



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 8/30/2017

Property Information	
Folio:	03-4108-082-0001
Property Address:	15-21 MADEIRA AVE
Owner	REFERENCE ONLY
Mailing Address	
PA Primary Zone	5000 HOTELS & MOTELS - GENERAL
Primary Land Use	0000 REFERENCE FOLIO
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq Ft
Living Area	0 Sq Ft
Adjusted Area	0 Sq Ft
Lot Size	0 Sq Ft
Year Built	0 1947



Assessment Information			
Year	2017	2016	2015
Land Value	\$0	\$0	\$0
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$0	\$0	\$0
Assessed Value	\$0	\$0	\$0

Benefits Information				
Benefit	Type	2017	2016	2015
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
CORAL GABLES VILLAS CONDO CORAL GABLES SEC L LOTS 10 TO 22 INC BLK 4 LOT SIZE 28562 SQ FT

Taxable Value Information			
	2017	2016	2015
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0

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 1

15-21 Madeira Ave

**Condominium Association (Sunbiz
principal address)**

Coral Gables Condominium Association,
Inc.
15-21 Madeira Ave
Coral Gables, FL 33134-4176

**Condominium Association (Registered
Agent)**

Coral Gables Condominium Association, Inc.
c/o Cadicorp Management
Registered Agent
7700 N. Kendall Dr
Suite 501
Miami, FL 33156-7566

15-21 MADEIRA AVENUE





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Permits and Inspections: Search Results

New Permit Search

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
RC-17-09-1648	09/25/2017	15 - 21 MADEIRA AVE	BUILDING RE CERTIFICATION	BUILDING RECERTIFICATION (1947) CONSTRUCTION REGULATION BOARD CASE #17-6564 AND UNSAFE STRUCTURES FEE	approved			980.63
ZN-09-07-3579	07/30/2009	15 - 21 MADEIRA AVE	ASPHALT - RESURFACE / SEALANT	RE-SEAL ASPHALT \$1,175	final	08/03/2009	10/22/2009	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'S

EXHIBIT

2



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:	15-21 Madeira Ave. Condominium - 20 units	Inspection Date:	8/7/2017
Address:	15-21 Madeira Avenue Coral Gables	InspectionType:	AA-Tactical, Apartment / Condo
Suite:		Inspected By:	Leonard Veight 305-460-5577 lveight@coralgables.com
		Occ. Sq. Ft.:	0
		Occupant Number:	034106

No violations noted at this time.

Company Representative:

[Handwritten Signature]
 No Signature
 8/7/2017
 Signature valid only in mobile-eyes documents

Inspector:

[Handwritten Signature]
 No Signature
 8/7/2017
 Signature valid only in mobile-eyes documents

Leonard Veight
8/7/2017

CITY'S

EXHIBIT 3



The City of Coral Gables

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

4/25/2017

VIA CERTIFIED MAIL

7015 3010 0001 1378 8559

CORAL GABLES VILLAS CONDOMINIUM ASSOCIATION INC
C/O CADICORP MANAGEMENT
7700 N KENDALL DR #501
MIAMI, FL 33156

RE: 15-21 MADEIRA AVE, CORAL GABLES, FL
FOLIO # 341080820001
Recertification of Building 40 Years or Older

Gentlemen:

As per the Miami-Dade County Property Appraiser's office the above referenced property address is forty (40) years old, or older, having been built in 1947. 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. Submittal of the Report does not constitute recertification; it must be approved by this department.

In addition to the Report you must submit a cover letter stating the structure meets the requirement for the building recertification. Furthermore, the Parking Lot Illumination and Guardrails Compliance forms will also be required; no additional documents or photographs are necessary.

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

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

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

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

Thank you for your prompt attention to this matter.

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

CITY'S

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:

CORAL GABLES VILLAS CONDOMINIUM
ASSOCIATION INC
CADICORP MANAGEMENT
7700 N KENDALL DR #501
MIAMI, FL 33156



9590 9403 0940 5223 8113 61

2. Article Number (Transfer from service label)

7015 3010 0001 1378 8559

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Lizette Hernandez Agent Addressee

B. Received by (Printed Name)

C. Date of Delivery

Lizette Hernandez

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) | |

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES.
Petitioner,

Case No. 17-6564

vs.

CORAL GABLES CONDOMINIUM ASSOCIATION, INC.
15-21 Madeira Avenue
Coral Gables, Florida 33134-4176

Return receipt number:

91 7108 2133 3932 5922 8992

Respondent.

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

Date: October 2, 2017

Re: **15 Madeira Avenue**, Coral Gables, Florida 33134-4176, and legally described as Lots 10 to 22, inc Block 4, of CORAL GABLES SECTION L, according to the Plat thereof, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-082-0001 ("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-I 86(j)(13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on October 16, 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



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 17-6564

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

I, José Iglesias, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 15 Madeira Ave, ON 10-2-17
AT 10:30 AM.

José Iglesias
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 2nd day of October, in
the year 2017, by José Iglesias who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

15 MADEIRA AVENUE





DIVISION of
CORPORATIONS
an official State of Florida website

[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Not For Profit Corporation
CORAL GABLES VILLAS CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number N96000004553
FEI/EIN Number 65-0712511
Date Filed 08/26/1996
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 12/28/1998

Principal Address

15-21 MADEIRA AVE
CORAL GABLES, FL 33134

Changed: 12/28/1998

Mailing Address

7700 NORTH KENDALL DRIVE
SUITE 501
MIAMI, FL 33156

Changed: 04/19/2012

Registered Agent Name & Address

CADICORP MANAGEMENT
7700 N.KENDALL DRIVE
SUITE 501
MIAMI, FL 33156

Name Changed: 08/08/2007

Address Changed: 04/19/2012

Officer/Director Detail

Name & Address

Title PD

BAGUE, IRELA P
15 MADEIRA AVENUE
CORAL GABLES, FL 33134

Title SD

VOLKOVA, VELERIYA S
21 MADEIRA AVENUE
CORAL GABLES, FL 33134

Title TD

NALSEN, ELNA ELIZABETH T
21 MADEIRA AVENUE
CORAL GABLES, FL 33134

Title D

CHACON, RAUL
15 MADEIRA AVENUE
CORAL GABLES, FL 33134

Annual Reports

Report Year	Filed Date
2015	04/28/2015
2016	04/29/2016
2017	04/28/2017

Document Images

04/28/2017 - ANNUAL REPORT	View image in PDF format
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