF VIOLATOR(S) Kwik-Chek Realty Co., Inc. FOLLOW

2028 N. HASKELL REPEAT VIOLATOR

DALLAS TX 75204 YES _____ NO _____

MAILING ADDRESS OF VIOLATOR (Street, City, State, and Zip)

Previously warned 2/11/16

DRIVER'S LICENSE #

MAKE	MODEL	COLOR	TAG	STATE

THIS NOTICE SUMMONS YOU TO ANSWER THE COMPLAINT THAT ON THE FOLLOWING DATE
1/24/17 AT 6:50 AM TAMPA VIOLATION OF SECTION

54-29 OF THE
City Code WAS OBSERVED

TO WIT: (DESCRIPTION OF VIOLATION) Trash i.e boxes,
cans, papers etc. all around
dumpster. Requires removal
and to be maintained daily

AT 350 Bird LOCATION OF VIOLATION

YOU SHALL PAY THE CIVIL PENALTY OF \$ 100.00 a day until
PLEASE CORRECT THE VIOLATION ON

OR BEFORE 1/25/17 removed. YOU MAY REQUEST AN
ADMINISTRATIVE HEARING BEFORE A HEARING OFFICER TO APPEAL THE DECISION OF THE
CODE OFFICER ON OR

BEFORE 2/13/17 (See Instructions On Reverse Side)

FAILURE TO PAY CIVIL PENALTY AND CORRECT VIOLATION OR FILE A REQUEST FOR ADMINISTRATIVE HEARING BY THE DATE SHOWN SHALL CONSTITUTE A WAIVER OF YOUR RIGHT TO HEARING AND SUCH WAIVER SHALL CONSTITUTE AN ADMISSION OF VIOLATION. EACH DAY OF CONTINUED VIOLATION SHALL BE DEEMED A CONTINUING VIOLATION SUBJECT TO ADDITIONAL PENALTY IN THE SAME AMOUNT WITHOUT THE NEED FOR ISSUANCE OF ADDITIONAL CIVIL VIOLATION NOTICE.

I ACKNOWLEDGE RECEIPT OF THIS CIVIL VIOLATION NOTICE. I UNDERSTAND THAT ACCEPTANCE OF THIS VIOLATION NOTICE IS NOT AN ADMISSION OF GUILT.


VIOLATOR Terri Sheppard DATE 1/24/17
CODE ENFORCEMENT OFFICER _____

SERVICE PERSON MAIL ☒ POSTING ☒
(305) 460-5239

by Terri Sheppard who is personally known to me or has produced _____ as identification

My Commission Expires: _____

Notary Public

By: 
IVONNE CUTIE
Code Enforcement

CITY OF CORAL GABLES):
):
COUNTY OF MIAMI-DADE):

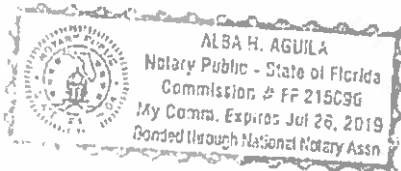
BEFORE ME. The undersigned authority personally appeared Ivonne Cutie, who after being dully sworn under oath deposes and states that she is a Clerk for the City of Coral Gables and has executed the foregoing Notice of Lien.

Sworn to or affirmed, and subscribed before me this 9th day of August,
in the year 2017, by Ivonne Cutie who is personally known to me or has produced
_____ as identification.

My commission expires:

9-11-15
NOTARY PUBLIC, STATE OF FLORIDA

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:




CRISTINA SUAREZ, ASSISTANT CITY ATTORNEY

NOTICE OF LIEN
CITY OF CORAL GABLES
CORAL GABLES, FLORIDA

CITY OF CORAL GABLES

TICKET # CE265922/T57349

Address: 350 Bird Road

VS.

**Kwik-Check Realty Co, Inc.
2828 N Haskell
Dallas, TX 75204**

Pursuant to Section 101-187 of the City of Coral Gables Code of Ordinances, notice is hereby given that Uniform Civil Violation Notice Ticket # CE265922/T57349, issued by Terri Sheppard, Code Enforcement Officer for the City of Coral Gables, alleging a violation of Section 54-29, City Code of the City of Coral Gables City Code, remains unpaid. Notice is hereby given to all prospective purchasers, assigns, etc, that there has been assessed, against the below described property and person/business named above, civil penalties, administrative fees, and recording costs in the amount of \$308.75, which remain unpaid and may be accruing additional fines on a daily basis.

By virtue of the above, this amount constitutes a lien in favor of the City of Coral Gables, upon the title to and interest in, whether legal or equitable, the property described below. Said lien shall be prior in dignity to all other liens, except taxes and liens of equal dignity. The City of Coral Gables may foreclose or otherwise execute on the lien as provided for by law.

The Claim of Lien is recorded against the following property:

Lot 39 to 42 INC, Block 2, Coral Gables Industrial Sec, recorded in Plat Book 28, Page 22 of the Public Records of Miami-Dade County.

DATED THIS 9TH DAY OF AUGUST, 2017.

CITY OF CORAL GABLES, FLORIDA UNIFORM CIVIL VIOLATION NOTICE

NO. T 57349

CE 265922

DATE ISSUED 2/7/17 TIME 3:21pm CODE INSPECTOR TJS CE ID. NO. 7414
 NAME OF VIOLATOR(S) Kwik-check Realty Co., Inc.
 1. Tax Dept. 10491
 3828 N. Haskell
 33105
 REPEAT VIOLATOR YES NO
 ADDRESS OF VIOLATOR (Street, City, State, and Zip)
 Previous ticket issued
 DRIVER'S LICENSE #

MAKE MODEL COLOR TAG STATE

THIS NOTICE SUMMONS YOU TO ANSWER THE COMPLAINT THAT ON THE FOLLOWING DATE

2/7/17 AT 6:40 AM A VIOLATION OF SECTION 54-29 OF THE City Code WAS OBSERVED

TO WIT (DESCRIPTION OF VIOLATION) Trash all around dumpster, must maintain at all times

AT 350 Bird Rd. LOCATION OF VIOLATION

YOU SHALL PAY THE CIVIL PENALTY OF \$ 200.00 PLEASE CORRECT THE VIOLATION ON

OR BEFORE 2/8/17 YOU MAY REQUEST AN ADMINISTRATIVE HEARING BEFORE A HEARING OFFICER TO APPEAL THE DECISION OF THE CODE OFFICER ON OR

BEFORE 2/28/17 (See Instructions On Reverse Side)

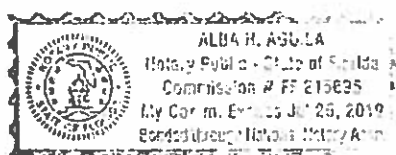
FAILURE TO PAY CIVIL PENALTY AND CORRECT VIOLATION OR FILE A REQUEST FOR ADMINISTRATIVE HEARING BY THE DATE SHOWN SHALL CONSTITUTE A WAIVER OF YOUR RIGHT TO HEARING AND SUCH WAIVER SHALL CONSTITUTE AN ADMISSION OF VIOLATION. EACH DAY OF CONTINUED VIOLATION SHALL BE DEEMED A CONTINUING VIOLATION SUBJECT TO ADDITIONAL PENALTY IN THE SAME AMOUNT WITHOUT THE NEED FOR ISSUANCE OF ADDITIONAL CIVIL VIOLATION NOTICE.

I ACKNOWLEDGE RECEIPT OF THIS CIVIL VIOLATION NOTICE. I UNDERSTAND THAT ACCEPTANCE OF THIS VIOLATION NOTICE IS NOT AN ADMISSION OF GUILT.

VIOLATOR Terri Sheppard DATE 2/7/17
 CODE ENFORCEMENT OFFICER
 SERVICE: PERSON MAIL X POSTING X
 (305) 460-5231

Sworn to (or affirmed) and subscribed before me this 8th day of Feb, in the year 2017, by Terri Sheppard who is personally known to me or has produced as identification.

My Commission Expires:



City of Coral Gables
 Uniform Civil Violation Notice
 Affidavit of Posting
 Code Enforcement Division

Ticket #: T57349

Terri Sheppard

DO HEREBY SWEAR/AFFIRM THAT THE

AFOREMENTIONED CITATION WAS

PERSONALLY POSTED, BY ME, AT THE

ADDRESS OF

350 Bird Rd., IN

COMPLIANCE WITH SECTION 101-183

OF THE CORAL GABLES CODE OF

ORDINANCES, ON

2/7/17 AT

Terri Sheppard
 SIGNATURE OF OFFICER

STATE OF FLORIDA
 COUNTY OF MIAMI-DADE

I, HEREBY CERTIFY that the foregoing is a true and correct copy of the original on file in this office.

Date 2/8/17
 Clerk of the Code Enforcement Board
 2017

Notary Public
 G. H.

By: 
IVONNE CUTIE
Code Enforcement

CITY OF CORAL GABLES):
):
COUNTY OF MIAMI-DADE):

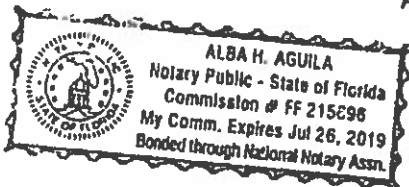
BEFORE ME, The undersigned authority personally appeared Ivonne Cutie, who after being dully sworn under oath deposes and states that she is a Clerk for the City of Coral Gables and has executed the foregoing Notice of Lien.

Sworn to or affirmed, and subscribed before me this 9th day of August
in the year 2017, by Ivonne Cutie who is personally known to me or has produced
_____ as Identification.

My commission expires:

See HS
NOTARY PUBLIC, STATE OF FLORIDA

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:



Cristina M. Suarez
CRISTINA SUAREZ, ASSISTANT CITY ATTORNEY



**CITY OF CORAL GABLES
FINANCE DEPARTMENT
MIAMI-DADE COUNTY, FLORIDA**

SPECIAL ASSESSMENT LIEN

THE CITY OF CORAL GABLES

vs.

**KWIK-CHEK REALTY CO INC
03-4120-017-0570**

DEBT INCURRED AT:

350 BIRD RD

DATE OF LETTER 3/18/2019


The City of Coral Gables' Finance Department has determined that the above referenced property has defaulted on payment of Solid Waste Fees due and owed in accordance with Article 3, Division 4, Section 54-167 of the City of Coral Gables' Code of Ordinances. Said default is currently a debt due to the City of Coral Gables pursuant to Article 3, Division 4, Section 54-177 of the City of Coral Gables' Code of Ordinances.

Pursuant to Section 54-177 of the City of Coral Gables' Code of Ordinances, the cost of collection or the amount of collection fee shall constitute a lien against the premises to the same extent and character as a lien for special assessments, and with the same penalties, and with the same rights of collection, foreclosure, sale and forfeiture as obtained for special assessment liens, which lien shall have equal rank and dignity with the liens of all state, county, district, or municipal tax liens, regardless of whether a notice of lien is recorded and shall further accrue interest at the rate of six percent (6%) per annum from the date the same became a debt due the city, against the following described property:

**LOTS 39 TO 42 INC; BLOCK 2; CORAL GABLES INDUSTRIAL SECTION; as
recorded in Plat Book 28; Page 22; in the Public Records of Dade County, Florida.**

DATED in Coral Gables, Miami Dade County, Florida on this 20th day of March 2019.

BY:


Seepersaud Chircut
City Treasurer
City of Coral Gables



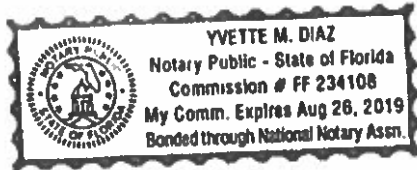
162606+001

STATE OF FLORIDA):
):
COUNTY OF MIAMI-DADE):

The foregoing instrument was acknowledged before me this 25th day of March 2019 by Seepersaud Chircut, who is personally known to me.

My Commission Expires:

Yvette M. Diaz
NOTARY PUBLIC, STATE OF FLORIDA





**CITY OF CORAL GABLES
FINANCE DEPARTMENT
MIAMI-DADE COUNTY, FLORIDA**

SPECIAL ASSESSMENT LIEN

THE CITY OF CORAL GABLES

vs.

**KWIK-CHEK REALTY CO INC
03-4120-017-0570**

DEBT INCURRED AT:

350 BIRD RD

DATE OF LETTER 3/18/2019


The City of Coral Gables' Finance Department has determined that the above referenced property has defaulted on payment of Solid Waste Fees due and owed in accordance with Article 3, Division 4, Section 54-167 of the City of Coral Gables' Code of Ordinances. Said default is currently a debt due to the City of Coral Gables pursuant to Article 3, Division 4, Section 54-177 of the City of Coral Gables' Code of Ordinances.

Pursuant to Section 54-177 of the City of Coral Gables' Code of Ordinances, the cost of collection or the amount of collection fee shall constitute a lien against the premises to the same extent and character as a lien for special assessments, and with the same penalties, and with the same rights of collection, foreclosure, sale and forfeiture as obtained for special assessment liens, which lien shall have equal rank and dignity with the liens of all state, county, district, or municipal tax liens, regardless of whether a notice of lien is recorded and shall further accrue interest at the rate of six percent (6%) per annum from the date the same became a debt due the city, against the following described property:

**LOTS 39 TO 42 INC; BLOCK 2; CORAL GABLES INDUSTRIAL SECTION; as
recorded in Plat Book 28; Page 22; in the Public Records of Dade County, Florida.**

DATED in Coral Gables, Miami Dade County, Florida on this 20th day of March 2019.

BY:


Seepet Chircut
City Treasurer
City of Coral Gables



162606+001

STATE OF FLORIDA):
):
COUNTY OF MIAMI-DADE):

The foregoing instrument was acknowledged before me this 25th, day of March 2019 by Seepersaud Chircut, who is personally known to me.

My Commission Expires:

Yvette M. Diaz
NOTARY PUBLIC, STATE OF FLORIDA

