



# PROPERTY APPRAISER OF MIAMI-DADE COUNTY

## Summary Report

Generated On: 12/29/2025

PROPERTY INFORMATION	
<b>Folio</b>	03-4117-008-4410
<b>Property Address</b>	411 SANTANDER AVE CORAL GABLES, FL 33134-0000
<b>Owner</b>	411 SANTANDER LLC
<b>Mailing Address</b>	4700 SW 87 AVE MIAMI, FL 33165
<b>Primary Zone</b>	3803 MULTI-FAMILY 3
<b>Primary Land Use</b>	0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS
<b>Beds / Baths /Half</b>	4 / 4 / 0
<b>Floors</b>	2
<b>Living Units</b>	4
<b>Actual Area</b>	3,120 Sq.Ft
<b>Living Area</b>	3,120 Sq.Ft
<b>Adjusted Area</b>	2,808 Sq.Ft
<b>Lot Size</b>	5,000 Sq.Ft
<b>Year Built</b>	1954

ASSESSMENT INFORMATION			
Year	2025	2024	2023
<b>Land Value</b>	\$900,000	\$800,000	\$750,000
<b>Building Value</b>	\$202,626	\$202,626	\$189,961
<b>Extra Feature Value</b>	\$0	\$0	\$0
<b>Market Value</b>	\$1,102,626	\$1,002,626	\$939,961
<b>Assessed Value</b>	\$1,102,626	\$1,002,626	\$843,191

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
<b>Non-Homestead Cap</b>	Assessment Reduction			\$96,770

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

SHORT LEGAL DESCRIPTION
CORAL GABLES BILTMORE SEC
PB 20-28
LOT 15 BLK 27
LOT SIZE 50.000 X 100
OR 18066-4038 0498 4



TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
<b>COUNTY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$1,102,626	\$1,002,626	\$843,191
<b>SCHOOL BOARD</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$1,102,626	\$1,002,626	\$939,961
<b>CITY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$1,102,626	\$1,002,626	\$843,191
<b>REGIONAL</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$1,102,626	\$1,002,626	\$843,191

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
03/31/2023	\$1,300,000	33657-4375	Qual by exam of deed
01/12/2023	\$100	33549-2143	Corrective, tax or QCD; min consideration
01/05/2023	\$100	33538-2329	Corrective, tax or QCD; min consideration
04/01/1998	\$0	18066-4038	Sales which are disqualified as a result of examination of the deed

The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser of Miami-Dade County is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser of Miami-Dade County and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <https://www.miamidadepa.gov/pa/disclaimer.page>

**CITY'S EXHIBIT #1**

411 Santander Ave

**OWNER (PROPERTY APPRAISER AND  
ALL SUNBIZ ADDRESSES)**

411 SANTANDER LLC  
C/O FRANCISCO S. MAZZA  
REGISTERED AGENT  
4700 SW 87 AVE  
MIAMI, FL 33165-5919

CITY'S EXHIBIT #2



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**Permits and Inspections: Search Results**

[Logon](#) [Help](#) [Contact](#)

[New Permit Search](#)

## Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
<a href="#">CE-21-10-7423</a>	10/08/2021	411 SANTANDER AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T61390	final	10/14/2021	10/14/2021	0.00
<a href="#">CE-19-04-5666</a>	04/26/2019	411 SANTANDER AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	GovQA CE285593	final	05/28/2019	05/28/2019	0.00
<a href="#">CE-19-04-4642</a>	04/05/2019	411 SANTANDER AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	GovQA - CE285262 - paid by Juan O. Garcia	final	04/24/2019	04/24/2019	0.00
<a href="#">ZN-19-02-3864</a>	02/15/2019	411 SANTANDER AVE	PAINT / RESURFACE FL / CLEAN	PAINT EXTERIOR WALLS TO MATCH EXISTING (SW 7016 - MINDFUL GREY) & REPAIR EAVES \$9,000	final	02/15/2019	03/20/2019	0.00
<a href="#">CE-17-02-1171</a>	02/22/2017	411 SANTANDER AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	GOVQA CE265901/T57293	final	02/27/2017	02/27/2017	0.00
<a href="#">RC-14-06-2611</a>	06/10/2014	411 SANTANDER AVE	BLDG RECERT / CRB	40 YEAR OR OLDER BUILDING RECERTIFICATION	final	06/10/2014	06/12/2014	0.00
<a href="#">CE-10-05-4885</a>	05/25/2010	411 SANTANDER AVE	CODE ENF WARNING PROCESS	WT5763 CE WARNING 54-153 CITY CODE (DAY) DEBRIS ON SWALE PRIOR TO SCHEDULED PICK UP	final	05/25/2010	03/13/2023	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 #3**

# ENERGOV

2023 - 2024

<a href="#">RECT-24-07-0369</a>	Building Recertification	Recertification	Denied	07/18/2024			BUILDING RECERTIFICATION (YEAR BUILT 1954)***ADD BUILDING REVIEW***	411 SANTANDER AVE
<a href="#">TMPC-23-02-0091</a>	Temporary Structures Commercial	Portable Storage Unit	Finald	02/06/2023	03/07/2023	03/08/2023	PORTABLE STORAGE UNIT FROM 2/6 - 2/14/23- (Extended to 3-7-23)	411 SANTANDER AVE



## The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY

CORAL GABLES, FLORIDA 33134

June 12, 2014

STEPHEN R SMITH & W LINN POOL  
PO BOX 620825  
OVIEDO, FL 32762

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

**PROPERTY FOLIO: # 03-4117-008-4410**  
ADDRESS 411 SANTANDER AVE. CORAL GABLES, FL 33134

Dear Property Owner/Manager:

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

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

The expiration date of this approval, as stated in said Code, is 10 years from 2014. This recertification letter does not exclude the building from subsequent inspections as deemed necessary by the Building Official, as specified in the Florida Building Code.

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

Yours truly,

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

**CITY'S EXHIBIT #4**



The City of Coral Gables

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

5/3/2022

VIA CERTIFIED MAIL

STEPHEN R SMITH & W LINN POOL  
PO BOX 620825  
OVIEDO, FL 32762

7019 1640 0001 2642 5769

RE: 411 SANTANDER AVE  
FOLIO # 341170084410

**\*\*\*COURTESY 2-YEAR NOTICE\*\*\***

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 will be forty (40) years old, or older, in 2024 having been built in 1954.

In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a Recertification Report ("Report") must be submitted for this property to the City of Coral Gables in 2024.

The Architect or Engineer may obtain the required Form, "*Minimum Inspection Procedural Guidelines for Building Recertification*," from the following link: <https://www.miamidade.gov/global/economy/building/40-year-recertification.page>

The Recertification Report fee of \$500.00 *and* additional document and filing fees shall be submitted to the Development Services Department, 405 Biltmore Way, 3<sup>rd</sup> Floor, Coral Gables, Florida, 33134.

Please note the Building Recertification Report must be dated 2024.

Thank you for your prompt attention to this matter.

Manuel Z. Lopez, P.E.  
Building Official

**CITY'S EXHIBIT #5**



CITY OF CORAL GABLES  
Development Services Department

CITY HALL 405 BILTMORE WAY  
CORAL GABLES, FL 33134

2/2/2023

STEPHEN R SMITH & W LINN POOL  
PO BOX 620825  
OVIEDO, FL 32762

**VIA CERTIFIED MAIL**

7021 1970 0000 4016 0770

**RE:** 411 SANTANDER AVE  
**FOLIO #** 341170084410  
Process Number TBD

**\*\*\*COURTESY 1-YEAR NOTICE\*\*\***

Notice of Required Inspection for Recertification of 30 Years or Older Building

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is thirty (30) years old, or older, having been built in 1954. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a qualified individual must inspect said building and a **completed** Recertification Report ("Report") must be submitted by you to this Department **in 2024**. A completed Report includes 1) Cover letters 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 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be **approved** and the Letter of Recertification must be issued by this Department.

Threshold buildings (i.e. buildings greater than 3 stories or greater than 50 ft tall, or with an Assembly Occupancy > 5000 s.f. & Occupant load > 500 people) shall be recertified by Structural and Electrical Professional Engineers only. Self-qualification letters will be required with proof of DBPR structural and electrical specialization.

Any buildings that are not threshold buildings may be recertified by any Florida Registered Architect or Professional Engineer and self-qualification letters will not be required.

If no deficiencies are identified, the structure will only be recertified once the reports and forms have been submitted and approved.

If deficiencies are identified, they shall be reported to the Building Official within 10 days, or within 24 hours if there is an immediate danger identified. A completed report shall be submitted to this Department. In addition, a structural and/or electrical affidavit from the inspector will be required, with additional affidavits every 180 days, as needed so that the building can continue to be occupied while repairs are carried out. The Building Official is able to grant an extension of one hundred fifty (150) calendar days from the due date or the date the deficiencies were identified (whichever is sooner) to allow time to obtain the necessary permits and perform the repairs. The structure will only

be recertified once a *revised* report and all required information is submitted and approved, and all required permits are closed.

Proprietary or modified recertification forms from the inspectors will not be accepted. Only current municipal recertification forms will be accepted. The Architect or Engineer shall obtain the required Forms from the following link:

<https://www.miamidade.gov/global/economy/building/recertification.page>.

If this is your first time using the online system, please register at the following link:

<https://coralgablesfl-energovpub.tylerhost.net/Apps/selfservice/CoralGablesFLProd#/register>

You can access your online process using the process number provided above at the following link:

<https://coralgablesfl-energovpub.tylerhost.net/Apps/SelfService#/myWork?tab=MyPermits>

**The Recertification Report fee of \$500.00 *and* additional document and filing fees shall be paid online at the following link:**

<https://coralgablesfl-energovpub.tylerhost.net/Apps/SelfService#/payinvoice>

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 and 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.

Please contact Douglas Ramirez at [dramirez@coralgables.com](mailto:dramirez@coralgables.com) regarding any questions concerning building recertification.

Thank you for your prompt attention to this matter.



Manuel Z. Lopez, P.E.  
Building Official



CITY OF CORAL GABLES  
Development Services Department

CITY HALL 405 BILTMORE WAY  
CORAL GABLES, FL 33134

1/31/2024

**VIA CERTIFIED MAIL**

7022 2410 0002 9151 7018

411 SANTANDER LLC  
4700 SW 87 AVE  
MIAMI, FL 33165

**RE: 411 SANTANDER AVE**  
**FOLIO # 03-4117-008-4410**

Notice of Required Inspection For Recertification of Building  
Process Number: **TBD**

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is thirty (30) years old, or older, having been built in 1954. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a qualified individual 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 letters 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 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be **approved** and the Letter of Recertification must be issued by this Department.

Threshold buildings (i.e. buildings greater than 3 stories or greater than 50 ft tall, or with an Assembly Occupancy > 5000 s.f. & Occupant load > 500 people) shall be recertified by Structural and Electrical Professional Engineers only. Self-qualification letters will be required with proof of DBPR structural and electrical specialization.

Any buildings that are not threshold buildings may be recertified by any Florida Registered Architect or Professional Engineer and self-qualification letters will not be required.

If no deficiencies are identified, the structure will only be recertified once the reports and forms have been submitted and approved.

If deficiencies are identified, they shall be reported to the Building Official within 10 days, or within 24 hours if there is an immediate danger identified. A completed report shall be submitted to this Department. In addition, a structural and/or electrical affidavit from the inspector will be required, with additional affidavits every 180 days, as needed so that the building can continue to be occupied while repairs are carried out. The Building Official is able to grant an extension of one hundred fifty (150) calendar days from the due date or the date the deficiencies were identified (whichever is sooner) to allow time to obtain the necessary permits and perform the repairs. The structure will only be recertified once a *revised* report and all required information is submitted and approved, and all required permits are closed.

Proprietary or modified recertification forms from the inspectors will not be accepted. Only current municipal recertification forms will be accepted. The Architect or Engineer shall obtain the required Forms from the following link:

<https://www.miamidade.gov/global/economy/building/recertification.page>.

If this is your first time using the online system, please register at the following link:

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You can access your online process using the process number provided above at the following link:

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**The Recertification Report fee of \$500.00 and additional document and filing fees shall be paid online at the following link:**

<https://coralgablesfl-energovpub.tylerhost.net/Apps/SelfService#/payinvoice>

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 and 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.

Please contact Douglas Ramirez at [dramirez@coralgables.com](mailto:dramirez@coralgables.com) regarding any questions concerning building recertification.  
Thank you for your prompt attention to this matter.



Manuel Z. Lopez, P.E.  
Building Official



CITY OF CORAL GABLES

DEVELOPMENT SERVICES DEPARTMENT  
427 BILTMORE WAY  
CORAL GABLES, FL 33134

5/10/2024

**VIA CERTIFIED MAIL**

411 SANTANDER LLC  
4700 SW 87 AVE  
MIAMI, FL. 33165

7019 1640 0001 2647 3937

**RE: 411 SANTANDER AVE**  
**FOLIO # 03-4117-008-4410**

Notice of Required Inspection For Recertification of Building – **OVERDUE NOTICE**  
Process Number **RECT-xx-xxxx**

Dear Property Owner:

In a certified letter dated 1/31/2024, 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 qualified individual within ninety (90) calendar days certifying the structure meets the requirements for 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 letters 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 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be **approved** and the Letter of Recertification must be issued by this Department.

See original notice for additional information.

**Failure to submit the completed Report within thirty (30) calendar days from the date of this letter will result in forwarding the matter to the City's Construction Regulation Board for further review and determination. 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.**



CITY OF CORAL GABLES

DEVELOPMENT SERVICES DEPARTMENT  
427 BILTMORE WAY  
CORAL GABLES, FL 33134  
411 SANTANDER LLC  
4700 SW 87 AVE  
MIAMI, FL 33165

6/17/2024

7019 1640 0001 2642 6599

**RE: 411 SANTANDER AVE**  
**FOLIO # 03-4108-006-2610**  
Notice of Required Inspection For Recertification of Building – **FINAL NOTICE**

Dear Property Owner:

In a certified letter dated 1/31/2024, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). A Second Notice dated 5/10/2024, informed you it was necessary to submit to this Department a completed Report prepared by a qualified individual within thirty (30) calendar days certifying the structure meets the requirements for recertification.

See previous correspondence for additional information.

As of this date, the completed Report has not been submitted and the **structure remains unsafe** due to non-compliance. Please be advised the matter will be forwarded to the City's Construction Regulation Board ("Board"); a \$600.00 Administrative Fee will be imposed once the Case is scheduled. The Board may impose additional fines of \$250.00 for each day the violation continues, may also enter an order of revocation of the Certificate of Occupancy and/or demolition and assess all costs of the proceedings along with the cost of demolition and any other required action for which the City shall have a lien against the Property Owner and the Property. The completed Report may be submitted Monday through Friday, 7:30am to 2:30pm to this Department. Contact Virginia Goizueta at [vgoizueta@coralgables.com](mailto:vgoizueta@coralgables.com) if any questions regarding building recertification.

Please govern yourself accordingly.

Sincerely,

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. 25-1231  
RECT-24-07-0369

vs.

Certified Mail Return Receipt & Via USPS Regular Mail  
7020 1290 0001 5682 9006

411 Santander LLC  
C/O Francisco S Mazza, Registered Agent  
4700 SW 87 Ave  
Miami, FL 33165-5919  
Respondent.

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

Date: January 2, 2026

Re: 411 Santander Ave, Coral Gables, Fl 33134, Lot 15 Blk 27, Coral Gables Biltmore Sec, PB 20-28,  
and 03-4117-008-4410 ("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 105-89 10 (m) 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 Fairchild Tropical Board Room, 427 Biltmore Way, 1<sup>st</sup> Floor, Coral Gables, Florida 33134, on January 12, 2026, 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, Analyn Hernandez, at City of Coral Gables, Development Services Department, 427 Biltmore Way, Coral Gables, FL 33134, ahernandez2@coralgables.com, tel: (305) 460-5250. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 p.m.

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

**CITY'S EXHIBIT #6**

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.

*Analyn Hernandez*

Analyn Hernandez  
Secretary to the Board

#### ADA NOTICES

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

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

Any person who needs assistance in another language in order to speak during the public hearing or public comment portion of the meeting should contact the City's ADA Coordinator, Jose Rodriguez, Esq., Interim Director of Human Resources (E-mail: [jrodriguez4@coralgables.com](mailto:jrodriguez4@coralgables.com) , Telephone: 305-722-8675, 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, Jose Rodriguez, Esq., Interim Director of Labor Relations and Risk Management (E-mail: [jrodriguez4@coralgables.com](mailto:jrodriguez4@coralgables.com), Telephone: 305-722-8675, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

c:



BEFORE THE CONSTRUCTION REGULATION BOARD  
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,  
Petitioner,

Case No. 25-1231  
RECT-24-07-0369

vs.

Certified Mail Return Receipt & Via USPS Regular Mail  
7020 1290 0001 5682 9006

411 Santander LLC  
C/O Francisco S Mazza, Registered Agent  
4700 SW 87 Ave  
Miami, FL 33165-5919  
Respondent.

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

Date: January 2, 2026

Re: **411 Santander Ave**, Coral Gables, FL 33134, Lot 15 Blk 27, Coral Gables Billmore Sec, PB 20-28,  
and 03-4117-008-4410 ("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 105-89.10 (m) 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 Fairchild Tropical Board Room, 427 Biltmore Way, 1<sup>st</sup> Floor, Coral Gables, Florida 33134, on January 12, 2026, 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, Analyn Hernandez, at City of Coral Gables, Development Services Department, 427 Biltmore Way, Coral Gables, FL 33134, ahernandez2@coralgables.com, tel: (305) 460-5250. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 p.m.

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

12/31/25, 2:43 PM

CITY'S EXHIBIT #8





**Prepared By:**

Thomas G. Sherman, Esq.  
Thomas G. Sherman, P.A.  
90 Almeria Avenue  
Coral Gables, Florida 33134

**Record & Return To:**

Sophia's Title Services, LLC  
dba Pinnacle Title Services  
10691 N Kendall Drive  
Suite# 106  
Miami, FL 33176

**Property Appraisers Parcel**

**Identification (Folio) Number: 03-4117-008-4410**

\_\_\_\_\_  
*SPACE ABOVE THIS LINE FOR RECORDING DATA*  
\_\_\_\_\_

**WARRANTY DEED**

Made this 31 day of March, 2023, A.D. by **DEAN KIRKLAND POOL AND DENYSE B. POOL, HUSBAND AND WIFE**, whose mailing address is: **P.O. Box 620825, Oviedo, FL 32762**, (hereinafter called the "Grantor"), to: **411 SANTANDER LLC, a Florida limited liability company**, whose post office address is: **4700 SW 87<sup>th</sup> Avenue, Miami, FL 33165**, (hereinafter called the "Grantee"):

*(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)*

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the said Grantee and Grantee's heirs, successors and assigns forever, all of that certain land, situate, lying and being in the County of **Miami-Dade**, State of Florida to wit:

**Lot 15, Block 27, Coral Gables Biltmore Section, according to the map or plat thereof, as recorded in Plat Book 20, Page(s) 28, of the Public Records of Miami-Dade County, Florida.**

This conveyance is made subject to the following:

1. Easements, rights of way, limitations, reservations, covenants and restrictions of records, if any, which are not hereby being re-imposed; and,
2. Zoning or other regulatory laws and ordinances affecting the land, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To have and to hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2022.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

*Tiana L. Tranowicz*  
\_\_\_\_\_  
Witness Name: Tiana L. Tranowicz

*Dean Kirkland Pool*  
\_\_\_\_\_  
DEAN KIRKLAND POOL

*Michael A. Nunez*  
\_\_\_\_\_  
Witness Name: Michael A. Nunez

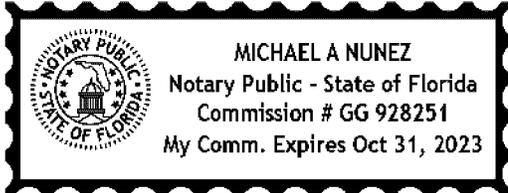
*Denyse B. Pool*  
\_\_\_\_\_  
DENYSE B. POOL

*Tiana L. Tranowicz*  
\_\_\_\_\_  
Witness Name: Tiana L. Tranowicz

*Michael A. Nunez*  
\_\_\_\_\_  
Witness Name: Michael A. Nunez

STATE OF FLORIDA  
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 31 day of March, 2023 by **DEAN KIRKLAND POOL AND DENYSE B. POOL, HUSBAND AND WIFE** who \_\_\_\_\_ are Personally Known or  Produced Florida Driver's License for both \_\_\_\_\_ as Identification.



*Michael A. Nunez*  
\_\_\_\_\_  
(Signature of Notary Public)

Michael A. Nunez  
\_\_\_\_\_  
(Print, Type, or Stamp Commissioned Name of Notary Public)

Completed via Remote Online Notarization using 2 way Audio/Video technology.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
411 SANTANDER LLC

### Filing Information

<b>Document Number</b>	L23000129571
<b>FEI/EIN Number</b>	92-3108574
<b>Date Filed</b>	03/13/2023
<b>Effective Date</b>	03/13/2023
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

4700 SW 87 AV  
MIAMI, FL 33165

### Mailing Address

4700 SW 87 AV  
MIAMI, FL 33165

### Registered Agent Name & Address

MAZZA, FRANCISCO S  
4700 SW 87 AV  
MIAMI, FL 33165

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

MAZZA, FRANCISCO S  
4700 SW 87 AV  
MIAMI, FL 33165

Title MGR

GRAZIANO, Maria Cecilia  
4700 SW 87 AV

MIAMI, FL 33165

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2024	03/15/2024
2025	04/30/2025

**Document Images**

<a href="#">04/30/2025 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/15/2024 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/13/2023 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>

**mendez professional eng corp**

**c.a. #08324**

1385 CORAL WAY SUITE # 203  
MIAMI, FL 33145

TEL. # (305)450-8238

August 7, 2024

Coral Gables Building Department  
405 Biltmore Way  
Coral Gables, FL 33134

**Re: 30 Years Electrical Recertification for  
411 Santander Ave  
Coral Gables FL 33134**

Building Official.

This letter is to inform you that I **Jose A Mendez P.E #53288** have been retained by the owner of the property aforementioned to perform the Electrical Certification for the building continuous use as per section 8-11(f) of the code of the Miami Dade County. Hereby I am requesting an additional 30 days to complete the electrical recertification since I will be out of the office.

After a visit to the building, we can state that is electrically safe to be occupied during the processing of recertification with the existing occupancy (multifamily).

Should you have any question or need additional information, please do not hesitate to contact me.

Respectfully submitted

Jose A Mendez  
P.E #53288

Tel.# (305) 450 8238

**CITY'S EXHIBIT #10**

7.18.24

REFERENCE: 40/50 year recertification of the building located at “411 Santander Avenue Coral Gables, Florida 33134” (Folio # 03-4108-006-2610)

We have had a lot of trouble obtaining an engineer for this project. Everyone is inundated with work these days. We currently have a contract with an engineer and he has promised to provide us with the documents needed for this report. We are requesting a 60 day extension so our engineer can have time to work on the report. We would appreciate if you would accept our request for extension.

Thank you!

Regards,

**Ashley Yanez**  
4444 SW 71 AVE.  
Unit#105  
Miami, FL 33155  
Cell: [305.710.8175](tel:305.710.8175)  
Office: [305.669.2811](tel:305.669.2811)  
Fax: [305.602.8216](tel:305.602.8216)

# Structural Design, Inc.

13014 S.W. 120 Street • Miami, FL 33186 • Tel: (305) 235-4300 • E-Mail: [sdi@sdieng.com](mailto:sdi@sdieng.com) (CA 8803)

**DATE:** 07/18/2024

**TO:** City of coral Gables  
Building officials, Unsafe Structures

**REFERENCE:** 40-year recertification of the building located at “411 Santander Ave. Coral Gables, Florida 33134” (Folio # 03-4108-006-2610)

To whom it may concern,

This is to inform you that we have been retained by “411 Santander, LLC” to perform the Structural and Electrical recertification inspections for the above-mentioned building.

We have performed a preliminary structural inspection of the building. To the best of our knowledge and professional experience, the building inspected is structurally safe for its present use and occupancy per Miami Dade County Chapter 8-11 (F).

Meanwhile, we are in the process of completing our structural and electrical recertification inspections and reports.

If you have any further questions or concerns, please do not hesitate to contact our office.

Sincerely,  
SDI



Digitally signed by  
FARROKH RASEKHI  
Date: 2024.07.18  
15:23:50 -04'00'

Farrokh Rasekhi, P.E.  
Chief Structural Engineer  
Florida Registration #38001  
Special Inspector #919