



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On 10/28/15

Property Information	
Folio:	03-4117-023-0001
Property Address:	
Owner	REFERENCE ONLY
Mailing Address	
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



Assessment Information			
Year	2015	2014	2013
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	2015	2014	2013
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
514 SANTANDER CONDO CORAL GABLES BILTMORE SEC PB 20-28 LOT 10 BLK 34

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$0	\$0	
Taxable Value	\$0	\$0	
School Board			
Exemption Value	\$0	\$0	
Taxable Value	\$0	\$0	
City			
Exemption Value	\$0	\$0	
Taxable Value	\$0	\$0	
Regional			
Exemption Value	\$0	\$0	
Taxable Value	\$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

2014



The City of Coral Gables

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

4/1/2014

VIA CERTIFIED MAIL

THE 514 SANTANDER CONDOMINIUM ASSOCIATION, INC
2080 NW 191 AVENUE
PEMBROKE PINES , FL 33029

91 7108 2133 3932 6007 6513

RE: 514 SANTANDER, CORAL GABLES, FL
Folio # 03-4117-023-0001
Recertification of Building 40 Years or older

Gentlemen:

This Department has been advised that the subject building is forty (40) years old, or older, having been built in year 1974.

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 report must be furnished to this Department with ninety (90) days from the date of this letter, indicating that the building meets the requirements of building recertification under the Code. In the event that repairs or modifications are found to be necessary resulting from the recertification inspection, the owner shall have a total of 150 days from the date of this Notice in which to complete indicted repairs or modifications.

The architect or engineer that you choose to do the inspection may obtain the required forms: "Minimum Inspection Procedural Guidelines for Building Recertification," from this link: <http://www.miamidade.gov/building/form-checklist.asp> to access the interactive structural and electrical forms. In addition to the forms, a cover letter must state that that the property meets the requirement for building recertification; no additional documents or photographs are necessary.

The certification report, along with the filing fee in the amount of \$380.63; plus, \$2.45 per page document preservation fee must be paid with a check, or credit card payment to the "City of Coral Gables," and sent/delivered to:

BUILDING RECERTIFICATION SECTION
Coral Gables Building & Zoning Department
405 Biltmore Way
Coral Gables, FL 33134

Any questions may be directed to (305) 460-5228. Thank you for your prompt consideration.

Sincerely,

Manuel Z. Lopez

Manuel Z. Lopez, P.E.
Building Official

CITY'S

EXHIBIT

2



The City of Coral Gables

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

6/2/2015

****FINAL NOTICE****

THE 514 SANTANDER CONDOMINIUM ASSOCIATION, INC
2080 NW 191 AVENUE
PEMBROKE PINES, FL 33029

VIA CERTIFIED MAIL

Re: Building Recertification
514 SANTANDER
Folio # 03-4117-023-0001

91 7108 2133 3932 5924 9096

Dear Property Owner:

In a certified letter dated 4/1/2014, this Department notified you the property referenced above requires a 40-year building recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). The letter informed you it was necessary to furnish this Department a report prepared by a licensed architect or engineer within 90-days specifying the building meets the requirements for building recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

Please be advised that as of 6/1/2015 the report will be overdue and this building will be deemed to be in 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.

Failure to contact us before 7/6/2015, will result in our forwarding this building information to the Miami-Dade County Unsafe Structures Board for further determination.

Please govern yourself accordingly.

Sincerely,

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

July 8, 2015

VIA CERTIFIED MAIL

91 7108 2133 3932 5924 9201

The 514 Santander Condominiums Association Inc.
Treasure Management Services
P.O. Box 822431
Pembroke Pines, Fl. 33082-2431

Re: 514 Santander Ave
Folio # 03-4117-023-0001

Dear Property Owner/Manager:

This Department has received your request dated June 26, 2015 for an extension to provide us with the Recertification Report for the above referenced property.

By these means, I am granting you sixty (60) days from the date of this letter to provide the Recertification Report. If you have further questions please contact me at (305) 460-5242.

Sincerely,

Manuel Z. Lopez

Manuel Z. Lopez, P.E.
Building Official

CITY OF CORAL GABLES.

Case # 15-4460

Petitioner,

vs.

THE 514 SANTANDER CONDOMINIUM
ASSOCIATION, INC.,
a Florida not for profit corporation,

Respondent.

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

Date: October 27, 2015

To:

Condominium Association

The 514 Santander Condominium
Association, Inc.
c/o Dennis Loleng
President
514 Santander Ave., Unit 5
Coral Gables, FL 33134-6546

Return receipt number:

91 7108 2133 3932 6147 4721

and to Jorge Mirabal, of Treasure
Management Services, at
jorgemirabal@bellsouth.net

Condominium Association

The 514 Santander Condominium
Association, Inc.
2080 NW 191 Ave.
Pembroke Pines, FL 33029-4609

Return receipt number:

91 7108 2133 3932 6147 4738

Condominium Association, (Registered Agent)

The 514 Santander Condominium
Association, Inc.
c/o Jorge Mirabal
Registered Agent
2080 NW 191 Ave.
Pembroke Pines, FL 33029-4609

Return receipt number:

91 7108 2133 3932 6147 4745

Re: The three-story multifamily condominium building consisting of 5 units ("Structure") built in 1974 (40-year recertification required) and located at **514 Santander Avenue**, Coral Gables, FL 33134-6546, legally described as: Lot 10, in Block 34, of CORAL GABLES BILTMORE SECTION, according to the Plat thereof, as recorded in Plat Book 20, at Page 28, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4117-023-0001 ("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 105-186(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 as follows:

On April 1, 2014, the City sent the Property Owner a 90-day Notice of Required Inspection for the Property's requesting an inspection report conforming to the minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, pursuant to Section 8-11(f) of the Miami-Dade County Code ("Report").

On June 2, 2015, the City sent the Property Owner the City sent the Property Owner a notice that the Report was past due.

To date, the Owner has not a) submitted the Report; b) completed the required repairs and c) submitted a letter from the architect or engineer who prepared the Report stating that the Structure now meets the minimum requirements ("Compliance Report")(collectively referred to as "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, Coral Gables, Florida 33134, on November 9, 2015, 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.

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 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 appeal the decision of the Building Official, the Construction Regulation Board may enter an order of demolition and assess all costs of the proceedings and demolition and other Required Action for which the City shall have a lien against the Property and the Property Owner.

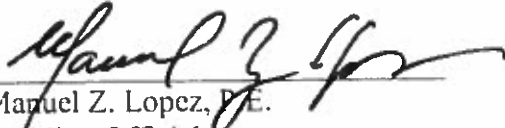
Please contact Virginia Goizueta, Building Services Coordinator, tel.: (305) 460-5250, email: vgoizueta@coralgables.com, or Manuel Z. Lopez, P.E., Building Official, tel.: (305) 460-5242, email: mlopez@coralgables.com. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m.

Please govern yourself accordingly.


Manuel Z. Lopez, P.E.
Building Official

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that, on October 27, 2015, a true and correct copy of the foregoing notice was served via certified mail, return receipt requested, by first class mail, via e-mail at any e-mail address indicated above, and, on October 28, 2015, by hand-delivery or posting at the Property.



Manuel Z. Lopez, P.E.
Building Official


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.

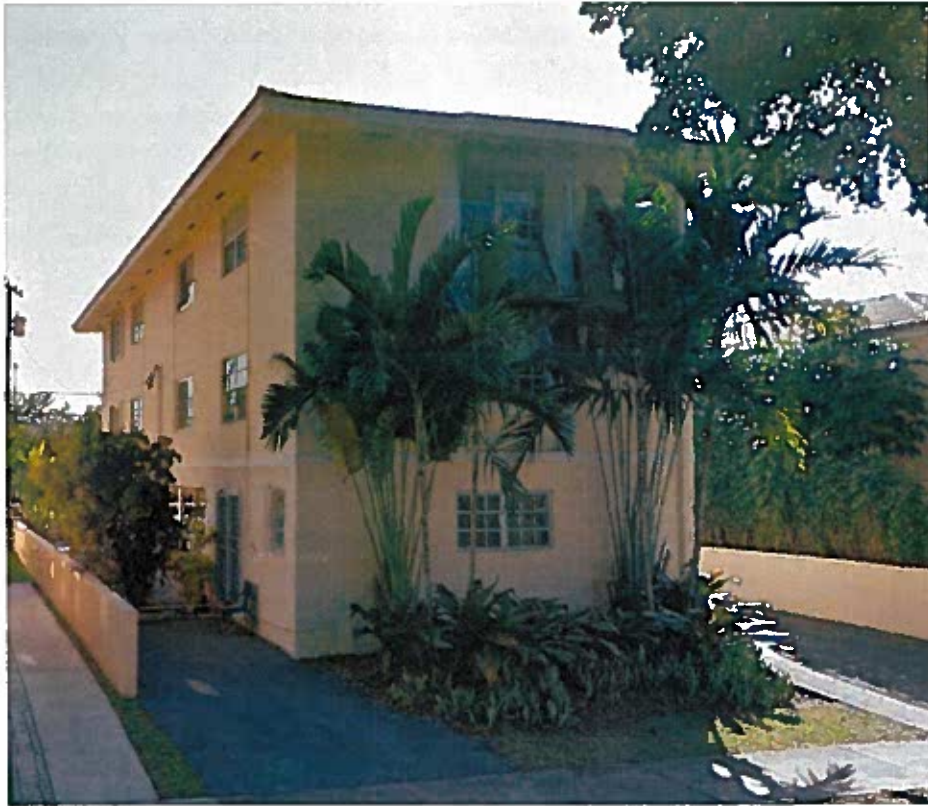
Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Board, with respect to any matter considered at such hearing or meeting, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record 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.

ADA Assistance: The City complies with the provisions of the American with Disabilities Act. Individuals with disabilities requiring special accommodations or assistance should contact Ernesto Pino, Assistant Public Works Director, at (305) 460-5004, with requests for auxiliary aids or services at least one business day before the hearing in order to request such assistance.

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																
<ul style="list-style-type: none"> 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. 	<p>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>																
<p>1. Article Addressed to: The 514 Santander Condo Association, Inc. 2080 NW 191 Avenue Pembroke Pines, Florida 33029-4609</p>	<p>B. Received by (Printed Name) _____ C. Date of Delivery 10/21/11</p>																
 9590 9401 0033 5168 6857 14	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>																
<p>2. Article Number (Transfer from service label) 9171082133393261474738</p>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Return Receipt for Merchandise</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Insured Mail</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</td> <td></td> </tr> </table>	<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)	
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<input type="checkbox"/> Insured Mail																	
<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)																	
<p>PS Form 3811, April 2015 PSN 7530-02-000-9053</p>																	
<p>Domestic Return Receipt</p>																	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																
<ul style="list-style-type: none"> 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. 	<p>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>																
<p>1. Article Addressed to: The 514 Santander Condo Association, Inc. 410 Jorge Mirabal (R/A) 2080 NW 191 Avenue Pembroke Pines, FL 33029</p>	<p>B. Received by (Printed Name) _____ C. Date of Delivery 10/21/11</p>																
 9590 9401 0033 5168 6857 21	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>																
<p>2. Article Number (Transfer from service label) 9171082133393261474745</p>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Return Receipt for Merchandise</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Insured Mail</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</td> <td></td> </tr> </table>	<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)	
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®																
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<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)																	
<p>PS Form 3811, April 2015 PSN 7530-02-000-9053</p>																	
<p>Domestic Return Receipt</p>																	

514 Santander Ave





CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint/Case #: 15-4460

Title of Document Posted: Construction Regulation Board Case

I, DENNIS POIN, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 514 SANTANDER AVE. ON 10-29-15
AT 9:30 AM.

DENNIS POIN
Employee's Printed Name

Dennis Poin
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 28th day of October, in the
year 20 15, by 514 Santander Ave who is personally known to me
or has produced _____ as identification.

My Commission Expires:



Belkys Garcia
Notary Public



Detail by Entity Name

Florida Not For Profit Corporation

THE 514 SANTANDER CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	737041
FEI/EIN Number	87-0778758
Date Filed	10/14/1976
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	05/05/2005

Principal Address

514 SANTANDER AVENUE ~~no unit #~~
CORAL GABLES, FL 33134 Unit 5 for President

Changed: 04/18/2006

Mailing Address

2080 NW 191 AVENUE
PEMBROKE PINES, FL 33029

Changed: 05/05/2005

Registered Agent Name & Address

MIRABAL, JORGE
2080 NW 191 AVENUE
PEMBROKE PINES, FL 33029

Name Changed: 04/18/2006

Address Changed: 05/05/2005

Officer/Director Detail

Name & Address

Title P

LOLENG, DENNIS
C/O TMS PO BOX 822431

CITY'S

EXHIBIT 4

PEMBROKE PINES, FL 33082

Title V

PANTOJA, JUDITH
C/O TMS PO BOX 822431
PEMBROKE PINES, FL 33082

Title S

FRIGNANI, YARA
C/O TMS PO BOX 822431
PEMBROKE PINES, FL 33082

Title T

KAMBERGER, LESTER
C/O TMS PO BOX 822431
PEMBROKE PINES, FL 33082

Annual Reports

Report Year	Filed Date
2013	03/22/2013
2014	03/18/2014
2015	04/27/2015

Document Images

04/27/2015 -- ANNUAL REPORT	View image in PDF format
03/18/2014 -- ANNUAL REPORT	View image in PDF format
03/22/2013 -- ANNUAL REPORT	View image in PDF format
04/18/2012 -- ANNUAL REPORT	View image in PDF format
04/18/2011 -- ANNUAL REPORT	View image in PDF format
04/23/2010 -- ANNUAL REPORT	View image in PDF format
02/28/2009 -- ANNUAL REPORT	View image in PDF format
03/12/2008 -- ANNUAL REPORT	View image in PDF format
05/08/2007 -- ANNUAL REPORT	View image in PDF format
04/18/2006 -- ANNUAL REPORT	View image in PDF format
05/05/2005 -- REINSTATEMENT	View image in PDF format
03/13/2002 -- ANNUAL REPORT	View image in PDF format
03/05/2001 -- ANNUAL REPORT	View image in PDF format
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[04/14/1997 -- ANNUAL REPORT](#)

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[03/05/1996 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[03/08/1995 -- ANNUAL REPORT](#)

[View image in PDF format](#)

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State of Florida, Department of State

EXACT MATCH NOT FOUND FOR SEARCH CRITERIA ENTERED. 5 POSSIBLE MATCHES ARE LISTED BELOW.

Click on the Folio number to view property details.

1
FOLIO: 03-4117-023-0010
SUB-DIVISION: 514 SANTANDER CONDO
OWNER: LESTER KAMBERGER
PROP. ADDR: 514 SANTANDER AVE UNIT: 1
CORAL GABLES

2
FOLIO: 03-4117-023-0020
SUB-DIVISION: 514 SANTANDER CONDO
OWNER: JUDITH I PANTOJA
PROP. ADDR: 514 SANTANDER AVE UNIT: 2
CORAL GABLES

3
FOLIO: 03-4117-023-0030
SUB-DIVISION: 514 SANTANDER CONDO
OWNER: YARA M FRIGNANI
PROP. ADDR: 514 SANTANDER AVE UNIT: 3
CORAL GABLES

4
FOLIO: 03-4117-023-0040
SUB-DIVISION: 514 SANTANDER CONDO
OWNER: JOSE A LOPEZ & W MARIA M
PROP. ADDR: 514 SANTANDER AVE UNIT: 4
CORAL GABLES

5
FOLIO: 03-4117-023-0050
SUB-DIVISION: 514 SANTANDER CONDO
OWNER: RUSSELL RISING
DENNIS LOLENG
PROP. ADDR: 514 SANTANDER AVE UNIT: 5
CORAL GABLES

Silio, Antonio

From: Silio, Antonio
Sent: Monday, June 16, 2014 11:00 AM
To: 'jorgemirabal@bellsouth.net'
Subject: 514 Santander Ave

Mr. Mirabal; I am the recertification section secretary I was given your letter sent to Mr. Manny Lopez, reference the Building Recertification.

The answer is; If the deadline cannot be met, then you can request an extension by writing Mr. Lopez and requesting that extension.

If you have any further questions or concerns please do not hesitate to contact me again, have a great day.

Antonio Silió
Plans Processor
Coral Gables
Asilio@coralgables.com
305-569-1807

Silio, Antonio

From: Lopez, Manuel
Sent: Friday, July 18, 2014 1:21 PM
To: 'Jorge Mirabal'
Cc: Silio, Antonio
Subject: RE: 514 Santander Ave

OK, you have an extension for 60 days.

-----Original Message-----

From: Jorge Mirabal [<mailto:jorgemirabal@bellsouth.net>]
Sent: Friday, July 18, 2014 1:09 PM
To: Lopez, Manuel
Subject: Re: 514 Santander Ave

No more than 60 days

Sent from my iPad

On Jul 18, 2014, at 10:05 AM, "Lopez, Manuel" <mlopez@coralgables.com> wrote:

> How much time do you need?

>

> -----Original Message-----

> **From:** Jorge Mirabal [<mailto:jorgemirabal@bellsouth.net>]
> **Sent:** Friday, July 18, 2014 9:44 AM
> **To:** Lopez, Manuel
> **Subject:** RE: 514 Santander Ave

>

> not good. Is there a possible way to get an extension on it. I dont want to go with the cheapest inspection company and then have them nickel and dime me to death with other fees. I ned to find the right engineer for the 5 units.

>

> Jorge

>

> Treasure Management Services

> PO Box 822431

> Pembroke Pines, FL 33082

> (305)934-4340 Direct

> (954)432-3594 fax

> Hours: Monday - Friday 9am-5pm

>

>

>

> This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager. This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. If you are not the intended recipient you are

notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

>

> -----

> On Fri, 7/18/14, Lopez, Manuel <mlopez@coralgables.com> wrote:

>

> Subject: RE: 514 Santander Ave

> To: "jorgemirabal@bellsouth.net" <jorgemirabal@bellsouth.net>

> Date: Friday, July 18, 2014, 7:13 AM

>

> You had 90 days from

> April 1.

>

> -----Original

> Message-----

> From: Jorge Mirabal [mailto:jorgemirabal@bellsouth.net]

> Sent: Thursday, July 17, 2014 12:35 PM

> To: Lopez, Manuel

> Subject: 514

> Santander Ave

>

> Mr. Lopez,

> please let me know the deadline for the above referenced property for the 40 year certification. We did a special assessment and 2 owners have still not made their payments.

> I would also need to know if you have a list of preferred vendors. We have engineers that want to charge \$2500, another \$4000 and then have home inspectors that say they will do it for \$695

>

> Please

> advise,

> Jorge

>

>

> Treasure Management

> Services

> PO Box 822431

> Pembroke Pines, FL 33082

> (305)934-4340 Direct

> (954)432-3594 fax

> Hours: Monday

> - Friday 9am-5pm

>

>

>

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514 Santander Condominium
C/o Treasure Management Services
PO Box 822431
Pembroke Pines, FL 33082-2431
305-934-4340
954-432-3594 fax
jorgemirabal@bellsouth.net

May 28, 2014

The City Of Coral Gables
Manuel Z. Lopez
405 Biltmore Way
Coral Gables, FL 33134

Re: 514 Santander Avenue, Folio 30-4117-023-0001, 40 year certification

We are in receipt of your letter regarding the 40 year certification of 514 Santander Avenue in Coral Gables, FL. Our company manages the property and we are currently in the process of obtaining the funds from the owners to conduct the inspection from the engineer and any repairs that are necessary to be in compliance. We hope to meet the deadline provided.

Please advise what form or process is in place in case the deadline cannot be met so that we may have all of the information completed since we do not know how long the vendors will take to complete the tasks. Please contact us at our address above.

Thank you,


Jorge Mirabal

Association Manager

CITY'S
EXHIBIT

6

Treasure Management Services

PO Box 822431

Pembroke Pines, FL 33082-2431

305-934-4340 telephone

jorgemirabal@bellsouth.net

June 26, 2015

City Of Coral Gables
Manuel Lopez – Building Official
405 Biltmore Way
Coral Gables, FL 33134

Re: 514 Santander Avenue, Coral Gables, FL *folio 03-4117-023-0001*

We are in receipt of your letter regarding the 40 year Certification. I'm replying to ask for an extension of time since we have not been able to force the tenants and owners to do the interior modifications needed to be in compliance. There are 2 units of the 5 that still need the repairs and we are using your letter to demand that the repairs are done.

We hired an engineer to certify the building and they told us of the changes to be made. We estimated the certification to be \$5,000 and we are at \$4,000 and have not completed the lighting of the exterior. Is there a way that we can certify the inside and have the exterior done at a later date. I will need to ask the owners for more money to complete the exterior lighting portion since we used the \$5,000 for survey, inspections and reports done by the engineer, Bhamani, Ford and Associates, 305-663-1964.

Please call me directly at 305-934-4340 to see what solution would be best.

Sincerely,



Jorge Mirabal
Association Manager

Treasure Management Services

PO Box 822431

Pembroke Pines, FL 33082-2431

305-934-4340 telephone

jorgemirabal@bellsouth.net

July 7, 2015

City Of Coral Gables
Manuel Lopez – Building Official
405 Biltmore Way
Coral Gables, FL 33134

Re: 514 Santander Avenue, Coral Gables, FL

Thank you for calling me back about 514 Santander. Enclosed are the documents you requested of the inspection done by the Engineer, Tom Ford 305-663-1964. Please give me a call after your review.

Sincerely,


Jorge Mirabal

Association Manager

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FW: Re: 514 Santander Condo BFA Job # 14028

Monday, September 5, 2014 11:50 AM

From: "Tom Ford" <tomford.bfa@gmail.com>

To: jorgemirabal@bellsouth.net

1 Files 432KB Download All

PDF (5 KB)



Save

From: Tom Ford [mailto:tomford.bfa@gmail.com]
Sent: Thursday, September 04, 2014 1:33 PM
To: jorgemirabal@bellsouth.net
Subject: Re: 514 Santander Condo BFA Job # 14028

Hi Jorge,

On Saturday 30 September Ferroz and I visited the condo and found the following deficiencies.

I Electrical			
Unit #	Identify Circuit Breakers	GFCI receptacle must be installed in kitchen	Panel clearance
1.	YES	YES	GOOD
2.	YES	YES	NOT GOOD
3.	YES	YES	GOOD
4.	YES	YES	NOT GOOD
5.	YES	OK	GOOD

• Unit 2:

The existing panel does not have a cover with a door. The range hood interferes with the panel clearance. Reverse the panel so that is accessible from the opposite side of the wall. If a cover with door cannot be obtained like the type that was UL listed with the panel, than a new panel must be installed.

A GFCI receptacle must be installed on the left side of the range and one on the right side of the kitchen sink (all counter top kitchen receptacles must be GFCI).

• Unit 4:

Need to reverse the accessible side of the panel to the opposite side of the wall. The kitchen cabinets interfere with the panel clearance. Add a GFCI receptacle on the left side of range not to exceed 2 feet from the side of the range.

We still must enter the electric meter room. It appears that the under building parking and access thereto does not meet the 1 foot candle requirement.

II Structural windows and sliding glass doors

UNIT 1: Sliding glass door handle in living room needs repair

Kitchen awing window needs repair (left window)

UNIT2 : Right screen in living room needs repair

UNIT 3: OK

UNIT 4: Single hung kitchen window needs caulking

UNIT 5: OK

III Stairway railing:
The stairs to the second floor of units 2,3,4 and 5 need railings.

IV Hairline cracks:
Unit 2 and 4 balcony needs repair
Unit 3 balcony at sliding glass door, repair concrete.

Will you please fill out the information on the cover page of the report, see attached and forward a survey of the property to me.

Thanks,

Tom.

Thomas H. Ford
Bhamani, Ford and Associates Inc.
4900 SW 74 Court
Miami FL 33155
Office : 305-663-1964



This email is free from viruses and malware because

protection is active.



MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING ELECTRICAL RECERTIFICATION

INSPECTION COMMENCED

Date: _____

INSPECTION MADE BY: _____

SIGNATURE: _____

INSPECTION COMPLETED

Date: _____

PRINT NAME: _____

TITLE: _____

ADDRESS: _____

DESCRIPTION OF STRUCTURE

- a. Name on Title: _____
- b. Street Address: 514 SANTANDER, CORAL GABLES FL (ZIP CODE)
- c. Legal Description: ✓
- d. Owner's Name: THE 514 SANDANDER CONDOMINIUM ASSOCIATION
- e. Owner's Mailing Address: C/O Jorge Mirabal, TREASURE MANAGEMENT SERVICES
- f. Folio Number of Property on which Building is Located: 03-4117-023-0001
- g. Building Code Occupancy Classification: _____
- h. Present Use: _____

i. General Description, Type of Construction, Size, Number of Stories, and Special Features

Additional Comments:

Jorge Mirabal
 Treasure Management Services
 P.O. Box 822431
 Pembroke Pines FL 33084

I will fill out the items crossed out,
 but I need the legal description.

Please check what I did fill out

tomford

Search Mail

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Inbox (16)

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Drafts (1)

Sent

FW: Santander Condominium BFA Job # 14028

Monday, September 15, 2014 3:23 PM

Spam (46)

[Empty]

From: "Tom Ford" <tomford.bfai@gmail.com>

Trash (58)

[Empty]

To: jorgemirabal@bellsouth.net

Full Headers Printable View

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514 Santander

Airport MIC

anay soto

Balsera

Banyan Condo

Bay View (8)

Bendayan

BITON - HLE

Carlos Escobar

Damaso

Dedet

Deleted Messag...

Drafts

Ducassi

Duplex (1)

Ezio Veloso

FORMS (1)

Garbage (2622)

H. Lake Board

Harbour Lake L... (5)

Harbour Lake (23)

Heien

Imperial (4)

INWOOD (4)

Jose Rendon

Kamberger

Kattelu

leon aladzeme

maison grande

Management

Marbella Cove

No virus threat detected. Download File:CCF09152014_00000.pdf

Hi George,

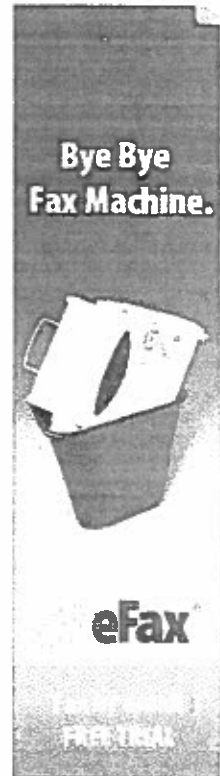
1. Please attached a diagram illustrating panel clearance : 30" side to side and 36" in front. No obstructions can be located any place along the 30". The panel does not need to be centered in the 30". The clearance must be from floor to ceiling.
2. The stairs are located in the individual units however for over 40 years railings were required so someone would not fall off and hurt themself.
3. Please see the instructions to repair the hairline cracks. This will be forthcoming
4. A survey will be required so that a lighting plan of the underbuilding parking and access thereto can be developed as well as the egress lighting. Please have a surveyor prepare a survey, one that I have used in the past is AJ Toussant at 305.891.7340

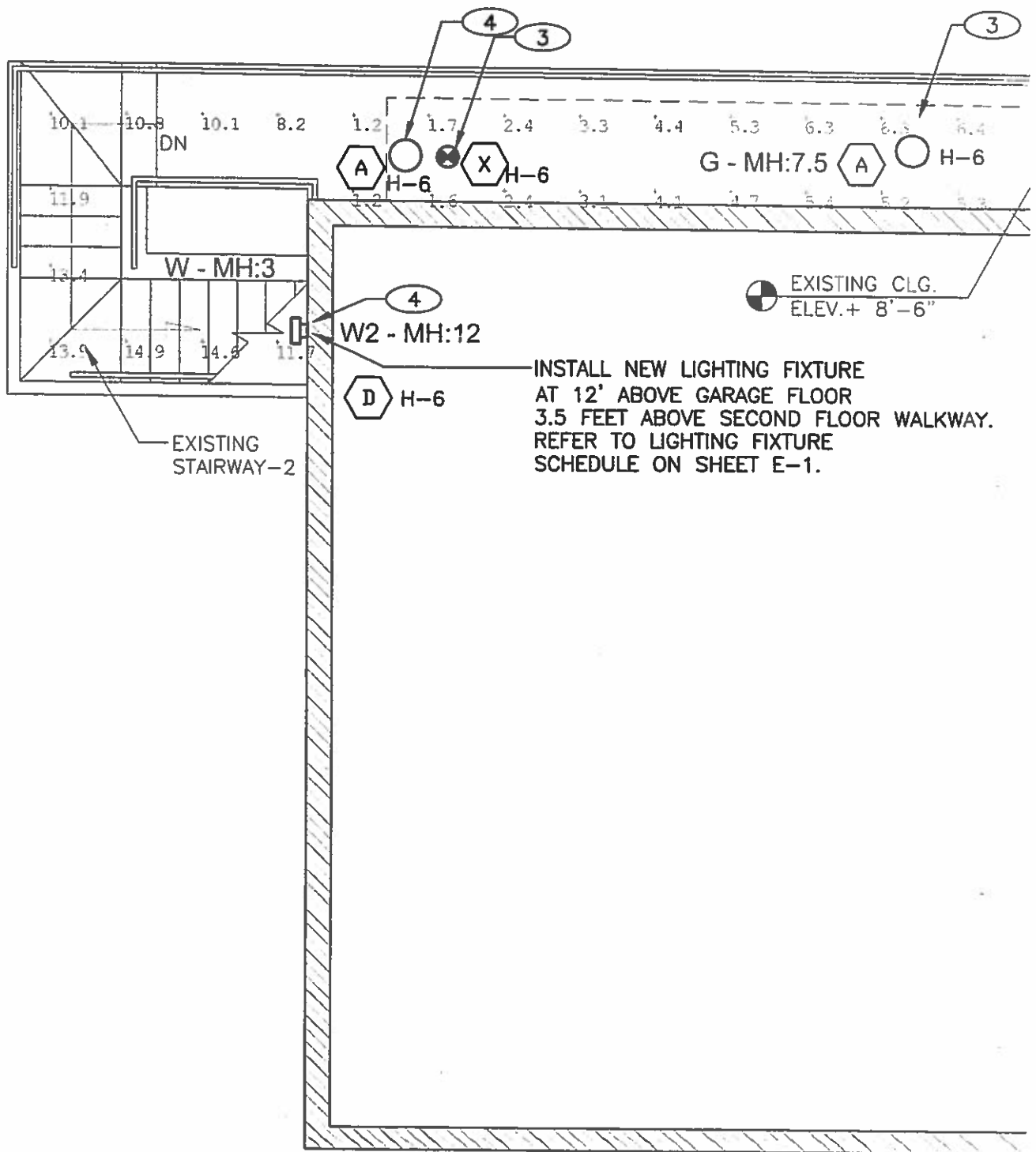
Best regards,

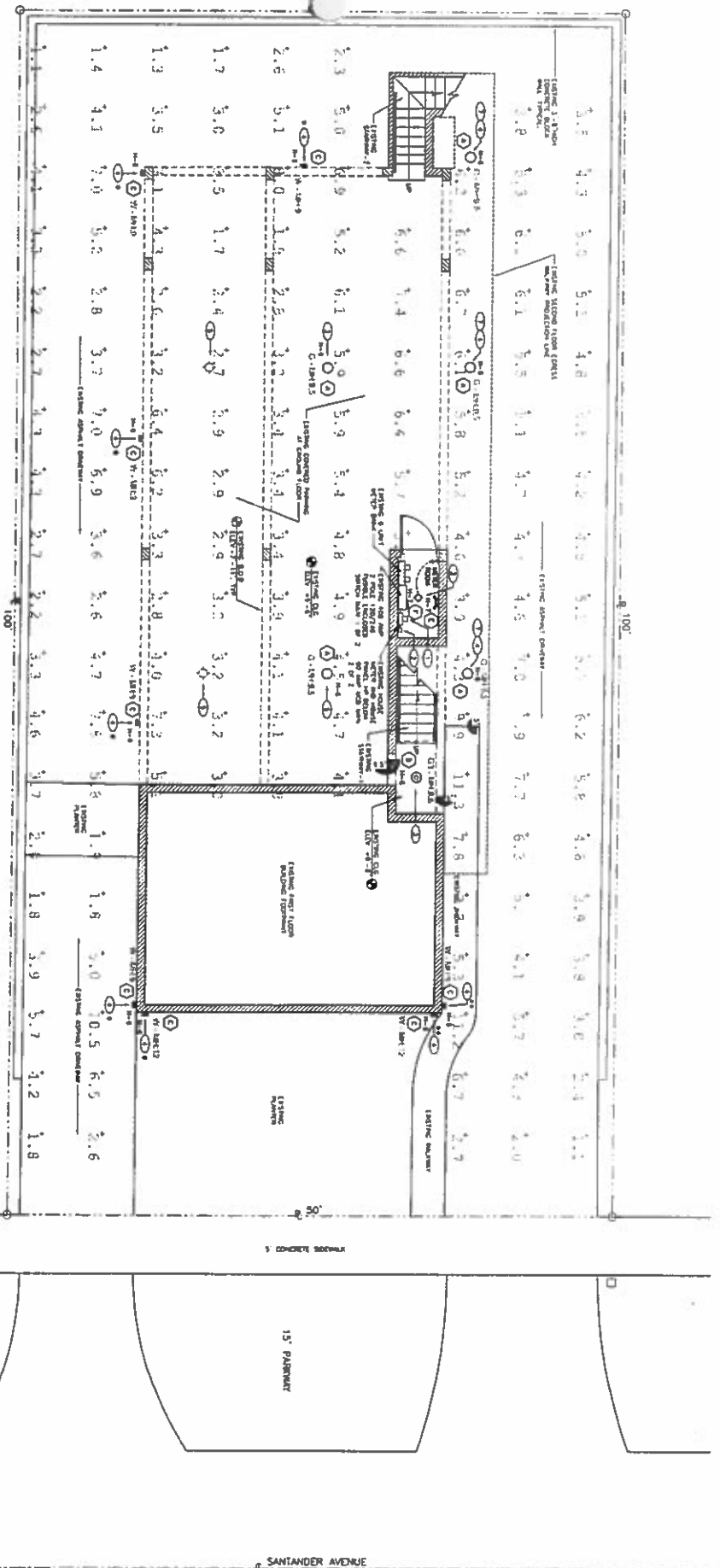
Tom

Thomas H. Ford
Bhamani, Ford and Associates Inc.
4900 SW 74 Court
Miami FL 33155
Office : 305-663-1964

 This email is free from viruses and malware because protection is active.







SYMBOL	MODEL	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	SCALE	UNIT	QTY	W/O	HIGHT	WATERS	DN	W/O	W/O	REMARKS
①	6	CONDO LIGHTING	SMOUL	TI-A1-ED-	LD	N/A	24	CLC	3.41	N/A	N/A	0.80	BATTERY BACK UP	
②	6	CONDO LIGHTING	SMOUL	TI-A1-ED-	LD	N/A	24	CLC	3.41	N/A	N/A	0.80	BATTERY BACK UP	
③	6	CONDO LIGHTING	SMOUL	TI-A1-ED-	LD	N/A	24	CLC	3.41	N/A	N/A	0.80	BATTERY BACK UP	
④	6	CONDO LIGHTING	SMOUL	TI-A1-ED-	LD	N/A	24	CLC	3.41	N/A	N/A	0.80	BATTERY BACK UP	
⑤	6	CONDO LIGHTING	SMOUL	TI-A1-ED-	LD	N/A	24	CLC	3.41	N/A	N/A	0.80	BATTERY BACK UP	
⑥	6	CONDO LIGHTING	SMOUL	TI-A1-ED-	LD	N/A	24	CLC	3.41	N/A	N/A	0.80	BATTERY BACK UP	
⑦	6	CONDO LIGHTING	SMOUL	TI-A1-ED-	LD	N/A	24	CLC	3.41	N/A	N/A	0.80	BATTERY BACK UP	
⑧	6	CONDO LIGHTING	SMOUL	TI-A1-ED-	LD	N/A	24	CLC	3.41	N/A	N/A	0.80	BATTERY BACK UP	
⑨	6	CONDO LIGHTING	SMOUL	TI-A1-ED-	LD	N/A	24	CLC	3.41	N/A	N/A <td 0.80	BATTERY BACK UP		
⑩	6	CONDO LIGHTING	SMOUL	TI-A1-ED-	LD	N/A	24	CLC	3.41	N/A	N/A	0.80	BATTERY BACK UP	

KEYED ELECTRICAL NOTES

1. REFER TO THE ELECTRICAL PLAN FOR THE LOCATION OF ALL ELECTRICAL SYMBOLS AND CONNECTIONS.
2. REFER TO THE ELECTRICAL PLAN FOR THE LOCATION OF ALL ELECTRICAL SYMBOLS AND CONNECTIONS.
3. REFER TO THE ELECTRICAL PLAN FOR THE LOCATION OF ALL ELECTRICAL SYMBOLS AND CONNECTIONS.
4. REFER TO THE ELECTRICAL PLAN FOR THE LOCATION OF ALL ELECTRICAL SYMBOLS AND CONNECTIONS.
5. REFER TO THE ELECTRICAL PLAN FOR THE LOCATION OF ALL ELECTRICAL SYMBOLS AND CONNECTIONS.
6. REFER TO THE ELECTRICAL PLAN FOR THE LOCATION OF ALL ELECTRICAL SYMBOLS AND CONNECTIONS.
7. REFER TO THE ELECTRICAL PLAN FOR THE LOCATION OF ALL ELECTRICAL SYMBOLS AND CONNECTIONS.
8. REFER TO THE ELECTRICAL PLAN FOR THE LOCATION OF ALL ELECTRICAL SYMBOLS AND CONNECTIONS.
9. REFER TO THE ELECTRICAL PLAN FOR THE LOCATION OF ALL ELECTRICAL SYMBOLS AND CONNECTIONS.
10. REFER TO THE ELECTRICAL PLAN FOR THE LOCATION OF ALL ELECTRICAL SYMBOLS AND CONNECTIONS.

CALCULATION SUMMARY

LOCATION	CALCULATION TYPE	WATT	WAT FC	WAT FC	WAT FC	WAT/AM/FT	WAT/AM/FT
CLOSET	ILLUMINANCE	75	0.51	0.70	0.3	2.55	3.50
CONDO PASSAGE	ILLUMINANCE	75	4.51	11.20	1.3	4.13	10.27
SECOND FLOOR	ILLUMINANCE	75	8.28	21.40	1.3	6.98	17.83

LEGAL DESCRIPTION

LOT 15, BLOCK 24, CONDO UNIT 1501, BAYVIEW BEACH CONDO ASSOCIATION, INC. DEVELOPMENT, BAYVIEW BEACH, FLORIDA.

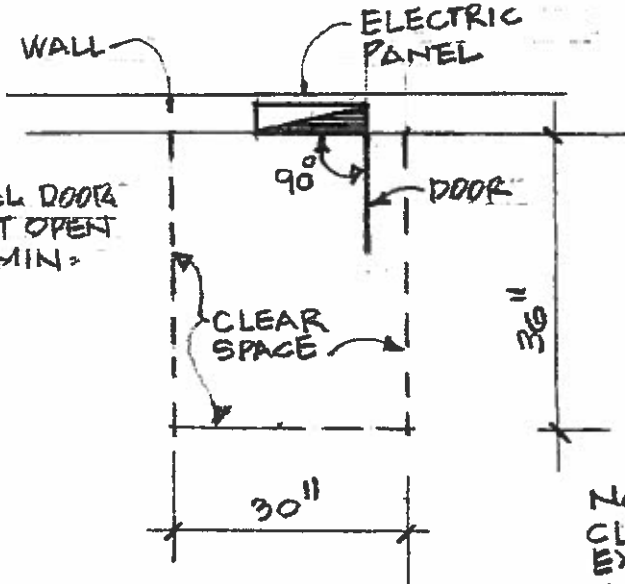
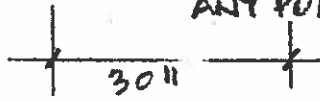
LEGAL DESCRIPTION

LOT 15, BLOCK 24, CONDO UNIT 1501, BAYVIEW BEACH CONDO ASSOCIATION, INC. DEVELOPMENT, BAYVIEW BEACH, FLORIDA.

PARKING AND EGRESS LIGHTING
FOR
514 SANTANDER CONDO ASSOCIATION, INC.
514 SANTANDER AVENUE, CORAL GABLES, FLORIDA 33134

BHAMANI, FORD & ASSOCIATES, INC.
ARCHITECTS, ENGINEERS & PLANNERS
8800 SW 74 ST, MIAMI, FLORIDA 33155
(305) 663-1664 FAX (305) 667-9003

THE PANEL CAN
BE LOCATED AT
ANY POINT ALONG THE 30"



PANEL DOOR
MUST OPEN
90° MIN.

NOTE THAT
CLEAR SPACE
EXTENDS FLOOR
TO CEILING

PLAN VIEW

SCALE: 1/2" = 1'0"

Garcia, Belkys

From: Garcia, Belkys
Sent: Friday, October 30, 2015 2:58 PM
To: 'jorgemirabal@bellsouth.net'
Cc: Goizueta, Virginia; Figueroa, Yaneris; 'alp@alp-law.com'; 'inomkin@alp-law.com'
Subject: RE: 514 Santander Ave - Contact Attorney

Good afternoon,

Please contact the attorney assisting the City with these particular cases. Info is below:

Alexander Palenzuela
305-375-9510, ext. 303
Email - alp@alp-law.com

Thank you,

Belkys Garcia
City of Coral Gables
Development Services Department
405 Biltmore Way, 3rd Floor
Coral Gables, Florida 33134
Office: (305) 460-5229

-----Original Message-----

From: Jorge Mirabal [<mailto:jorgemirabal@bellsouth.net>]
Sent: Friday, October 30, 2015 2:51 PM
To: Garcia, Belkys
Cc: Goizueta, Virginia; Figueroa, Yaneris; 'alp@alp-law.com'; 'inomkin@alp-law.com'
Subject: Re: 514 Santander Ave

the interior of the units are done, I will have the engineer provide a letter regarding it.

Treasure Management Services
PO Box 822431
Pembroke Pines, FL 33082
(305)934-4340 Direct
(954)432-3594 fax
Hours: Monday - Friday 9am-5pm

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On Wed, 10/28/15, Garcia, Belkys <bgarcia@coralgables.com> wrote:

Subject: 514 Santander Ave
To: "jorgemirabal@bellsouth.net" <jorgemirabal@bellsouth.net>
Cc: "Goizueta, Virginia" <vgoizueta@coralgables.com>, "Figueroa, Yaneris" <yfigueroa@coralgables.com>, "alp@alp-law.com" <alp@alp-law.com>, "inomkin@alp-law.com" <inomkin@alp-law.com>
Date: Wednesday, October 28, 2015, 8:07 AM

Good morning,

Please see attached Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing for the above Subject address. Please contact us if you have any questions.

Thank you,

Belkys Garcia
City of Coral Gables
Development Services Department
405 Biltmore Way, 3rd Floor
Coral Gables, Florida 33134
Office: (305) 460-5229

-----Original Message-----

From: ds-pln@coralgables.com
[<mailto:ds-pln@coralgables.com>]
Sent: Tuesday, October 27, 2015 2:25 PM
To: Garcia, Belkys
Subject: Sent from the City of Coral Gables Development Services Department

Please open the attached document. It was scanned and sent to you using a Xerox Multifunction Printer.

Attachment File Type: pdf, Multi-Page

Multifunction Printer Location:
Device Name: CTHDS3FL-7970A

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Permits and Inspections: Search Results

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Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
CE-11-06-6946	06/17/2011	514 SANTANDER AVE	CODE ENF BOARD/MITIGATION	CASE #12444 PAYING \$75 ADMIN. COST	issued	06/17/2011		0.00
ZN-11-01-4433	01/07/2011	514 SANTANDER AVE	PAINT / RESURFACE FL / CLEAN	CLEANING AND PAINTING OF EXTERIOR WALLS SW 6379 (BEIGE) AND TRIM WHITE \$2500	final	01/07/2011	01/31/2011	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**

7



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:	514 Santander Ave. Condominium - 5 Units	Inspection Date:	9/11/2015
Address:	514 Santander Avenue	InspectionType:	AA-Tactical, Apartment / Condo
City:	Coral Gables	Inspected By:	Leonard Veight 305-460-5577 lveight@coralgables.com
Suite:		Occ. Sq. Ft.:	0

No violations noted at this time.

Company Representative:	Signature on file No Signature 9/11/2015
Inspector:	Signature on file Leonard Veight 9/11/2015

CITY'S

EXHIBIT

