



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 12/29/2025

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

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

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Non-Homestead Cap	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
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,102,626	\$1,002,626	\$843,191
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,102,626	\$1,002,626	\$939,961
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,102,626	\$1,002,626	\$843,191
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$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
CE-21-10-7423	10/08/2021	411 SANTANDER AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T61390	final	10/14/2021	10/14/2021	0.00
CE-19-04-5666	04/26/2019	411 SANTANDER AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	GovQA CE285593	final	05/28/2019	05/28/2019	0.00
CE-19-04-4642	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
ZN-19-02-3864	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
CE-17-02-1171	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
RC-14-06-2611	06/10/2014	411 SANTANDER AVE	BLDG RECERT / CRB	40 YEAR OR OLDER BUILDING RECERTIFICATION	final	06/10/2014	06/12/2014	0.00
CE-10-05-4885	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

RECT-24-07-0369	Building Recertification	Recertification	Denied	07/18/2024			BUILDING RECERTIFICATION (YEAR BUILT 1954)***ADD BUILDING REVIEW***	411 SANTANDER AVE
TMPC-23-02-0091	Temporary Structures Commercial	Portable Storage Unit	Finaled	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.

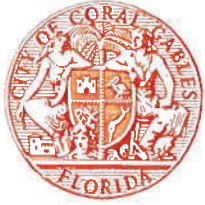
The expiration date of this approval, as stated in said Code, is 10 years from 2014. This recertification letter does not exclude the building from subsequent inspections as deemed necessary by the Building Official, as specified in the Florida Building Code.

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

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

VIA CERTIFIED MAIL

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, 3rd 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 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:

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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:

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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 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 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
9589 0710 5270 1750 3199 20

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

NOTICE OF INTENT TO LIEN AND HEARING

Date: April 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").

On January 14, 2026, the City's Construction Regulation Board entered an order in this matter imposing a deadline for compliance and providing for the accrual of fines for each day that the non-compliance continues and for payment of administrative and investigative costs, as applicable ("Order"). According to our records, the property has not been recertified & you did not comply with the deadline in the Order or pay the costs. Moreover, fines have accrued that also have not been paid. Therefore, the City intends to record a certified copy of the Order in the Public Records of Miami-Dade County, Florida, which will constitute a lien.

The amount currently due is \$ 12,880, which may be accruing additional fines on a daily basis and may include administrative and investigative costs.

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Fairchild Tropical Boardroom, 427 Biltmore Way, Coral Gables, Florida 33134, on **April 13, 2026, at 2:00 p.m. The hearing shall be strictly limited to determining whether and when you corrected the code violations and paid the civil penalties and costs, if any, as required by the Order of the Board previously entered in this case. The Board may also issue an order, having the force of law, commanding whatever steps are necessary to bring a violation into compliance, to enforce Article III of Chapter 105, of the City Code, or as otherwise authorized by Section 101-57 of the City Code. Any applicable fines shall continue to accrue while the hearing is pending and, if you are not successful at the hearing, fines will have accrued retroactive to the deadline in the Order. You shall also be liable for the reasonable costs of the administrative hearing, if you are unsuccessful at the hearing.**

Please note that, as provided in the Board's Order and notwithstanding the pending hearing, **the Building Official may take further enforcement action, to immediately, and without further order from the Board, 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 and the City may DEMOLISH the Structure.** The City may sell as salvage or require the demolition contractor to dispose of the contents of the Structure. The Board may also enter an order of demolition and assess all costs of the proceedings and demolition and other required action for which the

CITY'S EXHIBIT #6

City shall have a lien against the Owner and the Property. Until the Structure is recertified in compliance the terms of the Board's Order, the City shall not issue any further development approvals for the Property, including, but not limited to, building permits, unless the development approval is required to comply with the terms of the Board's Order.

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, Secretary to the Board, 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. and the main number is (305) 460-5245, ext. 0. Your immediate attention to this matter would be appreciated. Please call me to discuss your options regarding fines associated with this case.

Sincerely,

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, Clifford R. Friedman, Director of Human Resources & Risk Management (E-mail: cfriedman@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, Clifford R. Friedman, Director of Human Resources & Risk Management (E-mail: cfriedman@coralgables.com, Telephone: 305- 722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

CC:



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Title of Document Posted: Notice of Intent to Lien and Hearing

I, Brayan Silva Castillo, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 411 Santander Ave, ON 4/2/26 AT
3:26 PM.

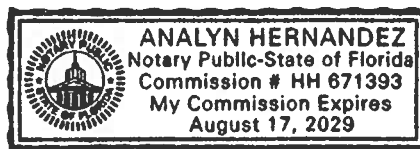
Brayan Silva Castillo
Employee's Printed Name

B Silva
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me by means of physical presence or online
notarization, this 3 day of April, in the year 2026, by
Brayan S. Castillo who is personally known to me.

My Commission Expires:



[Signature]
Notary Public

CITY'S EXHIBIT #7

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
9589 0710 5270 1750 3199 20

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

NOTICE OF INTENT TO LIEN AND HEARING

Date: April 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").

On January 14, 2026, the City's Construction Regulation Board entered an order in this matter imposing a deadline for compliance and providing for the accrual of fines for each day that the non-compliance continues and for payment of administrative and investigative costs, as applicable ("Order"). According to our records, the property has not been recertified & you did not comply with the deadline in the Order or pay the costs. Moreover, fines have accrued that also have not been paid. Therefore, the City intends to record a certified copy of the Order in the Public Records of Miami-Dade County, Florida, which will constitute a lien.

The amount currently due is \$ 12,880, which may be accruing additional fines on a daily basis and may include administrative and investigative costs.

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Fairchild Tropical Boardroom, 427 Biltmore Way, Coral Gables, Florida 33134, on April 13, 2026, at 2:00 p.m. The hearing shall be strictly limited to determining whether and when you corrected the code violations and paid the civil penalties and costs, if any, as required by the Order of the Board previously entered in this case. The Board may also issue an order, having the force of law, commanding whatever steps are necessary to bring a violation into compliance, to enforce Article III of Chapter 105, of the City Code, or as otherwise authorized by Section 101-57 of the City Code. Any applicable fines shall continue to accrue while the hearing is pending and, if you are not successful at the hearing, fines will have accrued retroactive to the deadline in the Order. You shall also be liable for the reasonable costs of the administrative hearing, if you are unsuccessful at the hearing.

Please note that, as provided in the Board's Order and notwithstanding the pending hearing, the Building Official may take further enforcement action, to immediately, and without further order from the Board, 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 and the City may DEMOLISH the Structure. The City may sell as salvage or require the demolition contractor to dispose of the contents of the Structure. The Board may also enter an order of demolition and assess all costs of the proceedings and demolition and other required action for which the

4/2/26, 3:26 PM

CITY'S EXHIBIT #8





4/2/26, 3:26 PM

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 87th 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

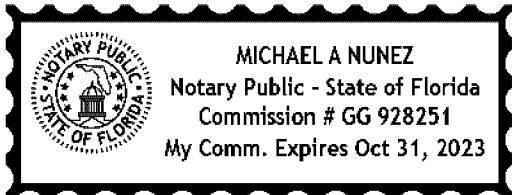
Witness Name: Tiana L. Tranowicz

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

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

Report Year	Filed Date
2024	03/15/2024
2025	04/30/2025

Document Images

04/30/2025 -- ANNUAL REPORT	View image in PDF format
03/15/2024 -- ANNUAL REPORT	View image in PDF format
03/13/2023 -- Florida Limited Liability	View image in PDF format

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 (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