



**City of Coral Gables
Development Services Department**

**UNSAFE STRUCTURES BOARD HEARING
CASE RESUME**

HEARING DATE: 5/16/16

CASE NO.: 15-4252

BUILDING ADDRESS: 101 Almeria Ave (Vacant)

FOLIO NUMBER: 03-4117-005-3050

OWNER: Redbridge Properties LLC

USE: Commercial

OF LIVING UNITS: 0

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
10/31/14 Recertification Report rejected by both Electrical and Structural (cover letter)
12/29/14 Deadline for repairs expired (60 days)
6/02/15 Final notice
8/31/15 Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing
9/14/15 Construction Regulation Board Order issued
3/11/16 Order deadline expired
3/24/16 Notice of Non-Compliance with Unsafe Structures Order
4/29/16 Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing

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

BUILDING OFFICIAL'S RECOMMENDATION: City recommends fines are imposed as the property is not compliant with the Board's Order.

PERMIT ACTIVITY: There are several active permits on this property.

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



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 9/10/15

Property Information	
Folio:	03-4117-005-3050
Property Address:	101 ALMERIA AVE
Owner	REDBRIDGE PROPERTIES LLC
Mailing Address	355 ALHAMBRA CIRCLE 1150 CORAL GABLES, FL 33134
Primary Zone	6600 COMMERCIAL - LIBERAL
Primary Land Use	1713 OFFICE BUILDING - ONE STORY : OFFICE BUILDING
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	4,541 Sq.Ft
Lot Size	5,000 Sq.Ft
Year Built	1954



Assessment Information			
Year	2015	2014	2013
Land Value	\$690,000	\$690,000	\$625,000
Building Value	\$908,200	\$908,200	\$908,200
XF Value	\$0	\$0	\$0
Market Value	\$1,598,200	\$1,598,200	\$1,533,200
Assessed Value	\$1,598,200	\$1,598,200	\$1,533,200

Benefits Information				
Benefit	Type	2015	2014	2013
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

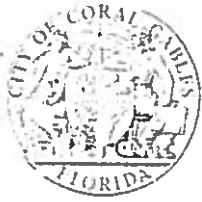
Short Legal Description
C GABLES CRAFTS SEC PB 10-40 LOTS 41 & 42 BLK 11 LOT SIZE 50.000 X 100 OR 18592-1889 0599 1 COC 21945-2478 12 2003 5

CITY'S
EXHIBIT 1

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$0	\$0	
Taxable Value	\$1,598,200	\$1,598,200	\$1,533
School Board			
Exemption Value	\$0	\$0	
Taxable Value	\$1,598,200	\$1,598,200	\$1,533
City			
Exemption Value	\$0	\$0	
Taxable Value	\$1,598,200	\$1,598,200	\$1,533
Regional			
Exemption Value	\$0	\$0	
Taxable Value	\$1,598,200	\$1,598,200	\$1,533

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
07/01/2015	\$1,755,400	29695-1344	Financial inst or "In Lieu of Foreclosure" stated
03/24/2015	\$943,000	29695-1341	Corrective, tax or QCD; min consideration
03/24/2015	\$0	29632-3157	Corrective, tax or QCD; min consideration
01/09/2015	\$943,000	29561-1070	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>



The City of Coral Gables

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

4/1/2014

VIA CERTIFIED MAIL

NATIONAL LIFE INS CO
101 ALMERIA AVE
CORAL GABLES , FL 33134-6008

91 7108 2133 3932 6024 3212

RE: 101 ALMERIA AVE,CORAL GABLES, FL
Folio # 03-4117-005-3050
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 1954.

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
405 BILTMORE WAY
P.O. BOX 141549
CORAL GABLES, FLORIDA 33114-1549

CERTIFIED MAIL



91 7108 2133 3932 6024 3212



U.S. POSTAGE >> PITNEY BOWES



ZIP 33172 \$003.78⁰
02 1M
0001379236 APR 01 2014

NATIONAL LIFE INS CO
101 ALMERIA AVE
CORAL GABI FL 33124-6008

NIXIE 333 7E 1009 0004/06/14

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 33114154949 *2006-01557-01-46



101



101





The City of Coral Gables

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

7/22/2014

NATIONAL LIFE INS CO
101 ALMERIA AVE
CORAL GABLES, FL 33134-6008

VIA CERTIFIED MAIL

91 7108 2133 3932 6007 6926

Re: Building Recertification
101 ALMERIA AVE
Folio # 03-4117-005-3050

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

101

Notice of Open House

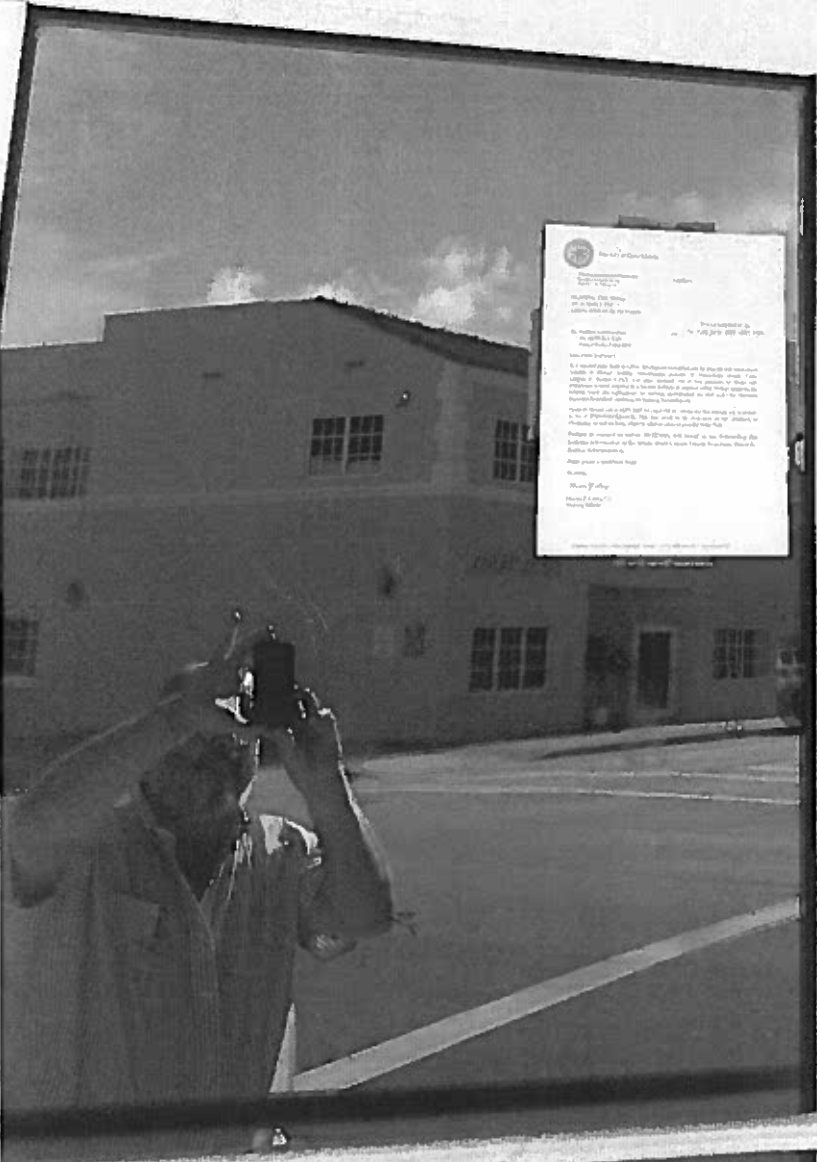
On **Monday, June 15, 2009**, from **10:00 a.m. to 2:00 p.m.**, the **U.S. Environmental Protection Agency (EPA)** will be holding an **Open House** at the **U.S. Environmental Protection Agency (EPA) Regional Office**, **101 West 10th Street, Suite 1000, Oklahoma City, Oklahoma 73106**.

The purpose of this Open House is to provide an opportunity for the public to learn more about the **U.S. Environmental Protection Agency (EPA)** and the **U.S. Environmental Protection Agency (EPA) Regional Office** and to provide an opportunity for the public to provide input on the **U.S. Environmental Protection Agency (EPA)** and the **U.S. Environmental Protection Agency (EPA) Regional Office**.

The **U.S. Environmental Protection Agency (EPA)** is a federal agency that is responsible for protecting human health and the environment. The **U.S. Environmental Protection Agency (EPA) Regional Office** is responsible for implementing the **U.S. Environmental Protection Agency (EPA)** programs and policies in the **U.S. Environmental Protection Agency (EPA) Regional Office**.

For more information, please contact the **U.S. Environmental Protection Agency (EPA) Regional Office** at **101 West 10th Street, Suite 1000, Oklahoma City, Oklahoma 73106**, or call **1-800-424-9393**.

U.S. Environmental Protection Agency (EPA)
U.S. Environmental Protection Agency (EPA) Regional Office



William Plasencia
 Registered Architect
 7700 N Kendall Dr #506
 Miami, Florida, 33156
 Tel: 305-233-2589

MIMIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING STRUCTURE RECERTIFICATION

1 Description of Structure:

- a. Name of title National Life Insurance Co
- b. Street address 101 Almeria Ave, Coral Gables, Fl, 33134
- c. Legal description
 Lots 41 & 42, Blk 11, Coral Gables Crafts, PB 10, Pg 40
- d. Owner's name National Life Insurance Co
- e. Owner's mailing address 101 Almeria Ave, Coral Gables, Fl, 33134
- f. Building official folio number 03-4117-005-3050
- g. Building code occupancy classification Group B- Business
- h. Present use Vacant office building
- i. General description, type of construction, size, number of stories, and special features:
 One story CBS structure, 4,541 adjusted sf,
- j. Additions to original structure
 None

2 a. Present condition of structure:

- | | | |
|---|-------------|------|
| 1 | Bulging | None |
| 2 | Settlement | None |
| 3 | Defections | None |
| 4 | Expansion | None |
| 5 | Contraction | None |

CITY'S
 EXHIBIT 3



William Plasencia, R.A.
 Fla. Reg. # AR 0009693
 Date: 10/29/11

- 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 penetrations & stains.

Surface conditions are generally good, minor cracks found in 2 locations, and small area of peeling paint

- d. Cracks - note location in significant members. Identify crack size as HAIRLINE if barely discernable; FINE if less than 1mm in width; MEDIUM if between 1 and 2 mm in width; WIDE if over 2 mm.

Hairline cracks in east wall just north of north window below overhang

Fine crack located above main entrance overhang

- e. General extent of deterioration - cracking or spalling of concrete or masonry; oxidation of metals; rot or borer attack in wood.

None visible

- f. Previous patching or repairs. **Signs of previous patching evident**

- g. Nature of present loading - indicate residential, commercial, other estimate magnitude. **Commercial**

3 Inspections:

- a. Date of notice of required inspection **4/14/2014**
- b. Date(s) of actual inspection **10/22/2014**
- c. Name and qualification of individual submitting inspection report:
William Plasencia, Fla Reg. Arch. #9693, FHA inspector # 8007, VA inspector # 0036.
- 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

William Plasencia, R.A.
Fla. Reg. # AR 0009693

2 Required (describe and indicate acceptance)

4 **Supporting data:**

- a. 10 sheets written data.
- b. 4 photographs.
- c. None drawings or sketches.

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 n/a
- 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 Good
- 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
- 2 Description

Hairline cracks in east wall just north of north window below overhang

Fine crack located above main entrance overhang

Signs of previous patching evident

William Plasencia, R.A.

Fla. Reg. # AR0009693



j. Spalling:

- 1 Location - note beams, columns, other
- 2 Description None

k. Rebar corrosion - check appropriate line:

- 1 None visible None
- 2 Minor - patching will suffice
- 3 Significant - but patching will suffice
- 4 Significant - structural repairs required
(describe)

l. Samples chipped out for examination

- 1 No None
- 2 Yes - describe color texture, aggregate, general quality

6 Floor and roof system:

a. Roof:

- 1 Describe (flat, slope, type of roofing, type of roof deck, condition)
Flat built up roof, plywood roof deck, good condition
- 2 Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of supports:
2 - Package a/c units & 2 condensing units, supports in good condition
- 3 Note types of drains and scuppers and condition:
Parapet mounted galvanized metal scuppers - good condition

b. Floor system(s):

- 1 Describe (type of system framing, material, spans, condition)
Wood rafters, largest span = 22'-2"

William Plasencia, R.A.

Fla. Reg. # AR 0009693

- c. Inspection - note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members. Rafters are protected by fire rated gypsum board & not visible. No conditions visible that indicates distress requiring destructive investigation

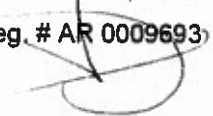
7 Steel framing systems:

- a. Description N/A
- b. Exposed steel - describe condition of paint & 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 & connections, and machine floor beams - note condition:
N/A

8 Concrete framing systems

- a. Full description of structural system
Stucco on reinforced masonry construction
- b. Cracking
- | | | |
|---|--|--------|
| 1 | Not significant | XXXXXX |
| 2 | Location and description of members affected and type cracking | |
- c. General condition: Good
- d. Rebar corrosion - check appropriate line:
- | | | |
|---|--|--------|
| 1 | None visible | XXXXXX |
| 2 | Location and description of members affected and type cracking | |
| 3 | Significant but patching will suffice | |

William Plasencia, R.A.
Fla. Reg. # AR 0009693



4 Significant - structural repairs required (describe)

e. Samples chipped out in spall areas:

1 No

2 Yes, describe color, texture, aggregate, general quality:

9 Windows:

a. Type (wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other).

Fixed storefront type

b. Anchorage - type & condition of fasteners and latches:

Metal masonry anchors

c. Sealants - type & condition of perimeter sealants & at mullions:

Silicobne caulking

d. Interior seals - type & condition at operable vents:

N/A

e. General conditions:

Windows are in good conditions.

10 Wood framing:

a. Type - fully describe if mill construction, light construction, major spans, trusses:

Wood rafters, max span = 22'-2", good conditions

b. Note metal fittings, i.e. angles, plates, bolts, split pintles, pintles, other, and

Note condition: Not visible due to fireproofing, no evidence of adverse conditions

c. Joints - note if well fitted and still closed:

Not visible due to fireproofing, no evidence of adverse conditions

d. Drainage - note accumulations of moisture:

Found some water ponding on south end of roof

e. Ventilation - note any concealed spaces not ventilated:

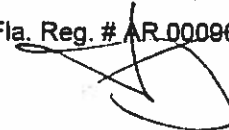
Rafter space is not ventilated

f. Note any concealed spaces opened for inspection:

Fire rated @ u/s of rafters not disturbed

William Plasencia, R.A.

Fla. Reg. # AR-0009693



William Plasencia

Registered Architect

14480 SW 80th Avenue

Miami, Florida, 33158


Tel: 305-235-9211

Fax: 305-235-0752

**MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING
ELECTRICAL RECERTIFICATION**

1 Description of Structure:

- a. Name of title: National Life Insurance Co
- b. Street address: 101 Almeria Ave, Coral Gables, FL, 33134
- c. Legal description:
Lots 41 & 42, Blk 11, Coral Gables Crafts, PB 10, Pg 40
- d. Owner's name: National Life Insurance Co
- e. Owner's mailing address: 101 Almeria Ave, Coral Gables, FL, 33134
- f. Building official folio number: 03-4117-005-3050
- g. Building code occupancy classification: Group B- Business
- h. Present use: Vacant office building
- i. General description, type of construction, size, number of stories, and special features:
One story CBS structure, 4,541 adjusted sf


William Plasencia, R.A.
Fla. Reg. # 9693
Date: 10/29/11

1 ELECTRIC SERVICE

- 1 Size: Amperage : 400 Fuses () Breakers (XX)
- 2 Phase: Three Phase (XX), Single Phase ()
- 3 Condition: Good (XX) Fair () Needs Repair ()
- 4 Comments:

2 METER AND ELECTRIC ROOM

- 1 Clearances: Good (XX) Fair () Requires Correction ()
- 2 Comments:

3 GUTTERS


- 1 Location: Meter rm Good (XX) Requires Repairs ()
- 2 Location: Good () Requires Repairs ()
- 2 Comments:

4 ELECTRICAL PANELS:

- 1 PANEL #: A
Location: Lunch room Good (XX) Requires Repairs ()
- 2 PANEL #: B
Location: Lunch room Good (XX) Requires Repairs ()
- 3 PANEL #: ()
Location: Good () Requires Repairs ()
- 4 PANEL #: ()
Location: Good () Requires Repairs ()
- 5 PANEL #: ()
Location: Good () Requires Repairs ()

- 6 Comments:

William Plasencia, R.A.
 Fla. Reg. # 9693



5 BRANCH CIRCUITS

- 1 Identified: Yes () Must be Identified: ()
- 2 Conductors: Good () Deteriorated: () Must be Replaced: ()
- 3 Comments:

6 GROUNDING OF SERVICE

- 1 Condition: Good () Repairs Required: ()
- 2 Comments:

7 GROUNDING OF EQUIPMENT

- 1 Condition: Good () Repairs Required: ()
- 2 Comments:

8 CONDUIT RACEWAYS

- 1 Condition: Good () Repairs Required: ()
- 2 Comments:

9 CONDUCTORS AND CABLES

- 1 Condition: Good () Repairs Required: ()
- 2 Comments:

10 TYPES OF WIRING METHODS

- 1 Condition:
 - 1 Rigid: Good () Repairs Required: ()
 - 2 Conduit PVC: Good () Repairs Required: ()
 - 3 NM Cable: Good () Repairs Required: ()
 - 4 BX Cable: Good () Repairs Required: ()

William Plasencia, R.A.

Fla. Reg. # 9693



11 CONDUCTORS

- 1 Condition: Good () Repairs Required: ()
- 2 Comments:

12 EMERGENCY LIGHTING

- 1 Condition: Good () Repairs Required: ()
- 2 Comments:
Battery packs on several emergency lights not operating

13 BLDG EGRESS ILLUMINATION

- 1 Condition: Good () Repairs Required: ()
- 2 Comments:

14 FIRE ALARM SYSTEM

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

15 SMOKE DETECTORS

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

16 EXIT LIGHTS

- 1 Condition: Good () Repairs Required: ()
- 2 Comments: Battery packs on several exit lights not operating

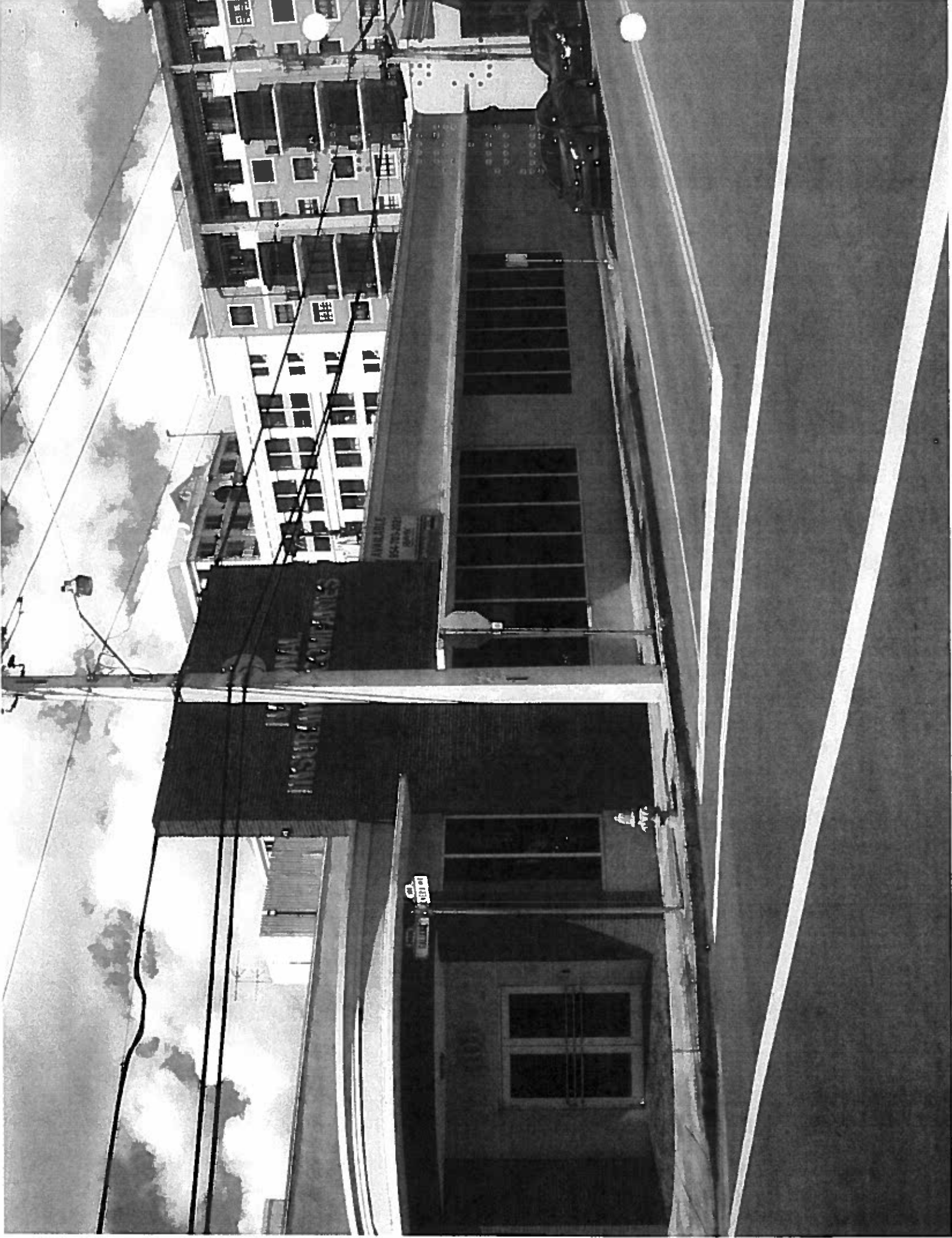
17 EMERGENCY GENERATOR

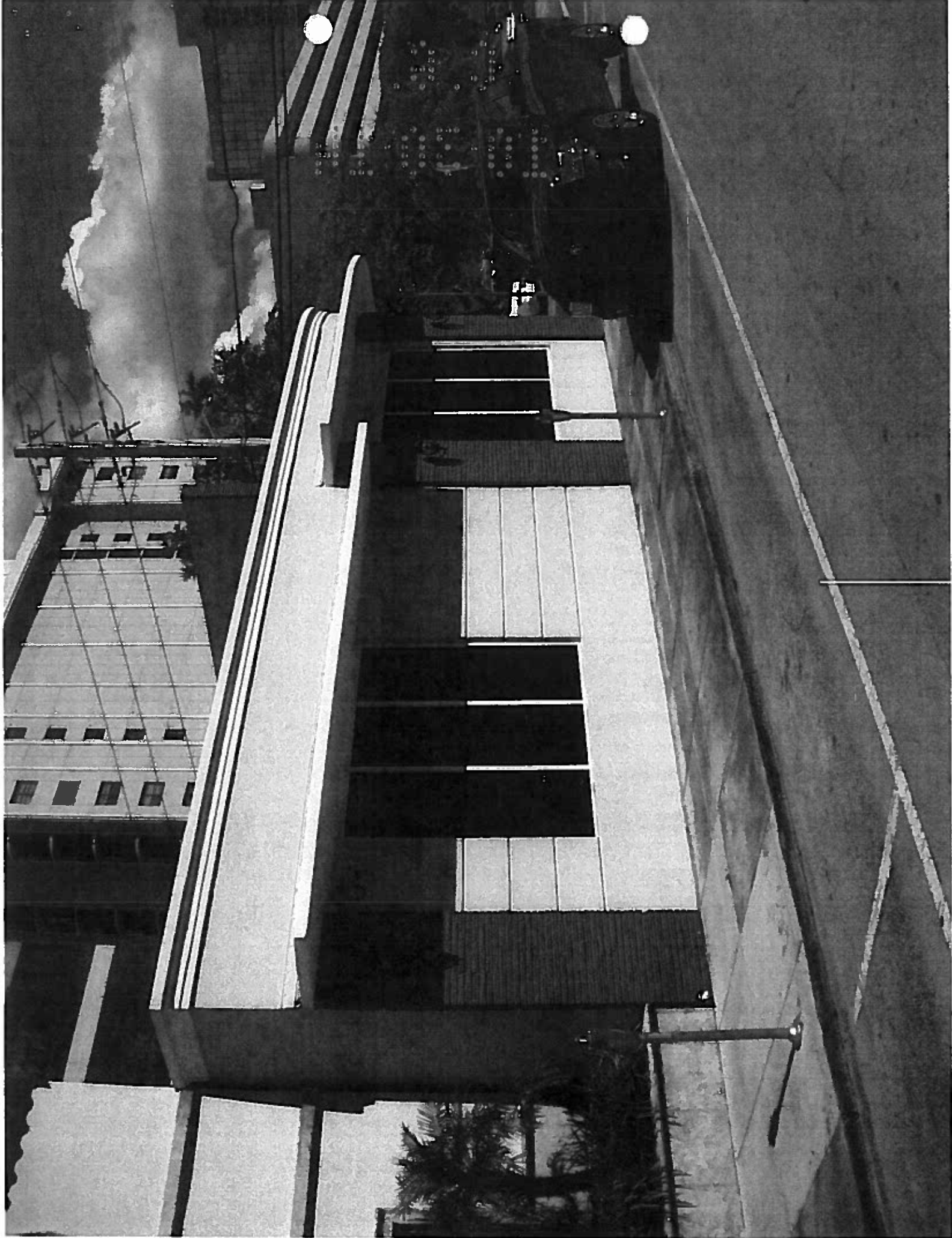
- 1 Condition: Good () Repairs Required: ()
- 2 Comments:

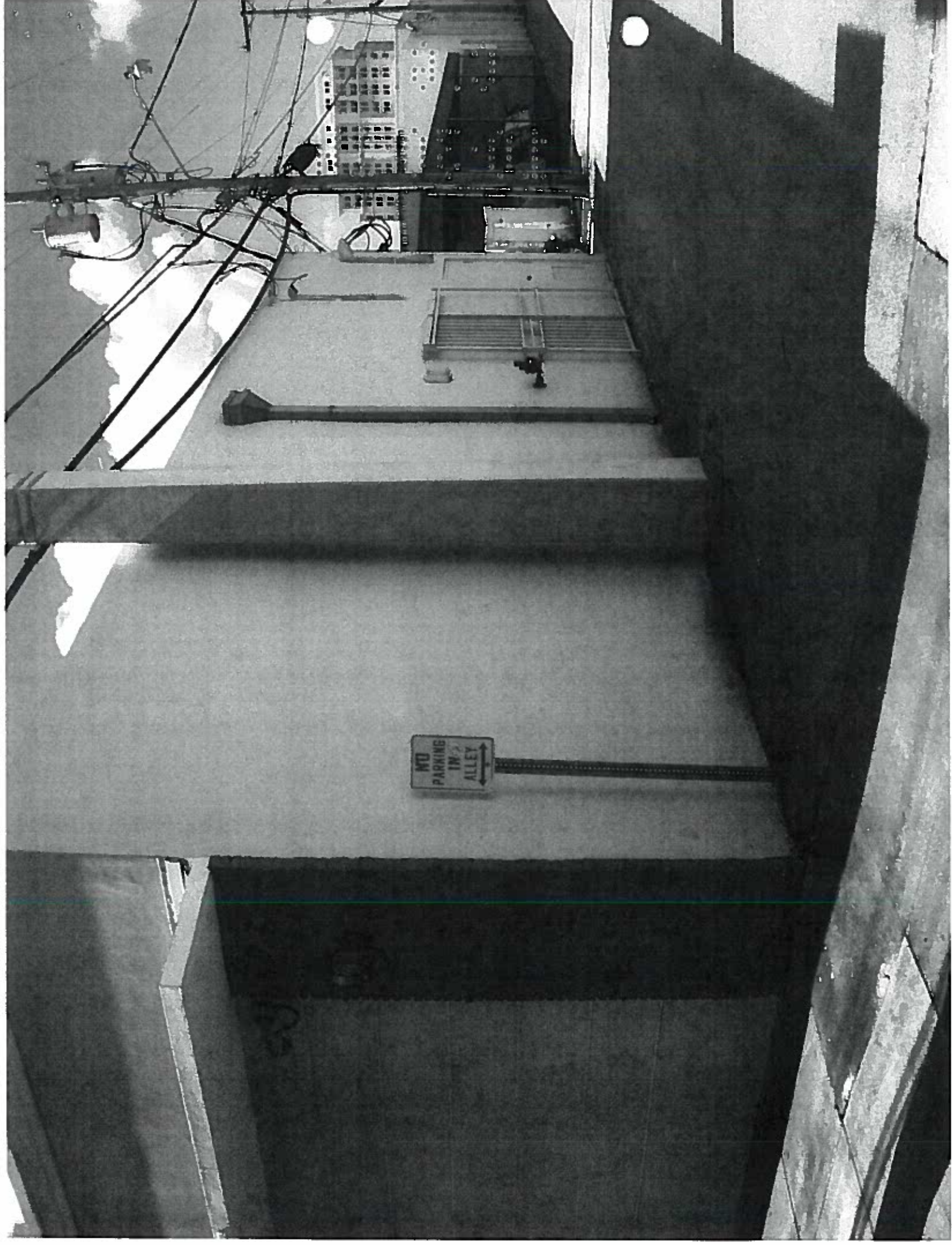
William Plasencia, R.A.

Fla. Reg. # 9693

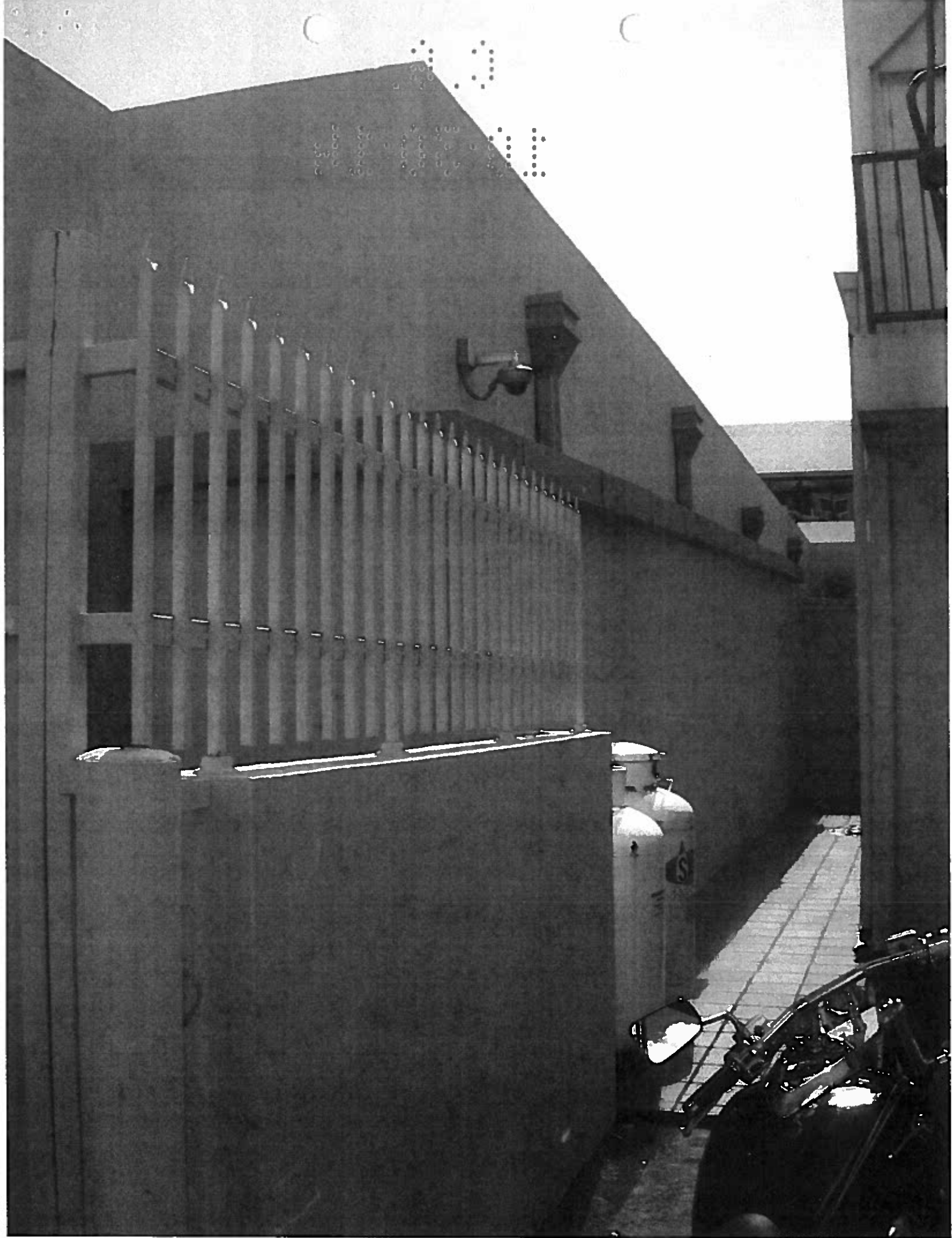


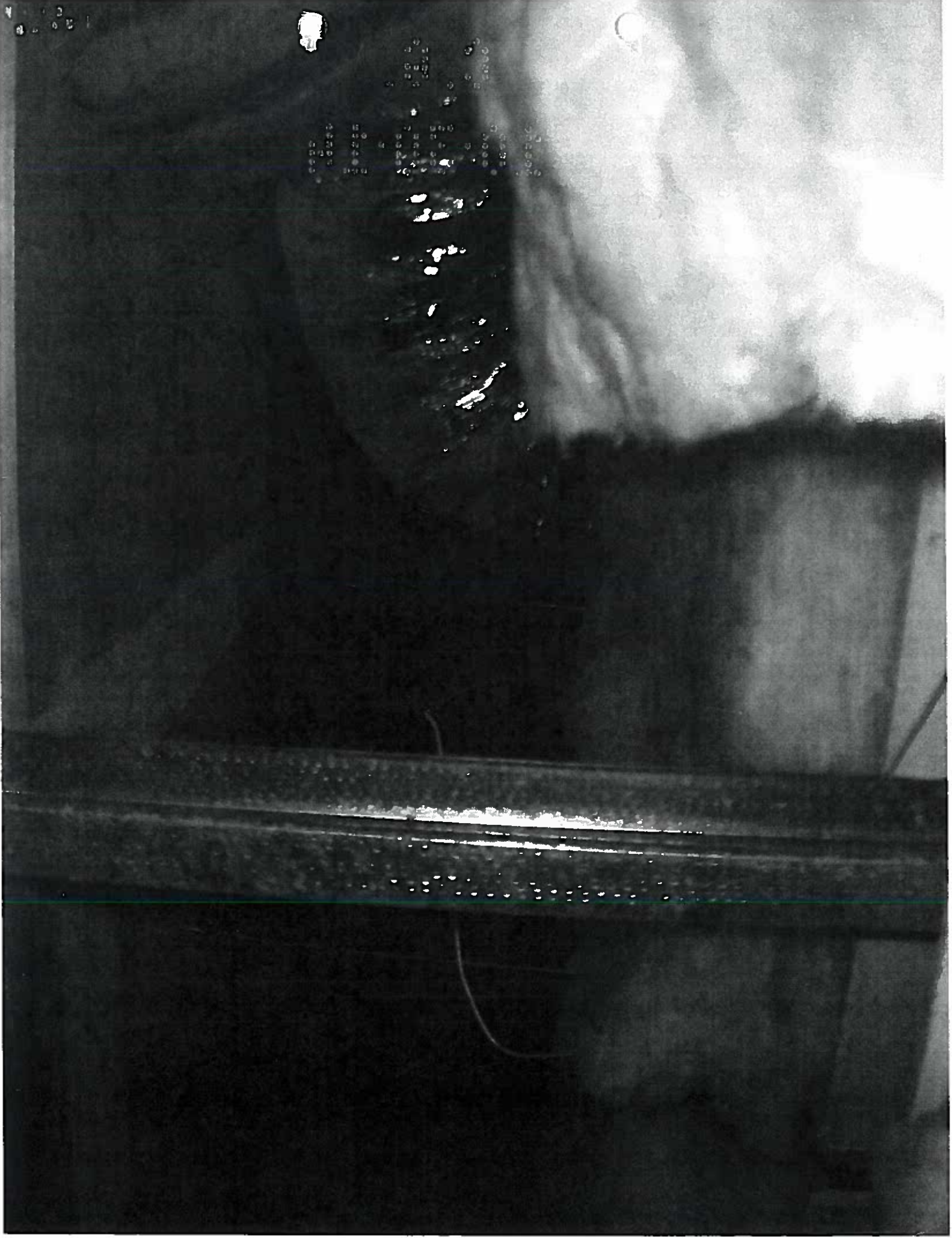






NO
PARKING
IN
ALLEY







RC -14-10-4195

City of Coral Gables Building & Zoning Department		
Permit #: RC-14-10-4195		
Address: 101 ALMERIA AVE		
Section	Approved	
	By	Date
HISTORICAL		
BOARD OF ARCH.		
BOARD OF ARCH		
CONCURRENCE		
ZONING		
PLUMBING		
MECHANICAL		
ELECTRICAL		
WATER		
SEWER		
REPAIRS		
STRUCTURE		
FINISH		
PHOTOGRAPHY		
OTHER		

R-10/31/14

R

Every person who obtains a permit from the Building Department, City of Coral Gables, shall be responsible for the accuracy of the permit information. The City of Coral Gables shall not be liable for any damages or losses on buildings or structures resulting from any permit issued by the Building Department.

William Plasencia

Registered Architect

7700 N Kendall Dr #506

Miami, Florida, 33156

Tel: 305-233-2589

**MIMIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING
STRUCTURE RECERTIFICATION**

1 Description of Structure:

- a. Name of title National Life Insurance Co
- b. Street address 101 Almeria Ave, Coral Gables, FI, 33134
- c. Legal description
Lots 41 & 42, Blk 11, Coral Gables Crafts, PB 10, Pg 40
- d. Owner's name National Life Insurance Co
- e. Owner's mailing address 101 Almeria Ave, Coral Gables, FI, 33134
- f. Building official folio number 03-4117-005-3050
- g. Building code occupancy classification Group B- Business
- h. Present use Vacant office building
- i. General description, type of construction, size, number of stories, and special features:
One story CBS structure, 4,541 adjusted sf,
- j. Additions to original structure
None

2 a. Present condition of structure:

- | | | |
|---|-------------|------|
| 1 | Bulging | None |
| 2 | Settlement | None |
| 3 | Defections | None |
| 4 | Expansion | None |
| 5 | Contraction | None |

William Plasencia, R.A.

Fla. Reg. # AR 0009693

Date: 10/29/11

- 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 penetrations & stains.

Surface conditions are generally good, minor cracks found in 2 locations, and small area of peeling paint

- d. Cracks - note location in significant members. Identify crack size as HAIRLINE if barely discernable; FINE if less than 1mm in width; MEDIUM if between 1 and 2 mm in width; WIDE if over 2 mm.

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Fine crack located above main entrance overhang

- e. General extent of deterioration - cracking or spalling of concrete or masonry; oxidation of metals; rot or borer attack in wood.

None visible

- f. Previous patching or repairs. Signs of previous patching evident

- g. Nature of present loading - indicate residential, commercial, other estimate magnitude. Commercial

3 Inspections:

- a. Date of notice of required inspection 4/14/2014
- b. Date(s) of actual inspection 10/22/2014
- c. Name and qualification of individual submitting inspection report:
William Plasencia, Fla Reg. Arch. #9693, FHA inspector # 8007, VA inspector # 0036.
- 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

William Plasencia, R.A.
Fla. Reg. # AR 0009693

2 Required (describe and indicate acceptance)

4 **Supporting data:**

- a. 10 sheets written data.
- b. 4 photographs.
- c. None drawings or sketches.

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 n/a
- 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 Good
- 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
- 2 Description

Hairline cracks in east wall just north of north window below overhang
Fine crack located above main entrance overhang
Signs of previous patching evident

William Plasencia, R.A.
Fla. Reg. # AR0009693



j. Spalling:

- 1 Location - note beams, columns, other
- 2 Description None

k. Rebar corrosion - check appropriate line:

- 1 None visible None
- 2 Minor - patching will suffice
- 3 Significant - but patching will suffice
- 4 Significant - structural repairs required
(describe)

l. Samples chipped out for examination

- 1 No None
- 2 Yes - describe color texture, aggregate, general quality

6 Floor and roof system:

a. Roof:

- 1 Describe (flat, slope, type of roofing, type of roof deck, condition)
Flat built up roof, plywood roof deck, good condition
- 2 Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of supports:
2 - Package a/c units & 2 condensing units, supports in good condition
- 3 Note types of drains and scuppers and condition:
Parapet mounted galvanized metal scuppers - good condition

b. Floor system(s):

- 1 Describe (type of system framing, material, spans, condition)
Wood rafters, largest span = 22'-2"

William Plasencia, R.A.

Fla. Reg. # AR 0009693

- c. Inspection - note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members. Rafters are protected by fire rated gypsum board & not visible. No conditions visible that indicates distress requiring destructive investigation

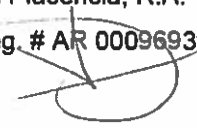
7 Steel framing systems:

- a. Description N/A
- b. Exposed steel - describe condition of paint & 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 & connections, and machine floor beams - note condition:
N/A

8 Concrete framing systems

- a. Full description of structural system
Stucco on reinforced masonry construction
- b. Cracking
- 1 Not significant XXXXXX
- 2 Location and description of members affected and type cracking
- c. General condition: Good
- d. Rebar corrosion - check appropriate line:
- 1 None visible XXXXXX
- 2 Location and description of members affected and type cracking
- 3 Significant but patching will suffice

William Plasencia, R.A.
Fla. Reg. # AR 0009693



4 Significant - structural repairs required (describe)

e. Samples chipped out in spall areas:

1 No

2 Yes, describe color, texture, aggregate, general quality:

9 Windows:

a. Type (wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other).

Fixed storefront type

b. Anchorage - type & condition of fasteners and latches:

Metal masonry anchors

c. Sealants - type & condition of perimeter sealants & at mullions:

Silicobne caulking

d. Interior seals - type & condition at operable vents:

N/A

e. General conditions:

Windows are in good conditions.

10 Wood framing:

a. Type - fully describe if mill construction, light construction, major spans, trusses:

Wood rafters, max span = 22'-2", good conditions

b. Note metal fittings, i.e. angles, plates, bolts, split pintles, pintles, other, and

Note condition: Not visible due to fireproofing, no evidence of adverse conditions

c. Joints - note if well fitted and still closed:

Not visible due to fireproofing, no evidence of adverse conditions

d. Drainage - note accumulations of moisture:

Found some water ponding on south end of roof

e. Ventilation - note any concealed spaces not ventilated:

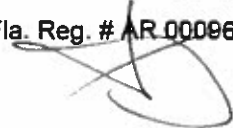
Rafter space is not ventilated

f. Note any concealed spaces opened for inspection:

Fire rated @ u/s of rafters not disturbed

William Plasencia, R.A.

Fla. Reg. # AR 0000693



William Plasencia

Registered Architect

1480 SW 80th Avenue

Miami, Florida, 33168

Tel: 305-235-9211

Fax: 305-235-0752

**MIMIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING
ELECTRICAL RECERTIFICATION**

1 Description of Structure:

- a. Name of title: National Life Insurance Co
- b. Street address: 101 Almeria Ave, Coral Gables, FI, 33134
- c. Legal description:
Lots 41 & 42, Blk 11, Coral Gables Crafts, PB 10, Pg 40
- d. Owner's name: National Life Insurance Co
- e. Owner's mailing address: 101 Almeria Ave, Coral Gables, FI, 33134
- f. Building official folio number: 03-4117-005-3050
- g. Building code occupancy classification: Group B- Business
- h. Present use: Vacant office building
- i. General description, type of construction, size, number of stories, and special features:
One story CBS structure, 4,541 adjusted sf


William Plasencia, R.A.

Fla. Reg. # 9693

Date: 10/29/16

1 ELECTRIC SERVICE

- 1 Size: Amperage 400 Fuses () Breakers (XX)
2 Phase: Three Phase (XX) Single Phase ()
3 Condition: Good (XX) Fair () Needs Repair ()
4 Comments:

2 METER AND ELECTRIC ROOM

- 1 Clearances: Good (XX) Fair () Requires Correction ()
2 Comments:

3 GUTTERS

- 1 Location: Meter rm Good (XX) Requires Repairs ()
2 Location: Good () Requires Repairs ()
2 Comments:

4 ELECTRICAL PANELS:

- 1 PANEL #: A
Location: Lunch room Good (XX) Requires Repairs ()
2 PANEL #: B
Location: Lunch room Good (XX) Requires Repairs ()
3 PANEL #: ()
Location: Good () Requires Repairs ()
4 PANEL #: ()
Location: Good () Requires Repairs ()
5 PANEL #: ()
Location: Good () Requires Repairs ()
6 Comments:

William Plasencia, R.A.
Fla. Reg. # 9693

5 BRANCH CIRCUITS

- 1 Identified: Yes () Must be Identified: ()
- 2 Conductors: Good () ~~Deteriorated~~ () Must be Replaced: ()
- 3 Comments:

6 GROUNDING OF SERVICE

- 1 Condition: Good () Repairs Required: ()
- 2 Comments:

7 GROUNDING OF EQUIPMENT

- 1 Condition: Good () Repairs Required: ()
- 2 Comments:

8 CONDUIT RACEWAYS

- 1 Condition: Good () Repairs Required: ()
- 2 Comments:

9 CONDUCTORS AND CABLES

- 1 Condition: Good () Repairs Required: ()
- 2 Comments:

10 TYPES OF WIRING METHODS

- 1 Condition:
 - 1 Rigid: Good () Repairs Required: ()
 - 2 Conduit PVC: Good () Repairs Required: ()
 - 3 NM Cable: Good () Repairs Required: ()
 - 4 BX Cable: Good () Repairs Required: ()

William Plasencia, R.A.

Fla. Reg. # 9693



11 CONDUCTORS

- 1 Condition: Good () Repairs Required: ()
- 2 Comments:

12 EMERGENCY LIGHTING

- 1 Condition: Good () Repairs Required: ()
- 2 Comments:
Battery packs on several emergency lights not operating

13 BLDG EGRESS ILLUMINATION

- 1 Condition: Good () Repairs Required: ()
- 2 Comments:

14 FIRE ALARM SYSTEM

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

15 SMOKE DETECTORS

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

16 EXIT LIGHTS

- 1 Condition: Good () Repairs Required: ()
- 2 Comments: Battery packs on several exit lights not operating

17 EMERGENCY GENERATOR

- 1 Condition: Good () Repairs Required: ()
- 2 Comments:

William Plasencia, R.A.

Fla. Reg. # 9693









NO
PARKING
IN
ALLEY





RC -14-10-4195

City of Coral Gables Building & Zoning Department		
Permit #: RC-14-10-4195		
Address: 101 ALMERIA AVE		
Approved		
Section	By	Date
HISTORICAL		
BOARD OR ARCH.		
BOARD OR ARCH.		
CONCURRENCY		
ZONING		
PLUMBING		
MECHANICAL		
ELECTRICAL		
HANDICAP		
FEMA		
BUILDING		
STRUCTURAL		
FIRE		
PUBLIC WORKS		
OWNER SIGNATURE		

R-10/31/14

R

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 IS AVAILABLE ON BUILDING INSPECTION DEPARTMENT WEBSITE

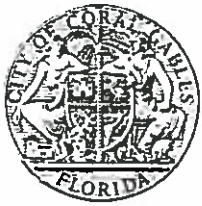
Permit Action Report
CITY OF CORAL GABLES

pmpPermitActions
9/9/2015 11:26:02AM

Permit #: RC-14-10-4195 Permit type: rc010 - BUILDING RE CERTIFICATION Address: 101 ALMERIA AVE
Master permit #: Routing queue: rc012 - STRUCTURE CERTIFICATION CORAL GABLES, FL 33134-6008

Group # - Name	Action Code	Action Description	Completion Date	Completion Code	Completed By	Comments
1 - BOARDS - GENERATE F	calc fees	CALCULATE FEES	10/30/2014	comp	asilio	
2 - CASHIER	collect	COLLECT FEES	10/30/2014		iwebuser	
3 - PLAN REVIEW	prbuild	BUILDING PLAN REVIEW				
3 - PLAN REVIEW	prbuild	BUILDING PLAN REVIEW	10/30/2014	reject	mlopez	PROVIDE LETTER OF RECERTIFICATION.
3 - PLAN REVIEW	prelec	ELECTRICAL PLAN REVIEW				
3 - PLAN REVIEW	prelec	ELECTRICAL PLAN REVIEW	10/31/2014	reject	areyes	ELECTRICAL REPAIRS REQUIRED
4 - RE CERTIFIED LETTER	letter	GENERATE LETTER				

CITY'S
EXHIBIT 4



The City of Coral Gables

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

October 31, 2014

NATIONAL LIFE INS CO
101 ALMERIA AVE
CORAL GABLES, FL 33134

Re: Address: 101 ALMERIA AVE
Folio # 03-4117-005-3050

Dear Property Owner/Manager:

This Department has received the Building Recertification report that you submitted for the building certification for the above-captioned property; however, the report indicates that remedial repairs must be done to the building in order for it to meet minimum requirements stipulated for safe occupancy as prescribed in 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; and then, you must contact the original architect/engineer, so that a follow-up letter indicates that the building is now recommended for recertification.

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

Manuel Z. Lopez

Manuel Z. Lopez, P.E.
Building Official

No. Repairs Done

RC-14-10-4195

CITY'S

EXHIBIT 5



The City of Coral Gables

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

6/2/2015

NATIONAL LIFE INS CO
101 ALMERIA AVE
CORAL GABLES, FL 33134-6008

****FINAL NOTICE****

VIA CERTIFIED MAIL

91 7108 2133 3932 7095 9691

Re: Building Recertification
101 ALMERIA AVE
Folio # 03-4117-005-3050

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

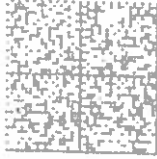
6

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

CERTIFIED MAIL



91 7108 2133 3932 7095 9691



U.S. POSTAGE & METS
7IP 333 12 \$ 006.73
02 111
0001399225 JUN 03 2015

NATIONAL LIFE INS CO
101 ALMERIA AVE
CORAL GABLES, FL 33134-6008

NIXIE 333 FE 1009 0006/10/15

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 33114154949 *2306-04796-04-45

3333438006480



The City of Coral Gables

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

6/22/2015

BAC Financing Services Inc
101 ALMERIA AVE
CORAL GABLES, FL 33134-6008

****FINAL NOTICE****

VIA CERTIFIED MAIL

Re: Building Recertification
101 ALMERIA AVE
Folio # 03-4117-005-3050

91 7108 2133 3932 7095 9899

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



The City of Coral Gables

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

Case # 15-4252

Petitioner,

vs.

REDBRIDGE PROPERTIES, LLC,
a Florida limited liability company, and
C1 Bank, a Florida Banking Corporation,

Respondents.

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

Date: August 31, 2015

To:

<p><u>Owner</u> Redbridge Properties, LLC c/o Laurie Weil Registered Agent 355 Alhambra Circle, Suite 1150 Coral Gables, FL 33134-5075</p> <p>Return receipt number: 91 7108 2133 3932 6255 5818</p>	<p><u>Mortgagee</u> C1 Bank 100 5th Street South St. Petersburg, Florida 33701-4112</p> <p>Return receipt number: 91 7108 2133 3932 6255 5825</p>
---	--

Re: The one-story office building ("Structure"), built in 1954, located at 101 Almeria Avenue, Coral Gables, FL 33134-5075, legally described as Lots 41 and 42, Block 11, of CORAL GABLES CRAFTS SECTION, according to the Plat thereof, as recorded in Plat Book 10, Page 40, 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,

CITY'S

EXHIBIT

7

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 October 10, 2014, 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) emergency lighting, 2) building egress illumination, and 3) exit lights.

On October 31, 2014, 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, a hearing is set in this matter 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.

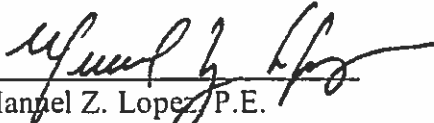
You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence, however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the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

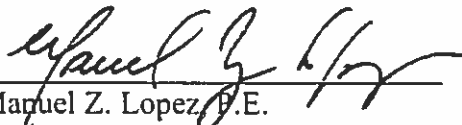
Please address any questions to Virginia Goizueta, Building Services Coordinator, tel: (305) 460-5250, or Manuel Z. Lopez, P.E., Building Official, tel: (305) 460-5242, Monday through Friday, 7:30 a.m. to 3:30 p.m.

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 #: 15-4252

Title of Document Posted: Construction Regulation Board Case

I, EDUARDO MARTIN, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 101 ALMERIA AVE, ON 9/01/2015
AT 10:00 a.m.

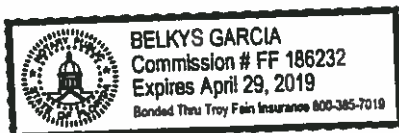
EDUARDO MARTIN
Employee's Printed Name

Eduardo Martin
Employee's Signature

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

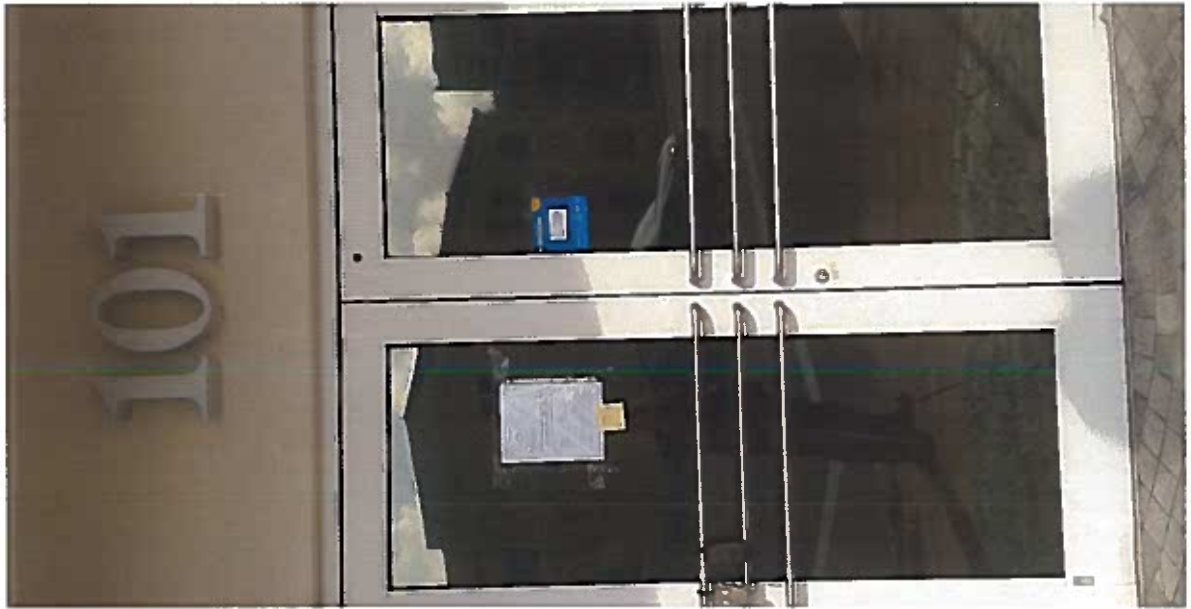
Sworn to (or affirmed) and subscribed before me this 1st day of September, in the
year 20 15, by Eduardo Martin who is personally known to me
or has produced _____ as identification.

My Commission Expires:



Belkys Garcia
Notary Public

101 Almeria Ave



The City of Coral Gables
Development Services Department
City Hall, 401 Biscayne Blvd.
CITY OF CORAL GABLES
Partitioner
Case # 15-4252

REDJUDGE PROPERTIES, LLC,
a Florida limited liability company, and
CJ Bank, a Florida Banking Corporation,
Respondents

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

Date: August 21, 2015

To:

Owner	Mortgage
Redbridge Properties, LLC c/o Laurie Wall Registered Agent 355 Alhambra Circle, Suite 1150 Coral Gables, FL 33134-5075	CJ Bank 100 5th Street South St. Petersburg, Florida 33701-4112

Return receipt number: **91 7106 2133 341E 6255 5038**

Return receipt number: **91 7106 2133 3932 6235 5825**

Re. The one-story office building ("Structure"), built in 1954, located at 101 Almeria Avenue, Coral Gables, FL 33134-5075, legally described as Lots 41 and 42, Block 17, of CORAL GABLES CRAFTS SECTION, according to the Plat thereof, as recorded in Plat Book 10, Page 40, 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.

Page 1 of 1
FD-625 (Rev. 04-15) Public Hearing Form

101 Almeria Ave

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

**CITY OF CORAL GABLES
CONSTRUCTION REGULATION BOARD**

CITY OF CORAL GABLES,

CASE NO. 15-4252

Petitioner,

vs.

REDBRIDGE PROPERTIES, LLC,
a Florida limited liability company,

Respondent.

AGREED ORDER DECLARING STRUCTURE UNSAFE

This cause was brought before the Construction Regulation Board ("Board") of the City of Coral Gables ("City"), on September 14, 2015, on the Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing ("Notice"). The Board, having been informed of the agreement of the parties and having considered any evidence presented, hereby enters this Agreed 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, Redbridge Properties, LLC ("Owner"), and any lienholders of record of the one-story office building, built in 1954 ("Structure"), located at **101 Almeria Avenue**, Coral Gables, FL 33134-5075, and legally described as Lots 41 and 42, Block 11, of CORAL GABLES CRAFTS SECTION, according to the Plat thereof, as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida ("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 prior owner, National Life Insurance Co. ("Prior Owner"), on October 30, 2014, 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) emergency lighting, 2) building egress illumination, and 3) exit lights.

4. On October 31, 2014, the City notified the Prior 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, who acquired the Property on or about July 1, 2015, 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 within 30 days of the date of this Order (“Permits”); 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 120 days from the date that the permit is issued and, in any event, no later than 180 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 the City’s administrative costs to date of \$600 within 7 days of the date of 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.

DONE AND ORDERED at the City of Coral Gables, Miami-Dade County, Florida, on this 14th day of September, 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 14th day of September, 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:

<p>Owner Redbridge Properties, LLC c/o Laurie Weil Registered Agent 355 Alhambra Circle, Suite 1150 Coral Gables, FL 33134-5075</p> <p>Return receipt number: 91 7108 2133 3932 6255 5894</p> <p>and to Owner's representative Henry Lovera of Urban Designs DBA Urban Construction at e-mail: hiurbanconstruction@gmail.com</p>	<p>Mortgagee C1 Bank 100 5th Street South St. Petersburg, Florida 33701-4112</p> <p>Return receipt number: 91 7108 2133 3932 6009 7013</p>
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Belkys Garcia
Secretary to the Board

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES.

Case No. 15-4252

Petitioner,

vs.

REDBRIDGE PROPERTIES, LLC
A Florida Limited Liability Company
c/o Laurie Weil
355 Alhambra Circle, Suite 1150
Coral Gables, FL 33134-5075

Return receipt number:

91 7108 2133 3932 7179 1863

Respondent.

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

Re: **101 Almeria Avenue**, Coral Gables, FL 33134-5075, and legally described as Lots 41 and 42, Block 11, of CORAL GABLES CRAFTS SECTION, according to the Plat thereof, as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida ("Property").

BEFORE ME, the undersigned authority, personally appeared Manuel Z. Lopez, P.E., 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 September 14, 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 March 18, 2016.
5. On March 24, 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: March 24, 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 March 24, 2016, by Manuel Z. Lopez, P.E., as the 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.

CC:
C1 Bank, 100 5th Street South, St. Petersburg, FL 33701-4112



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint/Case #: 15-4252

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 101 Almeria Ave, ON 3-24-16
AT 3:15 PM.

J. 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 24 day of march, in
the year 20 16, by Jorge pino who is personally known to
me.

My Commission Expires:



[Signature]
Notary Public

101



03/24/2016 14:17

BEFORE THE CONSTRUCTION REGULATORY BOARD
FOR THE CITY OF CORAL GABLES

15-4252

CITY OF CORAL GABLES,

Petitioner,

vs.

REDBRIDGE PROPERTIES, LLC
A Florida Limited Liability Company
c/o Laurie Weil
355 Alhambra Circle, Suite 1150
Coral Gables, FL 33134-5075

Respondent.

Case No. 15-4252

Return receipt number:

71 7108 2337 3932 7179 1853

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

Re: 101 Almeria Avenue, Coral Gables, FL 33134-5075, and legally described as Lots 41 and 42, Block 11, of CORAL GABLES CRAFTS SECTION, according to the Plat thereof, as recorded in Plat Book 10, Page 49, of the Public Records of Miami-Dade County, Florida ("Property").

BEFORE ME, the undersigned authority, personally appeared Manuel E. Lopez, P.E., 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 September 14, 2015, the City Construction Regulation Board ("Board") held a public hearing and issued an Order Declaring Structure Unsafe, in the above-captioned matter ("Order").
3. The Order found the Structure to be unsafe and ordered the above-captioned owner of the Property ("Owner") to take action to rectify the Structure ("Required Action") at its own expense, 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 March 15, 2016.
5. On March 24, 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 solely

101 ALMERIA

03/24/2016 14:17

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES.
Petitioner,

Case No. 15-4252

vs.

REDBRIDGE PROPERTIES, LLC.
c/o Laurie Weil
355 Alhambra Circle, Suite 1150
Coral Gables, Florida 33134-5075

Return receipt number:

91 7108 2133 3932 7177 0073

Respondent.

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

Date: April 29, 2016

Re: **101 Almeria Avenue**, Coral Gables, Florida 33134-5075, and legally described as Lots 41 and 42, Block 11, of CORAL GABLES CRAFTS SECTION, according to the Plat thereof, as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4117-005-3050 ("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

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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.

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CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint/Case #: 15-4252

Title of Document Posted: Construction Regulation Board Case

I, EDUARDO MARTIN, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 101 Almeria Ave, ON 4-29-16
AT 9:30 a.m.

Eduardo Martin
Employee's Printed Name

Eduardo Martin
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 20 16, by Eduardo Martin who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

101 Almeria Avenue

