



**City of Coral Gables
Development Services Department**

**UNSAFE STRUCTURES BOARD HEARING
CASE RESUME**

HEARING DATE: July 11, 2016

CASE NO.: 15-4410

BUILDING ADDRESS: 1515 San Remo Ave

FOLIO NUMBER: 03-4130-033-0001

OWNER: Villa San Remo Condominium Association, Inc.

USE: Multifamily Structure

OF LIVING UNITS: 48

PENDING RECERTIFICATION: 2014

DESCRIPTION AND DEFECTS OF BUILDING: The 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 for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code.

DATES AND ACTIVITIES:

- 4/01/14 Letter from the City advising of 40/10 Year Recertification required
- 7/22/14 Second Letter
- 1/22/15 Recertification Report rejected, structural & electrical repairs required
- 3/23/15 Extension to submit new approved Recertification Report expired
- 6/02/15 Final Notice Letter
- 8/31/15 Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing
- 9/14/15 City to perform "Life Safety" inspection
- 10/08/15 Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing
- 10/28/15 Construction Regulation Board Order issued
- 1/17/16 Order deadline expired (Pass inspection on permits & submit new approved Recertification Report)
- 2/01/16 Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing
- 2/24/16 Notice of Hearing on Non-Compliance with Unsafe Structures Order
- 3/21/16 Construction Regulation Board Order issued
- 4/21/16 Notice of Hearing on Non-Compliance with Unsafe Structures Order and Right to Request Hearing
- 4/22/16 Notice of Unsafe Violation for Failure to Recertify and Notice of Hearing

TO DATE THE OWNER HAS NOT: Submitted a revised Recertification Report

BUILDING OFFICIAL'S RECOMMENDATION: a) Submit the revised 40/10 Year Recertification Report prepared by a licensed Architect or Engineer within thirty (30) days of the Board's Order. b) \$250 daily fine to remain for each day the violation continues; c) if all requirements are not completed within the thirty (30) days the Building Official is to revoke the Certificate of Occupancy and all tenants are to evacuate the premises; d) Development Services Department to send tenants notice of the Boards order.

PERMIT ACTIVITY: BL-15-11-5317 Structural concrete repairs issued on 11/13/2015
EL-15-08-5250 Install AC disconnect at each of 47 roof top compressors finalized on 09/30/2015

Presented by: Virginia Goizueta, Building Services Coordinator, City of Coral Gables

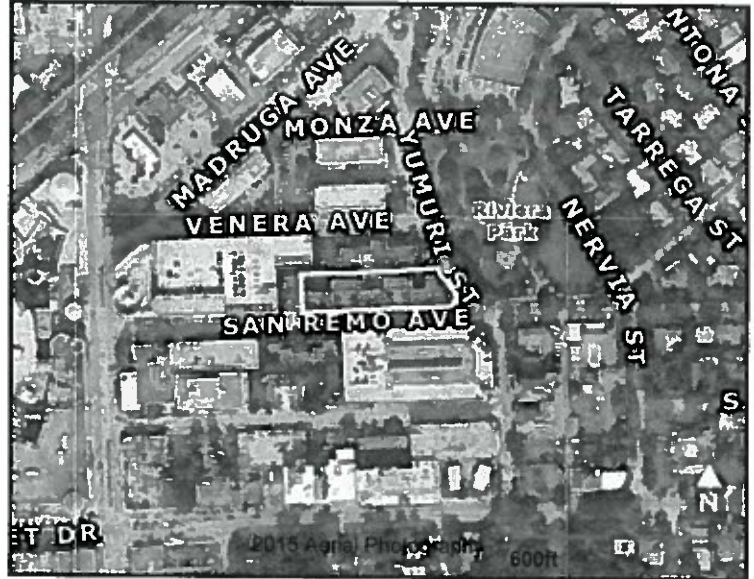


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 9/10/2015

Property Information	
Folio:	03-4130-033-0001
Property Address:	
Owner	REFERENCE ONLY
Mailing Address	
Primary Zone	0300 SINGLE FAMILY - 751-900 S
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
VILLA SAN REMO CONDO
CORAL GABLES RIVIERA SEC 14
2ND REV PB 28-32
LOTS 17 THRU 24 BLK 203
AS DESC IN DEC OR 23355-3786

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

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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

Version:

CITY'S

EXHIBIT 1





The City of Coral Gables

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

4/1/2014

VIA CERTIFIED MAIL

VILLA SAN REMO CONDO C/O CLEAR SKY PROPERTY MANAGEMENT
2929 SW 3RD AVE SUITE 412
MIAMI , FL 33129

91 7108 2133 3932 6007 6667

RE: 1515 SAN REMO,CORAL GABLES, FL
Folio # 03-4130-033-0001
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 1964.

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

7/22/2014

VILLA SAN REMO CONDO C/O CLEAR SKY PROPERTY MANAGEMENT
2929 SW 3RD AVE SUITE 412
MIAMI, FL 33129

VIA CERTIFIED MAIL

91 7108 2133 3932 6021 9989

Re: Building Recertification
1515 SAN REMO
Folio # 03-4130-033-0001

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 7/1/2014 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 10/22/2014, 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

CITY'S

EXHIBIT 3



1515 San Remo Ave

Allied Building Inspection Services
Inspections. Testing. Engineering



December 23, 2014

Building Official
City of Coral Gables
405 Biltmore Way, 3rd Floor
Coral Gables FL 33134

RE: 40-Year Building Re-Certification Electrical Inspection Report
SUBJ: 1515 San Remo Ave, Coral Gables, FL
Folio: 03-4130-033-0001 (Reference Only – See attached list)

Dear Building Official,

Enclosed, please find the electrical report in the format required by your office. **The building requires electrical repairs to the deficiencies noted in the report prior to our recommendation for recertification.**

As a routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the building.

Sincerely,

Allied Building Inspection Services, Inc.

Masood Fegghi, PE

CITY'S

EXHIBIT

4



Minimum Inspection Procedural Guidelines for Building Electrical Re-Certification

Inspection Commenced
Date: **July 8, 2014**

Inspection Made By:

Signature:

Print Name: **Masood Feghhi**

Inspection Completed
Date: **December 23, 2014**

Title: **PE 38622**

Address: **8203 SW 124 Street
Miami, Florida 33156**

1. *Description of Structure*

- a. Name of Title: **(See Attached List)**
- b. Street Address: **1515 San Remo Ave N-N Coral Gables , FL 33146 (See Attached List)**
- c. Legal Description: **Villa San Remo Condo Unit N-N Undivided N/NNN Interest In Common Elements (See Attached List)**
- d. Owner's Name: **(See Attached List)**
- e. Owner's Mailing Address: **(See Attached List)**
- f. Building Official Folio Number: **03-4130-033-0001 (Reference Only – See attached list)**
- g. Building Code Occupancy Classification: **R2**
- h. Present Use: **Commercial – Multifamily Residential – 47 units**
- i. General Description, Type of Construction, Size, Number of Stories, Special Features: **3-Story CBS & Reinforced Concrete Structure. See attached list for approximate area in SF.**
- j. Additions to original structure: **None noted (no plans available on site).**



Guidelines and Information for Re-Certification of Electrical Systems of (40) Year Structures

1. Electric Service

1. Size:

- a. Bldg A Amperage (400) Fuses (X) Breakers (X)
- b. Bldg B Amperage (400) Fuses (X) Breakers (X)
- c. Bldg C Amperage (400) Fuses (X) Breakers (X)
- d. Bldg D Amperage (400) Fuses (X) Breakers (X)
- e. Bldg E Amperage (400) Fuses (X) Breakers (X)
- f. Bldg F Amperage (200) Fuses (X) Breakers (X)

2. Phase: Three Phase () Single Phase (X)

3. Condition: Good () Fair (X) Needs Repair ()

4. Comments: 49 meters, 5-400A main disconnects, 1-200A main disconnect, 48-70A panel disconnects in six multi-disconnect centers, 1-200A panel disconnect

2. Meter and Electric Room

1. Clearances: Good (X) Fair () Requires Correction ()

2. Comments: All equipment is satisfactory.

3. Gutters

1. Location: Good (X) Requires Repair ()

2. Taps & Fill: Good (X) Requires Repair ()

3. Comments: Satisfactory.

4. Electrical Panels

1. Panels A1-A9: 70 Amps, indoor Good (X) Requires Repair ()

2. Panels B1-B9: 70 Amps, indoor Good (X) Requires Repair ()

3. Panels C1, C3-C9: 70 Amps, indoor Good (X) Requires Repair ()



- 4. Panels D1-D9: **70 Amps, indoor** Good () Requires Repair ()
- 5. Panels E1-E9: **70 Amps, indoor** Good () Requires Repair ()
- 6. Panels F1-F4: **70 Amps, indoor** Good () Requires Repair ()
- 7. House Panel A: **200 Amps, indoor** Good () Requires Repair ()
 - a. House Subpanel B: **100 Amps, indoor** Good () Requires Repair ()
- 8. Comments: **Satisfactory.**

5. Branch Circuits

- 1. Identified: Yes () Must Be Identified ()
- 2. Conductors: Good () Deteriorated () Must Be Replaced ()
- 3. Comments: **Satisfactory**

6. Grounding of Service

- Condition: Good () Repairs Required ()
- Comments: **Satisfactory**

7. Grounding of Equipment

- Condition: Good () Repairs Required ()
- Comments: **Satisfactory**

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8. Service Conduits/Raceways

- Condition: Good () Repairs Required ()
- Comments: **Satisfactory**

9. Service Conductors and Cables

- Condition: Good () Repairs Required ()
- Comments: **Satisfactory**



10. Types of Wiring Methods

- Condition:
 - a. Conduit Raceways: Good (X) Repairs Required ()
 - b. Conduit PVC: Good (X) Repairs Required ()
 - c. NM Cable: Good () Repairs Required ()
 - d. BX Cable: Good (X) Repairs Required ()

11. Feeder Conductors

- Condition: Good (X) Repairs Required ()
- Comments: **Satisfactory**

12. Emergency Lighting

- Condition: Good (X) Repairs Required ()
- Comments: **Satisfactory**

13. Building Egress Illumination

- Condition: Good (X) Repairs Required ()
- Comments: **Satisfactory**

14. Fire Alarm System

- Condition: Good (X) Repairs Required ()
- Comments: **Satisfactory**

15. Smoke Detectors

- Condition: Good (X) Repairs Required ()
- Comments: **Satisfactory**

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1/15/15

16. Exit Lights

- Condition: Good (X) Repairs Required ()
- Comments: **Satisfactory**

17. Emergency Generator

- Condition : Good () Repairs Required ()
- Comments: **N/A**



18. Wiring in Open or Undercover Parking Garage Areas

- Condition: Good (**X**) Repairs Required ()
- Comments: **Satisfactory**

19. Open or Undercover Parking Surface and Security Lighting

- Condition: Good () Requires Additional Illumination ()
- Comments: **Illumination certification to be provided by others**

20. Swimming Pool Wiring

- Condition: Good (**X**) Repairs Required ()
- Comments: **Satisfactory**

21. Wiring of Mechanical Equipment

- Condition: Good () Repairs Required (**X**)
- Comments: **Repairs required – see list included below**

22. General Additional Comments

- Comments: **Repairs required – see list included below**

Required Repair List

At ALL A/C condensing units on rooftop: replace deteriorated service wiring and add disconnects to each (to be addressed during upcoming rooftop replacement)



1515 San Remo Ave

Allied Building Inspection Services
Inspections. Testing. Engineering

Folio Number	Owner Name	Property Address	SF	Legal (Villa San Remo Condo Unit N-N)	Legal (Undiv NNNN Int in Common Elements)
0341300330010	Marlene Echeverria	1515 San Remo Ave A-1	770	A-1	7/300
0341300330020	Jesse S Leighton Jrts	1515 San Remo Ave A-2	625	A-2	5/264
0341300330030	Tony Romeo &W	1515 San Remo Ave A-3	770	A-3	7/300
0341300330040	George W Prendes	1515 San Remo Ave A-4	770	A-4	7/300
0341300330050	Michael L Macknin &W Carol H	1515 San Remo Ave A-5	625	A-5	5/264
0341300330060	Zulay Suarez De Ruiz	1515 San Remo Ave A-6	770	A-6	7/300
0341300330070	John Rock	1515 San Remo Ave A-7	770	A-7	7/300
0341300330080	Humberto De Lara	1515 San Remo Ave A-8	625	A-8	5/264
0341300330090	Silver Ridge LLC	1515 San Remo Ave A-9	770	A-9	7/300
0341300330100	Elena Bustillo	1515 San Remo Ave B-1	625	B-1	5/264
0341300330110	Richard J Hofman &W Jo V	1515 San Remo Ave B-2	770	B-2	7/300
0341300330120	Sylvia & Susan Grossinger &	1515 San Remo Ave B-3	625	B-3	5/264
0341300330130	Missu LLC	1515 San Remo Ave B-4	625	B-4	5/264
0341300330140	Lillian K Peters	1515 San Remo Ave B-5	770	B-5	7/300
0341300330150	Albert Lenel &W Doris &	1515 San Remo Ave B-6	625	B-6	5/264
0341300330160	David A Freedman &	1515 San Remo Ave B-7	625	B-7	5/264
0341300330170	David Gutierrez &W Roxanne	1515 San Remo Ave B-8	770	B-8	7/300
0341300330180	Anthony Romeo &W Carolina	1515 San Remo Ave B-9	625	B-9	5/264
0341300330190	Luis Fernando Marquina	1515 San Remo Ave C-1	770	C-1	7/300
0341300330200	Ana M Betancourt	1515 San Remo Ave C-3	770	C-3	7/300
0341300330210	Carrieanne Coloma &H Carlos	1515 San Remo Ave C-4	625	C-4	5/264
0341300330220	Carrieanne Coloma	1515 San Remo Ave C-5	770	C-5	7/300
0341300330230	Elizabeth Hogan	1515 San Remo Ave C-6	625	C-6	5/264
0341300330240	Heather R Weissman	1515 San Remo Ave C-7	625	C-7	5/264
0341300330250	Mep Real Est LLC	1515 San Remo Ave C-8	770	C-8	7/300
0341300330260	Ew d San Remo LLC	1515 San Remo Ave C-9	625	C-9	5/264
0341300330270	Lee D Yoder &W Margaret	1515 San Remo Ave D-1	625	D-1	5/264
0341300330280	Mayumi O Todd &H Rock	1515 San Remo Ave D-2	770	D-2	7/300
0341300330290	Carlos Estalella &W Mercedes	1515 San Remo Ave D-3	625	D-3	5/264
0341300330300	Sharon Madia &H Michael	1515 San Remo Ave D-4	625	D-4	5/264
0341300330310	George Prendes &W Beatriz	1515 San Remo Ave D-5	770	D-5	7/300
0341300330320	Anthony Chisena & W	1515 San Remo Ave D-6	625	D-6	5/264
0341300330330	Michelle C Fernandez	1515 San Remo Ave D-7	625	D-7	5/264
0341300330340	Rocket Riders Picture	1515 San Remo Ave D-8	770	D-8	7/300
0341300330350	Shaw n Holtzman	1515 San Remo Ave D-9	625	D-9	5/264
0341300330360	Alexis Zequeira	1515 San Remo Ave E-1	770	E-1	7/300
0341300330370	Shaw n P Marcotte &W Anamae G	1515 San Remo Ave E-2	625	E-2	5/264
0341300330380	Tchad Marie Anderson	1515 San Remo Ave E-3	770	E-3	7/300
0341300330390	Jorge Balleste &W	1515 San Remo Ave E-4	770	E-4	7/300
0341300330400	Edgar Jones &W Susan	1515 San Remo Ave E-5	625	E-5	5/264
0341300330410	Janet Medina	1515 San Remo Ave E-6	770	E-6	7/300
0341300330420	Sidney L Kahn Iv &W Susan M	1515 San Remo Ave E-7	770	E-7	7/300
0341300330430	Jeff Schram	1515 San Remo Ave E-8	625	E-8	5/264
0341300330440	Jose Altet &W Maria L	1515 San Remo Ave E-9	770	E-9	7/300
0341300330450	Valious Florida Corporation	1515 San Remo Ave F-1	770	F-1	7/300
0341300330460	Namor Holdings LLC	1515 San Remo Ave F-2	770	F-2	7/300
0341300330470	Anthony Romeo &W Carolina	1515 San Remo Ave F-3	770	F-3	7/300

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1/15/15



Certification of Compliance with Parking Lot Guardrails Requirements in Chapter 8C of the Code of Miami-Dade County

Date: **December 23, 2014**

Re: Case Number: **Folio: 03-4130-033-0001 (Reference Only – See attachment)**

Property Address: **1515 San Remo Ave, Coral Gables, FL 33146 – See
attached list for approximate area in SF**

Building Description: **Commercial – Multifamily 47 units**

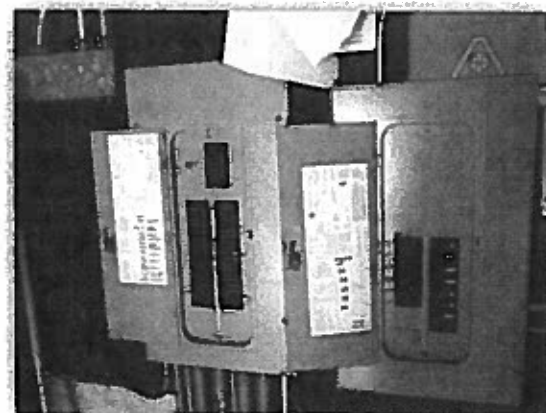
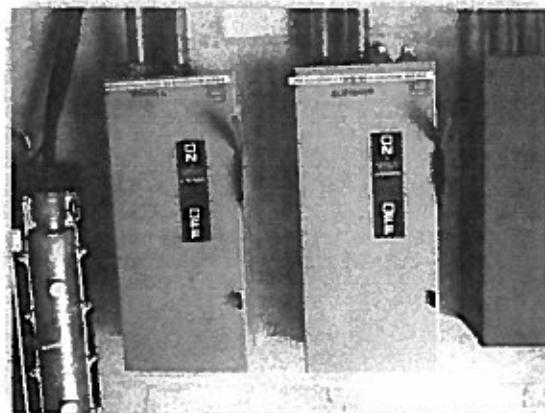
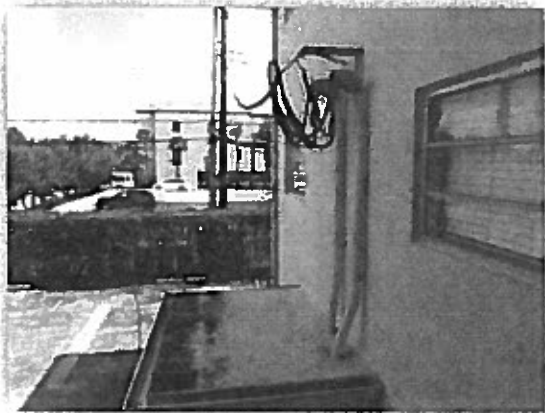
The undersigned states the following:

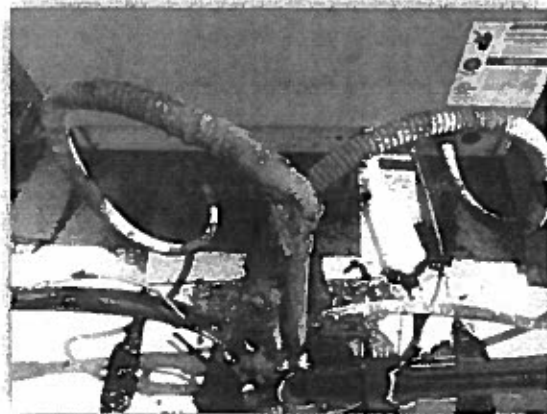
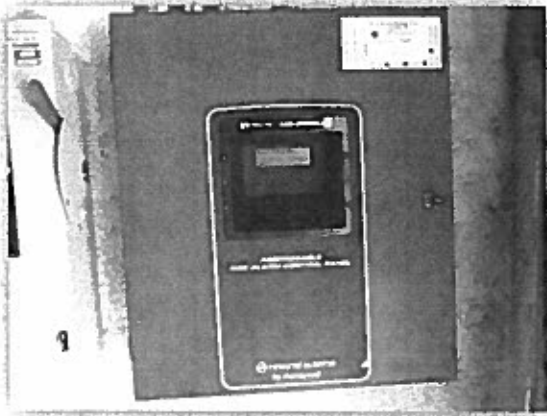
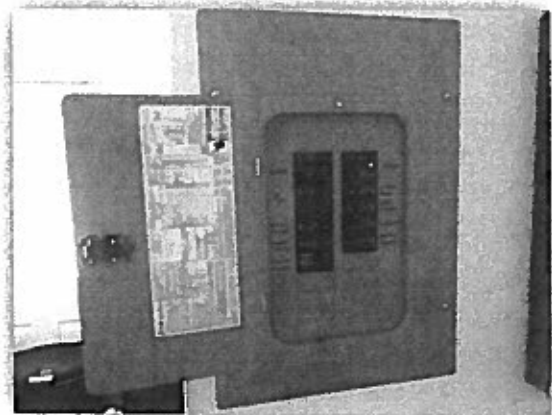
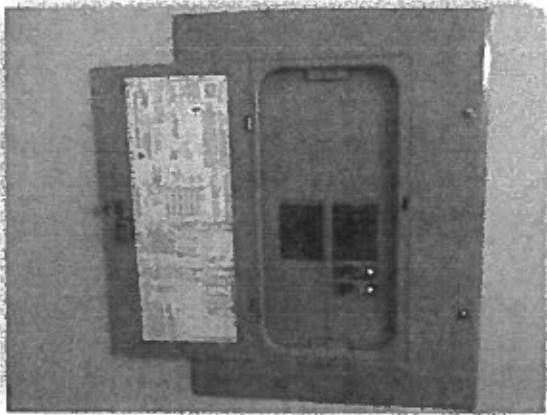
I am a Florida registered professional engineer or architect with an active license.

On **October 21, 2014**, I inspected the parking lot(s) servicing the above referenced building for compliance with Section 8C-6 and determined the following:

- (X) The parking lot(s) is not adjacent to or abutting a canal, lake or other body of water.
- () The parking lot(s) is adjacent to or abutting a canal, lake or other body of water and parked vehicles are protected by a guardrail that complies with Section 8C-6 of the Miami-Dade County Code.
- () The parking lot(s) is adjacent to or abutting a canal, lake or other body of water and parked vehicles are not protected by a guardrail that complies with Section 8C-6 of the Miami-Dade County Code. I have advised the property owner that he/she must obtain a permit for the installation of the guardrail and obtain all required inspection approvals no later than April 10, 2014.

Masood Fegghi, PE





STRUCTURAL RECERTIFICATION

(FOLLOWING MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING)

1. DESCRIPTION OF STRUCTURE:

- a. Name or Title: Villa San Remo Condo
- b. Street Address: 1515 San Remo
Coral Gables, FL
- c. Legal Description: CORAL GABLES RIVIERA SEC 14
2ND REV PB 28-32
LOTS 17 THRU 24 BLK 203
AS DESC IN DEC OR 23355-3786
LOT SIZE 42606 SQ FT. FAU 03 4130 009 1100
- d. Owner's Name: Villa San Remo Condo
c/o Clear Sky Property Management
- e. Owner's Mailing Address: 2929 SW 3rd Avenue, Suite 412
Miami, FL 33129
- f. Building Official Folio Number: 03-4130-033-0001
- g. Building Code Occupancy Classification: _____
- h. Present use: 0300 SINGLE FAMILY - 751-900 S
- i. General description, type of construction, size, number of stories, and special features.
The structure consist of 5 buildings, three stories. Buildings are composed of prefab wood truss mansards, concrete hollow core roof and floor slabs; reinforced masonry bearing walls; and concrete slab-on-ground. (See photo nos. 1-2).
- j. Additions to original structure: Modification to pool / exercise room opening observed.

2. PRESENT CONDITION OF STRUCTURE:

- a. General alignment (note good, fair, poor, explain if significant)
1. Bulging: Good
 2. Settlement: Good
 3. Deflection: Good
 4. Expansion: Fair to poor
 5. Contraction: Good
- b. Portions showing distress (note beams, columns, structural walls, floors, roofs, other). The following items must be repaired before re-certification can be granted: Spalling at concrete lintels and sills; overhead spalls at concrete beams; spalling at concrete columns; loose rail posts; spalling at mechanical room roof slab; door framing damaged at meter room; tie-down straps missing at rooftop units; debris on roof deck. (See photos nos. 3-11)

10-21-14

- c. Surface conditions - describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration and stains.
In general, the surface conditions of the building are fair to good.
- d. Cracks - note locations in significant members. Identify crack size as HAIRLINE if barely discernible; FINE if less than 1mm in width; MEDIUM if between 1 and 2 mm in width; WIDE if over 2 mm.
Several hairline cracks, step cracks and slab cracks were found throughout the building. As part of routine maintenance it is recommended that these cracks be monitored, repaired and/or sealed to prevent water infiltration and tripping hazards.
- e. General extent of deterioration - cracking or spalling of concrete or masonry; oxidation of metals; rot or borer attack in wood. There are significant cracks and spalling of concrete in the following areas: Refer to item 2.b. above for list of deficiencies.
- f. Previous patching or repairs
There are some minor areas patched as part of routine maintenance.
- g. Availability of original construction drawings - location, description.
Drawings for the original construction were made available by Robert Jerome Filer, AIA circa 1966.

3. INSPECTIONS:

- a. Date of notice of required inspection: April 1, 2014
- b. Date(s) of actual inspection: July 8 - 21, 2014
- c. Name and qualification of individual submitting inspection report: Jose A. Toledo, P.E. 54891 and Special Inspector 1180, for U.S. Structures, Inc. (CA8439)
- d. Description of any laboratory or other formal testing, if required, rather than manual or visual procedures:
No laboratory or load testing was conducted.
- e. Structural repair:
Refer to item 2.b. above for list of deficiencies.

4. SUPPORTING DATA:

- a. Sheets written data: None
- b. Photographs: Refer to general photos at the end of this report
- c. Drawings or sketches: None

5. MASONRY BEARING WALLS: indicate good, fair, poor on appropriate lines:

- a. Concrete masonry units are used for the exterior walls of the building and appear to be adequate.

Handwritten signature and date: 10-21-14

- b. Clay bricks none
- c. Reinforced concrete tie columns if any are concealed and could not be verified.
- d. Reinforced concrete tie beams are concealed and could not be verified.
- e. Lintels are used to framed the typical window and door openings
- f. Other type bond beams none
- g. Masonry finishes - exterior:
1. Stucco - fair to good
 2. Veneer - good, located at entry of building C
 3. Paint only - fair
 4. Other (describe) - none
- h. Masonry finishes - interior:
1. Vapor barrier - none
 2. Furring and Plaster - none
 3. Paneling - none
 4. Paint only - fair
 5. Other (describe) - none
- i. Cracks:
1. Location - note beams, columns, other: - common hairline cracks observed throughout
 2. Description: hairline
- j. Spalling:
1. Location - note beams, columns, other - Refer to item 2.b. above for list of deficiencies.
 2. Description - N/A.
- k. Rebar corrosion - check appropriate line:
1. None visible - N/A
 2. Minor - Patching will suffice - N/A
 3. Significant - but patching will suffice - N/A
 4. Significant - structural repairs required (describe) - Refer to item 2.b. above for list of deficiencies.
- l. Samples chipped out for examination in spall areas:
1. None visible - None
 2. Yes - describe color texture, aggregate, general quality - N/A

6. FLOOR AND ROOF SYSTEMS:

- a. Roof systems:
1. Describe (flat, sloped, type of roofing, type of roof deck, condition):

10-21-14

The roof deck is framed with a flat hollow core concrete slab. Slope is relatively flat pitched to exterior drains and scuppers. Roofing is built-up asphalt in poor condition. Perimeter mansards are prefab wood trusses with plywood sheathing.

2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of supports: Air conditioning units are located on roof stands. No cooling towers or water tanks. Unit strap tie downs are missing (refer to item 2.b. above for list of deficiencies).
3. Note types of drains and scuppers and conditions: Exterior roof drains and perimeter overflow scuppers throughout.

b. Floor system(s):

Describe (type of system framing, material, spans, condition):

Existing precast hollow core concrete slabs for elevated floors and typical slab-on-ground.

- c. Inspection - note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.
Attic access was available at building C only. All other ceilings are direct to underside of hollow core slabs.

7. STEEL FRAMING SYSTEMS:

- a. Steel post columns are used to support the exterior stairs and located along perimeter of catwalks. Minor surface corrosion observed (recommend removing corrosion and coating with rust-inhibitive paint).

8. CONCRETE FRAMING SYSTEMS:

- a. Full description of structural system: Concrete framing members are concealed behind stucco and interior finishes and could not be confirmed.
- b. Cracking:
 1. Not Significant: common hairline and small cracks observed throughout.
 2. Location and description of members affected and type of cracking: see 2.b above
- c. General Condition: The concrete systems appear to be in serviceable conditions except for the deficient items noted in 2.b. above.
- d. Rebar corrosion - check appropriate line:
 1. None visible - exposed rebar noted in mechanical room
 2. Location and description of members affected and type cracking - refer to deficient items noted in 2.b. above.
 3. Significant but patching will suffice - N/A
 4. Significant - structural repairs required (describe) - refer to deficient items noted in 2.b. above.
- e. Samples chipped out in spall areas:
 1. No: N/A
 2. Yes - describe color, texture, aggregate, general quality: -N/A

10-21-14

9. **WINDOWS:**

- a. Type (wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other): In general, the existing windows are aluminum framed, awning style
- b. Anchorage - type and condition of fasteners and latches: The fasteners and anchorages for the windows were typically concealed. Some fasteners observed were corroded and some missing.
- c. Exterior Sealants - type and condition of perimeter sealants & at mullions: In general, observed signs of deteriorated and dried out sealant along most windows.
- d. Interior seals - type and condition of operable vents: Where visible, the sealant for the original windows was noted to be dried out and cracking.
- e. General condition: The windows are original and in fair to poor condition. Monitoring is recommended along with routine maintenance to ensure proper performance.

10. **WOOD FRAMING:**

Roof Framing: - Perimeter mansard roofs are prefab wood trusses with plywood sheathing. Minor spots of sheathing deterioration were noted at areas of leaks.

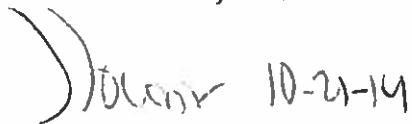
11. **EVALUATION:**

Based on our observations, there are structural deficiencies identified herein that require immediate action. The deficient items noted must be repaired before structural re-certification can be issued for this property. Repair drawings and specifications addressing all structural deficiencies shall be prepared by a Florida Registered engineer and submitted to the City of Coral Gables for building permit. Actual repairs shall be performed by a Florida licensed general contractor.

Upon satisfactory completion of the noted deficiencies, our office will revisit the site and issue structural re-certification.

As a routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the structural systems for this building based upon careful evaluation of observed conditions, to the extent reasonably possible.

Respectfully submitted:
U.S. STRUCTURES, INC.

 10-21-14

Jose A. Toledo, P.E.
President / Structural Engineer
Florida License No. 54891
Special Inspector No. 1180



Photograph No. 1 (general building elevation)

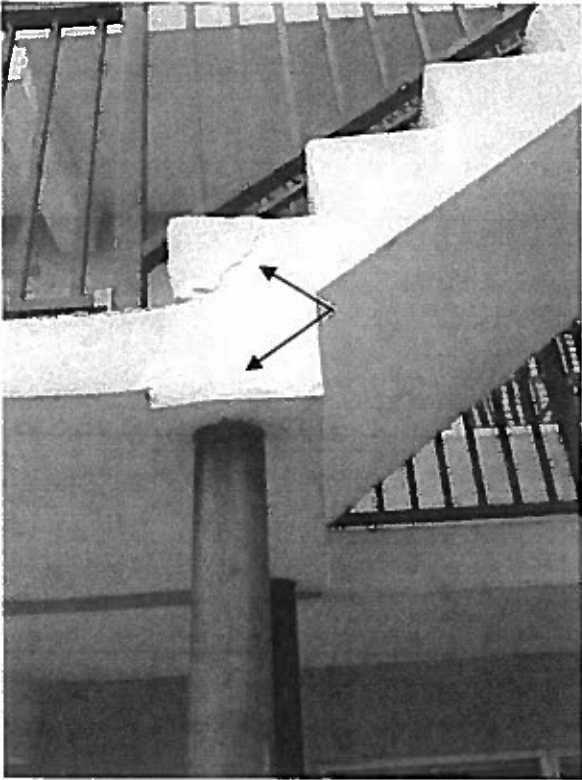


Photograph No. 2 (general building elevation)

[Handwritten signature] 10-21-14

JOSE A. TOLEDO, PE 54891 FOR U.S. STRUCTURES, INC.
VILLA SAN REMO CONDO - 40YR RECERTIFICATION


OCTOBER 21, 2014
PAGE 6 OF 10



Photograph No. 3 (concrete spalling at step)



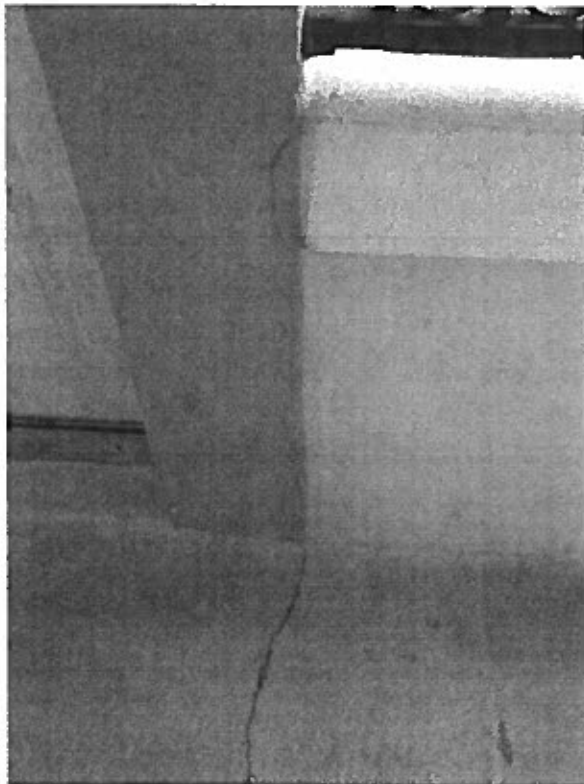
Photograph No. 4 (typical spalling at window sill)

 10-21-14
JOSE A. TOLEDO, PE 54891 FOR U.S. STRUCTURES, INC.
VILLA SAN REMO CONDO - 40YR RECERTIFICATION

OCTOBER 21, 2014
PAGE 7 OF 10



Photograph No. 5 (typical beam spalling)

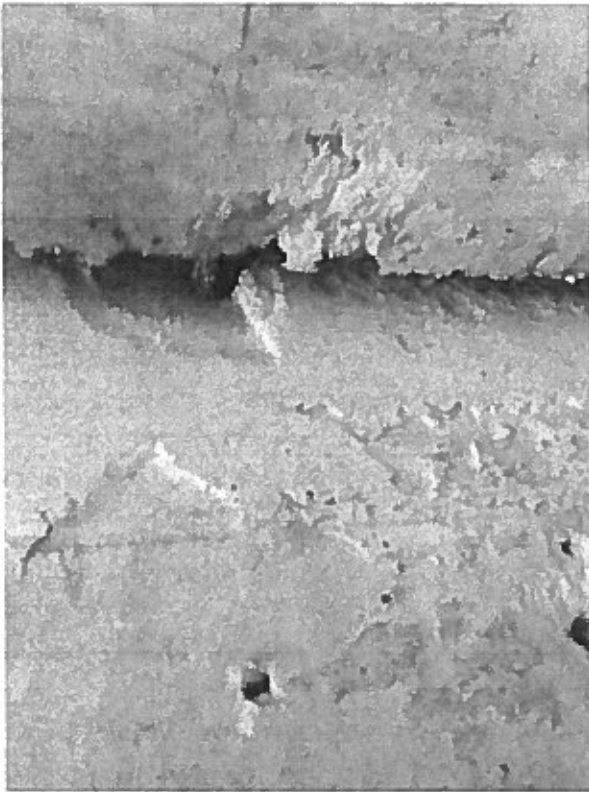


Photograph No. 6 (typical cracking at joint between buildings)

JA 10-21-14

JOSE A. TOLEDO, PE 54891 FOR U.S. STRUCTURES, INC
VILLA SAN REMO CONDO -- 40YR RECERTIFICATION

OCTOBER 21, 2014
PAGE 8 OF 10



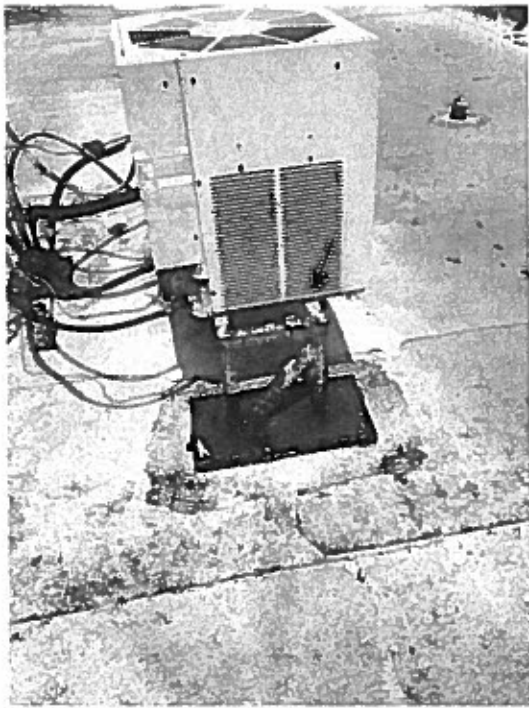
Photograph No. 7 (damage at mechanical room roof slab)



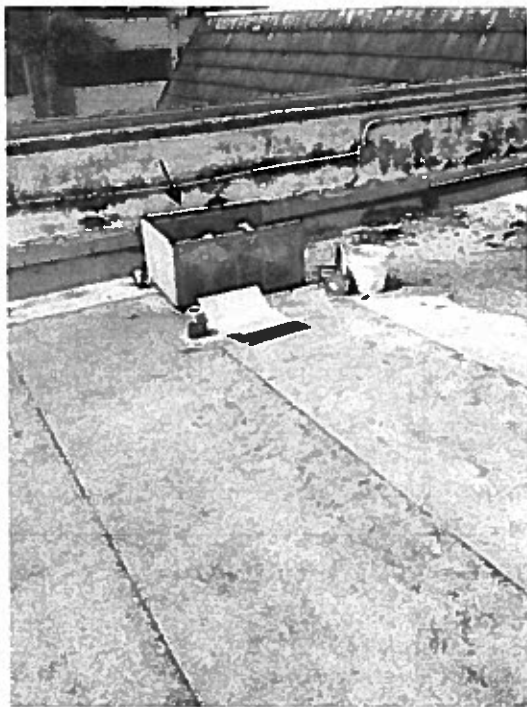
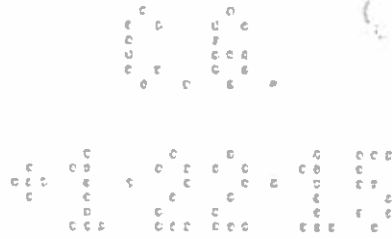
Photograph No. 8 (damage at meter roof door framing)

Jose A. Toledo 10-21-14
JOSE A. TOLEDO, PE 54891 FOR U.S. STRUCTURES, INC.
VILLA SAN REMO CONDO - 40YR RECERTIFICATION

OCTOBER 21, 2014
PAGE 9 OF 10



Photograph No. 9 (typical missing tie down at roof top units)



Photograph No. 10+11 (typical roof top debris)



[Handwritten signature] 10-21-14

JOSE A. TOLEDO, PE 54891 FOR U.S. STRUCTURES, INC
VILLA SAN REMO CONDO - 40YR RECERTIFICATION

OCTOBER 21, 2014
PAGE 10 OF 10



The City of Coral Gables

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

January 23, 2015

VILLA SAN REMO CONDOMINIUM ASS
2929 SW 3 AVE # 412
MIAMI, FL. 33129

VIA CERTIFIED MAIL

91 7108 2133 3932 7099 3701

Re: Address: 1515 SAN REMO AVE
Folio # 03-4130-033-0001

Dear Property Owner/Manager:

This Department has received the 40-year Building Recertification Report you submitted for the above referenced property address. Please note the Report indicates remedial repairs* must be done to the building in order for it to meet minimum requirements stipulated for safe occupancy as prescribed in the Miami-Dade County Code, Section 8-11.

Pursuant to the Code you must complete the repairs within sixty (60) days from the date the Report was submitted to this Department. Once the repairs have been completed the original architect/engineer will need to provide a follow-up letter indicating the building is now recommended for recertification.

If you have any questions regarding the specific repairs identified in the Report please contact the original architect/engineer which prepared the Report. If you have further questions please contact us at (305) 569-1807.

Sincerely,

Manuel Z. Lopez

Manuel Z. Lopez, P.E.
Building Official

*Copy of the letter is attached.

CITY'S

EXHIBIT

6



The City of Coral Gables

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

6/2/2015

****FINAL NOTICE****

VILLA SAN REMO CONDO C/O CLEAR SKY PROPERTY MANAGEMENT
2929 SW 3RD AVE SUITE 412
MIAMI, FL 33129

VIA CERTIFIED MAIL

91 7108 2133 3932 7095 9844

Re: Building Recertification
1515 SAN REMO
Folio # 03-4130-033-0001

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

CITY'S

EXHIBIT 7

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

VILLA SAN REMO CONDO C/O CLEAR
 SKY PROPERTY MANAGEMENT
 2929 SW 3RD AVE SUITE 412
 MIAMI, FL 33129

2. Article Number
 (Transfer from service label) 917108 2133 3932 7095 9844

PS Form 3811, July 2013

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
Louis R. Romeu Addressee

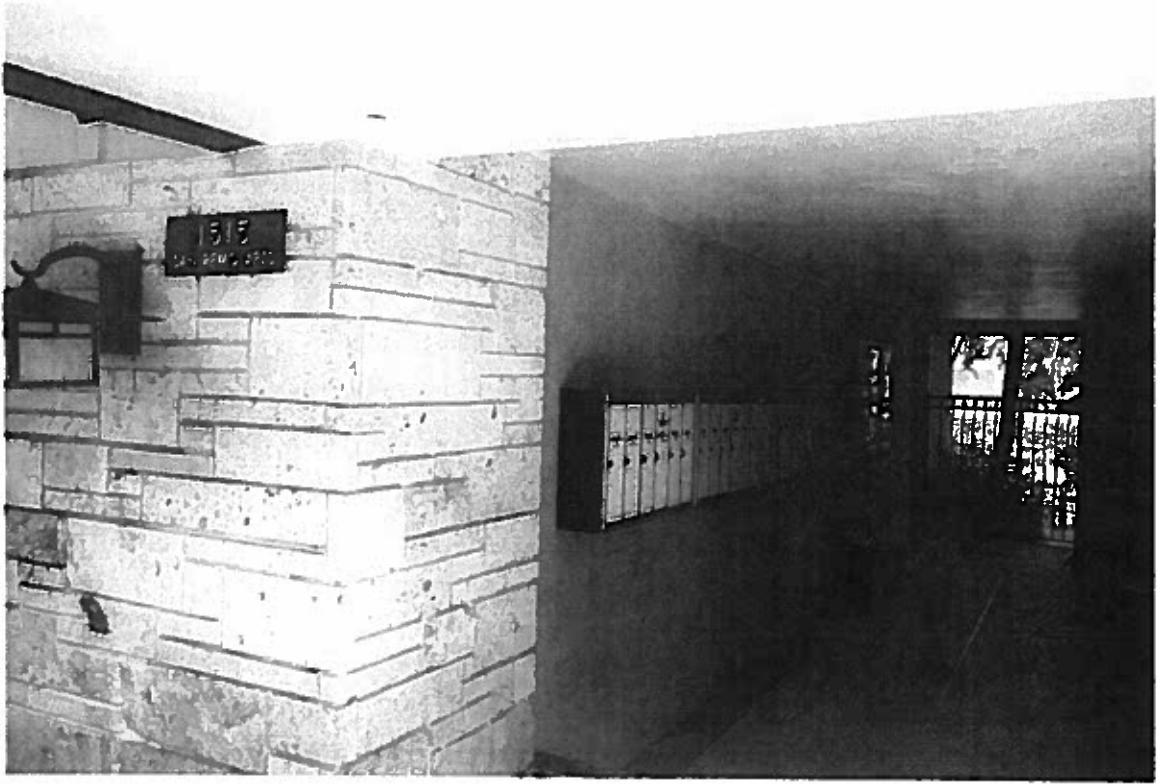
B. Received by (Printed Name) Date of Delivery
 C. *Louis R. Romeu* *6-8-14*

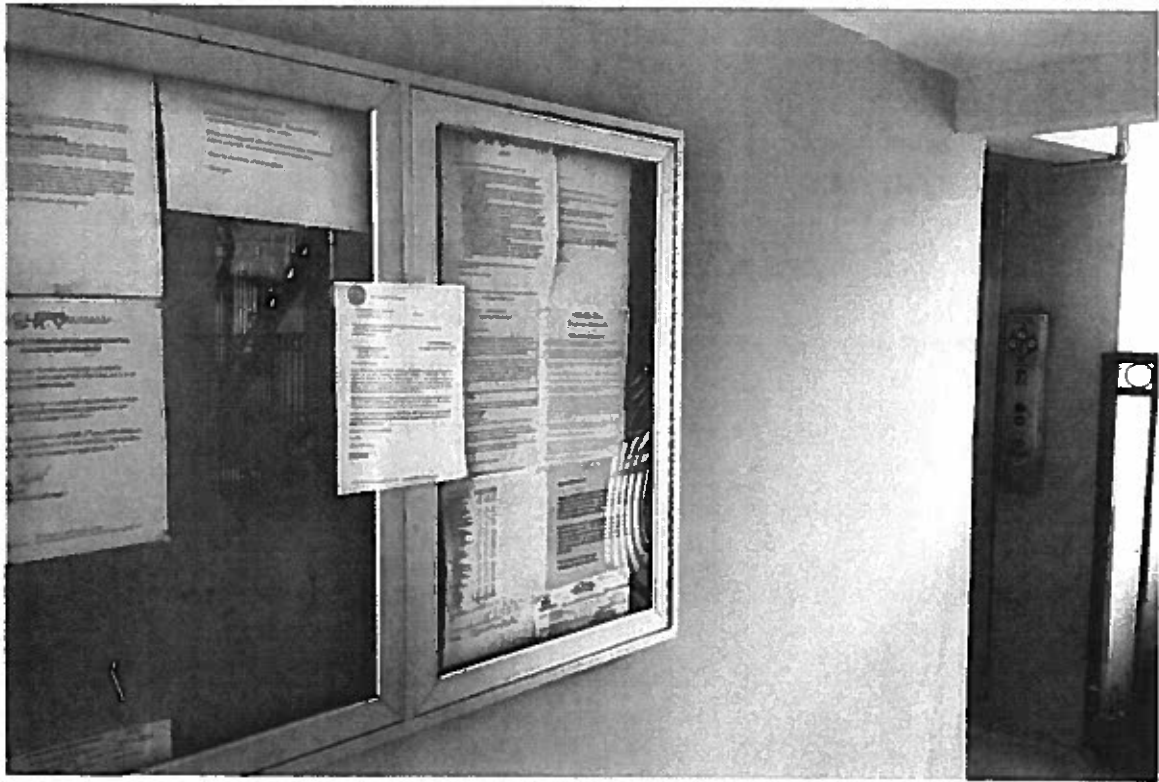
D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

Louis R. Romeu

3. Service Type
 Certified Mail®
 Registered
 Insured Mail
 Priority Mail Express™
 Return Receipt for Merchandise
 Collect on Delivery

4. Restricted Delivery? (Extra Fee) Yes







The City of Coral Gables

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

Case # 15-4256

Petitioner,

vs.

VILLA SAN REMO CONDOMINIUM
ASSOCIATION, INC., a Florida Not for
Profit Corporation,

Respondents.

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

Date: August 31, 2015

To:

Condominium Association
Villa San Remo Condominium
Association, Inc.
c/o Clear Sky Property Management
LLC
Registered Agent
2929 SW 3 Avenue, Suite 330
Miami, FL 33129-2710

Return receipt number:
91 7108 2133 3932 6255 5726

Re: The five three-story residential condominium buildings consisting of 47 units ("Structure"), built in 1964, located at 1515 San Remo Avenue, Coral Gables, FL 33134-3046, and legally described as Lots 17 thru 24, Block 203, of CORAL GABLES RIVIERA SECTION 14, according to the 2nd Rev Plat Book 28-32, of the Public Records of Miami-Dade County, Florida ("Property").

CITY'S

EXHIBIT

8

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 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").

The Report, submitted to the City on January 22, 2015, stated that the Structure did not meet the minimum requirements to be recertified as structurally and electrically safe. The Report noted that the following items required repair or modification: **Electrical:** 1) branch circuits must be identified; 2) parking illumination certificate not provided; 3) wiring of mechanical equipment must be repaired; 4) all air conditioner condensing units on roof have deteriorated wiring that must be replaced and disconnects must be added to each; **Structural:** 6) spalling at concrete lintels and sills; 7) overhead spalls at concrete beams; 8) spalling at concrete columns; 9) loose rail posts; 10) spalling at mechanical room roof slab; 11) meter room door framing damaged; 12) tie-down straps missing at rooftop air conditioning units; and 13) debris on roof top deck.

On January 23, 2015, the City notified the Owner that it must complete the repairs and submit a letter from the architect or engineer who prepared the Report stating that the Structure now meets the minimum requirements ("Compliance Report").

To date, the Owner has not completed the required repairs and has not submitted a Compliance Report ("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 September 14, 2015, at 2:00 p.m.

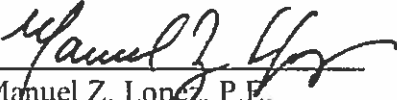
You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence, however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the 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 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.

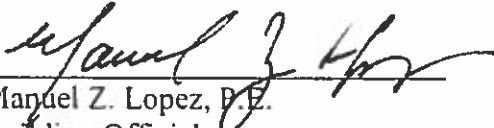
Please address any questions to Virginia Goizueta, Building Services Coordinator, tel: (305) 460-5250, or Manuel Z. Lopez, P.E., Building Official, tel: (305) 460-5242, Monday through Friday, 7:30 a.m. to 3:30 p.m.

Please govern yourself accordingly.


Manuel Z. Lopez, P.E.
Building Official

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that, on August 31, 2015, a true and correct copy of the foregoing notice was served via certified mail, return receipt requested, on all of the parties listed above and 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.



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint/Case #: 15-4256

Title of Document Posted: Construction Regulation Board Case

I, JOSE PAZ, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 1515 SAN REMO AV., ON 9-1-15
AT 10:40 AM.

JOSE PAZ
Employee's Printed Name

[Signature]
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 1st day of September, in the
year 20 15, by JOSE PAZ who is personally known to me
or has produced - as identification.

My Commission Expires:



Belkys Garcia
Notary Public

1515 San Remo Ave



Petitioner,

vs

VILLA SAN REMO CONDOMINIUM
ASSOCIATION, INC., a Florida Not for
Profit Corporation,

Respondent

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

Date: August 31, 2015

To:

Condominium Association
Villa San Remo Condominium
Association, Inc.
c/o Clear Sky Property Management
LLC
Registered Agent
2929 SW 3 Avenue, Suite 330
Miami, FL 33129-2710

Return receipt number:

13 7128 2122 3752 6755 5766

Re: The five three-story residential condominium buildings consisting of 47 units
("Structure"), built in 1964, located at 1515 San Remo Avenue, Coral Gables, FL 33134-
3044, and legally described as Lots 17 thru 24, Block 203, of CORAL GABLES
RIVIERA SECTION 14, according to the 2nd Rev Plat Book 28-32, of the Public
Records of Miami-Dade County, Florida ("Property")

Page 1 of 3

EO 12812 Civil Liberties Panel 2014-0100 • Phone (703) 688-2222 • Fax (703) 688-2201

Office copy

CITY OF CORAL GABLES, FLORIDA

ARREARS, TAXES, INSURANCE FEES AND RECEIPTS
FOR 2014-2015

2014-2015

RECORDING NUMBER: 2014-04587

PROPERTY ADDRESS: VILLA SAN REMO CONDOMINIUM ASSOCIATION, INC. 1515 SAN REMO AVENUE CORAL GABLES, FL 33134-3044

CONDOMINIUM ASSOCIATION: VILLA SAN REMO CONDOMINIUM ASSOCIATION, INC.

PROPERTY TYPE: CONDOMINIUM

NO. OF UNITS: 00

UNIT IDENTIFICATION NUMBER: 000000

PROPERTY TAX: \$ 0.00

INSURANCE: \$ 0.00

RECEIPT PAID: \$ 0.00

ALL INFORMATION ON THIS RECEIPT IS SUBJECT TO THE CITY OF CORAL GABLES' POLICY AND PROCEDURES.

CITY OF CORAL GABLES,

Case # 15-4256 ¹/₂ 15-4410

Petitioner,

vs.

VILLA SAN REMO CONDOMINIUM
ASSOCIATION, INC., a Florida Not for
Profit Corporation,

Respondents.

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

Date: October 8, 2015

To:

Condominium Association
Villa San Remo Condominium
Association, Inc.
c/o Clear Sky Property Management
LLC
Registered Agent
2929 SW 3 Avenue, Suite 330
Miami, FL 33129-2710

Return receipt number:

91 7108 2133 3932 6009 7341

Re: The five three-story residential condominium buildings consisting of 47 units ("Structure"), built in 1964, located at 1515 San Remo Avenue, Coral Gables, FL 33134-3046, and legally described as Lots 17 thru 24, Block 203, of CORAL GABLES RIVIERA SECTION 14, according to the 2nd Rev Plat Book 28-32, of the Public Records of Miami-Dade County, Florida ("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:

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On January 23, 2015, the City notified the Owner that it must complete the repairs and submit a letter from the architect or engineer who prepared the Report stating that the Structure now meets the minimum requirements ("Compliance Report").

To date, the Owner has not completed the required repairs and has not submitted a Compliance Report ("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 October 19, 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.

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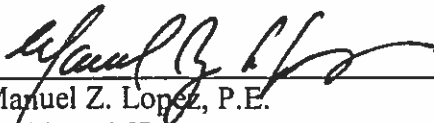
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Please govern yourself accordingly.


Manuel Z. Lopez, P.E.
Building Official

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that, on October 8, 2015, a true and correct copy of the foregoing notice was served via certified mail, return receipt requested, on all of the parties listed above and by hand delivery or posting at the Property.


Manuel Z. Lopez, P.E.
Building Official

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SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Villa Pan Remo Condo.
 Association, Inc.
 c/o Clear Sky Property
 Management LLC (R/A)
 2929 SW 3rd Ave, Suite 330
 Miami, Florida 33129



9590 9401 0033 5168 6866 98

2. Article Number (Transfer from service label)
 9171082133393260097341

PS Form 3811, April 2015 PSN 7530-02-000-9053

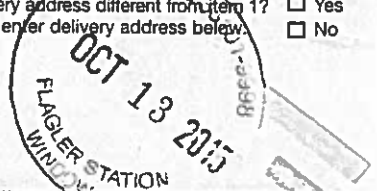
COMPLETE THIS SECTION ON DELIVERY

A. Signature
x Paul Brown Agent
 Addressee

B. Received by (Printed Name)
Paul Brown

C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below. No



3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery (over \$500)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint/Case #: 15-4256 & 15-4410

Title of Document Posted: Construction Regulation Board Case

I, JOSE PAZ, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 1515 SAN REMO AVE., ON 10-9-15
AT 10:25 am.

JOSE PAZ
Employee's Printed Name


Employee's Signature

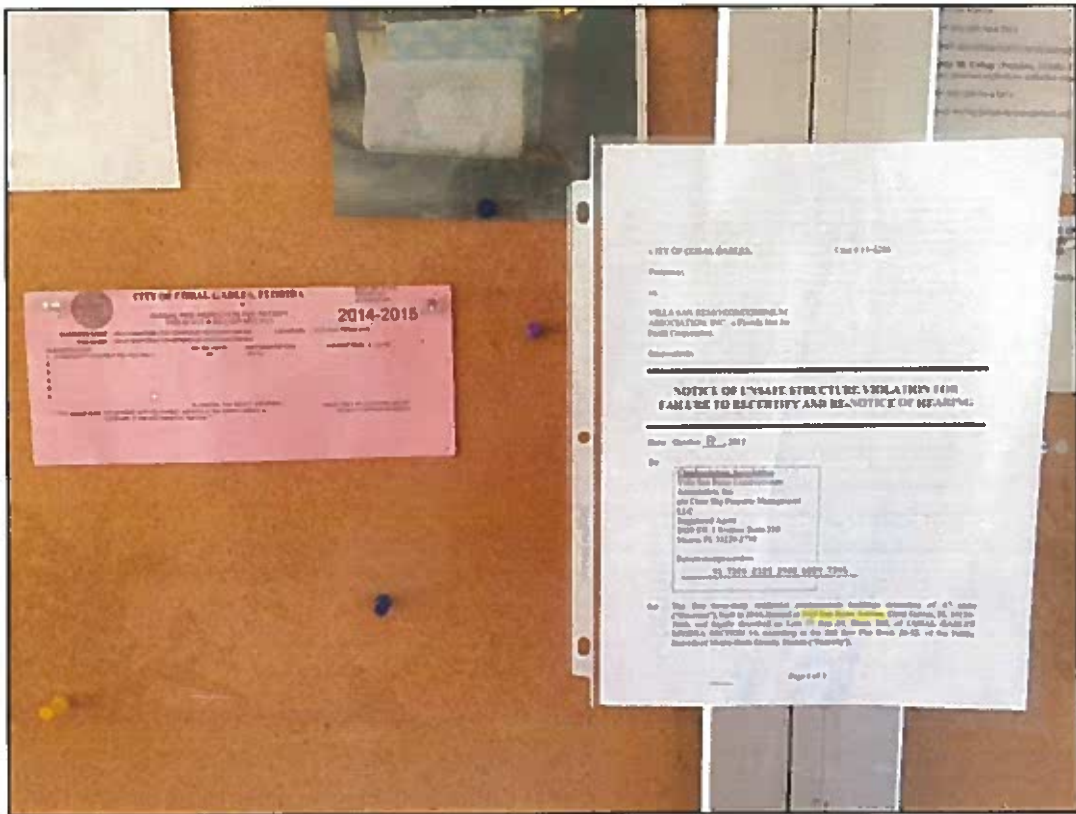
STATE OF FLORIDA)
ss.
COUNTY OF MIAMI-DADE)

Sworn to (or affirmed) and subscribed before me this 12th day of October, in the
year 20 15, by Jose Paz who is personally known to me
or has produced _____ as identification.

My Commission Expires:



Belkys Garcia
Notary Public





After recording return to:
Belkys Garcia
Secretary to the Construction
Regulation Board
Development Services Department
City of Coral Gables
405 Biltmore Way, 3rd Floor
Coral Gables, FL 33134-5717

**CITY OF CORAL GABLES
CONSTRUCTION REGULATION BOARD**

CITY OF CORAL GABLES,

CASE NO. 15-4256

Petitioner,

vs.

VILLA SAN REMO CONDOMINIUM
ASSOCIATION, INC., a Florida Not for
Profit Corporation,

Respondent.

ORDER DECLARING STRUCTURE UNSAFE

This cause was brought before the Construction Regulation Board ("Board") of the City of Coral Gables ("City"), on October 19, 2015, on the Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing ("Notice"). The Board, having heard the arguments of the parties and having considered any evidence presented, hereby enters this Order Declaring Structure Unsafe ("Order") and finds, concludes, and orders as follows:

Findings of Fact

1. The City properly served the Notice on the owner, Villa San Remo Condominium Association, Inc. ("Owner"), and any lienholders of record of the five three-story residential condominium buildings consisting of 47 units, built in 1964 ("Structure"), located at 1515 San Remo Avenue, Coral Gables, FL 33134-3046, and legally described as Lots 17 thru 24, Block 203, of CORAL GABLES RIVIERA SECTION 14, according to the 2nd Rev Plat Book 28-32, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4130-033-0010 ("Property").

2. The Notice alleges that the Structure is unsafe because an inspection report pursuant to the minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, required by Section 8-11 of the Miami-Dade County Code ("Report"), and furnished by or on behalf of the Owner on January 22, 2015, revealed that the Structure did not meet the minimum requirements to be recertified as structurally and electrically safe.

3. The Report revealed that the following items required repair or modification: **Electrical:** 1) branch circuits must be identified; 2) parking illumination certificate not provided;

3) wiring of mechanical equipment must be repaired; 4) all air conditioner condensing units on roof have deteriorated wiring that must be replaced and disconnects must be added to each; **Structural:** 5) spalling at concrete lintels and sills; 6) overhead spalls at concrete beams; 7) spalling at concrete columns; 8) loose rail posts; 9) spalling at mechanical room roof slab; 10) meter room door framing damaged; 11) tie-down straps missing at rooftop air conditioning units; and 12) debris on roof top deck.

4. On January 23, 2015, the City notified the Owner that it must complete the repairs and submit a letter from the architect or engineer who prepared the Report stating that the Structure now meets the minimum requirements ("Compliance Report").

5. To date, the Owner has not completed the required repairs and has not submitted a Compliance Report ("Required Action").

Conclusions of Law

6. The Structure is presumed and is hereby declared 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.

Order

It is, therefore, ORDERED:

7. *Required Action.* The Owner shall take the Required Action as follows: a) the Owner shall apply for all required permits to meet the minimum requirements as noted in the Report ("Permits") within 30 days of the date of this Order; b) the Owner shall obtain all Permits within 30 days from the date that the application is complete and, in any event, no later than 60 days from the date of this Order; and c) the Owner shall pass final inspection on all Permits and shall submit a Compliance Report within 30 days from the date that the Permits are issued and, in any event, no later than 90 days from the date of this Order.

8. *Request for compliance inspection.* It is the responsibility of the Owner to contact the Building Official to request an inspection of City records and of the Property, as applicable, to determine compliance with this Order.

9. *Payment of costs and demolition by City.* The Owner shall pay, within 7 days of the date of this Order, the City's administrative costs to date of \$600, in addition to the costs of recording this Order. If the Owner does not comply with any of the applicable deadlines above, the Building Official may immediately and without further order from this Board, order that the structure be vacated, boarded, secured, and posted 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.

10. *Requests for extension of time.* The Building Official, in his sole discretion, may extend any of the above deadlines for good cause beyond the control of the Owner and that the Owner acted in good faith and exercised due diligence in the efforts to take all Required Action, to apply for any required permits, and to request an extension of any deadlines, as applicable.

11. *Lien for costs and notice to subsequent purchasers.* The City shall have a special assessment lien for its administrative costs and the costs of corrective action, including but not limited to, securing the Structure and demolition ("Costs"), against the real and personal property of the Owner, including the Property. The lien for Costs shall have equal dignity with a lien for

taxes. In order to have this lien, the City shall record this Order and an affidavit for any additional Costs, as applicable. Once recorded in the Public Records of Miami-Dade County, Florida, a copy of this Order shall constitute notice to any subsequent purchasers, successors in interest, or assigns, and the findings herein shall be binding upon the Owner and any subsequent purchasers, successors in interest or assigns.

12. *City's remedies are cumulative.* This Order notwithstanding, the City may enforce its code by any other lawful means.

13. **NOTICE:** If the Respondent does not comply with the terms of this order, the City may issue an Affidavit of Non-Compliance ("Affidavit"). The Respondent may request an administrative hearing that shall be strictly limited to determining whether the Respondent complied with the terms of this order. Requests for a hearing 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 33134-5717, bgarcia@coralgables.com, tel: (305) 460-5229. Failure to request an administrative hearing within seven (7) days after service of the Affidavit shall constitute a waiver of the Respondent's right to the hearing. The Respondent shall be liable for the reasonable costs of the administrative hearing, if the Respondent does not prevail at the hearing.

DONE AND ORDERED at the City of Coral Gables, Miami-Dade County, Florida, on this 19th day of October, 2015.

CONSTRUCTION REGULATION BOARD
OF THE CITY OF CORAL GABLES



Board Chairperson

Notice of Deadline to Appeal

PURSUANT TO SECTION 105-192(b) OF THE CITY CODE, AN APPEAL OF THIS ORDER MAY BE FILED IN THE CIRCUIT COURT IN MIAMI-DADE COUNTY, FLORIDA, WITHIN THIRTY DAYS OF THE FILING OF THIS ORDER.

Certificate of Filing and Service

I HEREBY CERTIFY that the original of this order was filed with the Secretary of the Board, on this 19th day of October, 2015 and that, on the same date, a true and correct copy of the foregoing was served by certified mail, return receipt requested, and by first class mail (and any e-mail address indicated below) to:

Condominium Association

Villa San Remo Condominium
Association, Inc.
c/o Clear Sky Property Management LLC
Registered Agent
2929 SW 3 Avenue, Suite 330
Miami, FL 33129-2710

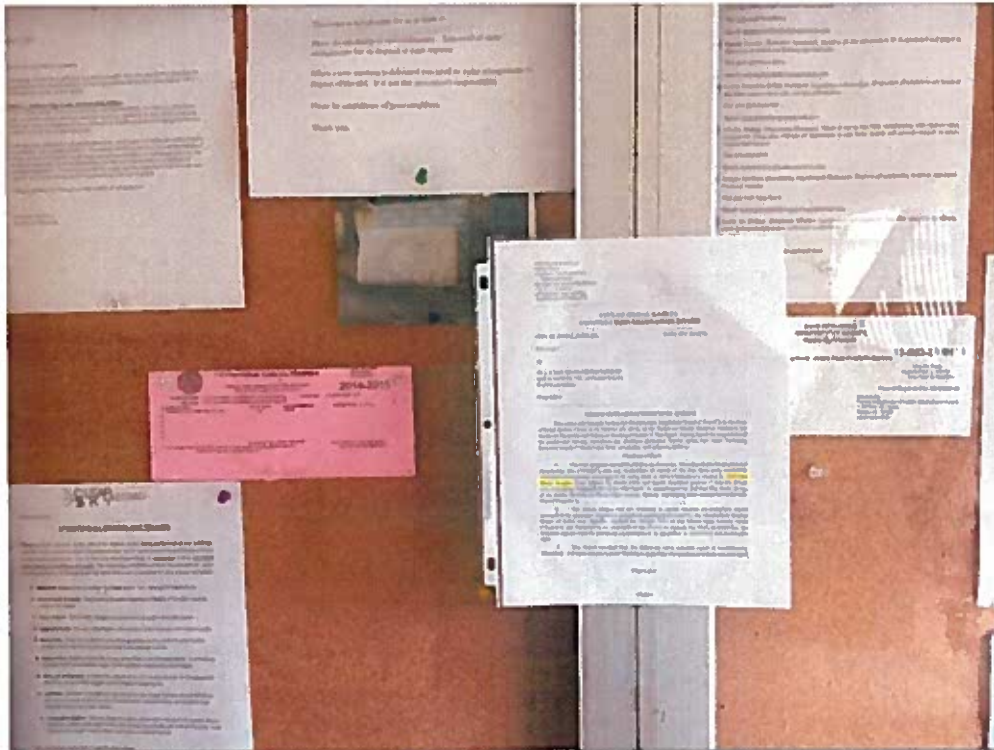
Return receipt number:

91 7108 2133 3932 6009 7105

and via e-mail to Ketty M. Urbay, the
Condominium Association's representative, at
kurbay@clearskymanagement.com.


Belkys Garcia
Secretary to the Board

1515 San Remo Ave





CITY OF CORAL GABLES.

Case # 15-4256

Petitioner.

vs.

VILLA SAN REMO CONDOMINIUM
ASSOCIATION, INC., a Florida Not for
Profit Corporation.

Respondents.

**NOTICE OF NON-COMPLIANCE WITH
UNSAFE STRUCTURES ORDER AND
RIGHT TO REQUEST HEARING**

Date: February 1, 2016

To:

Condominium Association

Villa San Remo Condominium
Association, Inc.
c/o Clear Sky Property Management LLC
Registered Agent
2929 SW 3 Avenue, Suite 330
Miami, FL 33129-2710

Return receipt number:

91 7108 2133 3932 6926 2443

Re: The five three-story residential condominium buildings consisting of 47 units ("Structure"), built in 1964 (50-year recertification required) and located at **1515 San Remo Avenue**, Coral Gables, FL 33134-3046, and legally described as Lots 17 thru 24, Block 203, of CORAL GABLES RIVIERA SECTION 14, according to the 2nd Rev Plat

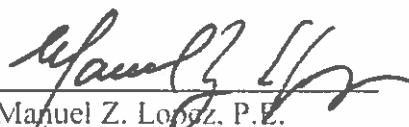
Book 28-32, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4130-033-0001 ("Property").

BEFORE ME, the undersigned authority, personally appeared Manuel Z. Lopez, P.E., Building Official for the City of Coral Gables ("City"), Florida who, after being duly sworn, deposes and says:

1. I am the City Building Official.
2. On October 19, 2015, the City Construction Regulation Board ("Board") held a public hearing and issued an Order Declaring Structure Unsafe, in the above-styled matter ("Order").
3. The Order found the Structure to be unsafe and ordered the above-listed owner of the Property ("Owner") to take action to recertify the Structure ("Required Action") or to demolish the Structure and pay the administrative costs by a certain deadline.
4. The deadline to take the Required Action or to demolish the Structure expired on January 28, 2016.
5. On February 1, 2016, I completed a review of the relevant City records and determined that the Owner has not taken the Required Action or demolished the Structure and that the Owner has not paid the administrative costs.
6. **NOTICE:** The Owner may request an administrative hearing which shall be strictly limited to determining whether and when the Owner took the Required Action or demolished the Structure and paid the administrative costs as required by the Order. The Owner may file a written request for hearing within seven (7) days of the date of this notice. Failure to timely request an administrative hearing shall constitute a waiver of the Owner's right to the administrative hearing. The Owner shall be liable for the reasonable costs of the administrative hearing if the Owner is unsuccessful at the hearing.
7. Requests for a hearing must be made in writing and addressed 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.

FURTHER AFFIANT SAYETH NOT:

DATED: February 1, 2016.


Manuel Z. Lopez, P.E.
Building Official

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing was sworn to (or affirmed) and subscribed before me, on February 1, 2016, by Manuel Z. Lopez, P.E., as the Building Official for the City of Coral Gables, who is personally known to me.



Belkys Garcia

(Signature of Notary Public - State of Florida)

BELKYS GARCIA

(Print, Type, or stamp Commissioned Name of Notary Public)

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that, on February 1, 2016, 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 by hand-delivery or posting at the Property.

Manuel Z. Lopez

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.



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint/Case #: 15-4256

Title of Document Posted: Construction Regulation Board Case

I, DAYRON GARCIA, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 1515 San Remo Ave, ON 2-1-16
AT 10:40AM.

Dayron Garcia
Employee's Printed Name

[Signature]
Employee's Signature

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

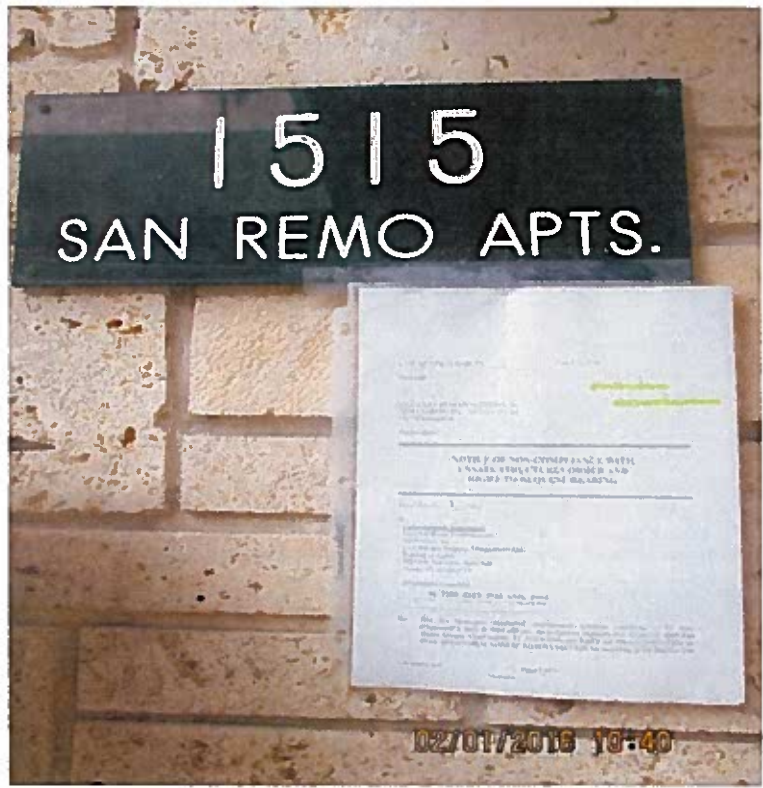
Sworn to (or affirmed) and subscribed before me this 1st day of February, in
the year 2016, by Dayron Garcia who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

1515 San Remo Avenue



BEFORE THE CONSTRUCTION REGULATION BOARD
OF THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,

Case # 15-4256

Petitioner.

vs.

VILLA SAN REMO CONDOMINIUM
ASSOCIATION, INC., a Florida Not for
Profit Corporation,

Respondent.

**NOTICE OF HEARING ON NON-COMPLIANCE
WITH UNSAFE STRUCTURES ORDER**

Date: February 24, 2016

To:

Condominium Association
Villa San Remo Condominium
Association, Inc.
c/o Clear Sky Property Management LLC
Registered Agent
2929 SW 3 Avenue, Suite 330
Miami, FL 33129-2710

Return receipt number:

91 7108 2133 3932 7179 1849

Re: The five three-story residential condominium buildings consisting of 47 units ("Structure"), built in 1964, located at **1515 San Remo Avenue**, Coral Gables, FL 33134-3046, and legally described as Lots 17 thru 24, Block 203, of CORAL GABLES RIVIERA SECTION 14, according to the 2nd Rev Plat Book 28-32, of the Public Records of Miami-Dade County, Florida ("Property"), and having folio number 03-4130-033-0001 ("Property").

You are directed to appear for a hearing before the before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on March 14, 2016. at 2:00 p.m.

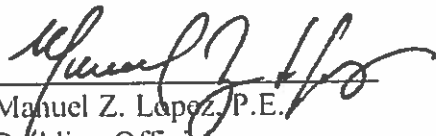
The hearing will be held regarding the Notice of Non-Compliance with Unsafe Structures Order and Right to Request Hearing. **The hearing shall be strictly limited to determining whether and when you took the Required Action or demolished the Structure and paid the administrative costs as required by the Order and the amount of the fine to be imposed based upon the length of time the violation(s) have continued to exist.**

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 you do not 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 \$150, and the costs of demolition and other required action, for which the City shall have a lien against the Property owner and the Property.

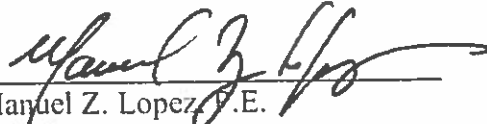
If you comply with the Board's prior order before the hearing, please contact Virginia Goizueta, Building Services Coordinator, tel.: (305) 460-5250, email: vgoizueta@coralgables.com, or Manuel Z. Lopez, P.E., Building Official, tel.: (305) 460-5242, email: mlopez@coralgables.com. The Development Services 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 February 24, 2016, a true and correct copy of the foregoing notice was served via certified mail, return receipt requested, by first class mail and 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.



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint/Case #: 15-4256

Title of Document Posted: Construction Regulation Board Case

I, JOSE PAZ, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 1515 SAN REMO AVE, ON 2-24-16
AT 11:05 am.

JOSE PAZ
Employee's Printed Name

[Signature]
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 24th day of February, in
the year 2016, by Jose Paz who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public



1515 San Remo Avenue



This instrument prepared by and
after recording return to:
Belkys Garcia
Secretary to the Construction
Regulation Board
Development Services Department
City of Coral Gables
405 Biltmore Way, 3rd Floor
Coral Gables, FL 33134-5717

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES.
Petitioner.

Case No.15-4256

vs.

Villa San Remo Condominium
Association, Inc.
c/o Clear Sky Property Management LLC
Registered Agent
2929 S.W. 3rd Avenue, Suite 330
Miami, FL 33129-270

Return receipt number:

91 7108 2133 3932 7179 1955

Respondent.

NOTICE OF ORDER DECLARING STRUCTURE UNSAFE

This cause was brought before the Construction Regulation Board ("Board") of the City of Coral Gables ("City"), on March 14, 2016, on the Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing ("Notice"). The Board, having heard the arguments of the parties and having considered any evidence presented, hereby enters this Order Declaring Structure Unsafe ("Order") and finds, concludes, and orders as follows:

Findings of Fact

1. The City properly served all required notices on the owner, Villa San Remo Condominium Association, Inc., and any lienholders of record for the structure located on the property at 1515 San Remo Avenue, Coral Gables, FL 33146-3046, and having folio number 03-4130-033-0001 (the "Structure").
2. As of the date this Notice the Structure has failed to comply with the inspection report requirement and minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, required by Section 8-11 of the Miami-Dade County Code ("Report"). Therefore, the Structure is presumed and is hereby declared 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.

Order

3. It is, therefore, ORDERED: The Owner shall take the Required Action as follows: a) the Owner is to submit within 30 days of the date of this Order an approved Recertification Report to the City's Development Services Department; b) the Owner shall pay a daily running fine of \$250 for each day the violation continues; c) the Owner shall attend subsequent Board hearings and provide updates to the Board.

4. *Request for compliance inspection.* It is the responsibility of the Owner to request an inspection of City records and of the Property, as applicable, to determine compliance with this Order and to notify the City of any compliance action taken.

5. *Payment of costs, fines, and demolition by City.* The Owner shall pay, within 7 days of the date of this Order, the City's administrative costs to date of \$600, in addition to the costs of recording this Order. If the Owner does not comply with any of the applicable deadlines above, the Building Official may immediately and without further order from this 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. In addition, the Owner shall pay a fine of \$250 for each day the violation continues past the date set for compliance, for which the City shall have a lien against the Owner and the Property. 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 shall have a lien against the Owner and the Property. Until the Structure is recertified in compliance the terms of this 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 this Order.

6. Lien for costs and notice to subsequent purchasers. The City shall have a special assessment lien for its administrative costs, the costs of corrective action, and any fines imposed by the Board, including but not limited to, securing the Structure and demolition ("Costs"), against the real and personal property of the Owner, including the Property. The lien for Costs shall have equal dignity with a lien for taxes. In order to have this lien, the City shall record this Order and an affidavit for any additional Costs, as applicable. Once recorded in the Public Records of Miami-Dade County, Florida, a copy of this Order shall constitute notice to any subsequent purchasers, successors in interest, or assigns, and the findings herein shall be binding upon the Owner and any subsequent purchasers, successors in interest or assigns.

7. City's remedies are cumulative. This Order notwithstanding, the City may enforce its code by any other lawful means.

8. NOTICE: If the Respondent does not comply with the terms of this Order, the City may issue a Notice of Non-Compliance ("Notice"). The Respondent may request an administrative hearing that shall be strictly limited to determining whether the Respondent complied with the terms of this Order. Requests for a hearing 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 33134-5717, bgarcia@coralgables.com, tel: (305) 460-5229. Failure to request an administrative hearing within seven (7) days after service of the Notice shall constitute a waiver of the Respondent's right to the hearing. The Respondent shall be liable for

the reasonable costs of the administrative hearing, if the Respondent does not prevail at the hearing.

DONE AND ORDERED at the City of Coral Gables, Miami-Dade County, Florida, on this 21st day of March, 2016.

CONSTRUCTION REGULATION BOARD
OF THE CITY OF CORAL GABLES


Secretary to the Board

Notice of Deadline to Appeal

PURSUANT TO SECTION 105-192(b) OF THE CITY CODE, AN APPEAL OF THIS ORDER MAY BE FILED IN THE CIRCUIT COURT IN MIAMI-DADE COUNTY, FLORIDA, WITHIN THIRTY DAYS OF THE FILING OF THIS ORDER.

This instrument prepared by and
after recording return to:
Belkys Garcia
Secretary to the Construction
Regulation Board
Development Services Department
City of Coral Gables
405 Biltmore Way, 3rd Floor
Coral Gables, FL 33134-5717

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No.15-4256

vs.

Villa San Remo Condominium
Association, Inc.
c/o Clear Sky Property Management LLC
Registered Agent
2929 S.W. 3rd Avenue, Suite 330
Miami, FL 33129-270

Return receipt number:

91 7108 2133 3932 7179 1955

Respondent.

NOTICE OF ORDER DECLARING STRUCTURE UNSAFE

This cause was brought before the Construction Regulation Board ("Board") of the City of Coral Gables ("City"), on March 14, 2016, on the Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing ("Notice"). The Board, having heard the arguments of the parties and having considered any evidence presented, hereby enters this Order Declaring Structure Unsafe ("Order") and finds, concludes, and orders as follows:

Findings of Fact

1. The City properly served all required notices on the owner, Villa San Remo Condominium Association, Inc., and any lienholders of record for the structure located on the property at 1515 San Remo Avenue, Coral Gables, FL 33146-3046, and having folio number 03-4130-033-0001 (the "Structure").
2. As of the date this Notice the Structure has failed to comply with the inspection report requirement and minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, required by Section 8-11 of the Miami-Dade County Code ("Report"). Therefore, the Structure is presumed and is hereby declared 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.

Order

3. It is, therefore, ORDERED: The Owner shall take the Required Action as follows: a) the Owner is to submit within 30 days of the date of this Order an approved Recertification Report to the City's Development Services Department; b) the Owner shall pay a daily running fine of \$250 for each day the violation continues; c) the Owner shall attend subsequent Board hearings and provide updates to the Board.

4. *Request for compliance inspection.* It is the responsibility of the Owner to request an inspection of City records and of the Property, as applicable, to determine compliance with this Order and to notify the City of any compliance action taken.

5. *Payment of costs, fines, and demolition by City.* The Owner shall pay, within 7 days of the date of this Order, the City's administrative costs to date of \$600, in addition to the costs of recording this Order. If the Owner does not comply with any of the applicable deadlines above, the Building Official may immediately and without further order from this 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. In addition, the Owner shall pay a fine of \$250 for each day the violation continues past the date set for compliance, for which the City shall have a lien against the Owner and the Property. 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 shall have a lien against the Owner and the Property. Until the Structure is recertified in compliance the terms of this 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 this Order.

6. *Lien for costs and notice to subsequent purchasers.* The City shall have a special assessment lien for its administrative costs, the costs of corrective action, and any fines imposed by the Board, including but not limited to, securing the Structure and demolition ("Costs"), against the real and personal property of the Owner, including the Property. The lien for Costs shall have equal dignity with a lien for taxes. In order to have this lien, the City shall record this Order and an affidavit for any additional Costs, as applicable. Once recorded in the Public Records of Miami-Dade County, Florida, a copy of this Order shall constitute notice to any subsequent purchasers, successors in interest, or assigns, and the findings herein shall be binding upon the Owner and any subsequent purchasers, successors in interest or assigns.


7. *City's remedies are cumulative.* This Order notwithstanding, the City may enforce its code by any other lawful means.

8. **NOTICE:** If the Respondent does not comply with the terms of this Order, the City may issue a Notice of Non-Compliance ("Notice"). The Respondent may request an administrative hearing that shall be strictly limited to determining whether the Respondent complied with the terms of this Order. Requests for a hearing 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 33134-5717, bgarcia@coralgables.com, tel: (305) 460-5229. Failure to request an administrative hearing within seven (7) days after service of the Notice shall constitute a waiver of the Respondent's right to the hearing. The Respondent shall be liable for

the reasonable costs of the administrative hearing, if the Respondent does not prevail at the hearing.

DONE AND ORDERED at the City of Coral Gables, Miami-Dade County, Florida, on this 21st day of March, 2016.

CONSTRUCTION REGULATION BOARD
OF THE CITY OF CORAL GABLES


Secretary to the Board

Notice of Deadline to Appeal

PURSUANT TO SECTION 105-192(b) OF THE CITY CODE, AN APPEAL OF THIS ORDER MAY BE FILED IN THE CIRCUIT COURT IN MIAMI-DADE COUNTY, FLORIDA, WITHIN THIRTY DAYS OF THE FILING OF THIS ORDER.

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,

Case No. 15-4256

Petitioner,

vs.

VILLA SAN REMO CONDOMINIUM
ASSOCIATION, INC.
c/o CLEAR SKY PROPERTY MANAGEMENT LLC
2929 S.W. 3rd Avenue, Suite 330
Miami, Florida 33129-2710

Return receipt number:

91 7108 2133 3932 7177 0509

Respondent.

**NOTICE OF NON-COMPLIANCE WITH UNSAFE STRUCTURES ORDER
AND RIGHT TO REQUEST HEARING**

Re: **1515 San Remo Avenue**, Coral Gables, FL 33146-3046, and legally described as Lots 17 thru 24, Block 203, of CORAL GABLES RIVIERA SECTION 14, according to the 2nd Rev Pat Book 28-32, of the Public Records of Miami-Dade County, Florida, and having folio number 03-4130-033-0001 ("Structure").

BEFORE ME, the undersigned authority, personally appeared Claudio Ramos, Acting Building Official for the City of Coral Gables ("City"), and Florida who, after being duly sworn, deposes and says:

1. I am the City Building Official.
2. On March 14, 2016, the City Construction Regulation Board ("Board") held a public hearing and issued an Order Declaring Structure Unsafe, in the above-styled matter ("Order").
3. The Order found the Structure to be unsafe and ordered the above-listed owner of the Property ("Owner") to take action to recertify the Structure ("Required Action") or to demolish the Structure and pay the administrative costs by a certain deadline.
4. The deadline to take the Required Action or to demolish the Structure expired on April 20, 2016.
5. On April 21, 2016, I completed a review of the relevant City records and determined that the Owner has not taken the Required Action to comply with the Order. Accordingly, you are in violation of the Board's Order.
6. NOTICE: The Owner may request an administrative hearing which shall be strictly

limited to determining whether and when the Owner took the Required Action or demolished the Structure and paid the administrative costs as required by the Order. The Owner may file a written request for hearing within seven (7) days of the date of this notice. Failure to timely request an administrative hearing shall constitute a waiver of the Owner's right to the administrative hearing. The Owner shall be liable for the reasonable costs of the administrative hearing, if the Owner is unsuccessful at the hearing.

7. Requests for a hearing must be made in writing and addressed 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.

FURTHER AFFIANT SAYETH NOT: DATED: April 21, 2016



Claudio Ramos, Acting Building Official

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing was sworn to (or affirmed) and subscribed before me, on April 21, 2016, by Claudio Ramos, as the Acting Building Official for the City of Coral Gables, who is personally known to me.



(Signature of Notary Public State of Florida)



BELKYS GARCIA

(Print, Type, or stamp Commissioned Name of Notary Public)

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.

ADA Assistance: The City complies with the provisions of the Americans with Disabilities Act. Individuals with disabilities requiring special accommodations or assistance should contact Dona M. Spain, ADA Coordinator, at (305) 460-5095, TTY/DD (305) 460-5010, with requests for auxiliary aids or services at least three business days before the hearing in order to request such assistance.



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint/Case #: 15-4256

Title of Document Posted: Construction Regulation Board Case

I, JORGE PINO, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED. BY ME, AT THE
ADDRESS OF 1515 SAN REMO AVE, ON 4-21-16
AT 11:35 AM.

JORGE PINO
Employee's Printed Name

[Signature]
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 21st day of April, in
the year 20 16, by Jorge Pino who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

**BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES**

CITY OF CORAL GABLES,

Petitioner,

vs.

VILLA SAN REMO CONDOMINIUM
ASSOCIATION, INC.
C/O CLEAR SKY PROPERTY MANAGEMENT LLC
2929 S.W. 3rd Avenue, Suite 370
Miami, Florida 33129-2710

Respondent.

Case No. 15-4256

Receipt receipt number:

13 7308 2393 3492 7577 6609

**NOTICE OF NON-COMPLIANCE WITH UNSAFE STRUCTURES ORDER
AND RIGHT TO REQUEST HEARING.**

Re: **1515 San Remo Avenue**, Coral Gables, FL 33146-5046, and legally described as Lots 17 thru 24, Block 203, of CORAL GABLES RIVIERA SECTION 14, according to the 2nd Rev Ed. Book 28-32, of the Public Records of Miami Dade County, Florida, and having file number BL-4130-013-0001 ("Structure").

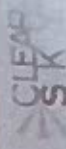
BEFORE ME, the undersigned authority, personally appeared Claudio Ramos, Acting Building Official for the City of Coral Gables ("City"), and Florida when, after being duly sworn, deposes and says:

1. I am the City Building Official.
2. On March 14, 2016, the City Construction Regulation Board ("Board") held a public hearing and issued an Order Declaring Structure Unsafe, in the above-titled matter ("Order").
3. The Order found the Structure to be unsafe and ordered the above-listed owner of the Property ("Owner") to take action to rectify the Structure ("Required Action") or to demolish the Structure and pay the administrative costs by a certain deadline.
4. The deadline to take the Required Action or to demolish the Structure expired on April 20, 2016.
5. On April 21, 2016, I completed a review of the relevant City records and determined that the Owner has not taken the Required Action to comply with the Order. Accordingly, and in violation of the Board's Order.
6. NOTICE: The Owner may request an administrative hearing, which shall be typically

15-4256

151-04/21/2016 10:51

FLORIDA
ACCOUNT
LADYPOA
REFERENCE
2014-2015



January 20, 2016

ATTENTION

This is a highly sensitive document. It contains information that is confidential and may be subject to public records laws. It is intended for the use of the City of Coral Gables and its employees only. It is not to be distributed to the public or other agencies. If you receive this document, please do not disseminate it to anyone other than the intended recipient. If you have any questions, please contact the City of Coral Gables at (305) 442-2000.

upper towels. They're NOT designed to break down in water like toilet paper. They are full of highly toxic chemicals that end up in the water supply.

04/21/2016 10:51



BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 15-4256

vs.

VILLA SAN REMO CONDOMINIUM
ASSOCIATION, INC.
c/o Clear Sky Property Management LLC
2929 S.W. 3rd Avenue, Suite 330
Miami, Florida 33129-2710

Return receipt number:

91 7108 2133 3932 7177 0257

Respondent.

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

Date: June 22, 2016

Re: **1515 San Remo Avenue**, Coral Gables, Florida 33146-3046 and legally described as Lots 17 thru 24, Block 203, of CORAL GABLES RIVIERA SECTION 14, according to the 2nd Rev Plat thereof, as recorded in Plat Book 28, Page 32, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4130-033-0001 ("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 105-1 86(j)(13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on July 11, 2016, 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 the City may recover the costs incurred against the Property and the Owner of record.

If the Property owner or other interested party does not take all Required Action or prevail at the hearing, the Construction Regulation Board may impose fines not to exceed \$250 for each day the violation continues past the date set for compliance and may also enter an order of demolition and assess all costs of the proceedings, in an amount not less than \$600, and the costs of demolition and other required action, for which the City shall have a lien against the Property owner and the Property.

Please contact Virginia Goizueta, Building Services Coordinator, tel.: (305) 460-5250, email: vgoizueta@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.


Belkys Garcia, Secretary to the Board

ADA NOTICES

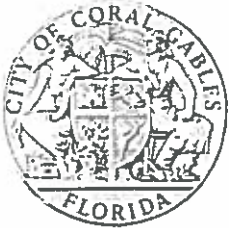
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Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Board, with respect to any matter considered at such hearing or meeting, he or she will need a record of the proceedings, and that, for such purpose, 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 Americans with Disabilities Act. Individuals with disabilities requiring special accommodations or assistance should contact Dona M. Spain, ADA Coordinator, at (305) 460-5095, TTY/DD (305) 460-5010, with requests for auxiliary aids or services at least three business days before the hearing in order to request such assistance.

1515 San Remo Avenue





CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint Case #: 15-4256

Title of Document Posted: Construction Regulation Board Case

I, JOSE PAZ, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 1515 Dan Remo Avenue, ON 6-22-16
AT 10:35 AM.

JOSE PAZ
Employee's Printed Name

[Signature]
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 22nd day of June, in
the year 2016, by Jose Paz who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public



Detail by Entity Name

Florida Not For Profit Corporation

VILLA SAN REMO CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number N05000002927
FEI/EIN Number 20-2546208
Date Filed 03/22/2005
State FL
Status ACTIVE

Principal Address

1515 SAN REMO AVE
MIAMI, FL 33146

Changed: 01/31/2012

Mailing Address

C/O Clear Sky Property Management
2929 SW 3rd Avenue
Suite 330
MIAMI, FL 33129

Changed: 04/30/2014

Registered Agent Name & Address

CLEAR SKY PROPERTY MANAGEMENT
2929 SW 3 AVENUE
SUITE 330
MIAMI, FL 33129

Name Changed: 01/18/2013

Address Changed: 04/30/2014

Officer/Director Detail

Name & Address

Title VPD

MEDINA, JANET

CITY'S

EXHIBIT

9

1515 SAN REMO AVE #E6
CORAL GABLES, FL 33146

Title PD

JONES, EDGAR
515 TIVOLI AVE
CORAL GABLES, FL 33143

Title SD

ANDERSON, TCHAD-MARIE
1515 SAN REMO AVE #E3
CORAL GABLES, FL 33146

Title TD

ESTALELLA, CHARLES
1515 SAN REMO AVENUE #D3
CORAL GABLES, FL 33146

Annual Reports

Report Year	Filed Date
2013	01/18/2013
2014	04/30/2014
2015	04/30/2015

Document Images

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<u>01/18/2013 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/31/2012 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/15/2011 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/02/2010 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/28/2009 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/29/2008 -- ANNUAL REPORT</u>	View image in PDF format
<u>08/30/2007 -- Reg. Agent Change</u>	View image in PDF format
<u>04/02/2007 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/03/2006 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/22/2005 -- Domestic Non-Profit</u>	View image in PDF format



Detail by Entity Name

Florida Limited Liability Company

CLEAR SKY PROPERTY MANAGEMENT LLC

Filing Information

Document Number L08000061740
FEI/EIN Number 26-2856650
Date Filed 06/24/2008
State FL
Status ACTIVE

Principal Address

2929 SW 3RD AVENUE
SUITE 330
MIAMI, FL 33129

Changed: 09/24/2013

Mailing Address

P.O. BOX 14-4216
CORAL GABLES, FL 33114

Changed: 04/30/2015

Registered Agent Name & Address

URBAY, KETTY M
2929 SW 3RD AVENUE
SUITE 330
MIAMI, FL 33129

Name Changed: 10/19/2011

Address Changed: 09/24/2013

Authorized Person(s) Detail

Name & Address

Title President

URBAY, KETTY M
2929 SW 3RD AVENUE #330

MIAMI, FL 33129

Title Authorized Member

YANG, MARK
2929 SW 3 Avenue
Suite 330
Miami, FL 33129

Annual Reports

Report Year	Filed Date
2013	01/22/2013
2014	04/30/2014
2015	04/30/2015

Document Images

<u>04/30/2015 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/30/2014 -- ANNUAL REPORT</u>	View image in PDF format
<u>09/24/2013 -- AMENDED ANNUAL REPORT</u>	View image in PDF format
<u>01/22/2013 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/25/2012 -- ANNUAL REPORT</u>	View image in PDF format
<u>10/19/2011 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/13/2011 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/26/2010 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/17/2010 -- ANNUAL REPORT</u>	View image in PDF format
<u>08/05/2009 -- Reg. Agent Change</u>	View image in PDF format
<u>02/13/2009 -- ANNUAL REPORT</u>	View image in PDF format
<u>08/21/2008 -- CORLCMMRES</u>	View image in PDF format
<u>06/24/2008 -- Florida Limited Liability</u>	View image in PDF format