



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 1/8/2016

Property Information	
Folio:	03-4130-009-1040
Property Address:	1500 VENERA AVE Coral Gables, FL 33146-3056
Owner	SUNSET PLACE LUXURY HOLDINGS LLC
Mailing Address	3470 NW 82 AVE STE 988 DORAL, FL 33122 USA
Primary Zone	5002 HOTELS & MOTELS - GENERAL High Density
Primary Land Use	0303 MULTIFAMILY 10 UNITS PLUS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	40 / 40 / 0
Floors	2
Living Units	40
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	16,528 Sq.Ft
Lot Size	29,900 Sq.Ft
Year Built	1965



Assessment Information			
Year	2015	2014	2013
Land Value	\$1,943,500	\$1,345,500	\$1,345,500
Building Value	\$2,446,500	\$3,044,500	\$1,189,500
XF Value	\$0	\$0	\$0
Market Value	\$4,390,000	\$4,390,000	\$2,535,000
Assessed Value	\$4,390,000	\$4,390,000	\$2,535,000

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	
30 54 41	
CORAL GABLES RIVIERA SECTION 14	
2ND REV PB 28-32	
LOTS 11 THRU 16 INC BLK 203	
LOT SIZE IRREGULAR	

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,390,000	\$4,390,000	\$2,535,000
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,390,000	\$4,390,000	\$2,535,000
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,390,000	\$4,390,000	\$2,535,000
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,390,000	\$4,390,000	\$2,535,000

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
11/25/2013	\$5,650,000	28959-1495	Qual by exam of deed
01/01/1995	\$0	16693-0866	Sales which are disqualified as a result of examination of the deed
06/01/1977	\$675,000	09747-1366	Sales which are qualified

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

1500 VENERA AVE





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Permits and Inspections: Search Results

New Permit Search

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
AB-14-07-2859	07/11/2014	1500 VENERA AVE	BOA PRELIMINARY/MED BONUS/FINAL	NEW BUILDING **HW**CD**POSTING** \$10,000,000	issued	07/14/2014		0.00
CC-14-07-3433	07/21/2014	1500 VENERA AVE	CONCURRENCY INVOICE	CONCURRENCY IMPACT STATEMENT	final	07/21/2014	07/21/2014	0.00
CE-13-10-1333	10/22/2013	1500 VENERA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	11/08/2013	11/08/2013	0.00
DR-14-06-2961	06/13/2014	1500 VENERA AVE	DEVELOPMENT REVIEW COMMITTEE	MIXED USE SITE PLAN; CHANGE OF LAND USE AND CHANGE OF ZONING; 62 UNITS, 97 FEET IN HEIGHT; 765 SQ FT OF OFFICE AND 3,400 SQ FT OF RETAIL AT 1500 VENERA AVENUE	final	06/13/2014	10/06/2014	0.00
HI-14-06-2144	06/03/2014	1500 VENERA AVE	LETTER OF HISTORIC SIGNIFICANCE		final	06/03/2014	06/03/2014	0.00
RC-16-01-2721	01/26/2016	1500 VENERA AVE	BUILDING RE CERTIFICATION	CONSTRUCTION REGULATION BOARD CASE #16-4745 UNSAFE STRUCTURES FEE	approved			600.00

The City's online services are protected with an **SSL encryption certificate**. For technical assistance, please call 305-569-2448 (8am-5pm, M-F).

CITY'S

EXHIBIT

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CC-14-07-3433	07/21/2014	1500 VENERA AVE	CONCURRENCY INVOICE	CONCURRENCY IMPACT STATEMENT	final	07/21/2014	07/21/2014	0.00
CE-13-10-1333	10/22/2013	1500 VENERA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	11/08/2013	11/08/2013	0.00
CE-17-03-2710	03/28/2017	1500 VENERA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	04/04/2017	04/04/2017	0.00
DR-14-06-2961	06/13/2014	1500 VENERA AVE	DEVELOPMENT REVIEW COMMITTEE	MIXED USE SITE PLAN; CHANGE OF LAND USE AND CHANGE OF ZONING; 62 UNITS, 97 FEET IN HEIGHT; 765 SQ FT OF OFFICE AND 3,400 SQ FT OF RETAIL AT 1500 VENERA AVENUE	final	06/13/2014	10/06/2014	0.00
DR-16-09-5820	09/14/2016	1500 VENERA AVE	DEVELOPMENT REVIEW COMMITTEE	1500 VENERA / 1515 SAN REMO. DRC LEVEL 1 APPLICATION FOR MIXED USE SITE PLAN REVIEW INCLUDING A COMPREHENSIVE PLAN MAP AMENDMENT AND ZONING CODE MAP AMENDMENT FOR THE PROPERTY LOCATED AT 1500 VENERA AVE.	issued	09/14/2016		0.00
HI-14-06-2144	06/03/2014	1500 VENERA AVE	LETTER OF HISTORIC SIGNIFICANCE		final	06/03/2014	06/03/2014	0.00
HI-16-08-5504	08/01/2016	1500 VENERA AVE	LETTER OF HISTORIC SIGNIFICANCE		final	08/01/2016	08/01/2016	0.00
RC-16-01-2721	01/26/2016	1500 VENERA AVE	BUILDING RE CERTIFICATION	BUILDING RECERTIFICATION (1965) CONSTRUCTION REGULATION BOARD CASE #16-4745 AND UNSAFE STRUCTURES FEE	approved			1009.63

The City's online services are protected with an **SSL encryption certificate**. For technical assistance, please call 305-569-2448 (8am-5pm, M-F).



City of Coral Gables
Fire Department
Fire Prevention Division
2815 Salzedo Street, Coral Gables, FL 33134
Fax (305) 460-5598

The items noted below are in violation of the Florida Fire Prevention Code and/or the Florida Administrative Code. Nothing in this report supersedes any previously written, still existing violations for this occupancy/building. You are directed to comply with corrective measures as indicated.

Occupant Name: 1500 Venera Ave. Condominium - 40 Units	Inspection Date: 10/1/2015
Address: 1500 Venera Avenue	InspectionType: AA-Tactical, Apartment / Condo
City: Coral Gables	Inspected By: Leonard Veight 305-460-5577 lveight@coralgables.com
Suite:	Occ. Sq. Ft.: 0

No violations noted at this time.

Inspector Comments:

This is your 2016 annula fire and life safety inspection performed on 10-1-15.

Company Representative:	Signature on file No Signature 10/1/2015 Signature on file
Inspector:	Leonard Veight 10/1/2015

CITY'S

EXHIBIT

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The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY

CORAL GABLES, FLORIDA 33134

4/20/2015

VIA CERTIFIED MAIL

SUNSET PLACE LUXURY HOLDINGS LLC
3470 NW 82 AVE STE 988
DORAL, FL 33122

RE: 1500 VENERA AVE, Coral Gables, Florida
Folio # 03-4130-009-1040
Recertification of Building 40 Years or older

Gentlemen:

This Department has been advised the above referenced property address is forty (40) years old, or older, having been built in 1965.

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 within ninety (90) days from the date of this letter indicating the building meets the requirements of building recertification under the Code. In the event the repairs or modifications are found to be necessary resulting from the recertification inspection, the owner shall have a total of one hundred fifty (150) days from the date of this letter in which to complete the indicted repairs or modifications.

The architect or engineer chosen to perform the inspection may obtain the required Form, "*Minimum Inspection Procedural Guidelines for Building Recertification*," from the link below: <http://www.miamidade.gov/building/form-checklist.asp>. In addition to the Form a cover letter must state 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 payable to the "City of Coral Gables," and sent/delivered to:

BUILDING RECERTIFICATION SECTION

Development Services Department
405 Biltmore Way, 3rd Floor
Coral Gables, Florida 33134

Any questions may be directed to (305) 460-5250. Thank you for your prompt consideration.

Sincerely,

Manuel Z. Lopez

Manuel Z. Lopez, P.E.
Building Official

CITY'S *Composite*
EXHIBIT 4

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 16-4745

vs.

SUNSET PLACE LUXURY HOLDINGS, LLC
c/o Frank Silva, Esq.
3470 N.W. 82nd Avenue, Suite 988
Doral, Florida 33122-1030

Return receipt number:

91 7108 2133 3932 7177 0066

Respondent.

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

Date: April 29, 2016

Re: **1500 Venera Avenue**, Coral Gables, Florida 33146-3056, and legally described as Lots 11 thru 16 Inc. Block 203, of CORAL GABLES RIVIERA SECTION 14, according to the Plat thereof, as recorded in Plat Book 28, Page 32, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4130-009-1040 ("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 May 16, 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

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 #: 16-4745

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 1500 Venera Ave, ON 4-29-16
AT 10:55 AM.

JOSE PAZ
Employee's Printed Name


Employee's Signature

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

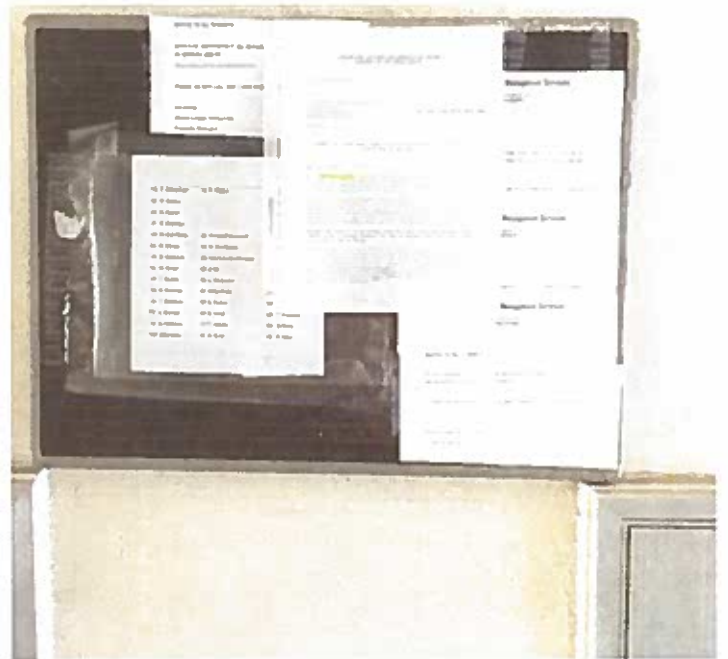
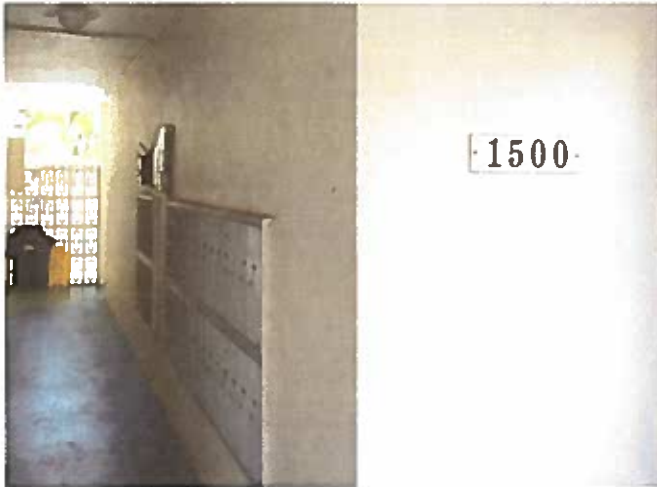
Sworn to (or affirmed) and subscribed before me this 29th day of April, in
the year 2016, by Jose Paz who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

1500 Venera 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. 16-4745

vs.

SUNSET PLACE LUXURY HOLDINGS, LLC
c/o Frank Silva, Esq.
3470 N.W. 82nd Avenue, Suite 988
Doral, Florida 33122-1030

Return receipt number:

91 7108 2133 3932 7177 0462

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 May 16, 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, SUNSET PLACE LUXURY HOLDINGS, LLC, and any lienholders of record for the structure located on the property at 1500 Venera Avenue, Coral Gables, Florida, 33146-3056, and having folio number 03-4130-009-1040 (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 shall recertify the property within 90 days of the date of this Order; to include permits and inspections, if applicable, and submittal of Recertification Report; b) if all requirements are not completed within the 90 days the owner shall pay a daily fine of \$250 for each day the violation continues.

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 17th day of May, 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.

C:
Biscayne Bank a Florida State Chartered Commercial Bank, 3121 Commodore Plaza, 3rd Floor, Coconut Grove, Florida 33133-5846

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. 16-4745

vs.

SUNSET PLACE LUXURY HOLDINGS, LLC
c/o Frank Silva, Esq.
3470 N.W. 82nd Avenue, Suite 988
Doral, Florida 33122-1030

Return receipt number:

91 7108 2133 3932 7177 0462

Respondent.

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1. The City properly served all required notices on the owner, SUNSET PLACE LUXURY HOLDINGS, LLC, and any lienholders of record for the structure located on the property at 1500 Venera Avenue, Coral Gables, Florida, 33146-3056, and having folio number 03-4130-009-1040 (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 shall recertify the property within 90 days of the date of this Order; to include permits and inspections, if applicable, and submittal of Recertification Report; b) if all requirements are not completed within the 90 days the owner shall pay a daily fine of \$250 for each day the violation continues.
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.
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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 17th day of May, 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.

C:
Biscayne Bank a Florida State Chartered Commercial Bank. 3121 Commodore Plaza, 3rd Floor. Coconut Grove, Florida 33133-5846

Chateau Riviera · 305-667-4100

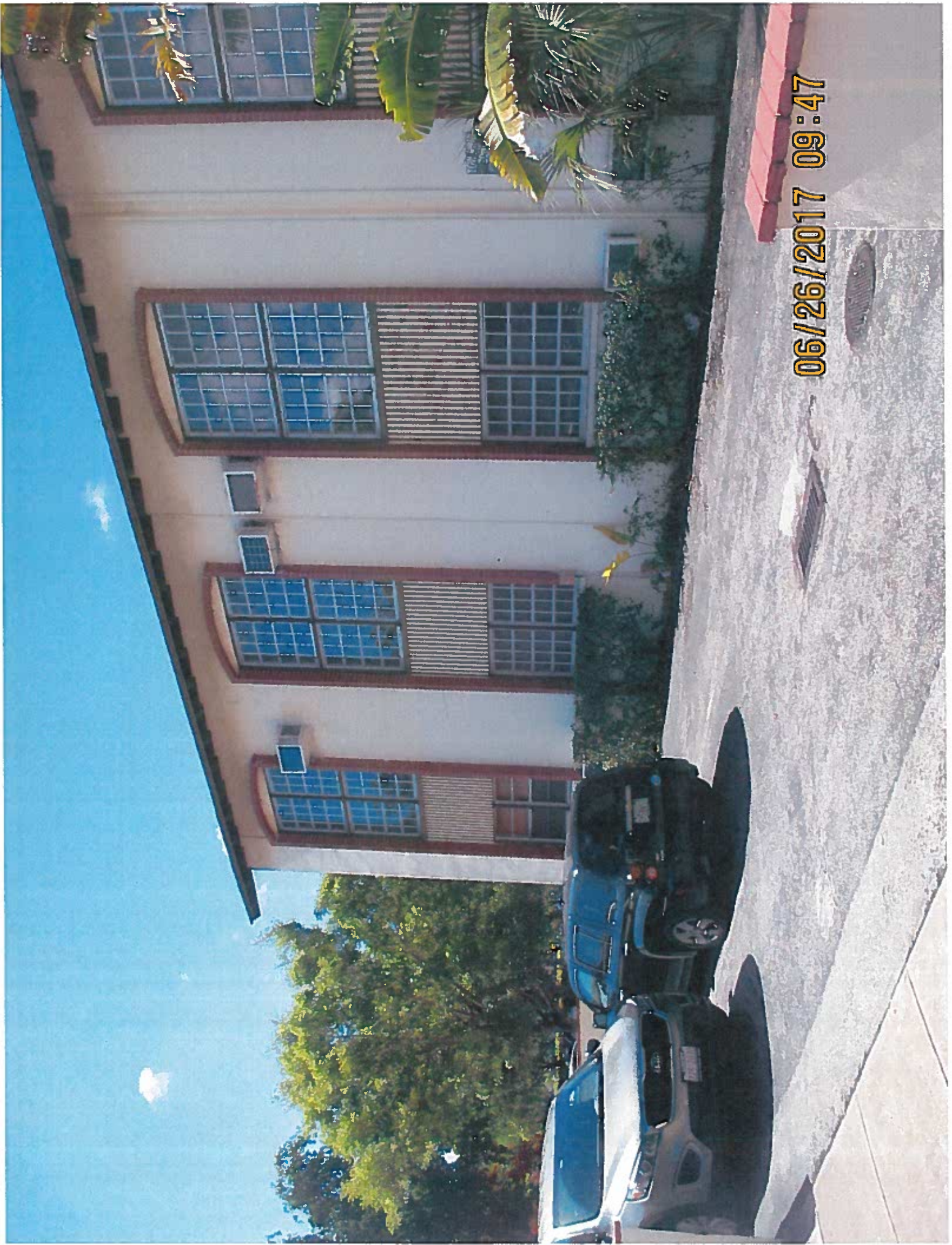
1500 Venera Ave.

06/26/2017 09:47





06/26/2017 09:46



06/26/2017 09:47



06/26/2017 09:46

1500 VENERA AVENUE

JULY 6, 2017







1500 VENERA AVE
JULY 19, 2017









WM
WASTE MANAGEMENT
305 471 4444
954 974 7500
WASTE CENTER

07/19/2017 08:57

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 16-4745

vs.

SUNSET PLACE LUXURY HOLDINGS, LLC
c/o Frank Silva, Esq.
3470 N.W. 82nd Avenue, Suite 988
Doral, Florida 33122-1030

Return receipt number:

91 7108 2133 3932 5922 8541

Respondent.

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

Date: July 24, 2017

Re: **1500 Venera Avenue**, Coral Gables, Florida 33146-3011, and legally described Lots 11 thru 16 Inc., Block 203, of CORAL GABLES RIVIERA SECTION 14, according to the Plat thereof, as recorded in Plat Book 28, Page 32, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4130-009-1040 ("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.

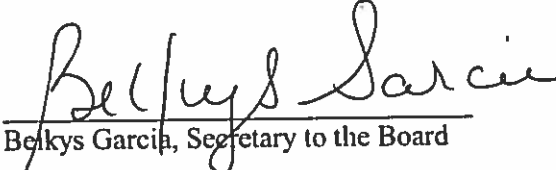
Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on August 7, 2017, at 2:00 p.m.

You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, bgarcia@coralgables.com, tel: (305) 460-5229. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m., tel: (305) 460-5235.

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

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

Please govern yourself accordingly.


Belkys Garcia, Secretary to the Board

ADA NOTICES

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

Presentations made to this Board are subject to the City's False Claims Ordinance, Chapter 39 of the City of Coral Gables Code.

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

Any person who needs assistance in another language in order to speak during the public hearing or public comment portion of the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (E-mail: relejabarrieta@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

Any person with a disability requiring communication assistance (such as a sign language interpreter or other auxiliary aide or service) in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (E-mail: relejabarrieta@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 16-4745

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

I, JOSE PAZ, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 1500 VENERA AVENUE, ON 7-24-17
AT JOSE PAZ.

JOSE PAZ
Employee's Printed Name

[Signature]
Employee's Signature

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

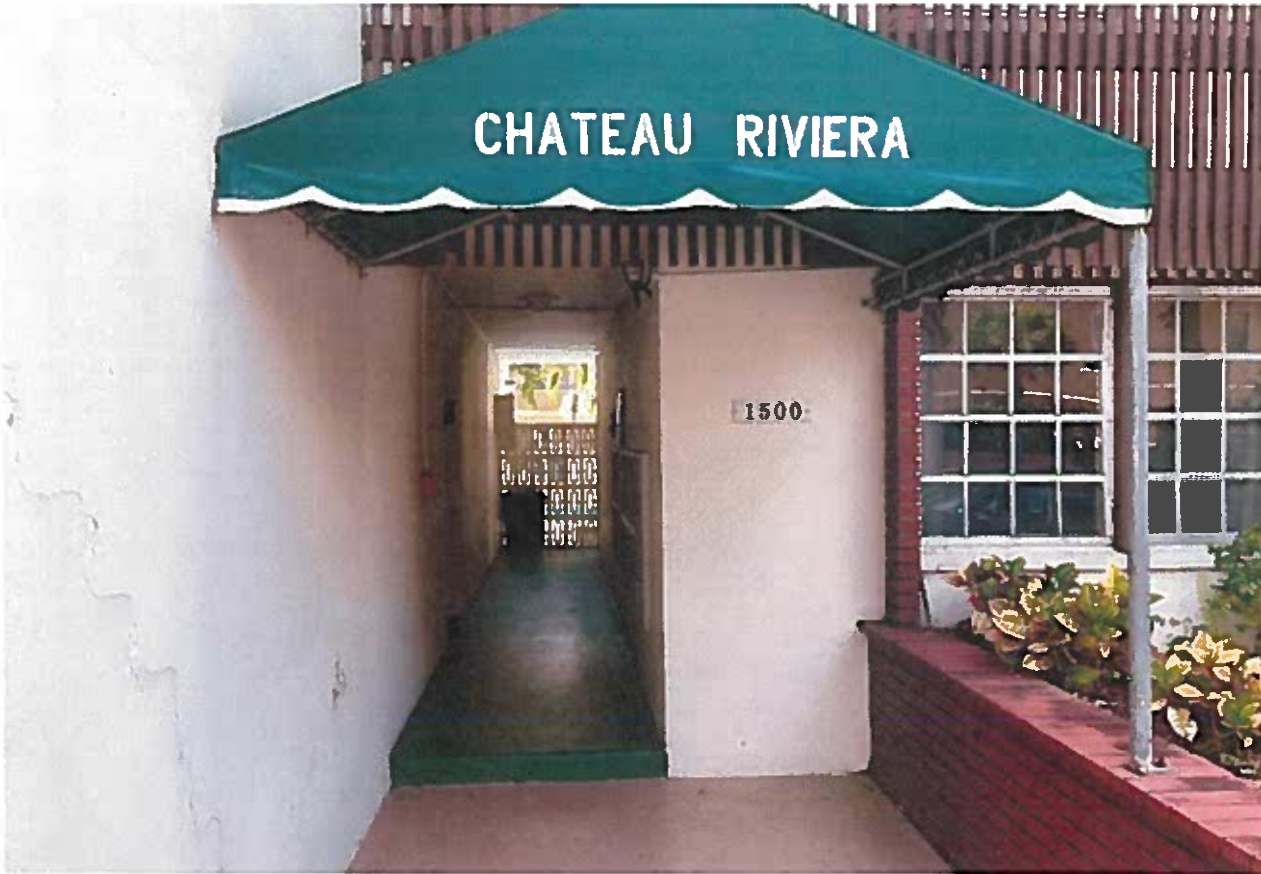
Sworn to (or affirmed) and subscribed before me this 24th day of July, in
the year 2017, by Jose Paz who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

1500 VENERA AVENUE



RESIDENT PROPERTY MANAGEMENT SERVICES
CHATEAU RIVIERA - 1500 VENERA AVENUE
 800-263-7878

WELCOME TO ALL VISITORS

PLEASE READ THESE IMPORTANT NOTICES AND POLICIES CAREFULLY. IF YOU DO NOT AGREE TO THESE TERMS AND CONDITIONS, YOU MAY NOT ENTER THE PREMISES. THESE TERMS AND CONDITIONS APPLY TO ALL VISITORS.

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Mr. J. Martinez	Mr. K. Pineda	Mr. S. Hernandez
Mr. A. Diaz	Mr. G. Perez	Mr. C. Lopez
Mr. H. Diaz	Mr. A. Lopez	Mr. A. Lopez
Mr. J. Diaz	Mr. J. Lopez	Mr. J. Lopez

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CFN 2013R0994527
OR Bk 28959 Pgs 1495 - 1496; (2pgs)
RECORDED 12/19/2013 14:29:04
DEED DOC TAX 33,900.00
SURTAX 25,425.00
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

WARRANTY DEED

THIS INDENTURE made this 25th day of November, 2013, between CHATEAU RIVIERA, INC., a Florida corporation, party of the first part, whose address is 37 Flints Grove Drive, North Potomac, Maryland, 20878, and SUNSET PLACE LUXURY HOLDINGS, LLC, a Delaware limited liability company party of the second part, whose address is 3470 NW 82nd Avenue, Suite 988, Doral, Florida 33122.

WITNESSETH: That the said party of the first part, for and in consideration of the sum of Ten Dollars and other valuable considerations to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said party of the second part, its heirs and assigns forever, the following described land, situated, lying and being in the County of Miami-Dade, State of Florida, together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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


And the party of the first part hereby covenants with the party of the second part that the party of the first part is lawfully seized of said land in fee simple; that the party of the first part has good right and lawful authority to sell and convey said land; that the party of the first part hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31st, 2013.

**Lots 11 through 16 inclusive, Block 203, of CORAL GABLES RIVIERA SECTION PART 14, 2nd REVISION, according to the Plat thereof as recorded in Plat Book 28, Page 32, of the Public Records of Miami-Dade County, Florida.
a/k/a: 1500 Venera Avenue, Coral Gables, Florida, 33146.
Folio: 03-4130-009-1040**

This conveyance is made subject to the following:

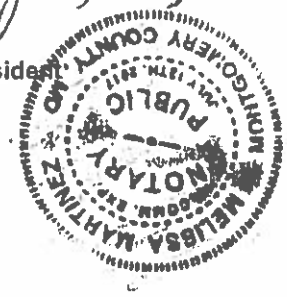
- a) Real Estate taxes for 2014 and subsequent years;
- b) Tenants in Possession;
- c) Zoning and other Restrictions common to the subdivision, without reimposing same.

IN WITNESS WHEREOF, the said party has hereunto set its hand and seal the day and
year first above written.


WITNESS
print name: Melissa Martinez

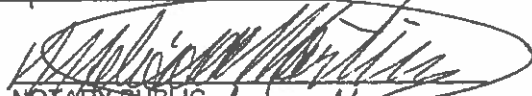
William David Anagnano
WITNESS
print name: William David Anagnano

Vicki Sobel Margolis
CHATEAU RIVIERA, INC., a Florida
corporation
By: VICKI SOBEL MARGOLIS, President



STATE OF MARYLAND)
COUNTY OF MONTGOMERY)

The foregoing instrument was acknowledged before me this 25th day of November, 2013, VICKI SOBEL MARGOLIS, President of CHATEAU RIVIERA, INC., a Florida corporation, who is personally known to me or who has produced the following Maryland Drivers License as identification


NOTARY PUBLIC
Print Name: Melissa Martinez

This instrument prepared by:
M. Jeffrey St. George, Esquire
ST. GEORGE & TEJERA P.A.
1735 Ponce De Leon Blvd.
Coral Gables, Florida 33134
Tel.: (305) 444-9330



Detail by Entity Name

Foreign Limited Liability Company

SUNSET PLACE LUXURY HOLDINGS, LLC

Filing Information

Document Number	M13000007368
FEI/EIN Number	46-4101106
Date Filed	11/20/2013
State	DE
Status	ACTIVE

Principal Address

3470 NW 82ND AVENUE, SUITE 988
DORAL, FL 33122

Mailing Address

3470 NW 82ND AVENUE, SUITE 988
DORAL, FL 33122

Registered Agent Name & Address

SILVA, FRANK, ESQ.
3470 NW 82ND AVENUE, SUITE 988
DORAL, FL 33122

Authorized Person(s) Detail

Name & Address

Title Manager

Shojaee, Masoud
3470 NW 82ND AVENUE, SUITE 988
DORAL, FL 33122

Annual Reports

Report Year	Filed Date
2014	04/23/2014
2015	02/26/2015

Document Images

[02/26/2015 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[04/23/2014 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[12/17/2013 -- CORLCMMRES](#)

[View image in PDF format](#)

[12/17/2013 -- CORLCMMRES](#)

[View image in PDF format](#)

[11/20/2013 -- Foreign Limited](#)

[View image in PDF format](#)

11/20/2013 -- Foreign Limited
12/17/2013 -- CORLCMMRES



CFN 2013R0994528
 OR Bk 28959 Pgs 1497 - 1512 (16pgs)
 RECORDED 12/19/2013 14:29:04
 MTG DOC TAX 12,775.00
 INTANG TAX 7,300.00
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

This instrument prepared by:
 CASTRO & RAMIREZ, LLC
 1805 Ponce de Leon Blvd.
 Suite 500
 Coral Gables, Florida 33134

MORTGAGE

THIS MORTGAGE AND SECURITY AGREEMENT (the "Mortgage") is made and entered into as of December 11, 2013, by SUNSET PLACE LUXURY HOLDINGS, LLC, a Delaware Limited Liability Company, collectively ("Mortgagor"), whose address is, 3470 N.W. 82nd Avenue, Suite 988, Doral, Florida 33122, and BISCAYNE BANK A FLORIDA STATE CHARTERED COMMERCIAL BANK, ("Mortgagee") whose address is 3121 Commodore Plaza, Third Floor, Coconut Grove, Florida 33133.

WITNESSETH:

WHEREAS, Mortgagor is justly and lawfully indebted to Mortgagee in the sum of **THREE MILLION SIX HUNDRED FIFTY THOUSAND AND 00/100 (\$3,650,000.00) DOLLARS**, as evidenced by that certain promissory note payable to the order of Mortgagee (the "Note"), executed by Mortgagor, bearing the same date as this Mortgage, to be paid according to its terms, to be paid according to its terms, the final payment under which is due and payable on December 15, 2023.

NOW THEREFORE, to secure the payment of the aforesaid indebtedness (the "Loan"), and such future or additional advances as may be made by Mortgagee, at its option, to Mortgagor or Mortgagor's permitted successors in title, for any purpose, provided that all those advances are to be made within 10 years from the date of the Mortgage or within such lesser period of time as may be provided hereafter by law as a prerequisite for the sufficiency of actual notice or record notice of optional future or additional advances as against the rights of creditors or subsequent purchasers for valuable consideration, the total amount of indebtedness secured by the Mortgage may decrease or increase from time to time, but the total unpaid balance so secured at any one time shall not exceed the maximum principal amount of **SEVEN MILLION THREE HUNDRED THOUSAND AND NO/100 DOLLARS (\$7,300,000.00)**, plus interest and any disbursements made for the payment of taxes, levies or insurance on the property covered by the lien of the Mortgage with interest on those disbursements, Mortgagor hereby grants, bargains, sells, conveys, assigns, transfers, mortgages, pledges, delivers, sets over, warrants and confirms to Mortgagee the following:

All those certain lots, pieces, or parcels of land lying and being in Miami-Dade County, State of Florida (the "Property"), legally described as follows, with the same force and effect as though the contents of said property were set forth herein at length, together with the buildings and improvements now or hereafter situated thereon:

Lots 11, 12, 13, 14, 15 and 16, Block 203, SECOND REVISED PLAT OF CORAL GABLES, RIVIERA SECTION PART 14, according to the Plat thereof, as recorded in Plat Book 28, Page(s) 32, of the Public Records of Miami-Dade County, Florida.

14

WITNESS the due execution hereof as of the date first above written.
Signed, sealed and delivered in the presence of:

MORTGAGOR:

SUNSET PLACE LUXURY HOLDINGS, LLC,
A Delaware Limited Liability Company

[Signature]
Witness *[Signature]* By:

[Signature]
MASOUD SHOJAEI, PRESIDENT

Witness *[Signature]*

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me December 11, 2013, MASOUD SHOJAEI, as President of SUNSET PLACE LUXURY HOLDINGS, LLC, a Delaware Limited Liability Company, who is personally known to me or who has produced _____, as identification and who did not take any oath.

My Commission Expires:

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA
TANIA ECHENIQUE-YANES
MY COMMISSION EXPIRES
DEC 03 2014
Notary Public License
STATE OF FLORIDA

Biscayne Bank - Active (FDIC # 57973) Insured Since July 5, 2005
 Data as of: March 30, 2016

Biscayne Bank is an active bank

FDIC Certificate#: 57973	Established: July 5, 2005	Corporate Website: http://www.biscaynebank.com
Headquarters: 3121 Commodore Plaza, Third Floor Miami, FL 33133 Miami-Dade County	Insured: July 5, 2005	Consumer Assistance: https://www5.fdic.gov/starsmail/index.asp
Locations: 4 domestic in 1 states, 0 in territories, and 0 in foreign locations	Bank Charter Class: Non-member of the Federal Reserve System	Contact the FDIC about: Biscayne Bank
	Regulated By: Federal Deposit Insurance Corporation	

Showing 1 to 4 of 4 entries

UNINUM	Number	Name	Address	County	City	State	Zip	Service Type	Established Date	Acquired Date
564027	3	Coconut Grove	2601 Bayshore Drive, Suite 101	Miami-Dade	Coconut Grove	FL	33133	Full Service Brick and Mortar Office	01/08/2015	
458854	1	Doral Branch	3750 Nw 87th Avenue	Miami-Dade	Doral	FL	33178	Full Service Brick and Mortar Office	02/15/2007	
432837		Biscayne Bank	3121 Commodore Plaza, Third Floor	Miami-Dade	Miami	FL	33133	Full Service Brick and Mortar Office	07/05/2005	
541182	2	South Miami Branch	7301 Sw 57 Ct, Ste 150	Miami-Dade	South Miami	FL	33143	Full Service Brick and Mortar Office	10/26/2012	

Garcia, Belkys

From: Garcia, Belkys
Sent: Wednesday, May 04, 2016 8:26 AM
To: 'fgentry18'; beyondpropertymgmt@gmail.com
Cc: Goizueta, Virginia; Figueroa, Yaneris; Iglesias, Peter
Subject: RE: Advise of Notice at Property - 1500 Venera Ave

Good morning,

At this time, the structure is non-compliant with the required Building Recertification. At the Board meeting on May 16th, the property owner will need to explain to the Board members the status of the Recertification Report. Please know, vacation of the premises by the tenants has not been ordered by this Department as of this date.

Thank you,

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

Please Note: Florida has a very broad Public Records Law. Most written communications to or from State and Local Officials regarding State or Local business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

From: fgentry18 [mailto:fgentry18@yahoo.com]
Sent: Monday, May 02, 2016 4:54 PM
To: beyondpropertymgmt@gmail.com
Cc: Garcia, Belkys
Subject: Advise of Notice at Property

Sunset Place Luxury Holdings,

Can the company please enlighten the residents that reside at the address of 1500 Venera Ave of the posted "Notice of Unsafe Structure?"

A hearing is set to adhere by May 16th at Coral Gables City Hall.

I am in a contractual agreement for this property and before my rent payment is collected for the month of May 2016, I would like to know the situation is being resolved OR should the tenants that reside at such address vacate the premises?

Please see the attached Notice.

Thank you in advance for your prompt attention to this matter.

Frank Gentry II

Sent via the Samsung Galaxy S@ 6, an AT&T 4G LTE smartphone