



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 9/16/2015

Property Information	
Folio:	03-4108-009-0920
Property Address:	231 SANTILLANE AVE
Owner	ROBERTO S MARTINEZ FELIX E MARTINEZ
Mailing Address	231 SANTILLANE AVE #1 CORAL GABLES , FL 33134-2916
Primary Zone	5001 HOTELS & MOTELS - GENERAL Med Density
Primary Land Use	0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	4 / 8 / 0
Floors	2
Living Units	4
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	2,931 Sq.Ft
Lot Size	6,000 Sq.Ft
Year Built	1945



Assessment Information			
Year	2015	2014	2013
Land Value	\$390,000	\$300,000	\$300,000
Building Value	\$142,763	\$137,476	\$6,874
XF Value	\$0	\$0	\$0
Market Value	\$532,763	\$437,476	\$306,874
Assessed Value	\$371,317	\$337,561	\$306,874

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	\$161,446	\$99,915	

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

Short Legal Description
CORAL GABLES DOUGLAS SEC
PB 25-69
LOT 17 BLK 11
LOT SIZE 50.000 X 120
CF 73R106568

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$371,317	\$337,561	\$306,874
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$532,763	\$437,476	\$306,874
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$371,317	\$337,561	\$306,874
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$371,317	\$337,561	\$306,874

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
10/01/2003	\$0	21820-2313	Qual by exam of deed

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

231 Santillane Ave





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09 15 15



HMB

HMB Engineering Services P.A.

CA# 28443

15374 S.W. 14 Lane
Miami Florida, 33194
Phone (786) 586-6284

August 31, 2015

Building Department
City of Coral Gables
Coral Gables, Florida

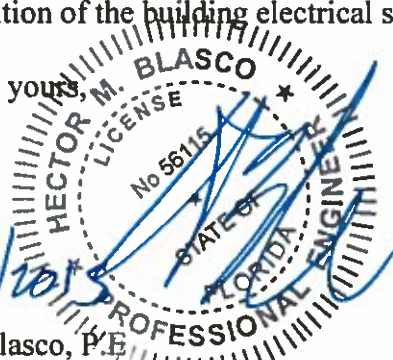
ATTN: Building official

Reference: 40 Year Certification (Electrical)
Folio number 03-4108-009-0920
Address: 231 Santillane Ave Coral Gables Florida

This letter serves as the 40-year Electrical Certification Report for the above mention property. I consider the building to be electrically safe for its use and occupancy as per Florida Building Code and Miami-Dade County chapter 8C-3.

To the best of my knowledge and ability, this report represents and accurate appraisal of the present visible condition of the building electrical system.

Respectfully yours,



8/31/2015

Hector M. Blasco, P.E.
Electrical Engineer (Florida PE#56115)

CITY'S

EXHIBIT

2



MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING ELECTRICAL RECERTIFICATION

INSPECTION COMMENCED Date: 8-20-2015

INSPECTION MADE BY: Hector M. Blasco P.E. SIGNATURE: _____

INSPECTION COMPLETED Date: 8-20-2015

PRINT NAME: Hector M. Blasco P.E. TITLE: Electrical Engineer

ADDRESS: 15374 SW 14 Lane Miami Florida 33194



8/31/15

DESCRIPTION OF STRUCTURE

a. Name on Title: Robert S. Martinez & Felix E. Martinez
b. Street Address: 231 Santillane Ave Coral Gables Florida
c. Legal Description: Coral Gables Douglas Sec. PB 25-69 lot 17 BLK 11
d. Owner's Name: Robert S. Martinez & Felix E. Martinez
e. Owner's Mailing Address: 231 Santillane Ave Coral Gables Florida Apt. #1
f. Folio Number of Property on which Building is Located: 03-4108-009-0920
g. Building Code Occupancy Classification: Residential - Multifamily
h. Present Use: Multifamily
i. General Description, Type of Construction, Size, Number of Stories, and Special Features
Additional Comments:
Type of construction: CBS
Number of stories: 2
Size: 5000 Sq-Ft
4 living units
comments: No Fire alarm, No emergency generator, No swimming pool, No parking

GUIDELINES AND INFORMATION FOR RECERTIFICATION OF ELECTRICAL SYSTEMS OF FORTY (40) YEAR STRUCTURES

01
09 15 15

1. ELECTRIC SERVICE

1. Size: Amperage (200) Fuses () Breakers (x)
 2. Phase: Three Phase () Single Phase (x)
 3. Condition: Good (X) Fair () Needs Repair ()

Comments: Electrical Service: 120/240V 1-phase overhead, with (5) mains. (4) mains for the units and (1) main for house panel.

2. METER AND ELECTRIC ROOM

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

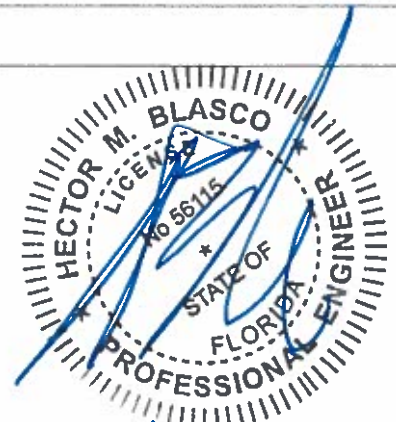
Comments: Service equipment is located on exterior wall

Replace 60A, 2p branch circuit serving one of the units with new 100A, 2p. if existing wire for this unit is not rated for 100A it must be replaced with new.

3. GUTTERS

Location: Good (N/A) Requires Repair (N/A)
 Taps and Fill: Good (N/A) Requires Repair (N/A)

Comments: No wire gutters in this building.



8/31/2015

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4. ELECTRICAL PANELS

Location: Good () Needs Repair ()

1. Panel #(unit 1)

Good () Needs Repair ()

2. Panel #(unit 2)

Good () Needs Repair ()

3. Panel #(unit 3)

Good () Needs Repair ()

4. Panel #(unit 4)

Good () Needs Repair ()

5. Panel #(House)

Good () Needs Repair ()

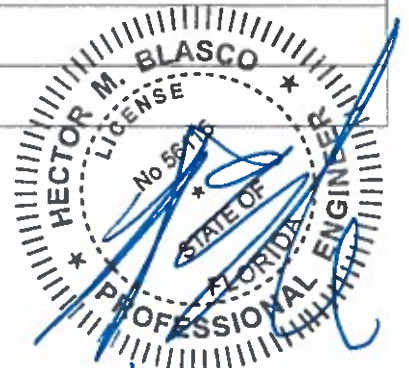
Comments:

5. BRANCH CIRCUITS:

1. Identified: Yes () Must be identified ()

2. Conductors: Good () Deteriorated () Must be replaced ()

Comments:



8/31/2015

6. GROUNDING SERVICE:

Good

()

Repairs Required

()

Comments: GROUNDED TO METAL COLD WATER PIPE AND (2) GROUND RODS.

7. GROUNDING OF EQUIPMENT:

Good

()

Repairs Required

()

Comments:

8. SERVICE CONDUITS/RACEWAYS:

Good

()

Repairs Required

()

Comments: Overhead service

9. SERVICE CONDUCTOR AND CABLES:

Good

()

Repairs Required

()

Comments:

A circular professional seal for Hector M. Blasco, a Professional Engineer in the State of Florida. The seal contains the text: "HECTOR M. BLASCO", "LICENSE", "No. 56715", "STATE OF FLORIDA", and "PROFESSIONAL ENGINEER". The seal is stamped in blue ink and is partially obscured by a blue signature and the date "8/31/2015".

10. TYPES OF WIRING METHODS:

Conduit Raceways:	Good	(x)	Repairs Required	()
Conduit PVC:	Good	(x)	Repairs Required	()
NM Cable:	Good	(x)	Repairs Required	()
BX Cable:	Good	()	Repairs Required	()

11. FEEDER CONDUCTORS:

Good (x) Repairs Required ()

Comments:

12. EMERGENCY LIGHTING:

Good (x) Repairs Required ()

Comments:

13. BUILDING EGRESS ILLUMINATION:

Good (x) Repairs Required ()

Comments:



8/31/2015

14. FIRE ALARM SYSTEM:

Good

(n/a)

Repairs Required:

(n/a)

Comments: No Fire alarm system in this building and none required.

15. SMOKE DETECTORS:

Good

()

Repairs Required

(x)

Comments: All units shall be equipped with at least (1) 120v single station with battery back up smoke/carbon monoxide detector combination, outside the bedroom.

16. EXIT LIGHTS:

Good

(x)

Repairs Required

()

Comments:

17. EMERGENCY GENERATOR:

Good

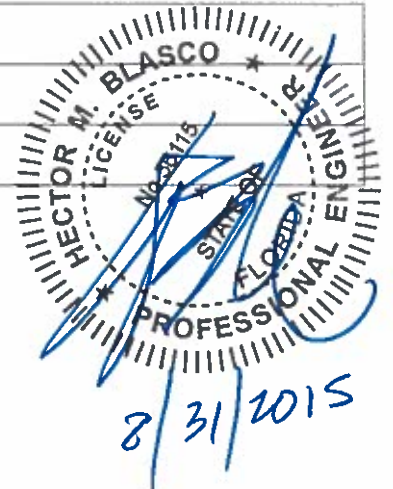
(N/A)

Repairs Required

(N/A)

Comments: Not applicable

This building does not have or require an emergency generator.



18. WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS:

Require Additional

Good

(n/a)

Repairs Required

(n/a)

Comments: There is no open or cover parking in this property, parking is on municipal street.

19. OPEN OR UNDERCOVER PARKING GARAGE AREAS AND EGRESS ILLUMINATION:

Require Additional

Good

(n/a)

Repairs Required

(n/a)

Comments: There is no open or cover parking in this property, parking is on municipal street.

20. SWIMMING POOL WIRING:

Good

(N/A)

Repairs Required

(N/A)

Comments: No swimming pool in this property

21. WIRING TO MECHANICAL EQUIPMENT:

Good

(x)

Repairs Required

()

Comments: All a/c units are individual wall units connected to wall outlet.



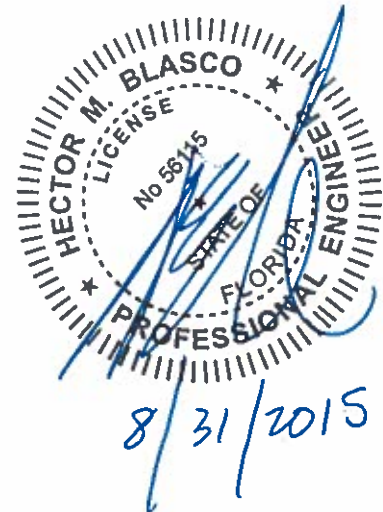
22. ADDITIONAL COMMENTS:

Replace all existing non-GFCI outlets in bathrooms and kitchens with new GFCI type.

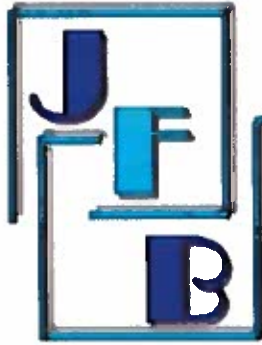
Replace illegal wiring method for light in laundry room.

-----No additional comments-----

SD:rs:vc:mb:js:rtc1:8/5/2011:40yrtrackingsystem



8/31/2015

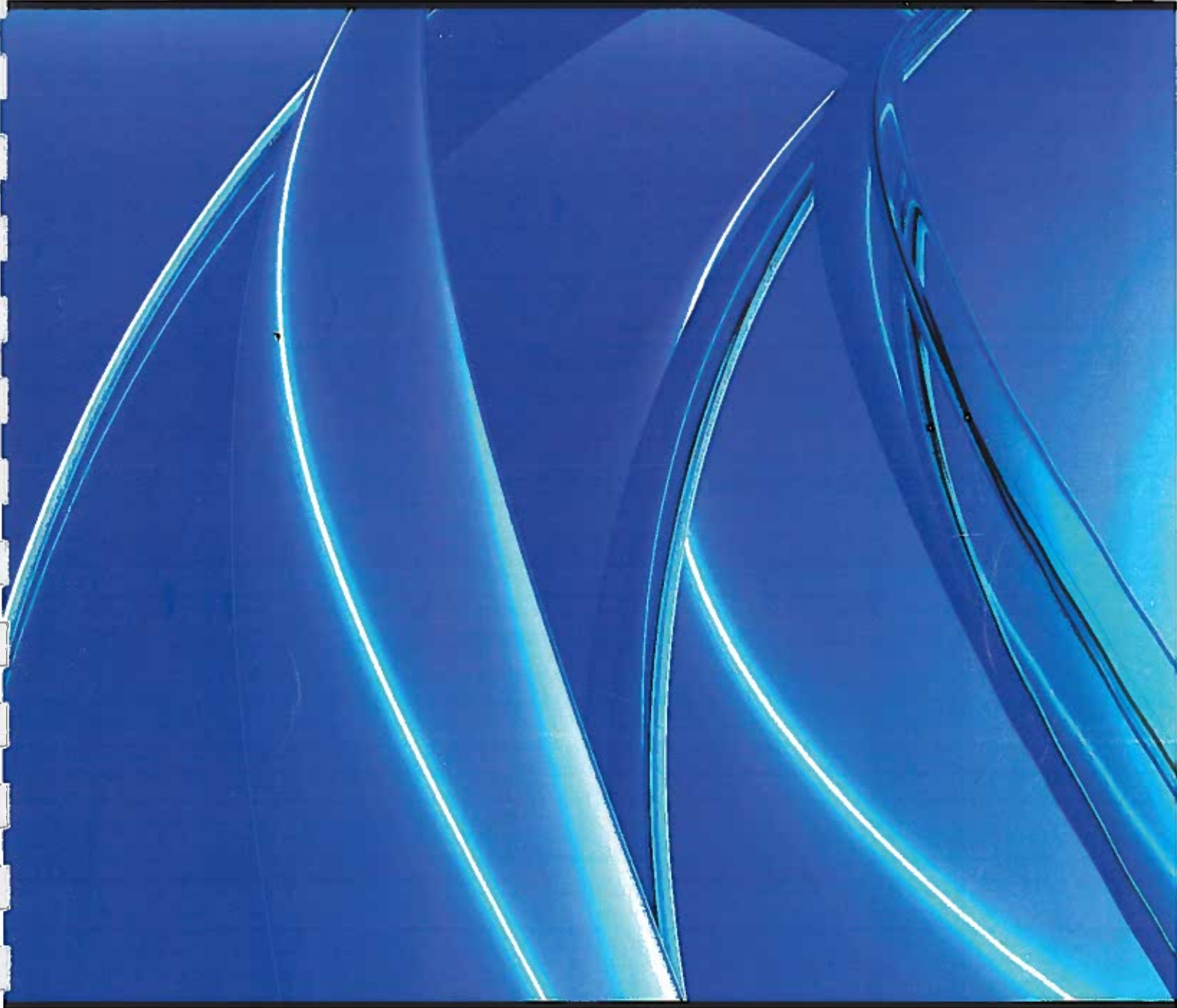


Juan Fernandez-Barquin, P.E.

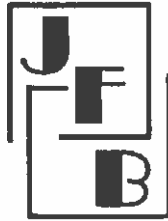
Structural Engineers 40114
Threshold Inspectors 0947
State Plans Examiner PX 1305
State Building Inspector BN 3318

2520 N.W. 97th Avenue, Suite #240
Doral, Florida 33172
PH: 786-336-0881 Fax: 786-336-0884
Email: jfbeng@bellsouth.net

www.juanfernandezbarquinpe.com



PROJECT: _____



Juan Fernandez-Barquin, P.E.

Structural Engineers 40114 2520 N.W. 97th Avenue, Suite #240
Threshold Inspectors 0947 Doral, Florida 33172
State Plans Examiner PX 1305 PH: 786-336-0881 Fax 786-336-0884
State Building Inspector BN 3318 Email jfbeng@bellsouth.net
www.juanfernandezbarquinpe.com

SEPTEMBER 11, 2015

CITY OF CORAL GABLES, BUILDING DIVISION
405 BILTMORE WAY,
THIRD FLOOR, CITY HALL
CORAL GABLES, FLORIDA
PH.:305-460-5235
PH: 305-460-5242

ATTN: BUILDING OFFICIAL

RE: 40 YEAR CERTIFICATION INSPECTION
231 SANTILLANE AVENUE, CORAL GABLES, FLORIDA

Dear Sir:

This letter is to verify that the structural inspection for the 40 year re-certification was completed. The building is structurally safe for its intended use and occupancy.

In order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as guaranty 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 based upon careful evaluation of observed conditions, to the extent reasonable possible.

If you have any questions, please call.

Respectfully,


Juan Fernandez-Barquin, P.E.

SEP 11 2015
Structural Registration No. 40114
Threshold Inspector No. 0947
Plans Examiner No. . . .PX1305
Standard Inspector No. . . .BN3318



Juan Fernandez-Barquin, P.E.

Structural Engineers 40114 2520 N W 97th Avenue, Suite #240
Threshold Inspectors 0947 Doral, Florida 33192
State Plans Examiner PX 1305 PH: 786-336-0881 Fax: 786-336-0884
State Building Inspector BN 3318 Email: jfbeng@bellsouth.net
www.juanfernandezbarquinpe.com

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING STRUCTURAL RECERTIFICATION

1. DESCRIPTION OF STRUCTURE:

- a. Name or title: _____
- b. Street address: 231 SANTILLANE AVENUE, CORAL GABLES, FLORIDA
- c. Legal description: CORAL GABLES DOUGLAS SEC. PB 25-69, LOT 17 BLK 11, LOT SIZE 50.000 X 120 CF
73R106568 COC 21820-2313 10 2003 4
- d. Owner's Name: ROBERTO S MARTINEZ AND FELIX MARTINEZ
- e. Owner's mailing address: 231 SANTILLANE AVENUE, #1, CORAL GABLES, FLORIDA 33134-2916
- f. Building Official Folio Number: 03-4108-009-0920
- g. Building Code Occupancy Classification: RESIDENTIAL (FOURPLEX)
- h. Present use: RESIDENTIAL (FOURPLEX)
- i. General description, type of construction, size, number of stories, and special features:
C.B.S. TWO STORIES, WOOD FRAMING FOR GROUND AND SECOND FLOOR; WOOD RAFTERS TO RIDGE BEAM,
EXTERIOR AND INTERIOR STAIRS.

Additions to original structure: N/A

2. PRESENT CONDITION OF STRUCTURE:

- a. General alignment (not good, fair, poor, explain if significant).
1. Bulging: NONE
2. Settlement: NONE
3. Deflections: NONE
4. Expansion: NONE
5. Contraction: NONE

SEP 11 2015

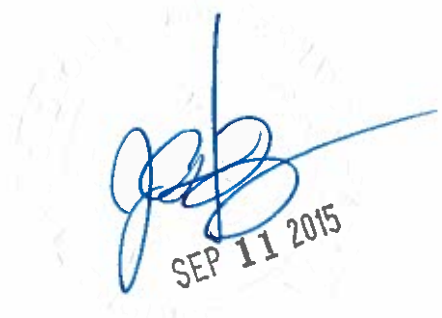
- b. Portions showing distress (note, beams, columns, structural walls, floors, roofs, other). NONE
- c. Surface conditions - describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration and stains. GOOD
- d. Cracks - note location in significant members. 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 2mm. NONE
- e. General extent of deterioration - cracking or spalling of concrete or masonry; oxidation of metals; rot or borer attack in wood. - NONE
- f. Previous patching or repairs: NONE
- g. Nature of present loading - indicate residential, commercial or other, estimate magnitude. RESIDENTIAL

3. INSPECTIONS:

- a. Date of notice of required inspection: _____
- b. Date of actual inspection: 8/20/2015
- c. Name and qualifications of individual submitting inspection report:
JUAN FERNANDEZ-BARQUIN, P.E.
STRUCTURAL REG. NO. 40114
THRESHOLD INSPECTOR NO. 0947
PLANS EXAMINER NO. . . .PX1305
STANDARD INSPECTOR NO.BN3318
STRUCTURAL ENGINEER WITH MORE THAN 35 YEARS OF PRACTICE.
- d. Description of any laboratory or other formal testing, if required, rather than manual or visual procedures.
NONE
- e. Structural repair - note appropriate line:
 - 1. None required NONE REQUIRED
 - 2. Required (describe and indicate acceptance) N/A

4. SUPPORTING DATA:

- a. THIS REPORT sheets written data.
- b. SEE ATTACHED photographs.
- c. _____ drawings or sketches (for reference only).



SEP 11 2015

5. MASONRY BEARING WALLS - INDICATE GOOD, FAIR, POOR ON APPROPRIATE LINES:

a. Concrete masonry units: GOOD

b. Clay tile or terra cotta units: N/A

c. Reinforced concrete tie columns: GOOD

d. Reinforced concrete tie beams: GOOD

e. Lintels: GOOD

f. Other type bond beams: N/A

g. Masonry finishes - exterior:

1. Stucco: GOOD

2. Veneer: N/A

3. Paint only: GOOD

4. Other (describe): N/A

h. Masonry finishes - interior:

1. Vapor barrier: N/A

2. Furring and plaster: GOOD

3. Paneling: N/A

4. Paint only: GOOD

5. Other (describe): N/A

i. Cracks:

1. Location - note beams, columns, other: NONE

2. Description: N/A

j. Spalling:

1. Location - note beams, columns, other: NONE

2. Description: N/A

[Handwritten signature]
SEP 11 2018

09 15 15

k. Rebar corrosion - check appropriate line:

- 1. None visible: NONE VISIBLE
- 2. Minor - patching will suffice: N/A
- 3. Significant - but patching will suffice: N/A
- 4. Significant - structural repairs required (describe): N/A

l. Samples chipped out for examination in spall areas:

- 1. No NOT REQUIRED
- 2. Yes - describe color texture, aggregate, and general quality N/A

6. FLOOR AND ROOF SYSTEMS:

a. Roof:

- 1. Describe (flat, slope, type roofing, type roof deck, condition): SLOPED ROOF (HIP ROOF WITH CLAY TILES). ROOF DECK IS PLYWOOD
- 2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of supports: NO EQUIPMENT ON ROOF
- 3. Note types of drains and scuppers and cooling towers or air conditioners: HVAC UNITS ARE WALL MOUNTED. NO DRAINS, NO SCUPPERS.

b. Floor system(s):

- 1. Describe (type of system framing, material, spans, condition): WOOD FRAMING FOR GROUND AND SECOND FLOOR. GOOD CONDITION

c. Inspection - note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.

ACCESS FOR GROUND FLOOR WOOD JOISTS VIA VENT ACCESS AT GROUND FLOOR. GOOD CONDITION

7. STEEL FRAMING SYSTEMS:

- a. Description: NONE (N/A)
- b. Exposed steel - describe condition of paint and degree of corrosion: N/A
- c. Concrete or other fireproofing - note any cracking or spalling, and note where any covering was removed for inspection: N/A
- d. Elevator sheave beams and connections, and machine floor beams - note condition: NO ELEVATOR

[Handwritten signature]
SEP 15 2015

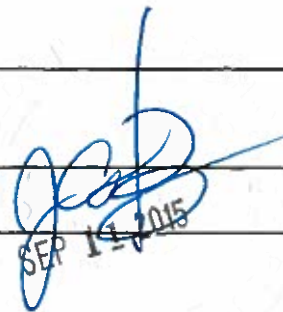
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8. CONCRETE FRAMING SYSTEM:

- a. Full description of structural system:
REINFORCED CONCRETE FOOTINGS, CMU WALLS, TIE COLUMNS, TIE BEAMS. GOOD CONDITION
- b. Cracking:
 - 1. Not significant: NONE
 - 2. Location and description of members affected and type cracking: N/A
- c. General condition: GOOD
- d. Rebar corrosion - check appropriate line:
 - 1. None visible: NONE VISIBLE
 - 2. Location and description of members affected and type cracking: N/A
 - 3. Significant but patching will suffice: N/A
 - 4. Significant - structural repairs required (describe):
NO STRUCTURAL REPAIRS REQUIRED
- e. Samples chipped out in spall areas:
 - 1. No: NO
 - 2. Yes describe color, texture, aggregate, general quality:
N/A

9. WINDOWS:

- a. Type (wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other):
JALOUSIE
- b. Anchorage - type and condition of fasteners and latches:
GOOD
- c. Sealants - type and condition of perimeter sealants and at mullions:
GOOD
- d. Interior seals - type and condition at operable vents:
GOOD
- e. General condition: GOOD




SEP 14 2015

10. WOOD FRAMING:

- a. Type - fully describe if mill construction, light construction, major spans, trusses: WOOD JOISTS AT GROUND AND SECOND FLOOR; WOOD RAFTERS WITH WOOD RIDGE BEAM. LIGHT CONSTRUCTION
- b. Note metal fittings, i.e., angles, plates, bolts, split rings, pintles, other, and note condition: N/A
- c. Joints - note if well fitted and still closed: N/A
- d. Drainage - note accumulation of moisture: NO ACCUMULATION OF MOISTURE
- e. Ventilation - note any concealed spaces not ventilated: GOOD
- f. Note any concealed spaces opened for inspection: ROOF ACCESS AT SECOND FLOOR TO ROOF; AT STAIR LANDINGS SMALL OPENING.

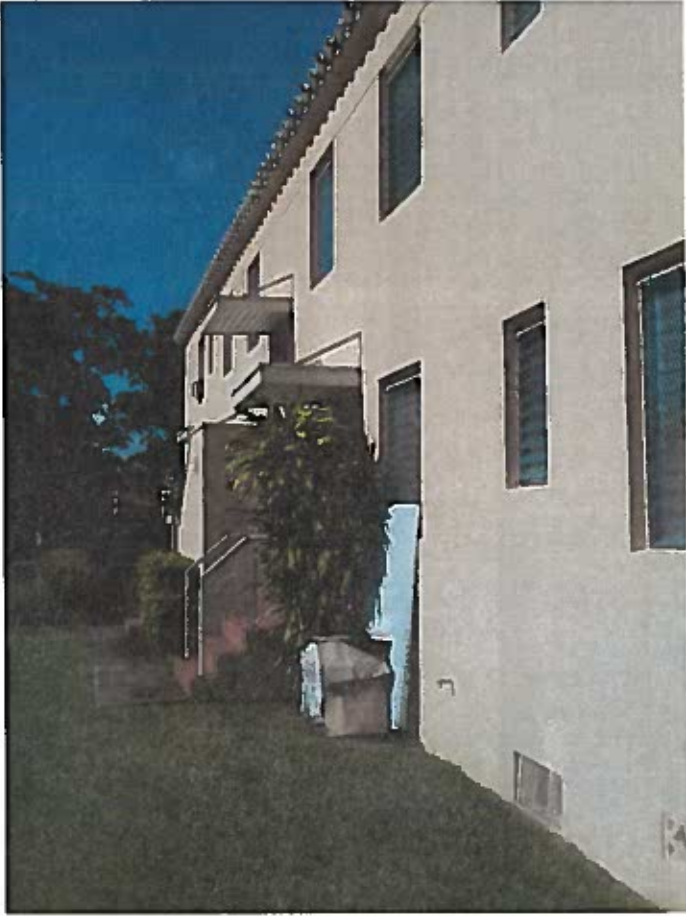
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Juan Fernandez Barquin, P.E.
SEP 11 2015
Structural Registration No. . 40114
Threshold Inspector No. . . . 0947
Plans Examiner No. . . . PX1305
Standard Inspector No. . . . BN3318

231 SANTILLANE AVENUE
CORAL GABLES, FLORIDA

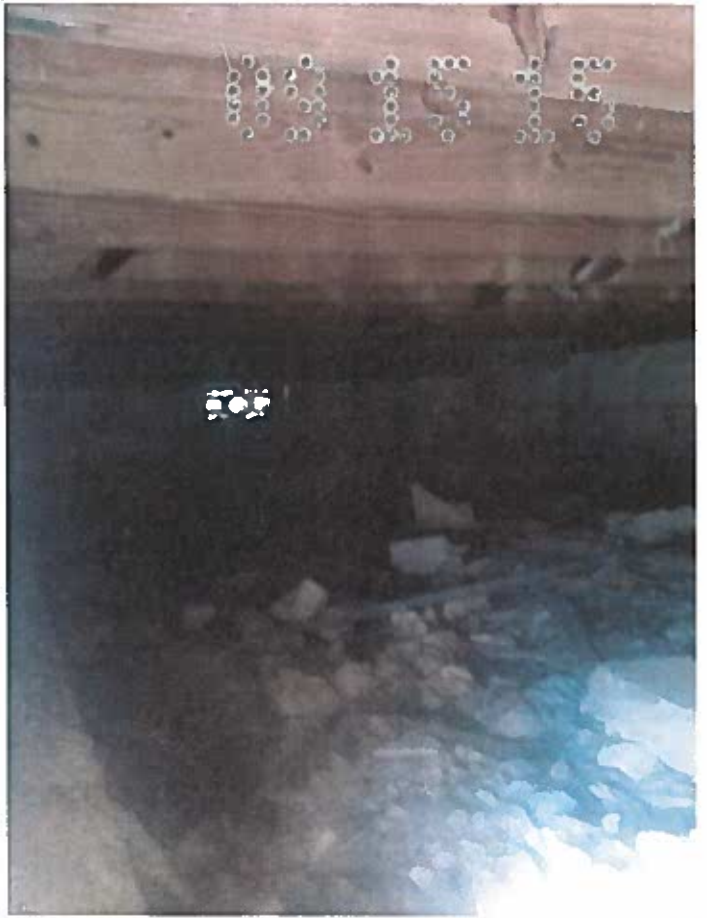


231 SANTILLANE AVENUE
CORAL GABLES, FLORIDA



231 SANTILLANE AVENUE
CORAL GABLES, FLORIDA

001515



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 A B C D E F G H I J
 K L M N O P Q R S T U
 V W X Y Z



City of Coral Gables
Development Services



RC-15-09-4229

231 SANTILLANE AVE #

Folio #: 03-4108-009-0920
 Permit Description: 40 YEAR OR OLDER
 BUILDING RECERTIFICATION (1945)

EL _____
 ME _____
 PL _____

OFFICE SET

Section	Approved	
	By	Date
<input checked="" type="checkbox"/> BUILDING	<i>def</i>	<i>9/16/15</i>
<input type="checkbox"/> CONCURRENCY		
<input type="checkbox"/> ELECTRICAL		
<input type="checkbox"/> FEMA		
<input type="checkbox"/> FIRE		
<input type="checkbox"/> HANDICAP		
<input type="checkbox"/> HISTORICAL		
<input type="checkbox"/> MECHANICAL		
<input type="checkbox"/> PLUMBING		
<input type="checkbox"/> PUBLIC WORKS		
<input type="checkbox"/> STRUCTURAL		
<input type="checkbox"/> ZONING		
<input type="checkbox"/>		
<input type="checkbox"/>		
<input type="checkbox"/>		
<input type="checkbox"/> OWNER BUILDER		

R-9/16/15

Subject to compliance with all Federal, State, County and City rules and regulations. City assumes no responsibility for accuracy of/or results from these plans.
THIS COPY OF PLANS MUST BE AVAILABLE ON BUILDING SITE OR AN INSPECTION WILL NOT BE MADE.

APPROVAL OF THIS SET OF PLANS DOES NOT CONSTITUTE APPROVAL OF ANY STRUCTURE OR CONDITION NOT IN COMPLIANCE WITH ANY APPLICABLE CODES



The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

April 20, 2015

VIA CERTIFIED MAIL

Roberto S. Martinez
C/O Feliz Martinez
231 Santillane Ave #1
Coral Gables, FL 33134-2916

RE: 231 Santillane Ave
Coral Gables, Florida 33134
Folio # 03-4108-009-0920
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 1945.

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

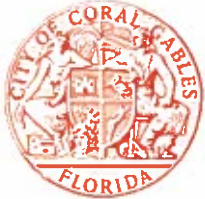
Any questions may be directed to (305) 460-5250. Thank you for your prompt consideration.

Sincerely,

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

CITY'S *Composite*
EXHIBIT 5

Unidk (305) 275-0710



The City of Coral Gables

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

4/20/2015

VIA CERTIFIED MAIL

ROBERTO S MARTINEZ
FELIX E MARTINEZ
231 SANTILLANE AVE #1
CORAL GABLES, FL 0

91 7108 2133 3932 6147 1492

RE: 231 SANTILLANE AVE, Coral Gables, Florida
Folio # 03-4108-009-0920
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 1945.

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



The City of Coral Gables

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

September 16, 2015

VIA CERTIFIED MAIL

91 7108 2133 3932 6009 7044

Roberto S. Martinez &
Felix E. Martinez
231 Santillane Avenue #1
Coral Gables, Florida 33134

Re: Address: 231 Santillane Avenue
Folio # 03-4108-009-0920

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 one hundred fifty days (150) days from the date the Report was submitted to this Department, September 15, 2015. 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) 460-5250.

Sincerely,

Manuel Z. Lopez

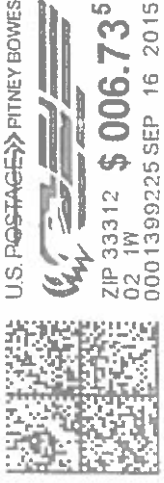
Manuel Z. Lopez, P.E.
Building Official

CERTIFIED MAIL

THE CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
405 BILTMORE WAY
P.O. BOX 141549
CORAL GABLES, FLORIDA 33114-1549



91 7108 2133 3932 6009 7044



U.S. POSTAGE PITNEY BOWES
ZIP 33312 \$ 006.73⁵
02 1W
0001399225 SEP 16 2015

10/16

Roberto S. Martinez & Felix E. Martinez
231 Santillane Avenue #1
Coral Gables.

NIXIE 333 DE 1009 0011/07/15
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

250 331141549 331141549
BC: 33114154949 *1606-01773-17-44

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,

Case No. 16-4863

Petitioner,

vs.

ROBERT S. MARTINEZ and
FELIX E. MARTINEZ
231 Santillane Avenue, Suite 1
Coral Gables, FL 33134-2916

Return receipt number:

91 7108 2133 3932 7179 1931

Respondents.

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

Date: March 23, 2016

Re: **231 Santillane Avenue**, Coral Gables, FL 33134-2916, legally described as Lot 17, Block 11, of CORAL GABLES DOUGLAS SECTION, according to the Plat thereof, as recorded in Plat Book 25, Page 69, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-009-0920 ("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 April 11, 2016, at 2:00 p.m.

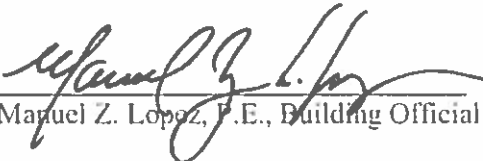
You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the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



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

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.

CC:

Robert S. Martinez and Felix E. Martinez, 220 S.W. 133 Avenue, Miami, FL 33184-1116
Wells Fargo Bank, N.A., 2324 Overland Avenue, Billings, MT 59102-6401
Wells Fargo Bank, N.A., 101 N. Phillips Avenue, Sioux Falls, SD 57104-6738



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint/Case #: 16-4863

Title of Document Posted: Construction Regulation Board Case

I, JOSE IGLESIAS, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 231 SANTILLANE AVE, ON 3-23-16
AT 10:00 AM.

JOSE IGLESIAS
Employee's Printed Name

[Signature]
Employee's Signature

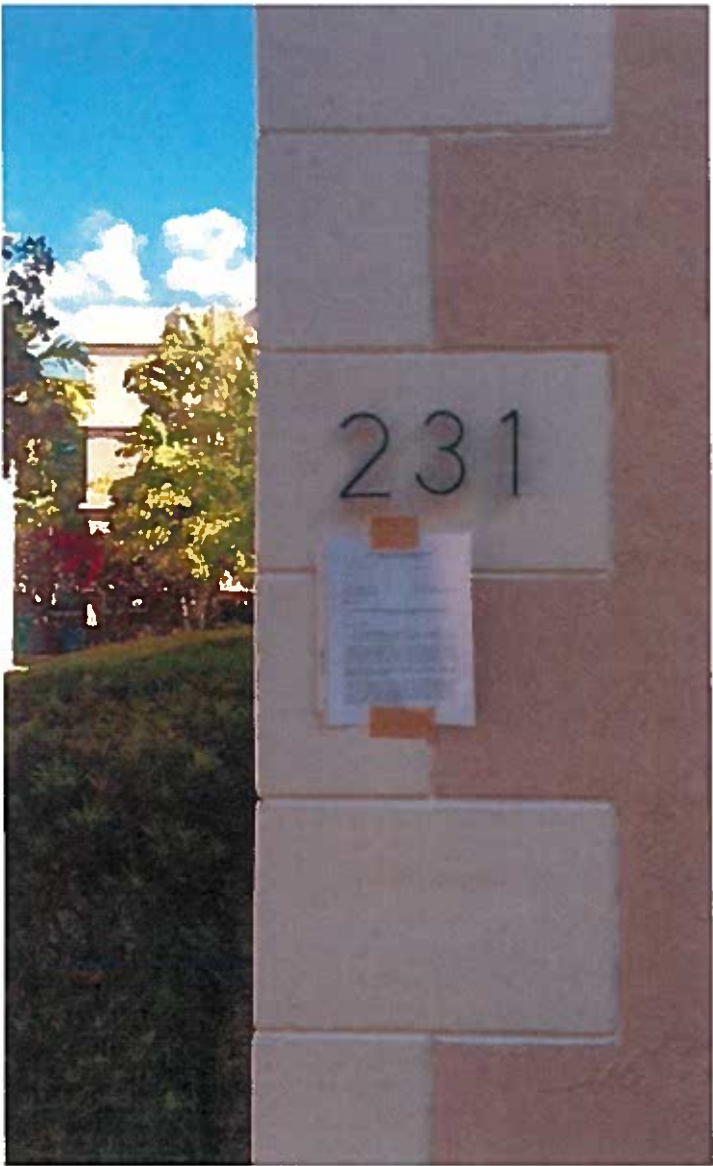
STATE OF FLORIDA)
SS.
COUNTY OF MIAMI-DADE)

Sworn to (or affirmed) and subscribed before me this 23rd day of March, in
the year 20 16, by Jose Iglesias who is personally known to
me.

My Commission Expires:



[Signature]
Notary Public



231 Santillane Avenue

Permit #: RC-15-09-4229
Master permit #:

Permit type: rc010 - BUILDING RE CERTIFICATION
Routing queue: rc012 - STRUCTURE CERTIFICATION

Address: 231 SANTILLANE AVE
CORAL GABLES, FL 33134-2916

Group # - Name	Action Code	Action Description	Completion Date	Completion Code	Completed By	Comments
1 - BOARDS - GENERATE F	calc fees	CALCULATE FEES	9/15/2015	comp	canderson	
2 - CASHIER	collect	COLLECT FEES	9/15/2015		iwebuser	
3 - PLAN REVIEW	prbuild	BUILDING PLAN REVIEW	9/15/2015	apvd	mlopez	
3 - PLAN REVIEW	prelec	ELECTRICAL PLAN REVIEW				
3 - PLAN REVIEW	prelec	ELECTRICAL PLAN REVIEW	9/16/2015	reject	areyes	ELECTRICAL REPAIRS REQUIRED AS PER REPORT
4 - RE CERTIFIED LETTER	collect	COLLECT FEES				
4 - RE CERTIFIED LETTER	letter	GENERATE LETTER				



CFN 2003R0846460
 OR Bk 21820 Pgs 2313 - 2314; (2pgs)
 RECORDED 11/13/2003 12:50:26
 DEED DDC TAX 0.60
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY:
 Filiberto I. Martinez
 231 Santillane Ave.
 Coral Gables, FL 33134

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, executed this 15 day of October, 2003, between
 Filiberto I. Martinez, a single man
 whose address is: 231 Santillane Ave, Coral Gables, Florida 33134. Grantor, and

Roberto S. Martinez, a married man and Felix E. Martinez, a single man , as tenants in common
 whose address is: 220 SW 133 Ave, Miami, Fl. 33184 Grantee

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration to said Grantor in hand paid by said Grantee, does hereby remise, release and quit claim unto the said Grantee forever, That Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted and sold to the said Grantee, and Grantee's successors and assigns forever, the following described land, situate, lying and being in Miami-Dade County, Florida to wit:

Lot 17, in Block 11 of DOUGLAS SECTION OF CORAL GABLES, according to the Plat thereof, as recorded in Plat Book 25, at Page 69, of the Public Records of Miami-Dade County, Florida

folio # 30-4108-009-0920

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

2

WITNESSES

[Signature]
Print Name: Roberto Arroyo


[Signature]
Filiberto I. Martinez

[Signature]
Print Name: Ronnie Henderson

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I hereby certify that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Filiberto I. Martinez, a single man, who is personally known to me or produced a Florida driver's licenses as identification and who executed the foregoing instrument and acknowledged before me that they executed the same.

Witness my hand and official seal in the County and State aforesaid this 15 day of ~~September~~, 2003
October

 Ronnie Henderson
Commission # DD 046112
Expires Aug. 17, 2005
Bonded Thru
Atlantic Bonding Co., Inc.

[Signature]
Notary Public, State of Florida

Print Name _____

My Commission Expires:



CFN 2005R0466091
 DR Bk 23350 Pgs 0299 - 3017 (3pgs)
 RECORDED 05/09/2005 12:00:26
 MTG DOC TAX 682.50
 INTANG TAX 390.00
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

This Document Prepared By:
 DAMA C. REFFETT
 WELLS FARGO BANK, NA
 2336 BRIARGATE PARKWAY
 COLORADO SPRINGS, CO 80920
 866-820-2030

Gianna C. Reffett

 (Signature of Preparer)

State of Florida's Documentary Stamp Tax required
 by law in the amount of \$ 682.50 has
 been paid to the Clerk of the Circuit Court (or the
 County Comptroller, if applicable) for the County of
 MIAMI-DADE, State of Florida.

After Recording Return To:
 Wells Fargo Bank, N.A.
 P. O. BOX 31667
 BILLINGS, MT 59107
 DOCUMENT MANAGEMENT

State of Florida _____ Space Above This Line For Recording Data
 Reference#: 20060697000433 Account#: 0654-654-1083403-1998

MORTGAGE
 (With Future Advance Clause)
 (Short Form)

1. **DATE AND PARTIES.** The date of this Short Form Mortgage ("Security Instrument") is 04/12/2005 and the parties, their addresses and tax identification numbers, if required, are as follows:
MORTGAGOR:
 ROBERTO S. MARTINEZ, A MARRIED MAN AND FELIX E. MARTINEZ, A MARRIED MAN, AS TENANTS IN COMMON

Whose address is:
 220 SW 133RD AVE MIAMI, FL, 33184

- If checked, refer to the attached Addendum incorporated herein, for additional Mortgagors their signatures and acknowledgments.

LENDER: Wells Fargo Bank, N.A.
 2324 Overland Avenue
 Billings, MT 59102

2. **CONVEYANCE.** For good and valuable consideration, the receipt and sufficiency of which is acknowledged, and to secure the Secured Debt (defined below) and Mortgagor's performance under this Security Instrument, Mortgagor, grants, bargains, conveys to Lender the following described property:
 TAX ID# 03-4108-009-0920
 LOT 17, IN BLOCK 11 OF DOUGLAS SECTION OF CORAL GABLES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, AT PAGE 89, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

MORTGAGOR IS MORTGAGING SEPARATE NON-HOMESTEAD PROPERTY; THEREFORE JOINDER OF HIS/HER SPOUSE IS NOT REQUIRED.

EQ262A (12/2004)

SIGNATURES: By signing below, Mortgagor agrees to perform all covenants and duties as set forth in this Security Instrument. Mortgagor also acknowledges receipt of a copy of this document and a copy of the provisions contained in the previously recorded Master Form Mortgage (the Mortgage-Bank/Customer Copy).

In witness whereof, the parties have signed this document on this 14 day of April, 2005.

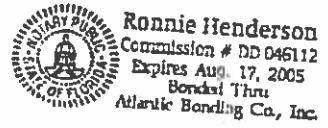
Felix E. Martinez
 Mortgagor FELIX E. MARTINEZ 04/14/05
 (Date)
Donnie Henderson
 Witness Donnie Henderson 4-14-05
 (Date)
Roberto S. Martinez
 Mortgagor ROBERTO S. MARTINEZ 04/14/05
 (Date)
Donnie Henderson
 Witness Donnie Henderson 4-14-05
 (Date)

Mortgagor _____ (Date)
 Witness _____ (Date)
 Mortgagor _____ (Date)
 Witness _____ (Date)
 Mortgagor _____ (Date)
 Witness _____ (Date)
 Mortgagor _____ (Date)
 Witness _____ (Date)
 Mortgagor _____ (Date)
 Witness _____ (Date)

ACKNOWLEDGMENT:
(Individual)

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

The foregoing instrument was acknowledged before me this APRIL 14, 2005 (date) by FELIX E. MARTINEZ AND ROBERTO S. MARTINEZ (Name of Person Acknowledging), who personally known to me or who has produced _____ as identification. (Type of Identification)



(Seal)

[Signature]
 (Signature of Person Taking Acknowledgment)
Ronnie Henderson
 (Name typed, printed or stamped)
Notary Public
 (Title)
 My commission expires: 8/17/05

After Recording Return To:
Wells Fargo Bank, N.A.
P. O. BOX 31567
BILLINGS, MT 59107
DOCUMENT MANAGEMENT

EQ262C (12/2004)

**Federal Deposit
Insurance Corporation**

Each depositor insured to at least \$250,000 per insured bank

Bank Information

Wells Fargo Bank, National Association - Active (FDIC # 3511) Insured Since January 1, 1934

Data as of: February 21, 2016

Wells Fargo Bank, National Association is an active bank

FDIC Certificate#:	3511	Established:	January 1, 1870	Corporate Website:	http://www.wellsfargo.com
Headquarters:	101 N. Phillips Avenue Sioux Falls, SD 57104 Minnehaha County	Insured:	January 1, 1934	Consumer Assistance:	http://www.helpwithmybank.gov
Locations:	6244 domestic in 42 states, 0 in territories, and 37 in foreign locations	Bank Charter Class:	National Bank	Contact the FDIC about:	Wells Fargo Bank, National Association
		Regulated By:	Office of the Comptroller of the Currency		

Showing 1 to 25 of 6,281 entries

UNINUM	Number	Name	Address	County	City	State	Zip	Service Type	Established Date	Acquired Date
188628	806	Argentina Branch (Frgn)	Rivadavia 501		Buenos Aires			Full Service Brick and Mortar Office	12/29/1980	05/30/1986
360125	5505	George Town Branch (Frgn)	Fort Street		George Town			Full Service Brick and Mortar Office	03/27/1986	02/20/2004
191129	8560	Georgetown Branch (Frgn)	Cardinal Avenue		Georgetown			Full Service Brick and Mortar Office	03/31/1976	03/20/2010
191428	8463	Georgetown Branch (Frgn)	Huntlaw Building		Georgetown			Full Service Brick and Mortar Office	02/01/1974	03/20/2010
186182	8885	Grand Cayman Branch (Frgn)	710 Georgetown		Georgetown			Full Service Brick and Mortar Office	07/01/1980	03/20/2010
195964	2888	Georgetown Branch (Frgn)	Bank Of Montreal Building		Georgetown			Full Service Brick and Mortar Office	06/12/1974	06/01/1997
184449	6851	Georgetown Branch (Frgn)	Main Street		Georgetown			Full Service Brick and Mortar Office	09/27/1973	03/20/2010
185878	8405	Georgetown Branch (Frgn)	Royal Bank Building		Georgetown			Full Service Brick and Mortar Office	02/23/1973	03/20/2010
210425	8119	Georgetown Branch (Frgn)	West Wind Building		Georgetown			Full Service Brick and Mortar Office	01/16/1978	03/20/2010
216274	8083	Grand Cayman Branch (Frgn)	West Wind Building		Georgetown			Full Service Brick and Mortar Office	06/01/1973	03/20/2010
227739	7898	Georgetown Branch (Frgn)	Main Street		Georgetown			Full Service Brick and Mortar Office	06/02/1978	03/20/2010
234422	7032	Georgetown Branch (Frgn)	Main Street		Georgetown			Full Service Brick and Mortar Office	03/15/1973	03/20/2010
191241	8603	Cayman Island Branch (Frgn)	West Wind Building		Grand Cayman			Full Service Brick and Mortar Office	02/01/1983	03/20/2010
188976	843	Hong Kong Branch (Frgn)	12 Ice House Street		Hong Kong			Full Service Brick and Mortar Office	09/24/1982	05/30/1986
207347	4368	Hong Kong Branch (Frgn)	15 Queen Road Central		Hong Kong			Full Service Brick and Mortar Office	08/01/1983	02/20/2004
188993	858	Seoul Branch (Frgn)	1-1 Jongro 1-Ka, Kyoho Building		Jongro-Ku			Full Service Brick and Mortar Office	08/14/1984	05/30/1986
188310	1748	London Branch (Frgn)	8 Egar Street		London			Full Service Brick and Mortar Office	01/09/1989	04/01/1998
184577	6842	London Ec3 Branch (Frgn)	60/83 Aldermanbury		London			Full Service Brick and Mortar Office	12/21/1972	03/20/2010
216357	7972	London Branch (Frgn)	Barber Surgeon Hall		London			Full Service Brick and Mortar Office	04/02/1984	03/20/2010
216354	7971	Luxembourg Branch (Frgn)	29 Avenue Monterey		Luxembourg City			Full Service Brick and Mortar Office	03/14/1973	03/20/2010
207343	4366	Luxembourg Branch (Frgn)	146 Bd De La Petrusse		Luxembourg City			Full Service Brick and Mortar Office	05/29/1973	02/20/2004