



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 10/31/2016

Property Information	
Folio:	03-4117-008-5150
Property Address:	624 SANTANDER AVE Coral Gables, FL 33134-6589
Owner	BIGS PARTNERS LLC C/O RIVERGATE MANAGEMENT
Mailing Address	49 N FEDERAL HWY #145 POMPANO BEACH, FL 33062 USA
Primary Zone	5002 HOTELS & MOTELS - GENERAL High Density
Primary Land Use	0303 MULTIFAMILY 10 UNITS PLUS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	16 / 16 / 0
Floors	2
Living Units	16
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	12,826 Sq.Ft
Lot Size	10,000 Sq.Ft
Year Built	1926



Assessment Information			
Year	2016	2015	2014
Land Value	\$700,000	\$650,000	\$450,000
Building Value	\$7,703	\$0	\$620,000
XF Value	\$0	\$0	\$0
Market Value	\$707,703	\$650,000	\$1,070,000
Assessed Value	\$707,703	\$650,000	\$1,070,000

Benefits Information				
Benefit	Type	2016	2015	2014
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
17 54 41 PB 20-28
CORAL GABLES BILTMORE SEC
LOTS 3 & 4 BLK 33
LOT SIZE 100.000 X 100
OR 17419-3576 1096 1

Taxable Value Information			
	2016	2015	2014
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$707,703	\$650,000	\$1,070,000
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$707,703	\$650,000	\$1,070,000
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$707,703	\$650,000	\$1,070,000
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$707,703	\$650,000	\$1,070,000

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
11/13/2013	\$4,900,000	28920-1781	Trustees in bankruptcy, executors or guardians
03/01/2008	\$1,825,000	26304-4411	Sales which are qualified
10/01/1996	\$700,000	17419-3576	Sales which are qualified
06/01/1980	\$243,700	10775-2131	Other disqualified

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Version:

CITY'S  
EXHIBIT 1



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 3/16/2018

Property Information	
Folio:	03-4117-008-5150
Property Address:	624 SANTANDER AVE Coral Gables, FL 33134-0000
Owner	BIGS PARTNERS LLC C/O RIVERGATE MANAGEMENT
Mailing Address	901 PINE DR OFFICE POMPANO BEACH, FL 33060 USA
PA Primary Zone	5002 HOTELS & MOTELS - GENERAL High Density
Primary Land Use	0303 MULTIFAMILY 10 UNITS PLUS MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	16 / 16 / 0
Floors	2
Living Units	16
Actual Area	Sq Ft
Living Area	Sq Ft
Adjusted Area	12,826 Sq Ft
Lot Size	10,000 Sq Ft
Year Built	1926



Assessment Information			
Year	2017	2016	2015
Land Value	\$750,000	\$700,000	\$650,000
Building Value	\$8,088	\$7,703	\$0
XF Value	\$0	\$0	\$0
Market Value	\$758,088	\$707,703	\$650,000
Assessed Value	\$758,088	\$707,703	\$650,000

Benefits Information				
Benefit	Type	2017	2016	2015
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
17 54 41 PB 20-28
CORAL GABLES BILTMORE SEC
LOTS 3 & 4 BLK 33
LOT SIZE 100.000 X 100
OR 17419-3576 1096 1

Taxable Value Information			
	2017	2016	2015
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$758,088	\$707,703	\$650,000
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$758,088	\$707,703	\$650,000
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$758,088	\$707,703	\$650,000
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$758,088	\$707,703	\$650,000

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
11/13/2013	\$4,900,000	28920-1781	Trustees in bankruptcy, executors or guardians
03/01/2008	\$1,825,000	26304-4411	Sales which are qualified
10/01/1996	\$700,000	17419-3576	Sales which are qualified
06/01/1980	\$243,700	10775-2131	Other disqualified

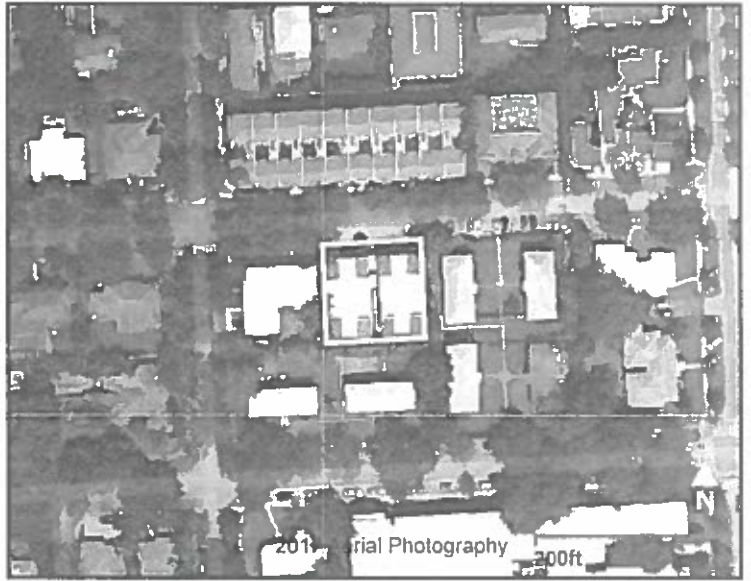


# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 4/23/2018

Property Information	
Folio:	03-4117-008-5150
Property Address:	624 SANTANDER AVE Coral Gables, FL 33134-0000
Owner	BIGS PARTNERS LLC
Mailing Address	901 PINE DR OFFICE POMPANO BEACH, FL 33060 USA
PA Primary Zone	5002 HOTELS & MOTELS - GENERAL High Density
Primary Land Use	0303 MULTIFAMILY 10 UNITS PLUS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	16 / 16 / 0
Floors	2
Living Units	16
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	12,826 Sq Ft
Lot Size	10,000 Sq Ft
Year Built	1926



Assessment Information			
Year	2017	2016	2015
Land Value	\$750,000	\$700,000	\$650,000
Building Value	\$8,088	\$7,703	\$0
XF Value	\$0	\$0	\$0
Market Value	\$758,088	\$707,703	\$650,000
Assessed Value	\$758,088	\$707,703	\$650,000

Benefits Information				
Benefit	Type	2017	2016	2015
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
17 54 41 PB 20-28
CORAL GABLES BILTMORE SEC
LOTS 3 & 4 BLK 33
LOT SIZE 100 000 X 100
OR 17419-3576 1096 1

Taxable Value Information			
	2017	2016	2015
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$758,088	\$707,703	\$650,000
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$758,088	\$707,703	\$650,000
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$758,088	\$707,703	\$650,000
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$758,088	\$707,703	\$650,000

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
11/13/2013	\$4,900,000	28920-1781	Trustees in bankruptcy, executors or guardians
03/01/2008	\$1,825,000	26304-4411	Sales which are qualified
10/01/1996	\$700,000	17419-3576	Sales which are qualified
06/01/1980	\$243,700	10775-2131	Other disqualified

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Version



624 Santander Ave

①  
2016

service list – 624 Santander Avenue

<p><b><u>Owner</u></b> Bigs Partners LLC c/o Rivergate Management 2801 SW 31st Avenue, Suite 2-B Coconut Grove, FL 33133-3540</p> <p>Return receipt number:</p>	<p><b><u>Owner</u></b> Bigs Partners LLC 5 Fieldstone Court New City, NY 10956-6859</p> <p>Return receipt number:</p>
<p><b><u>Owner (Registered Agent)</u></b> Bigs Partners LLC c/o Gregory Tagaris Registered Agent 4701 N. Federal Highway Suite 319 Pompano Beach, FL 33064-6562</p> <p>Return receipt number:</p>	<p><b><u>Contractor (Registered Agent)</u></b> Descon Group, Inc. c/o Paul R. Tunney Registered Agent 2700 S Oakland Forest Dr. Suite 402 Ft. Lauderdale, FL 33309-5641</p> <p>Return receipt number:</p>

624 Santander Avenue

<p><b><u>Owner (deed address)</u></b> Bigs Partners LLC c/o Rivergate Management 2801 SW 31st Avenue, Suite 2-B Coconut Grove, FL 33133-3540</p>	<p><b><u>Owner (All three Sunbiz addresses are new)</u></b> Bigs Partners LLC c/o Gregory Tagaris Registered Agent 901 Pine Dr (Office) Pompano Beach, FL 33060</p>
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Permits and Inspections: Search Results

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New Permit Search

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
AB-14-05-3897	05/27/2014	624 SANTANDER AVE	BOA PRELIMINARY/MED BONUS/FINAL	**COMMERCIAL** REV PER PERF DATE (11/04/2016) REV#5 (AS-BUILTS) REV (PERF DATE 4.18.16) *FINAL FOR INTERIOR EXTERIOR RENOVATIONS **NO FB** POSTED 5.29.2014 \$175,000 **624 AND 628 BUILDINGS** \$175000	issued	05/29/2014		0.00
AB-14-11-4388	11/18/2014	624 SANTANDER AVE	BOA COMPLETE (LESS THAN \$75,000)	**COM** SIGN / BANNER (SPECIALIZED CONSTRUCTION) \$80	issued	11/18/2014		0.00
BL-14-06-3708	06/23/2014	624 SANTANDER AVE	INT / EXT ALTERATIONS	CHANGE OF CONTRACTOR TO BL-15-11-6182 COMM INTERIOR ALTERATIONS, WINDOWS, DOORS (624 AND 628 BUILDINGS) \$175,000 **SHOP DRAWINGS FOR WINDOWS AND DOORS SEPERATE SUBMITTAL**	canceled	09/12/2014	11/23/2015	0.00
BL-14-11-4424	11/19/2014	624 SANTANDER AVE	SIGNS	**COM**(1) TEMPORARY SIGN IN SINGLE-FAMILY, MULTI-FAMILY 1, AND MULTI-FAMILY 2 DISTRICTS (SPECIALIZED CONSTRUCTION) \$80	pending			0.00
BL-15-06-4793	06/08/2015	624 SANTANDER AVE	ROOF / LIGHT WEIGHT CONC	ROOF REPAIRS TO COATING ONLY & NEW HATCH INSTALLATION \$45,450	stop work	08/04/2015		0.00
BL-15-11-6182	11/23/2015	624 SANTANDER AVE	BLDG PERMIT CHANGE OF CONTRACTOR	*** PRIVATE PROVIDER - INSPECTIONS ONLY ( JEM ) **** CHANGE OF	issued	11/30/2015		0.00

CITY'S

EXHIBIT 2

Case No.	Date	Address	Code	Description	Status	Start Date	End Date	Amount
CE-09-03-2546	03/24/2009	624 SANTANDER AVE	CODE ENF WARNING PROCESS	WT1228 54-153 AND 54-154 CITY CODE (DAY AND DOP) RESPECTIVELY--- TRASH-BUCKET AND DEBRIS DUMPED ON SWALE AROUND CORNER ON CARDENA	final	03/24/2009	03/24/2009	0.00
CE-10-05-3369	05/04/2010	624 SANTANDER AVE	CODE ENF WARNING PROCESS	WT5753 54-29 CITY CODE (TRA) BOXES AND DEBRIS IN FRONT OF BUILDING	final	05/04/2010	05/04/2010	0.00
CE-13-10-0629	10/10/2013	624 SANTANDER AVE	CODE ENF LIEN SEARCH	RAPID LIEN SEARCH	final	10/18/2013	10/18/2013	0.00
CE-14-06-2154	06/03/2014	624 SANTANDER AVE	CODE ENF WARNING PROCESS	WT11266 54-29 CITY CODE (TRA) TRASH AND DEBRIS ALL OVER PROPERTY	final	06/03/2014	06/03/2014	0.00
CE-14-06-2830	06/04/2014	624 SANTANDER AVE	CODE ENF WARNING PROCESS	WT11266 FOLLOW-UP, NO VIOLATION	final	06/12/2014	06/12/2014	0.00
CE-14-09-3587	09/30/2014	624 SANTANDER AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T55593 (ORW) 62-133 CITY CODE OBSTRUCTION ON RIGHT OF WAY. IE. LOPEFRA GREEN DUMPSTER	pending			608.75
CE-15-07-5612	07/22/2015	624 SANTANDER AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	GovQA Ticket - CE259193/T56128	final	07/30/2015	07/30/2015	0.00
CE-16-11-6684	11/04/2016	624 SANTANDER AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	GOVQA CE264505 / t55909	final	11/18/2016	11/18/2016	0.00
EL-14-06-3830	06/24/2014	624 SANTANDER AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	200 LIGHT SOCKETS; 400 ROUGH IN OUTLETS; 80 COMMERCIAL OUTLETS; 32 TONS A/C; 1200 AMP SERVICE; 1600 SUBFEEDS AND 1600 SWITCHBOARDS TEMP FOR CONSTRUCTION 60 AMPS	issued	11/06/2014		0.00
EL-15-01-0714	01/20/2015	624 SANTANDER AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	TEMP FOR CONSTRUCTION	final	01/20/2015	01/20/2015	0.00
EL-16-03-7124	03/31/2016	624 SANTANDER AVE	ELEC LOW VOLTAGE SYSTEM	LOW VOLT FOR FIRE ALARM	issued	05/11/2016		0.00
FD-16-03-7061	03/30/2016	624 SANTANDER AVE	FIRE ALARM SYSTEM	NEW FIRE ALARM (624 AND 628 BUILDINGS)	issued	05/11/2016		0.00

CONTRACTOR FROM BL-14-06-3708 COMM INTERIOR ALTERATIONS, WINDOWS, DOORS (624 AND 628 BUILDINGS) \$175,000



ME-14-08-3358	08/21/2014	624 SANTANDER AVE	MECH COMMERCIAL / RESIDENTIAL WORK	Install 32 tons of a/c , ductwork , 16 fans 16 condensate , 16 hoods , to apartments/	issued	05/19/2016		0.00
PL-14-08-3024	08/18/2014	624 SANTANDER AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR INTERIOR RENOVATIONS (624 AND 628 BUILDINGS)	issued	02/02/2016		0.00
PU-13-10-0909	10/15/2013	624 SANTANDER AVE	PUBLIC RECORDS SEARCH	REQ COPY OF PERMIT 16.90B	final	10/16/2013	10/16/2013	0.00
PU-15-07-4359	07/01/2015	624 SANTANDER AVE	PUBLIC RECORDS SEARCH	REQ CERT COPY OF BL14063708	final	07/01/2015	07/01/2015	0.00
PU-16-09-6608	09/28/2016	624 SANTANDER AVE	PUBLIC RECORDS SEARCH	REQUEST FOR COPY OF CERTIFIED SET OF LOST PLANS (17 PAGES) *** PRIVATE PROVIDER - INSPECTIONS ONLY ( JEM ) **** CHANGE OF CONTRACTOR FROM BL-14-06- 3708 COMM INTERIOR ALTERATIONS, WINDOWS, DOORS (624 AND 628 BUILDINGS) \$175,000	final	09/30/2016	09/30/2016	0.00
PU-16-10-6065	10/04/2016	624 SANTANDER AVE	PUBLIC RECORDS SEARCH	REQUEST FOR DUPLICATE SET OF CERTIFIED LOST PLANS RV16046599 19 PAGES *** PRIVATE PROVIDER - INSPECTIONS ONLY ( JEM ) **** CHANGE OF CONTRACTOR FROM BL-14-06- 3708 COMM INTERIOR ALTERATIONS, WINDOWS, DOORS (624 AND 628 BUILDINGS) \$175,000	pending			17.10
PW-10-01-3910	01/29/2010	624 SANTANDER AVE	SEWER PERMIT- WATER LINES BY PRIVATE CONTRACTORS	REPAIR SEWER AT SIDEWALK NO CHARGE PERMIT AS PER RICK KERRICK	final	01/29/2010	02/12/2010	0.00
PW-14-10-3820	10/27/2014	624 SANTANDER AVE	OBSTRUCTION OF ROW W/DUMPTRUCK PERMIT	OBSTRUCTION OF THE RIGHT OF WAY WITH DUMP TRUCK	final	10/27/2014	10/30/2014	0.00
PW-14-10-4198	10/30/2014	624 SANTANDER AVE	OBSTRUCTION OF ROW W/DUMPTRUCK PERMIT	OBSTRUCTION OF THE RIGHT OF WAY WITH DUMP TRUCK RENEWAL OF PW14103820	final	10/30/2014	11/20/2014	0.00
PW-14-11-3896	11/10/2014	624 SANTANDER AVE	OBSTRUCTION OF ROW W/DUMPTRUCK PERMIT	OBSTRUCTION OF THE RIGHT OF WAY WITH DUMP TRUCK RENEWAL OF PW14104198	final	11/10/2014	11/20/2014	0.00

PW-14-11-4499	11/20/2014	624 SANTANDER AVE	OBSTRUCTION OF ROW W/DUMPTRUCK PERMIT	OBSTRUCTION OF THE RIGHT OF WAY WITH DUMP TRUCK RENEWAL OF PW14113896	final	11/20/2014	01/02/2015	0.00
PW-15-04-4575	04/14/2015	624 SANTANDER AVE	OBSTRUCTION OF ROW PERMIT	OBSTRUCTION OF SIDEWALK AND SWALE NOV MID BLOCK CROSSWALK ALLOWED. MAINTAIN CROSSWALK AT INTERSECTION.	issued	04/14/2015		0.00
PW-15-07-4519	07/06/2015	624 SANTANDER AVE	OBSTRUCTION OF ROW PERMIT	OBSTRUCTION OF SIDEWALK AND SWALE NOV MID BLOCK CROSSWALK ALLOWED. MAINTAIN CROSSWALK AT INTERSECTION. RENEWAL OF PW15044575	issued	07/06/2015		0.00
PW-15-07-4520	07/06/2015	624 SANTANDER AVE	OBSTRUCTION OF ROW PERMIT	OBSTRUCTION OF SIDEWALK AND SWALE NOV MID BLOCK CROSSWALK ALLOWED. MAINTAIN CROSSWALK AT INTERSECTION. RENEWAL OF PW15074519	issued	07/06/2015		0.00
RC-16-11-6643	11/04/2016	624 SANTANDER AVE	BUILDING RE CERTIFICATION	CONSTRUCTION REGULATION BOARD CASE #16-5530 UNSAFE STRUCTURES FEE	approved			980.63
RV-16-04-6599	04/18/2016	624 SANTANDER AVE	REVISION TO PERMIT	REVISION- ARCHITECTURAL, MECHANICAL, ELECTRICAL, & PLUMBING PAGES	approved			1023.40
RV-16-06-7299	06/17/2016	624 SANTANDER AVE	REVISION TO PERMIT	REVISION ( CHANGE OF NOA )	approved			68.25
SD-16-01-2710	01/26/2016	624 SANTANDER AVE	SHOP DRAWINGS	SHOP DRAWING WINDOWS	final	02/22/2016	02/22/2016	0.00
ZN-11-01-5371	01/24/2011	624 SANTANDER AVE	PAINT / RESURFACE FL / CLEAN	PRESSURE CLEAN ONLY \$300	final	01/24/2011	06/21/2011	0.00
ZN-14-10-1995	10/02/2014	624 SANTANDER AVE	DUMPSTER / CONTAINER	DUMPSTER	final	10/02/2014	10/02/2014	0.00
ZN-15-01-0785	01/21/2015	624 SANTANDER AVE	CHAIN LINK FENCE / FENCE REPAIRS / TEMP FENCE	TEMPORARY CONSTRUCTION FENCE	issued	01/26/2015		0.00
ZN-15-01-0788	01/21/2015	624 SANTANDER AVE	CHAIN LINK FENCE / FENCE REPAIRS / TEMP FENCE		canceled		01/21/2015	0.00
ZN-15-03-3876	03/04/2015	624 SANTANDER AVE	DUMPSTER / CONTAINER	DUMPSTER	final	03/11/2015	03/11/2015	0.00

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Permits and Inspections: Search Results

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New Permit Search

1 2 » >|

### Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
EL-18-03-3832	03/16/2018	624 SANTANDER AVE	ELEC CHANGE OF CONTRACTOR	CHANGE OF CONTRACTOR FROM EL-14-06-3830 *** 200 LIGHT SOCKETS; 400 ROUGH IN OUTLETS; 80 COMMERCIAL OUTLETS; 32 TONS A/C; 1200 AMP SERVICE; 1600 SUBFEEDS AND 1600 SWITCHBOARDS TEMP FOR CONSTRUCTION 60 AMPS	issued	03/16/2018		0.00
BL-18-03-3708	03/15/2018	624 SANTANDER AVE	BLD SIMPLE CHANGE OF CONTRACTOR	CHANGE OF CONTRACTOR FROM BL-17-11-1118 *** CHANGE OF CONTRACTOR FROM BL-14-06-3708 COMM INTERIOR ALTERATIONS, WINDOWS, DOORS (624 AND 628 BUILDINGS) \$175,000	issued	03/15/2018		0.00
PU-18-03-3134	03/02/2018	624 SANTANDER AVE	PUBLIC RECORDS SEARCH	REQUEST FOR DUPLICATE SET OF 2 REVISIONS RV16046599 AND RV17011215 CHANGE OF CONTRACTOR FROM BL-15-11-6182*** PRIVATE PROVIDER - INSPECTIONS ONLY ( JEM ) ***** CHANGE OF CONTRACTOR FROM BL-14-06-3708 COMM INTERIOR ALTERATIONS, WINDOWS, DOORS (624 AND 628 BUILDINGS) \$175,000	final	03/12/2018	03/12/2018	0.00
PL-18-02-2369	02/15/2018	624 SANTANDER AVE	PLUMB CHANGE OF CONTRACTOR	CHANGE OF CONTRACTOR FROM PL-14-08-3024 *** PLUMBING WORK FOR INTERIOR RENOVATIONS (624 AND 628 BUILDINGS)	issued	02/15/2018		0.00
ME-18-02-2370	02/15/2018	624 SANTANDER AVE	MECH CHANGE OF CONTRACTOR	CHANGE OF CONTRACTOR FROM ME-14-08-3358 *** Install 32 tons of a/c , ductwork , 16 fans 16 condensate , 16 hoods , to apartments/	issued	02/15/2018		0.00
CE-18-01-1501	01/02/2018	624 SANTANDER	CODE ENF LIEN SEARCH	LIEN SEARCH	final	01/04/2018	01/04/2018	0.00

PU-17-12-1473	12/11/2017	624 SANTANDER AVE	PUBLIC RECORDS SEARCH	REQUEST FOR DUPLICATE SET OF SHOP DRAWINGS FOR CHANGE OF CONTRACTOR CHANGE OF CONTRACTOR FROM BL-15-11-6182*** PRIVATE PROVIDER - INSPECTIONS ONLY ( JEM ) **** CHANGE OF CONTRACTOR FROM BL- 14-06-3708 COMM INTERIOR ALTERATIONS, WINDOWS, DOORS (624 AND 628 BUILDINGS) \$175,000	final	12/12/2017	12/12/2017	0.00
PU-17-12-1235	12/05/2017	624 SANTANDER AVE	PUBLIC RECORDS SEARCH	REQUEST DUPLICATE COPY OF BL1406378 FOR CHANGE OF CONTRACTOR	final	12/06/2017	12/06/2017	0.00
BL-17-11-1122	11/02/2017	624 SANTANDER AVE	BLD SIMPLE CHANGE OF CONTRACTOR	**CHANGE OF CONT FROM BL-15-06-4793** ROOF REPAIRS TO COATING ONLY & NEW HATCH INSTALLATION \$45,450	final	11/02/2017	12/18/2017	0.00
BL-17-11-1118	11/02/2017	624 SANTANDER AVE	BLD SIMPLE CHANGE OF CONTRACTOR	CHANGE OF CONTRACTOR TO BL-18- 03-3708 *** PRIVATE PROVIDER - INSPECTIONS ONLY ( JEM ) **** CHANGE OF CONTRACTOR FROM BL- 14-06-3708 COMM INTERIOR ALTERATIONS, WINDOWS, DOORS (624 AND 628 BUILDINGS) \$175,000	canceled	11/02/2017	03/15/2018	0.00
CE-17-10-2165	10/25/2017	624 SANTANDER AVE	CODE ENF BOARD/MITIGATION	CB Case Admin Fee - CE268602	final	10/25/2017	10/25/2017	0.00
CE-17-05-1138	05/02/2017	624 SANTANDER AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	GOVQA Ticket - CE262579/T56735	final	05/04/2017	05/04/2017	0.00
RV-17-01-1215	01/27/2017	624 SANTANDER AVE	REVISION TO PERMIT	REVISION AS-BUILTS	final	11/02/2017	11/02/2017	0.00
RC-16-11-6643	11/04/2016	624 SANTANDER AVE	BUILDING RE CERTIFICATION	BUILDING RECERTIFICATION (1926) CONSTRUCTION REGULATION BOARD CASE #16-5530 UNSAFE STRUCTURES FEE	issued	06/06/2017		150.00
CE-16-11-6684	11/04/2016	624 SANTANDER AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	GOVQA CE264505 / t55909	final	11/18/2016	11/18/2016	0.00
PU-16-10-6065	10/04/2016	624 SANTANDER AVE	PUBLIC RECORDS SEARCH	REQUEST FOR DUPLICATE SET OF CERTIFIED LOST PLANS RV16046599 19 PAGES *** PRIVATE PROVIDER - INSPECTIONS ONLY ( JEM ) **** CHANGE OF CONTRACTOR FROM BL- 14-06-3708 COMM INTERIOR ALTERATIONS, WINDOWS, DOORS (624 AND 628 BUILDINGS) \$175,000	final	08/10/2017	08/10/2017	0.00
PU-16-09-6608	09/28/2016	624 SANTANDER AVE	PUBLIC RECORDS SEARCH	REQUEST FOR COPY OF CERTIFIED SET OF LOST PLANS (17 PAGES) *** PRIVATE PROVIDER - INSPECTIONS ONLY ( JEM ) **** CHANGE OF CONTRACTOR FROM BL- 14-06-3708 COMM INTERIOR ALTERATIONS, WINDOWS, DOORS (624	final	09/30/2016	09/30/2016	0.00

				AND 628 BUILDINGS) \$175,000					
RV-16-06-7299	06/17/2016	624 SANTANDER AVE	REVISION TO PERMIT	REVISION ( CHANGE OF NOA )	final	11/02/2017	11/02/2017	0.00	
RV-16-04-6599	04/18/2016	624 SANTANDER AVE	REVISION TO PERMIT	REVISION- ARCHITECTURAL, MECHANICAL, ELECTRICAL, & PLUMBING PAGES	final	11/02/2017	11/02/2017	0.00	
EL-16-03-7124	03/31/2016	624 SANTANDER AVE	ELEC LOW VOLTAGE SYSTEM	LOW VOLT FOR FIRE ALARM	issued	05/11/2016		0.00	
FD-16-03-7061	03/30/2016	624 SANTANDER AVE	FIRE ALARM SYSTEM	NEW FIRE ALARM (624 AND 628 BUILDINGS)	issued	05/11/2016		0.00	
SD-16-01-2710	01/26/2016	624 SANTANDER AVE	SHOP DRAWINGS	SHOP DRAWING WINDOWS	final	02/22/2016	02/22/2016	0.00	
BL-15-11-6182	11/23/2015	624 SANTANDER AVE	BLDG PERMIT CHANGE OF CONTRACTOR	CHANGE OF CONTRACTOR TO BL-17- 11-1118 *** PRIVATE PROVIDER - INSPECTIONS ONLY ( JEM ) ***** CHANGE OF CONTRACTOR FROM BL- 14-06-3708 COMM INTERIOR ALTERATIONS, WINDOWS, DOORS (624 AND 628 BUILDINGS) \$175,000	canceled	11/30/2015	11/02/2017	0.00	
CE-15-07-5612	07/22/2015	624 SANTANDER AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	GovQA Ticket - CE259193/T56128	final	07/30/2015	07/30/2015	0.00	
PW-15-07-4520	07/06/2015	624 SANTANDER AVE	OBSTRUCTION OF ROW PERMIT	OBSTRUCTION OF SIDEWALK AND SWALE NOV MID BLOCK CROSSWALK ALLOWED. MAINTAIN CROSSWALK AT INTERSECTION. RENEWAL OF PW15074519	issued	07/06/2015		0.00	
PW-15-07-4519	07/06/2015	624 SANTANDER AVE	OBSTRUCTION OF ROW PERMIT	OBSTRUCTION OF SIDEWALK AND SWALE NOV MID BLOCK CROSSWALK ALLOWED. MAINTAIN CROSSWALK AT INTERSECTION. RENEWAL OF PW15044575	final	07/06/2015	10/31/2017	0.00	
PU-15-07-4359	07/01/2015	624 SANTANDER AVE	PUBLIC RECORDS SEARCH	REQ CERT COPY OF BL14063708	final	07/01/2015	07/01/2015	0.00	
BL-15-06-4793	06/08/2015	624 SANTANDER AVE	ROOF / LIGHT WEIGHT CONC	**CHANGE OF CONT TO BL-17-11-1122** ROOF REPAIRS TO COATING ONLY & NEW HATCH INSTALLATION \$45,450	canceled	08/04/2015	11/02/2017	0.00	
PW-15-04-4575	04/14/2015	624 SANTANDER AVE	OBSTRUCTION OF ROW PERMIT	OBSTRUCTION OF SIDEWALK AND SWALE NOV MID BLOCK CROSSWALK ALLOWED. MAINTAIN CROSSWALK AT INTERSECTION.	final	04/14/2015	10/31/2017	0.00	
ZN-15-03-3876	03/04/2015	624 SANTANDER AVE	DUMPSTER / CONTAINER	DUMPSTER	final	03/11/2015	03/11/2015	0.00	
ZN-15-01-0788	01/21/2015	624 SANTANDER AVE	CHAIN LINK FENCE / FENCE REPAIRS / TEMP FENCE		canceled		01/21/2015	0.00	
ZN-15-01-0785	01/21/2015	624 SANTANDER AVE	CHAIN LINK FENCE / FENCE REPAIRS / TEMP FENCE	TEMPORARY CONSTRUCTION FENCE	issued	01/26/2015		0.00	
EL-15-01-0714	01/20/2015	624 SANTANDER AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	TEMP FOR CONSTRUCTION	final	01/20/2015	01/20/2015	0.00	

PW-14-11-4499	11/20/2014	624 SANTANDER AVE	OBSTRUCTION OF ROW W/DUMPTRUCK PERMIT	OBSTRUCTION OF THE RIGHT OF WAY WITH DUMP TRUCK RENEWAL OF PW14113896	final	11/20/2014	01/02/2015	0.00
BL-14-11-4424	11/19/2014	624 SANTANDER AVE	SIGNS	**DISCARDED / EXPIRED SIGNATURES** COM (1) TEMPORARY SIGN IN SINGLE- FAMILY, MULTI-FAMILY 1, AND MULTI-FAMILY 2 DISTRICTS (SPECIALIZED CONSTRUCTION) \$80	canceled		12/28/2016	0.00
AB-14-11-4388	11/18/2014	624 SANTANDER AVE	BOA COMPLETE (LESS THAN \$75,000)	**COM** SIGN / BANNER (SPECIALIZED CONSTRUCTION) \$80	issued	11/18/2014		0.00
PW-14-11-3896	11/10/2014	624 SANTANDER AVE	OBSTRUCTION OF ROW W/DUMPTRUCK PERMIT	OBSTRUCTION OF THE RIGHT OF WAY WITH DUMP TRUCK RENEWAL OF PW14104198	final	11/10/2014	11/20/2014	0.00
PW-14-10-4198	10/30/2014	624 SANTANDER AVE	OBSTRUCTION OF ROW W/DUMPTRUCK PERMIT	OBSTRUCTION OF THE RIGHT OF WAY WITH DUMP TRUCK RENEWAL OF PW14103820	final	10/30/2014	11/20/2014	0.00
PW-14-10-3820	10/27/2014	624 SANTANDER AVE	OBSTRUCTION OF ROW W/DUMPTRUCK PERMIT	OBSTRUCTION OF THE RIGHT OF WAY WITH DUMP TRUCK	final	10/27/2014	10/30/2014	0.00
ZN-14-10-1995	10/02/2014	624 SANTANDER AVE	DUMPSTER / CONTAINER	DUMPSTER	final	10/02/2014	10/02/2014	0.00
CE-14-09-3587	09/30/2014	624 SANTANDER AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T55593 (ORW) 62-133 CITY CODE OBSTRUCTION ON RIGHT OF WAY. IE. LOPEFRA GREEN DUMPSTER	pending			608.75
ME-14-08-3358	08/21/2014	624 SANTANDER AVE	MECH COMMERCIAL / RESIDENTIAL WORK	CHANGE OF CONTRACTOR TO ME-18- 02-2370 *** Install 32 tons of a/c , ductwork , 16 fans 16 condensate , 16 hoods , to apartments/	canceled	05/19/2016	02/15/2018	0.00
PL-14-08-3024	08/18/2014	624 SANTANDER AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	CHANGE OF CONTRACTOR TO PL-18- 02-2369 *** PLUMBING WORK FOR INTERIOR RENOVATIONS (624 AND 628 BUILDINGS)	canceled	02/02/2016	02/15/2018	0.00
EL-14-06-3830	06/24/2014	624 SANTANDER AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	CHANGE OF CONTRACTOR TO EL-18- 03-3832 *** 200 LIGHT SOCKETS; 400 ROUGH IN OUTLETS; 80 COMMERCIAL OUTLETS; 32 TONS A/C; 1200 AMP SERVICE; 1600 SUBFEEDS AND 1600 SWITCHBOARDS TEMP FOR CONSTRUCTION 60 AMPS	canceled	11/06/2014	03/16/2018	0.00
BL-14-06-3708	06/23/2014	624 SANTANDER AVE	INT / EXT ALTERATIONS	CHANGE OF CONTRACTOR TO BL-15- 11-6182 COMM INTERIOR ALTERATIONS, WINDOWS, DOORS (624 AND 628 BUILDINGS) \$175,000 **SHOP DRAWINGS FOR WINDOWS AND DOORS SEPERATE SUBMITTAL**	canceled	09/12/2014	11/23/2015	0.00
CE-14-06-2830	06/04/2014	624 SANTANDER AVE	CODE ENF WARNING PROCESS	WT11266 FOLLOW-UP, NO VIOLATION	final	06/12/2014	06/12/2014	0.00
CE-14-06-2154	06/03/2014	624 SANTANDER AVE	CODE ENF WARNING PROCESS	WT11266 54-29 CITY CODE (TRA) TRASH AND DEBRIS ALL OVER PROPERTY	final	06/03/2014	06/03/2014	0.00

AB-14-05-3897	05/27/2014	624 SANTANDER AVE	BOA PRELIMINARY/MED BONUS/FINAL	**COMMERCIAL**REV#6 (AS BUILT) REV PER PERF DATE (11/04/2016) REV#5 (AS-BUILTS) REV (PERF DATE 4.18.16) *FINAL FOR INTERIOR EXTERIOR RENOVATIONS **NO FB** POSTED 5.29.2014 \$175,000 **624 AND 628 BUILDINGS** \$175000	issued	05/29/2014		0.00
PU-13-10-0909	10/15/2013	624 SANTANDER AVE	PUBLIC RECORDS SEARCH	REQ COPY OF PERMIT 16.90B	final	10/16/2013	10/16/2013	0.00
CE-13-10-0629	10/10/2013	624 SANTANDER AVE	CODE ENF LIEN SEARCH	RAPID LIEN SEARCH	final	10/18/2013	10/18/2013	0.00

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



# City of Coral Gables Fire Department

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

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

<b>Occupant Name:</b>	624-28 Santander Ave. Apartments - 16 units	<b>Inspection Date:</b>	8/23/2016
<b>Address:</b>	624 Santander Avenue	<b>InspectionType:</b>	Reinspection
<b>City:</b>	Coral Gables	<b>Inspected By:</b>	Leonard Veight 305-460-5577 lveight@coralgables.com
<b>Suite:</b>		<b>Occ. Sq. Ft.:</b>	0

FL NFPA 01 13  
Floor 1

### Building Address

10.12.1.2 Failure to have proper address numbers as per NFPA 1

**OK Violation cleared on 8/23/2016**

Failure to correct violations within 15 days of re-inspection is subject to penalties up to and including the issuance of Civil Citations in the amount of \$200 per violation / per day.

Failure to provide immediate corrective measures when required, may result in administrative action including but not limited to: mandatory fire watch, building evacuation, or stoppage of all work.

Per City Ordinance 30-4, a Fire Inspection Fee will be billed for this inspection. All fees are subject to change without prior notice.

Thank you for your assistance. If you have any additional questions or to schedule an inspection, please contact the inspector listed at the top of this report.

**Company Representative:**

SIGNATURE - COPIED SIGNATURE  
 No Signature  
 8/23/2016 10:55:11 AM  
 Signature valid only in mobile-eye's documents

No Signature  
8/23/2016

**CITY'S**

**EXHIBIT**

3



Signature - Copied Signature -  
Copied Signature - Copied Sign  
Leonard Veight  
57377  
8/23/2016 12:55:11  
Signature valid only in mobile-eyes documents

Inspector:

Leonard Veight  
8/23/2016



### City of Coral Gables Fire Department

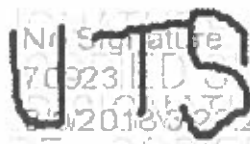
**Fire Prevention Division**  
2815 Salzedo Street, Coral Gables, FL 33134  
Fax (305) 460-5598

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

<b>Occupant Name:</b>	624-28 Santander Ave. Apartments - 16 units	<b>Inspection Date:</b>	3/9/2018
<b>Address:</b>	624 Santander Avenue Coral Gables	<b>InspectionType:</b>	Under Construction
		<b>Inspected By:</b>	Leonard Veight 305-460-5577 lveight@coralgables.com
<b>Suite:</b>		<b>Occ. Sq. Ft.:</b>	0
		<b>Occupant Number:</b>	034194

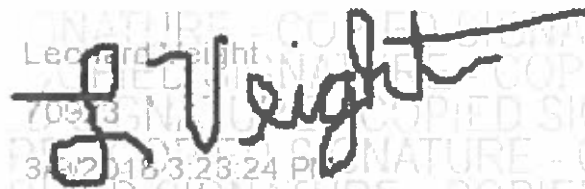
**No violations noted at this time.**

**Company Representative:**

  
 Signature valid only in mobile-eyes documents  
70923 3/9/2018 3:23:24 PM

No Signature  
3/9/2018

**Inspector:**

  
 Signature valid only in mobile-eyes documents  
70923 3/9/2018 3:23:24 PM

Leonard Veight  
3/9/2018



The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY  
CORAL GABLES, FLORIDA 33134

4 25 2016

VIA CERTIFIED MAIL

91 7108 2133 3932 7338 2649

BIGS PARTNERS LLC  
C/O GREGORY TAGARIS  
4701 N FEDERAL HWY #319  
POMPANO BEACH, FL 33064

RE: 624 SANTANDER AVE, CORAL GABLES, FL  
FOLIO # 03-4117-008-5150  
Recertification of Building 40 Years or Older

Gentlemen:

Miami-Dade County has notified this Department that the above referenced property address is forty (40) years old, or older, having been built in 1926.

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 completed Recertification Report ("Report") must be submitted to this Department within ninety (90) calendar days from the date of this letter. In addition to the Report, a cover letter must state the property meets the requirement for the building recertification; no additional documents or photographs are necessary. Submittal of the Report does not constitute recertification; it must be approved.

In the event repairs or modifications are found to be necessary resulting from the recertification inspection, the Building Official is able to grant an extension of one hundred fifty (150) calendar days from the date of this letter for the owner to obtain the necessary permits and perform the repairs. Recertification will take place once a revised Report is submitted and all required permits are closed.

The Architect or Engineer chosen to perform the inspection may obtain the required Form, "Minimum Inspection Procedural Guidelines for Building Recertification," from the following link: [http://www.miamidadegov.pa.property\\_recertification.asp](http://www.miamidadegov.pa.property_recertification.asp). The Recertification Report fee of \$380.63 and the Filing fee of \$2.45 per document page shall be submitted to the Development Services Department, 405 Biltmore Way, 3<sup>rd</sup> Floor, Coral Gables, Florida, 33134.

Failure to submit the required Report within the allowed time will result in the referral of this matter to the City's Construction Regulation Board without further notice. The Board may impose fines of \$250.00 per day for each day the violation continues. Note an Administrative fee of \$600.00 is incurred when the case is referred to the Board.

Any questions may be directed to the Building Services Coordinator at (305) 460-5250. Thank you for your prompt consideration.

Sincerely,

Peter J. Iglesias, P.E.  
Building Official

CITY'S Composite

EXHIBIT 4

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

CITY OF CORAL GABLES,  
Petitioner,

Case No. 16-5530

vs.

BIGS PARTNERS LLC  
c/o Rivergate Management  
2801 S.W. 31<sup>st</sup> Avenue, Suite 2-B  
Coconut Grove, Florida 33133-3540

Return receipt number:

91 7108 2133 3932 7093 3912

Respondent.

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

Date: November 28, 2016

Re: **624 Santander Avenue**, Coral Gables, Florida 33134-6589 and legally described as Lots 3 & 4, Block 33, of CORAL GABLES BILTMORE SECTION, according to the Plat thereof, as recorded in Plat Book 20, Page 28, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4117-008-5150 ("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 December 12, 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. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m., tel: (305) 460-5235.

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

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

Please govern yourself accordingly.



Belkys Garcia, Secretary to the Board

#### ADA NOTICES

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

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

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

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

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

C:

Bigs Partner LLC, 5 Fieldstone Court, New City, NY 10956-6859

Bigs Partner LLC, c/o Gregory Tagaris, 4701 N. Federal Highway, Suite 319, Pompano Beach, FL 33064-6562

Descon Group, Inc., c/o Paul R. Tunney, 2700 S. Oakland Forest Drive, Suite 402, Ft. Lauderdale, FL 33309-5641



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Complaint Case #: 16-5530

Title of Document Posted: Construction Regulation Board Case

I, JOSE PAZ, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 624 Santander Avenue, ON 11-28-16  
AT 9:15am.

JOSE PAZ  
Employee's Printed Name

[Signature]  
Employee's Signature

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

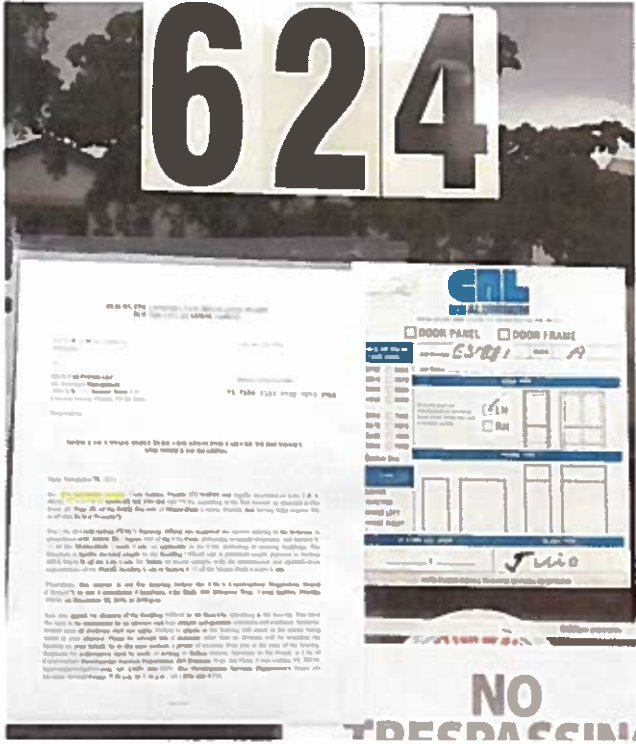
Sworn to (or affirmed) and subscribed before me this 28<sup>th</sup> day of November, in  
the year 20 16, by Jose Paz who is personally known to  
me.

My Commission Expires:



Belkys Garcia  
Notary Public

624 Santander Avenue



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

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

CITY OF CORAL GABLES,  
Petitioner,

Case No. 16-5530

vs.

BIGS PARTNERS LLC  
c/o Rivergate Management  
2801 S.W. 31<sup>st</sup> Avenue, Suite 2-B  
Coconut Grove, Florida 33133-3540

Return receipt number:

91 7108 2133 3932 7093 3530

Respondent.

**NOTICE OF ORDER DECLARING STRUCTURE UNSAFE**

This cause was brought before the Construction Regulation Board ("Board") of the City of Coral Gables ("City"), on December 12, 2016, on the Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing ("Notice"). The Board, having heard the arguments of the parties and having considered any evidence presented, hereby enters this Order Declaring Structure Unsafe ("Order") and finds, concludes, and orders as follows:

**Findings of Fact**

1. The City properly served all required notices on the owner, BIGS PARTNERS LLC, and any lienholders of record for the structure located on the property at **624 Santander Avenue**, Coral Gables, Florida, 33134-6589, and having folio number 03-4117-008-5150 (the "Structure").
2. As of the date this Notice the Structure has failed to comply with the inspection report requirement and minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, required by Section 8-11 of the Miami-Dade County Code ("Report"). Therefore, the Structure is presumed and is hereby declared unsafe pursuant to Section 105-186(j) (13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.



### Order

3. It is, therefore, **ORDERED**: The Owner shall take the Required Action as follows: a) the owner shall submit the recertification report within 180 days of the date of this Order; b) if the requirement is not completed within the 180 days the owner shall pay a daily fine of \$250 for each day the violation continues.

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

5. *Payment of costs, fines, and demolition by City.* The Owner shall pay, within seven (7) days of the date of this Order, the City's administrative costs to date of \$600, in addition to the costs of recording this Order. If the Owner does not comply with any of the applicable deadlines above, the Building Official may immediately and without further order from this Board, order that the structure be vacated, boarded, secured, and posted (including, but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy and the City may demolish the Structure. The City may sell as salvage or require the demolition contractor to dispose of the contents of the Structure. In addition, the Owner shall pay a fine of \$250 for each day the violation continues past the date set for compliance, for which the City shall have a lien against the Owner and the Property. The Board may also enter an order of demolition and assess all costs of the proceedings and demolition and other required action for which the City shall have a lien against the Owner and the Property. Until the Structure is recertified in compliance the terms of this Order, the City shall not issue any further development approvals for the Property, including, but not limited to, building permits, unless the development approval is required to comply with the terms of this Order.


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

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

8. **NOTICE:** If the Respondent does not comply with the terms of this Order, the City may issue a Notice of Non-Compliance ("Notice"). The Respondent may request an administrative hearing that shall be strictly limited to determining whether the Respondent complied with the terms of this Order. Requests for a hearing must be made in writing to Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134-5717, bgarcia@coralgables.com, tel: (305) 460-5229. Failure to request an administrative hearing within seven (7) days after service of the Notice shall constitute a waiver of the Respondent's right to the hearing. The Respondent shall be liable for the reasonable costs of the administrative hearing, if the Respondent does not prevail at the hearing.

DONE AND ORDERED at the City of Coral Gables, Miami-Dade County, Florida, on this 14<sup>th</sup> day of December, 2016.

CONSTRUCTION REGULATION BOARD  
OF THE CITY OF CORAL GABLES

  
Secretary to the Board

**Notice of Deadline to Appeal**

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

C:

Bigs Partner LLC, 5 Fieldstone Court, New City, NY 10956-6859

Bigs Partner LLC, c/o Gregory Tagaris, 4701 N. Federal Highway, Suite 319, Pompano Beach, FL 33064-6562

Descon Group, Inc., c/o Paul R. Tunney, 2700 S. Oakland Forest Drive, Suite 402, Ft. Lauderdale, FL 33309-5641

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

---

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

CITY OF CORAL GABLES,  
Petitioner,

Case No. 16-5530

vs.

BIGS PARTNERS LLC  
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2801 S.W. 31<sup>st</sup> Avenue, Suite 2-B  
Coconut Grove, Florida 33133-3540

Return receipt number:

91 7108 2133 3932 7093 3530

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**Findings of Fact**


1. The City properly served all required notices on the owner, BIGS PARTNERS LLC, and any lienholders of record for the structure located on the property at **624 Santander Avenue**, Coral Gables, Florida, 33134-6589, and having folio number 03-4117-008-5150 (the "Structure").
2. As of the date this Notice the Structure has failed to comply with the inspection report requirement and minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, required by Section 8-11 of the Miami-Dade County Code ("Report"). Therefore, the Structure is presumed and is hereby declared unsafe pursuant to Section 105-186(j) (13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

**Order**

3. It is, therefore, **ORDERED**: The Owner shall take the Required Action as follows: a) the owner shall submit the recertification report within 180 days of the date of this Order; b) if the requirement is not completed within the 180 days the owner shall pay a daily fine of \$250 for each day the violation continues.
4. *Request for compliance inspection.* It is the responsibility of the Owner to request an inspection of City records and of the Property, as applicable, to determine compliance with this Order and to notify the City of any compliance action taken.
5. *Payment of costs, fines, and demolition by City.* The Owner shall pay, within seven (7) days of the date of this Order, the City's administrative costs to date of \$600, in addition to the costs of recording this Order. If the Owner does not comply with any of the applicable deadlines above, the Building Official may immediately and without further order from this Board, order that the structure be vacated, boarded, secured, and posted (including, but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy and the City may demolish the Structure. The City may sell as salvage or require the demolition contractor to dispose of the contents of the Structure. In addition, the Owner shall pay a fine of \$250 for each day the violation continues past the date set for compliance, for which the City shall have a lien against the Owner and the Property. The Board may also enter an order of demolition and assess all costs of the proceedings and demolition and other required action for which the City shall have a lien against the Owner and the Property. Until the Structure is recertified in compliance the terms of this Order, the City shall not issue any further development approvals for the Property, including, but not limited to, building permits, unless the development approval is required to comply with the terms of this Order.
6. Lien for costs and notice to subsequent purchasers. The City shall have a special assessment lien for its administrative costs, the costs of corrective action, and any fines imposed by the Board, including but not limited to, securing the Structure and demolition ("Costs"), against the real and personal property of the Owner, including the Property. The lien for Costs shall have equal dignity with a lien for taxes. In order to have this lien, the City shall record this Order and an affidavit for any additional Costs, as applicable. Once recorded in the Public Records of Miami-Dade County, Florida, a copy of this Order shall constitute notice to any subsequent purchasers, successors in interest, or assigns, and the findings herein shall be binding upon the Owner and any subsequent purchasers, successors in interest or assigns.
7. City's remedies are cumulative. This Order notwithstanding, the City may enforce its code by any other lawful means.
8. **NOTICE:** If the Respondent does not comply with the terms of this Order, the City may issue a Notice of Non-Compliance ("Notice"). The Respondent may request an administrative hearing that shall be strictly limited to determining whether the Respondent complied with the terms of this Order. Requests for a hearing must be made in writing to Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134-5717, bgarcia@coralgables.com, tel: (305) 460-5229. Failure to request an administrative hearing within seven (7) days after service of the Notice shall constitute a waiver of the Respondent's right to the hearing. The Respondent shall be liable for the reasonable costs of the administrative hearing, if the Respondent does not prevail at the hearing.

DONE AND ORDERED at the City of Coral Gables, Miami-Dade County, Florida, on this 14<sup>th</sup> day of December, 2016.

CONSTRUCTION REGULATION BOARD  
OF THE CITY OF CORAL GABLES

  
Secretary to the Board

**Notice of Deadline to Appeal**

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

C:

Bigs Partner LLC, 5 Fieldstone Court, New City, NY 10956-6859

Bigs Partner LLC, c/o Gregory Tagaris, 4701 N. Federal Highway, Suite 319, Pompano Beach, FL 33064-6562

Descon Group, Inc., c/o Paul R. Tunney, 2700 S. Oakland Forest Drive, Suite 402, Ft. Lauderdale, FL 33309-5641

## Garcia, Belkys

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**From:** Garcia, Belkys  
**Sent:** Tuesday, June 13, 2017 8:30 AM  
**To:** kmccloskey@msn.com  
**Cc:** Suarez, Cristina; Lopez, Manuel; Goizueta, Virginia  
**Subject:** RE: 40 years - CRB Case 16-5530 - 624 Santander Avenue  
**Attachments:** RECORDED ORDER.pdf.html

Good morning Kevin,

I spoke to the Building Official and he will not be granting an administrative extension due to the Master Permit #BL15116182 being expired since 1-28-17. Additionally, there have not been any recorded inspections since 8-1-16. See screen shots below.

The \$250.00 daily fine will commence today as per the Board's Order. Once the structure is in compliance, a mitigation meeting can be requested with the City Attorney's Office to discuss and reach a settlement agreement on the amount of the total fine. Once all applicable fees are paid we can issue the Building Recertification letter, close the Construction Regulation Board case and issue a Release of Lien.



Permit type: b1935 BLDG PERMIT CHANGE OF CONTRACTOR Permit #: BL-15-11-6182  
Address: 624 SAINTANDER AVE Parcel #: 03-4117-008-5150  
Apt/Date: \_\_\_\_\_  
City: CORAL GABLES State: FL Zip: 33134

Permit Information  
Master permit: \_\_\_\_\_ Routing queue: b002 Applied: 11/23/2015  
Project: \_\_\_\_\_ Status: stop work Approved: 11/23/2015  
Description: \*\*\* PRIVATE PROVIDER - INSPECTIONS ONLY ( JEM ) \*\*\* CHANGE OF CONTRACTOR FROM BL-14-06-3708 Issued: 11/30/2015  
COMM INTERIOR ALTERATIONS, WINDOWS, DOORS (624 AND 628 BUILDINGS) Closed/Final: \_\_\_\_\_  
Submitted: REPLACED BL-14-06-3708 Clock: Stopped Days: 435 Expires: 01/28/2017  
Submitted via: \_\_\_\_\_



Owner  
Last name: BIGS PARTNERS LLC C/O RAJ First name: \_\_\_\_\_ Address: 49 N FEDERAL HWY #145  
Phone: ( ) - \_\_\_\_\_ Email: \_\_\_\_\_ Address: POMPAHO BEACH FL 33062

Applicant  
 Owner is applicant?  Contractor is applicant?  
Last name: BIGS PARTNERS LLC C/O RAJ First name: \_\_\_\_\_ Address: 49 N FERERAL HWY #145  
Phone: ( ) - \_\_\_\_\_ Cust #: 038382 Address: POMPAHO BEACH FL 33062  
Email: \_\_\_\_\_

Lender  
Last name: \_\_\_\_\_ First name: \_\_\_\_\_  
Phone: ( ) - \_\_\_\_\_ Email: \_\_\_\_\_ Address: \_\_\_\_\_

**Permits**

File Edit Record Navigate Form Reports Format Tab Grid Help

Jump 1

Man | Contractors | Custom Fields | Fees | **Actions** | Fee Summary | Sub Permits | Routing History | Parcels | Routing Status

Permit #: BL-15-11-6182 Address: 624 SANTANDER AVE  
CORAL GABLES FL 33134

Permit type: BLDG PERMIT CHANGE OF CONTR

Group	Action Code	Action Description	Completion Date	Complete Code
1	PLAN REVIEW	Routed		
2	PLAN PROCESSING	Routed		
3	CASHER	Routed		
4	INSPECTION	Hold		
4	f905	FRIAL FIRE (BLDG PERMIT)		<input type="checkbox"/>
4	bi084	FRIAL STRUCTURAL		<input type="checkbox"/>
4	bi089	FRIAL STRUCTURAL SHUTTERS - SHOP D	08/01/2016 10 13 26 AM	<input checked="" type="checkbox"/> waived
4	bi090	FRIAL STRUCTURAL WINDOWS/DOORS		<input type="checkbox"/>
4	zn004	FRIAL ZONING		<input type="checkbox"/>
4	bi114	FRAMING 01 FLOOR		<input type="checkbox"/>
4	bi115	FRAMING 02 FLOOR		<input type="checkbox"/>
4	bi171	INSULATION 01 FLOOR		<input type="checkbox"/>
4	bi172	INSULATION 02 FLOOR		<input type="checkbox"/>
4	bi192	PENETRATION 01 FLOOR		<input type="checkbox"/>
4	bi193	PENETRATION 02 FLOOR		<input type="checkbox"/>
4	bi245	SCREW FOR GYPSUM BOARD 01 FLOOR		<input type="checkbox"/>
4	bi246	SCREW FOR GYPSUM BOARD 02 FLOOR		<input type="checkbox"/>
4	bi273	SHOP DRAWING - EXTERIOR DOORS	01/26/2016 02 37 56 PM	<input checked="" type="checkbox"/> comp
4	bi286	SHOP DRAWING - SHUTTERS	08/01/2016 10 12 58 AM	<input checked="" type="checkbox"/> waived
4	bi290	SHOP DRAWING - WINDOWS	01/26/2016 02 38 02 PM	<input checked="" type="checkbox"/> comp
4	bi358	WINDOW/DOOR ANCHORS 01 FLOOR - BU		<input type="checkbox"/>
4	bi359	WINDOW/DOOR ANCHORS 02 FLOOR - BU		<input type="checkbox"/>
4	bi375	WINDOW/DOOR BUCK 01 FLOOR - SHOP		<input type="checkbox"/>
4	bi376	WINDOW/DOOR BUCK 02 FLOOR - SHOP		<input type="checkbox"/>
5	PLAN PROCESSING	Pending		

Thank you,

*Belkys Garcia*

City of Coral Gables

Development Services Department

Building Division

405 Biltmore Way, 3rd Floor

Coral Gables, Florida 33134



Office: (305) 460-5229



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

---

**From:** Kevin McCloskey [<mailto:kmccloskey@msn.com>]  
**Sent:** Monday, June 12, 2017 11:27 AM  
**To:** Garcia, Belkys  
**Subject:** Re: 40 years - CRB Case 16-5530 - 624 Santander Avenue

Belkys,

There have been several revisions, some of which have gone to the Board of Architects. In some cases we have had multiple visits to the B of A to get everything to their liking. After the B of A there were misplaced plans on the city's part that required to resubmit the misplaced plans. We are waiting for the pages to be stamped and signed. So for those reasons it looks like we would need another 4 months. Hopefully less!

Thanks again,

Kevin

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**From:** Garcia, Belkys <[bgarcia@coralgables.com](mailto:bgarcia@coralgables.com)>  
**Sent:** Monday, June 12, 2017 11:00 AM  
**To:** 'Kevin McCloskey'  
**Cc:** Suarez, Cristina; Lopez, Manuel; Goizueta, Virginia  
**Subject:** RE: 40 years - CRB Case 16-5530 - 624 Santander Avenue

Kevin,

Your Board's Order of 180 days expires today. The Building Official needs a detailed explanation as to why you need additional time to finish and how much time you are requesting.

Thank you,

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



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---

**From:** Kevin McCloskey [<mailto:kmccloskey@msn.com>]

**Sent:** Monday, June 12, 2017 10:17 AM

**To:** Garcia, Belkys

**Subject:** 40 years

Belkys.

Can you please extend the Boards order in regards to the 40 year report for the property located 624 Santander Ave. We have been working on plans revisions and it has taken longer than expected.

Thank you,

Kevin McCloskey

954-232-9078

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

## Garcia, Belkys

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**From:** Garcia, Belkys  
**Sent:** Thursday, November 2, 2017 11:44 AM  
**To:** kmccloskey@msn.com  
**Cc:** Suarez, Cristina; Lopez, Manuel; Goizueta, Virginia; Pino, Jorge  
**Subject:** CRB - Case 16-5530 - 624 Santander Avenue - Daily Fine Running

Good morning Kevin,

Wanted to follow-up with you regarding the Subject address as the \$250 daily fine has been running since June 13, 2017 due to the Construction Regulation Board Case. The last time we spoke you let me know you were working on the permits.

Please let me know the status as Case #16-5530 is still open.

Thank you,

*Belkys Garcia*

City of Coral Gables

Development Services Department

Building Division

405 Biltmore Way, 3rd Floor

Coral Gables, Florida 33134

Office: (305) 460-5229



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

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

---

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

CITY OF CORAL GABLES,  
Petitioner,

Case No. 16-5530

vs.

BIGS PARTNERS LLC  
c/o Rivergate Management  
2801 S.W. 31<sup>st</sup> Avenue, Suite 2-B  
Coconut Grove, Florida 33133-3540

Return receipt number:

91 7108 2133 3932 7093 3530

Respondent.

**NOTICE OF ORDER DECLARING STRUCTURE UNSAFE**

This cause was brought before the Construction Regulation Board ("Board") of the City of Coral Gables ("City"), on December 12, 2016, on the Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing ("Notice"). The Board, having heard the arguments of the parties and having considered any evidence presented, hereby enters this Order Declaring Structure Unsafe ("Order") and finds, concludes, and orders as follows:

**Findings of Fact**


1. The City properly served all required notices on the owner, BIGS PARTNERS LLC, and any lienholders of record for the structure located on the property at 624 Santander Avenue, Coral Gables, Florida, 33134-6589, and having folio number 03-4117-008-5150 (the "Structure").
2. As of the date this Notice the Structure has failed to comply with the inspection report requirement and minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, required by Section 8-11 of the Miami-Dade County Code ("Report"). Therefore, the Structure is presumed and is hereby declared unsafe pursuant to Section 105-186(j) (13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

### Order

3. It is, therefore, **ORDERED**: The Owner shall take the Required Action as follows: a) the owner shall submit the recertification report within 180 days of the date of this Order; b) if the requirement is not completed within the 180 days the owner shall pay a daily fine of \$250 for each day the violation continues.
4. *Request for compliance inspection.* It is the responsibility of the Owner to request an inspection of City records and of the Property, as applicable, to determine compliance with this Order and to notify the City of any compliance action taken.
5. *Payment of costs, fines, and demolition by City.* The Owner shall pay, within seven (7) days of the date of this Order, the City's administrative costs to date of \$600, in addition to the costs of recording this Order. If the Owner does not comply with any of the applicable deadlines above, the Building Official may immediately and without further order from this Board, order that the structure be vacated, boarded, secured, and posted (including, but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy and the City may demolish the Structure. The City may sell as salvage or require the demolition contractor to dispose of the contents of the Structure. In addition, the Owner shall pay a fine of \$250 for each day the violation continues past the date set for compliance, for which the City shall have a lien against the Owner and the Property. The Board may also enter an order of demolition and assess all costs of the proceedings and demolition and other required action for which the City shall have a lien against the Owner and the Property. Until the Structure is recertified in compliance the terms of this Order, the City shall not issue any further development approvals for the Property, including, but not limited to, building permits, unless the development approval is required to comply with the terms of this Order.
6. *Lien for costs and notice to subsequent purchasers.* The City shall have a special assessment lien for its administrative costs, the costs of corrective action, and any fines imposed by the Board, including but not limited to, securing the Structure and demolition ("Costs"), against the real and personal property of the Owner, including the Property. The lien for Costs shall have equal dignity with a lien for taxes. In order to have this lien, the City shall record this Order and an affidavit for any additional Costs, as applicable. Once recorded in the Public Records of Miami-Dade County, Florida, a copy of this Order shall constitute notice to any subsequent purchasers, successors in interest, or assigns, and the findings herein shall be binding upon the Owner and any subsequent purchasers, successors in interest or assigns.
7. *City's remedies are cumulative.* This Order notwithstanding, the City may enforce its code by any other lawful means.
8. **NOTICE:** If the Respondent does not comply with the terms of this Order, the City may issue a Notice of Non-Compliance ("Notice"). The Respondent may request an administrative hearing that shall be strictly limited to determining whether the Respondent complied with the terms of this Order. Requests for a hearing must be made in writing to Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134-5717, bgarcia@coralgables.com, tel: (305) 460-5229. Failure to request an administrative hearing within seven (7) days after service of the Notice shall constitute a waiver of the Respondent's right to the hearing. The Respondent shall be liable for the reasonable costs of the administrative hearing, if the Respondent does not prevail at the hearing.

DONE AND ORDERED at the City of Coral Gables, Miami-Dade County, Florida, on this 14<sup>th</sup> day of December, 2016.

CONSTRUCTION REGULATION BOARD  
OF THE CITY OF CORAL GABLES

  
Secretary to the Board

**Notice of Deadline to Appeal**

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

C:

Bigs Partner LLC, 5 Fieldstone Court, New City, NY 10956-6859

Bigs Partner LLC, c/o Gregory Tagaris, 4701 N. Federal Highway, Suite 319, Pompano Beach, FL 33064-6562

Descon Group, Inc., c/o Paul R. Tunney, 2700 S. Oakland Forest Drive, Suite 402, Ft. Lauderdale, FL 33309-5641



## The City of Coral Gables

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

February 16, 2018

Bigs Partners LLC  
c/o Rivergate Management  
901 Pine Drive  
Pompano Beach, Florida 33060

RE: Case No. 16-5530  
624 Santander Avenue  
Pending Building Recertification

Dear property owner,

The Construction Regulation Board entered an Order requiring compliance to recertify the Referenced property on December 14, 2016. As of this date, this Office has not received a revised and/or new Building Recertification Report and the structure continues to be presumed unsafe. Be advised the Board's Order expired on June 12, 2017, the \$250 daily fine commenced on June 13, 2017 and will continue until compliance.

The City of Coral Gables' 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.

Correspondence relating to this Case and recertification is to be made to Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, bgarcia@coralgables.com, tel: (305) 460-5229. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m., tel: (305) 460-5235.

Thank you for your immediate attention to this matter,

*Belkys Garcia*, Secretary to the Board

c: Construction Regulation Board File  
Attachments.

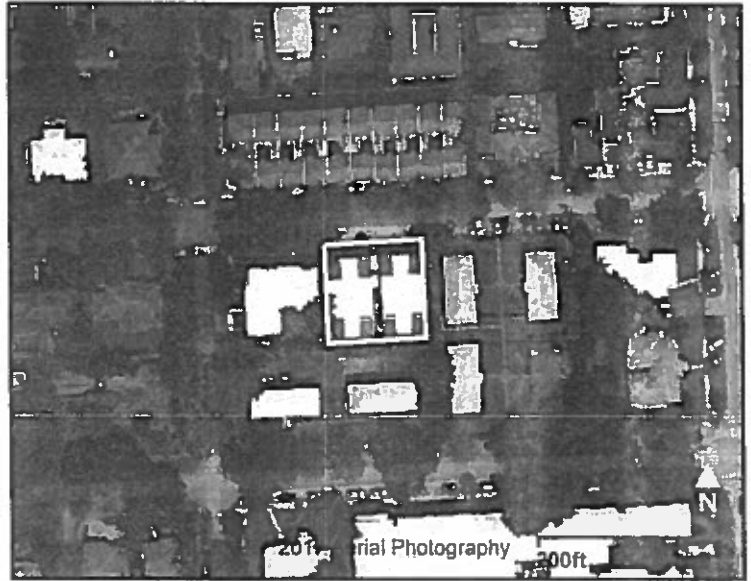


# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 2/16/2018

Property Information	
Folio:	03-4117-008-5150
Property Address:	624 SANTANDER AVE Coral Gables, FL 33134-0000
Owner	BIGS PARTNERS LLC C/O RIVERGATE MANAGEMENT
Mailing Address	901 PINE DR OFFICE POMPANO BEACH, FL 33060 USA
PA Primary Zone	5002 HOTELS & MOTELS - GENERAL High Density
Primary Land Use	0303 MULTIFAMILY 10 UNITS PLUS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	16 / 16 / 0
Floors	2
Living Units	16
Actual Area	Sq Ft
Living Area	Sq Ft
Adjusted Area	12,826 Sq Ft
Lot Size	10,000 Sq Ft
Year Built	1926



Assessment Information			
Year	2017	2016	2015
Land Value	\$750,000	\$700,000	\$650,000
Building Value	\$8,088	\$7,703	\$0
XF Value	\$0	\$0	\$0
Market Value	\$758,088	\$707,703	\$650,000
Assessed Value	\$758,088	\$707,703	\$650,000

Benefits Information				
Benefit	Type	2017	2016	2015
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
17 54 41 PB 20-28
CORAL GABLES BILTMORE SEC
LOTS 3 & 4 BLK 33
LOT SIZE 100.000 X 100
OR 17419-3576 1096 1

Taxable Value Information			
	2017	2016	2015
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$758,088	\$707,703	\$650,000
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$758,088	\$707,703	\$650,000
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$758,088	\$707,703	\$650,000
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$758,088	\$707,703	\$650,000

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
11/13/2013	\$4,900,000	28920-1781	Trustees in bankruptcy, executors or guardians
03/01/2008	\$1,825,000	26304-4411	Sales which are qualified
10/01/1996	\$700,000	17419-3576	Sales which are qualified
06/01/1980	\$243,700	10775-2131	Other disqualified

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:



## Garcia, Belkys

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**From:** Imajin Partners <imajinpartners@gmail.com>  
**Sent:** Tuesday, March 6, 2018 11:41 AM  
**To:** Garcia, Belkys  
**Subject:** Re: CRB Hearing

Thank you.

Sabrina Niyazov  
Property Manager  
Imajin Partners LLC  
901 Pine Drive, Office  
Pompano Beach, FL 33060  
(305)901-9571 (C)  
www.imajinpartnersllc.com

---

**From:** Garcia, Belkys <bgarcia@coralgables.com>  
**Sent:** Tuesday, March 6, 2018 11:38:34 AM  
**To:** 'Imajin Partners'  
**Subject:** RE: CRB Hearing

Good morning,

I am unable to schedule you for this month's hearing as it is on Monday and there is not enough time to properly serve all parties with the Notice. I will schedule your Case for the April 16<sup>th</sup> hearing. Please note since you are requesting to re-appear at the Board there is a \$150 administrative fee.

The property will be posted and the Notice of Hearing will be sent later this month.

Thank you,

*Belkys Garcia*  
City of Coral Gables  
Development Services Department  
405 Biltmore Way, 3rd Floor  
Coral Gables, Florida 33134  
Office: 305.460.5229



**From:** Imajin Partners [mailto:imajinpartners@gmail.com]  
**Sent:** Monday, March 5, 2018 5:27 PM

**To:** Garcia, Belkys  
**Subject:** Hearing

Good afternoon Ms. Garcia,  
Thank you very much for taking the time to meet with us this morning. I'd like to request a hearing to stop the daily fine for Bigs Partners LLC for the address 624 & 628 Santander Ave Coral Gables FL 33134. Let me know what day I will need to be there.

Our updated mailing address is:

Bigs Partners LLC  
901 Pine Drive, Office  
Pompano Beach, FL 33060  
Phone: (305) 901-9571

Sincerely,  
Sabrina Niyazov  
Bigs Partners LLC.

Sabrina Niyazov  
Property Manager  
901 Pine Drive, Office  
Pompano Beach, FL 33060  
[www.imajinpartnersllc.com](http://www.imajinpartnersllc.com)  
[imajinpartners@gmail.com](mailto:imajinpartners@gmail.com)  
M. (305)901-9571

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

CITY OF CORAL GABLES,  
Petitioner,

Case No. 16-5530

vs.

BIGS PARTNERS LLC  
c/o Rivergate Management  
2801 S.W. 31<sup>st</sup> Avenue, Suite 2-B  
Coconut Grove, Florida 33133-3540

Return receipt number:

91 7108 2133 3932 5889 0756

Respondent.

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

Date: March 29, 2018

Re: **624 Santander Avenue**, Coral Gables, Florida 33134-6589 and legally described as Lots 3 & 4, Block 33, of CORAL GABLES BILTMORE SECTION, according to the Plat thereof, as recorded in Plat Book 20, Page 28, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4117-008-5150 ("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 16, 2018, at 2:00 p.m.**

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

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

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

Please govern yourself accordingly.

  
Belkys Garcia, Secretary to the Board

#### ADA NOTICES

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

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

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

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

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

c:

Bigs Partners LLC, c/o Gregory Tagaris, 901 Pine Drive (Office), Pompano Beach, Florida 33060



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Case #: 16-5530

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

I, EDUARDO MARTIN, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 624 Santander Ave. ON 3-29-18  
AT 9:45 am.

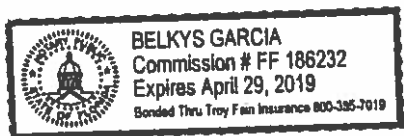
EDUARDO MARTIN  
Employee's Printed Name

Eduardo Martin  
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 29<sup>th</sup> day of March in  
the year 2018, by Eduardo Martin who is personally known to  
me.

My Commission Expires:



Belkys Garcia  
Notary Public

624 SANTANDER AVENUE



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

---

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

CITY OF CORAL GABLES,  
Petitioner,

Case No. 16-5530

vs.

BIGS PARTNERS LLC  
c/o Rivergate Management  
2801 S.W. 31<sup>st</sup> Street, Suite 2-B  
Coconut Grove, Florida 33133-3540

Respondent.

**NOTICE OF ORDER DECLARING STRUCTURE UNSAFE**

This cause was brought before the Construction Regulation Board ("Board") of the City of Coral Gables ("City"), on April 16, 2018, on the Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing ("Notice"). The Board, having heard the arguments of the parties and having considered any evidence presented, hereby enters this Order Declaring Structure Unsafe ("Order") and finds, concludes, and orders as follows:

**Findings of Fact**

1. The City properly served all required notices on the owner, BIGS PARTNERS LLC, and any lienholders of record for the structure located on the property at **624 Santander Avenue** and having folio number 03-4117-008-5150 (the "Structure").
2. As of the date this Notice the Structure has failed to comply with the inspection report requirement and minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, required by Section 8-11 of the Miami-Dade County Code ("Report"). Therefore, **the Structure is presumed and is hereby declared unsafe** pursuant to Section 105-186(j) (13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

### Order

3. It is, therefore, **ORDERED**: The Owner shall take the Required Action as follows: a) the owner shall recertify the structure within 90 days of the date of this Order; to include permits and inspections, if applicable, and submittal of the Recertification Report; b) if the requirement is not completed within the 90 days the owner shall pay a daily fine of \$250 for each day the violation continues; c) existing daily fine, which commenced June 13, 2017, to be stopped as of April 16, 2018; d) once structure is in compliance, owner is to schedule mitigation meeting with the Secretary to the Board and the City Attorney's office in order to reach a settlement agreement on the total fine amount.

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

5. *Payment of costs, fines, and demolition by City.* The Owner shall pay, within 7 days of the date of this Order, the City's administrative costs to date of \$600, in addition to the costs of recording this Order. If the Owner does not comply with any of the applicable deadlines above, the Building Official may immediately and without further order from this Board, order that the structure be vacated, boarded, secured, and posted (including, but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy and the City may demolish the Structure. The City may sell as salvage or require the demolition contractor to dispose of the contents of the Structure. In addition, the Owner shall pay a fine of \$250 for each day the violation continues past the date set for compliance, for which the City shall have a lien against the Owner and the Property. The Board may also enter an order of demolition and assess all costs of the proceedings and demolition and other required action for which the City shall have a lien against the Owner and the Property. Until the Structure is recertified in compliance the terms of this Order, the City shall not issue any further development approvals for the Property, including, but not limited to, building permits, unless the development approval is required to comply with the terms of this Order.

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

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

8. **NOTICE:** If the Respondent does not comply with the terms of this Order, the City may issue a Notice of Non-Compliance ("Notice"). The Respondent may request an administrative hearing that shall be strictly limited to determining whether the Respondent complied with the terms of this Order. Requests for a hearing must be made in writing to Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134-5717, bgarcia@coralgables.com, tel: (305) 460-5229. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m., tel: (305) 460-5235. Failure to request an administrative hearing within seven (7) days after



service of the Notice shall constitute a waiver of the Respondent's right to the hearing. The Respondent shall be liable for the reasonable costs of the administrative hearing, if the Respondent does not prevail at the hearing.

DONE AND ORDERED at the City of Coral Gables, Miami-Dade County, Florida, on this 20<sup>th</sup> day of April, 2018.

CONSTRUCTION REGULATION BOARD  
OF THE CITY OF CORAL GABLES

  
Belkys Garcia, Secretary to the Board

**Notice of Deadline to Appeal**

**PURSUANT TO SECTION 105-192(b) OF THE CITY CODE, AN APPEAL OF THIS ORDER MAY BE FILED IN THE CIRCUIT COURT IN MIAMI-DADE COUNTY, FLORIDA, WITHIN THIRTY (30) DAYS OF THE FILING OF THIS ORDER.**

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

---

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

CITY OF CORAL GABLES,  
Petitioner,

Case No. 16-5530

vs.

BIGS PARTNERS LLC  
c/o Rivergate Management  
2801 S.W. 31<sup>st</sup> Street, Suite 2-B  
Coconut Grove, Florida 33133-3540

Respondent.

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**Findings of Fact**

1. The City properly served all required notices on the owner, BIGS PARTNERS LLC, and any lienholders of record for the structure located on the property at **624 Santander Avenue** and having folio number 03-4117-008-5150 (the "Structure").
2. As of the date this Notice the Structure has failed to comply with the inspection report requirement and minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, required by Section 8-11 of the Miami-Dade County Code ("Report"). Therefore, **the Structure is presumed and is hereby declared unsafe** pursuant to Section 105-186(j) (13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.


### Order

3. It is, therefore, **ORDERED**: The Owner shall take the Required Action as follows: a) the owner shall recertify the structure within 90 days of the date of this Order; to include permits and inspections, if applicable, and submittal of the Recertification Report; b) if the requirement is not completed within the 90 days the owner shall pay a daily fine of \$250 for each day the violation continues; c) existing daily fine, which commenced June 13, 2017, to be stopped as of April 16, 2018; d) once structure is in compliance, owner is to schedule mitigation meeting with the Secretary to the Board and the City Attorney's office in order to reach a settlement agreement on the total fine amount.
4. *Request for compliance inspection.* It is the responsibility of the Owner to request an inspection of City records and of the Property, as applicable, to determine compliance with this Order and to notify the City of any compliance action taken.
5. *Payment of costs, fines, and demolition by City.* The Owner shall pay, within 7 days of the date of this Order, the City's administrative costs to date of \$600, in addition to the costs of recording this Order. If the Owner does not comply with any of the applicable deadlines above, the Building Official may immediately and without further order from this Board, order that the structure be vacated, boarded, secured, and posted (including, but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy and the City may demolish the Structure. The City may sell as salvage or require the demolition contractor to dispose of the contents of the Structure. In addition, the Owner shall pay a fine of \$250 for each day the violation continues past the date set for compliance, for which the City shall have a lien against the Owner and the Property. The Board may also enter an order of demolition and assess all costs of the proceedings and demolition and other required action for which the City shall have a lien against the Owner and the Property. Until the Structure is recertified in compliance the terms of this Order, the City shall not issue any further development approvals for the Property, including, but not limited to, building permits, unless the development approval is required to comply with the terms of this Order.
6. *Lien for costs and notice to subsequent purchasers.* The City shall have a special assessment lien for its administrative costs, the costs of corrective action, and any fines imposed by the Board, including but not limited to, securing the Structure and demolition ("Costs"), against the real and personal property of the Owner, including the Property. The lien for Costs shall have equal dignity with a lien for taxes. In order to have this lien, the City shall record this Order and an affidavit for any additional Costs, as applicable. Once recorded in the Public Records of Miami-Dade County, Florida, a copy of this Order shall constitute notice to any subsequent purchasers, successors in interest, or assigns, and the findings herein shall be binding upon the Owner and any subsequent purchasers, successors in interest or assigns.
7. *City's remedies are cumulative.* This Order notwithstanding, the City may enforce its code by any other lawful means.
8. **NOTICE:** If the Respondent does not comply with the terms of this Order, the City may issue a Notice of Non-Compliance ("Notice"). The Respondent may request an administrative hearing that shall be strictly limited to determining whether the Respondent complied with the terms of this Order. Requests for a hearing must be made in writing to Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134-5717, bgarcia@coralgables.com, tel: (305) 460-5229. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m.. tel: (305) 460-5235. Failure to request an administrative hearing within seven (7) days after

service of the Notice shall constitute a waiver of the Respondent's right to the hearing. The Respondent shall be liable for the reasonable costs of the administrative hearing, if the Respondent does not prevail at the hearing.

DONE AND ORDERED at the City of Coral Gables, Miami-Dade County, Florida, on this 20<sup>th</sup> day of April, 2018.

CONSTRUCTION REGULATION BOARD  
OF THE CITY OF CORAL GABLES

  
Belkys Garcia Secretary to the Board

**Notice of Deadline to Appeal**

**PURSUANT TO SECTION 105-192(b) OF THE CITY CODE, AN APPEAL OF THIS ORDER MAY BE FILED IN THE CIRCUIT COURT IN MIAMI-DADE COUNTY, FLORIDA, WITHIN THIRTY (30) DAYS OF THE FILING OF THIS ORDER.**

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

CITY OF CORAL GABLES.

Petitioner,

Case No. 16-5530

vs.

BIGS PARTNERS LLC  
901 Pine Drive Office  
Pompano Beach, Florida 33060

Return receipt number:

7017 3040 0000 8660 2943

Respondent.

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

Date: May 23, 2018

Re: 624 Santander Avenue, Coral Gables, Florida 33134-6589 and legally described as Lots 3 & 4, Block 33, of CORAL GABLES BILTMORE SECTION, according to the Plat thereof, as recorded in Plat Book 20, Page 28, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4117-008-5150 ("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 June 11, 2018, 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](mailto:bgarcia@coralgables.com), tel: (305) 460-5229. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m., tel: (305) 460-5235.

If the Required Action is not completed before the above hearing date, the Building Official may order

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

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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

Case #: 16-5530

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

I, JORGE PINO, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 624 Santander Ave, ON 5-23-18  
AT 4:50 AM.

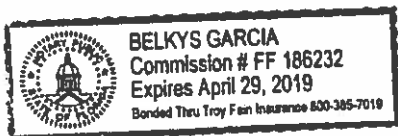
JORGE PINO  
Employee's Printed Name

[Signature]  
Employee's Signature

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

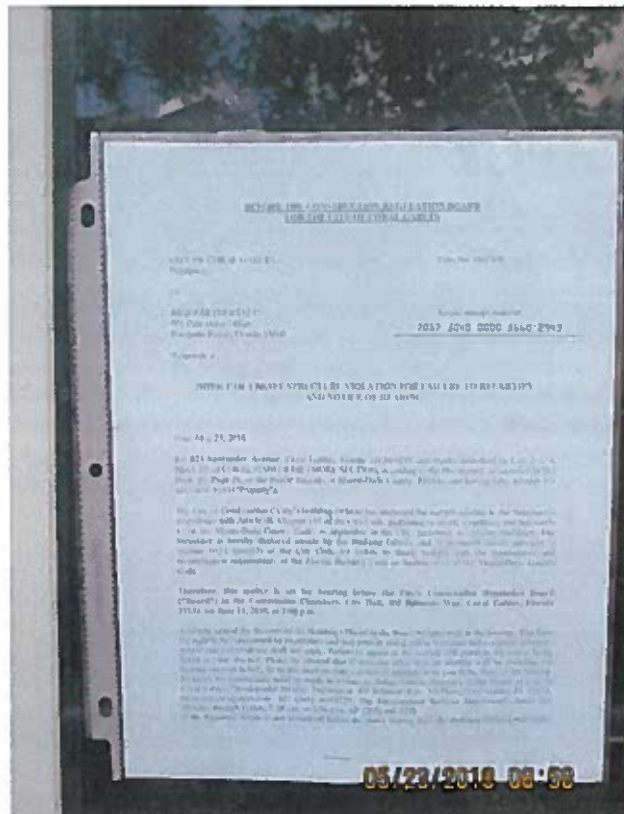
Sworn to (or affirmed) and subscribed before me this 23<sup>rd</sup> day of May, in  
the year 2018, by Jorge Pino who is personally known to  
me.

My Commission Expires:



Belkys Garcia  
Notary Public

624 SANTANDER AVENUE





624

**CL**  
Cabinet Installation

DOOR PANEL     DOOR FRAME

Item	Qty	Unit	Notes
1	1	EA	CL 100
2	1	EA	CL 100
3	1	EA	CL 100
4	1	EA	CL 100
5	1	EA	CL 100
6	1	EA	CL 100
7	1	EA	CL 100
8	1	EA	CL 100
9	1	EA	CL 100
10	1	EA	CL 100
11	1	EA	CL 100
12	1	EA	CL 100
13	1	EA	CL 100
14	1	EA	CL 100
15	1	EA	CL 100
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19	1	EA	CL 100
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42	1	EA	CL 100
43	1	EA	CL 100
44	1	EA	CL 100
45	1	EA	CL 100
46	1	EA	CL 100
47	1	EA	CL 100
48	1	EA	CL 100
49	1	EA	CL 100
50	1	EA	CL 100

NOTICE TO THE HOMEOWNER

PLEASE READ THESE INSTRUCTIONS CAREFULLY BEFORE YOU BEGIN WORK ON THIS PROJECT. THESE INSTRUCTIONS ARE IMPORTANT TO THE PROPER INSTALLATION AND OPERATION OF THE PRODUCT. FAILURE TO FOLLOW THESE INSTRUCTIONS MAY VOID THE WARRANTY AND AFFECT THE SAFETY OF THE PRODUCT.

1. Read the instructions carefully before beginning work on this project. These instructions are important to the proper installation and operation of the product. Failure to follow these instructions may void the warranty and affect the safety of the product.

2. The product is designed to be installed on a wall that is at least 1/2" thick and made of wood, masonry, or concrete. Do not install on a wall that is made of drywall, plaster, or other materials that are not strong enough to support the weight of the product.

3. Before beginning work on this project, make sure that you have all the necessary tools and materials. You will need a drill, screws, and a level. You will also need to make sure that you have enough wall space to install the product.

4. The product is designed to be installed in a location that is protected from water and moisture. Do not install in a location that is subject to water damage or high humidity.

5. The product is designed to be installed in a location that is protected from direct sunlight. Do not install in a location that is exposed to direct sunlight for long periods of time.

6. The product is designed to be installed in a location that is protected from physical damage. Do not install in a location that is subject to physical damage or impact.

7. The product is designed to be installed in a location that is protected from electrical wiring. Do not install in a location that is near electrical wiring or outlets.

8. The product is designed to be installed in a location that is protected from fire. Do not install in a location that is near a fire source.

9. The product is designed to be installed in a location that is protected from fire. Do not install in a location that is near a fire source.

10. The product is designed to be installed in a location that is protected from fire. Do not install in a location that is near a fire source.



**BUILDING PERMIT**

NOTICE TO THE HOMEOWNER

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05/23/2018 08:58



DIVISION of CORPORATIONS  
an official State of Florida website

[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

### Detail by Entity Name

Florida Limited Liability Company  
BIGS PARTNERS LLC

#### Filing Information

**Document Number** L12000036692  
**FEI/EIN Number** 45-5309987  
**Date Filed** 03/15/2012  
**State** FL  
**Status** ACTIVE

#### Principal Address

4701 N. Federal Highway  
Suite 319  
POMPANO BEACH, FL 33064

Changed: 01/14/2015

#### Mailing Address

5 Fieldstone Court  
New City, NY 10956

Changed: 03/19/2014

#### Registered Agent Name & Address

Tagaris, Gregory  
4701 N. Federal Highway  
Suite 319  
Pompano Beach, FL 33064

Name Changed: 01/14/2015

Address Changed: 01/14/2015

#### Authorized Person(s) Detail

**Name & Address**

**TITLE MGRM**

OLIVEIRA, STEVEN M  
 18 FIELDSTONE COURT  
 NEW CITY, NY 10956

**Title MGRM**

TAGARIS, GREGORY  
 5 FIELDSTONE CT  
 NEW CITY, NY 10956

**Annual Reports**

Report Year	Filed Date
2014	03/19/2014
2015	01/14/2015
2016	07/07/2016

**Document Images**

<a href="#">07/07/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/14/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/19/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/01/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/15/2012 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>



CFN 2013R0919687  
 OR Bk 28920 Pgs 1781 - 1782; (2pgs)  
 RECORDED 11/20/2013 13:56:24  
 DEED DOC TAX 29,400.00  
 SURTAX 22,050.00  
 HARVEY RUVIN, CLERK OF COURT  
 MIAMI-DADE COUNTY, FLORIDA

*This instrument was prepared by:*  
 Thomas J. Matkov, Esq.  
 DUNWODY WHITE & LANDON, P.A.  
 550 Biltmore Way, Suite 810  
 Coral Gables, FL 33134

Folio Numbers: 03-4108-009-3330  
 03-4108-009-0830  
 03-4108-009-2610  
 03-4117-008-5150

**PERSONAL REPRESENTATIVE'S DEED**

THIS INDENTURE, made and entered into this 13<sup>th</sup> day of November, 2013, by BETTY RUPAINIS (a/k/a Betty Milo Rupainis) as Personal Representative of the Estate of Vincent Eugene Milio, deceased, whose post office address 1645 Jasmine Street, Denver, CO 80220 ("Grantor") to BIGS PARTNERS LLC, a Florida limited liability company, whose post office address is Bigs Partners, LLC, c/o Rivergate Management, 2801 SW 31st Avenue, Suite 2-B, Coconut Grove, FL 33133 ("Grantee").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, its successors and assigns, all that certain land situate in Miami-Dade County, Florida, and as described as follows:

Parcel 1: Lot 4, Block 28, Revised Plat of Coral Gables, Douglas Section, according to the plat thereof as recorded in Plat Book 25, Page(s) 69, of the Public Records of Miami-Dade County, Florida.

Parcel 2: Lots 3 and 4, Block 33, Coral Gables Biltmore Section, according to the plat thereof as recorded in Plat Book 20, Page(s) 28, of the Public Records of Miami-Dade County, Florida.

Parcel 3: The West 1/2 of Lot 14, and all of Lot 15, Block 32, Revised Plat of Coral Gables Douglas Section, according to the plat thereof as recorded in Plat Book 25, Page(s) 69, of the Public Records of Miami-Dade County, Florida.

Parcel 4: Lots 5 and 6, Block 11, Revised Plat of Coral Gables Douglas Section, according to the plat thereof as recorded in Plat Book 25, Page(s) 69, of the Public Records of Miami-Dade County, Florida.

SUBJECT TO covenants, conditions, easements, reservations, restrictions, limitations and other matters of record, if any, all zoning and land use regulations, and also subject to taxes for the year 2013 and all subsequent years.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Leonette Ingram  
Print Name: Leonette Ingram

Janette Quintero  
Print Name: Janette Quintero

Betty Rupainis as P.R.  
Betty Rupainis, as Personal Representative  
aforesaid

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

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of November, 2013 by Betty Rupainis as Personal Representative of the Estate of Vincent Eugene Milio, deceased. She is personally known to me (yes) or (no) or produced -N/A- as identification.

My Commission Expires: 11/14/17

Janette Quintero  
NOTARY PUBLIC  
Janette Quintero  
Printed Name of Notary



m:\real estate\m\milio\sale of apartments\greg tagaris and steve oliveira\seller docs\decd - personal representative.doc



CFN 2015R0319723  
OR BK 29621 Pgs 3695-3697 (3Pgs)  
RECORDED 05/19/2015 11:07:17  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

NOTICE OF LIEN  
CITY OF CORAL GABLES  
CORAL GABLES, FLORIDA

CITY OF CORAL GABLES

TICKET # T55593/CE 14-09-3587  
Address: 624 Santander Avenue

VS.

Bigs Partners LLC  
c/o Rivergate Management  
2801 SW 31 Avenue – Ste. 2-B  
Coconut Grove, FL 33133

Pursuant to Section 101-187 of the City of Coral Gables Code of Ordinances, notice is hereby given that Uniform Civil Violation Notice Ticket # T55593/CE 14-09-3587, issued by Cristina Perez-Thayer, Code Enforcement Officer for the City of Coral Gables, alleging a violation of Section 62-133 of the City of Coral Gables Zoning Code, remains unpaid. Notice is hereby given to all prospective purchasers, assigns, etc, that there has been assessed, against the below described property and person/business named above, civil penalties, administrative fees, and recording costs in the amount of \$608.75, which remain unpaid.

By virtue of the above, this amount constitutes a lien in favor of the City of Coral Gables, upon the title to and interest in, whether legal or equitable, the property described below. Said lien shall be prior in dignity to all other liens, except taxes and liens of equal dignity. The City of Coral Gables may foreclose or otherwise execute on the lien as provided for by law.

The Claim of Lien is recorded against the following property:

**Lots 3 & 4; Block 33; Coral Gables Biltmore Sec; recorded in Plat Book 20; Page 28 of the Public Records of Miami-Dade County, Florida.**

DATED THIS 6th DAY OF MAY, 2015.

By: Ivonne Cutie  
IVONNE CUTIE  
Code Enforcement

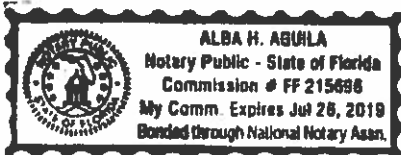
CITY OF CORAL GABLES ):  
):  
COUNTY OF MIAMI-DADE ):

**BEFORE ME**, The undersigned authority personally appeared Ivonne Cutie, who after being dully sworn under oath deposes and states that she is a Clerk for the City of Coral Gables and has executed the foregoing Notice of Lien.

Sworn to or affirmed, and subscribed before me this 6<sup>th</sup> day of May  
in the year 2015, by Ivonne Cutie who is personally known to me or has produced  
as identification.

My commission expires: June 4 2019  
NOTARY PUBLIC, STATE OF FLORIDA

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:



Yanis Figueroa  
YANIS FIGUEROA, ASSISTANT CITY ATTORNEY

DR BK 29621 PG 3697  
LAST PAGE

# CITY OF CORAL GABLES, FLORIDA UNIFORM CIVIL VIOLATION NOTICE

ORW

NO. T 55593  
CE-14-09-3587

DATE ISSUED 9/30/14 TIME 2:35pm CODE INSPECTOR CPT DEPT/DIV. CE I.D. NO 10481  
NAME OF VIOLATOR(S) Bigs Partners LLC, c/o Rivergate Management  
2801 SW 31st Ave, Ste 2-B Coconut Grove, FL 33133  
REPEAT VIOLATOR YES NO

City of Coral Gables  
Uniform Civil Violation Notice  
Affidavit of Posting  
Code Enforcement Division

Ticket #: T55593

1. Cristina Perez-Thayer

DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED CITATION  
WAS PERSONALLY POSTED, BY ME,  
AT THE ADDRESS OF

624 Santander Ave.

IN COMPLIANCE WITH SECTION  
101-183 OF THE CORAL GABLES

CODE OF ORDINANCES, ON

9/30/14 AT 2:57pm

DRIVER'S LICENSE #  
MAKE MODEL COLOR TAG STATE

THIS NOTICE SUMMONS YOU TO ANSWER THE COMPLAINT THAT ON THE FOLLOWING DATE  
9/30/14 AT 2:35 AM/PM A VIOLATION OF SECTION  
62-133 OF THE  
City Code WAS OBSERVED

TO WIT: (DESCRIPTION OF VIOLATION) Obstruction on right of way re. Lopefra green dumpster

AT 624 Santander Ave., Coral Gables, Fl 33134  
LOCATION OF VIOLATION

YOU SHALL PAY THE CIVIL PENALTY OF \$ 500.00 PLEASE CORRECT THE VIOLATION ON

OR BEFORE 9/30/14 YOU MAY REQUEST AN ADMINISTRATIVE HEARING BEFORE A HEARING OFFICER TO APPEAL THE DECISION OF THE CODE OFFICER ON OR

BEFORE 10/20/14  
(See Instructions On Reverse Side)

FAILURE TO PAY CIVIL PENALTY AND CORRECT VIOLATION OR FILE A REQUEST FOR ADMINISTRATIVE HEARING BY THE DATE SHOWN SHALL CONSTITUTE A WAIVER OF YOUR RIGHT TO HEARING AND SUCH WAIVER SHALL CONSTITUTE AN ADMISSION OF VIOLATION. EACH DAY OF CONTINUED VIOLATION SHALL BE DEEMED A CONTINUING VIOLATION SUBJECT TO ADDITIONAL PENALTY IN THE SAME AMOUNT WITHOUT THE NEED FOR ISSUANCE OF ADDITIONAL CIVIL VIOLATION NOTICE.

I ACKNOWLEDGE RECEIPT OF THIS CIVIL VIOLATION NOTICE I UNDERSTAND THAT ACCEPTANCE OF THIS VIOLATION NOTICE IS NOT AN ADMISSION OF GUILT.

POSTED 9/30/14  
VIOLATOR Perez-Thayer DATE  
CODE ENFORCEMENT OFFICER 31410-7201 DATE 9/30/14  
SERVICE PERSON MAIL  POSTING

91 7108 2133 3932 5929 2191

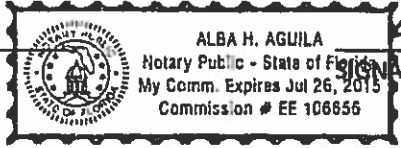
91 7108 2133 3932 5929 2207

91 STATE OF FLORIDA COUNTY OF MIAMI-DADE 91 7108 2133 3932 5929 2214

I, HEREBY CERTIFY that the foregoing is a true and correct copy of the original on file in this office.

State of Florida, County of Dade  
THE FOREGOING AFFIDAVIT WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF October  
BY Cristina Perez-Thayer WHOM IS PERSONALLY KNOWN TO ME AND TO BE A MEMBER OF THE Code Enforcement Board

Alba H. Aguila  
PRINT NAME  
NOTARY PUBLIC  
MY COMMISSION EXPIRES



Alba H. Aguila  
Signature  
Member of the Code Enforcement Board





CFN 2015R0754874  
OR BK 29869 Pgs 32-33 (2Pgs)  
RECORDED 11/30/2015 10:28:49  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

### DOCUMENT COVER PAGE

For those documents not providing the required 3 x 3 inch space on the first page, this cover page must be attached.

It must describe the document in sufficient detail to prohibit its transference to another document.

~~An additional recording fee for this page must be remitted.~~

(Space above this line reserved for recording office use)

Document Title: Notice of Commencement  
(Mortgage, Deed, Construction Lien, Etc.)

Executing Party: \_\_\_\_\_  
\_\_\_\_\_

Legal Description: \_\_\_\_\_  
(If Applicable) \_\_\_\_\_  
As more fully described in above described document.

Return Document To / Prepared By: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**(Relevant excerpts)**

Rule 2.520 (d) On all . . . documents prepared . . . . . which are to be recorded in the public records of any county . . . a 3- inch by 3- inch space at the top right-hand corner on the first page and a 1- inch by 3- inch space at the top right-hand corner on each subsequent page shall be left blank and reserved for use by the clerk of court.

F.S. 695.26 Requirements for recording instruments affecting real property—

(1) No instrument by which the title to real property or any interest therein is conveyed, assigned, encumbered, or otherwise disposed of shall be recorded by the clerk of the circuit court unless:

(c) A 3-inch by 3-inch space at the top right-hand corner on the first page and a 1-inch by 3-inch space at the top right-hand corner on each subsequent page are reserved for use by the clerk of the court...

# NOTICE OF COMMENCEMENT

A RECORDED COPY MUST BE POSTED ON THE JOB SITE AT TIME OF FIRST INSPECTION

PERMIT NO. BL 14063708 TAX FOLIO NO. \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF DADE

THE UNDERSIGNED hereby gives notice that improvements will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement:

1. Legal description of property and street address: 624 Santander Ave  
Coral Gables, FL 33134

2. Description of improvement: interior + exterior renovation

3. Owner (s) name and address: Big Partners LLC  
4701 N. Federal Hwy. Ste 319 Pompano Beach, FL 33064

Interest in property: owner

Name and address of fee simple titleholder: N/A

4. Contractor's name and address: DESLON GROUP INC  
2700 S. Oakland Forest Dr #402 Ft. Lauderdale, FL 33309

5. Surety: (Payment bond required by owner from contractor, if any)

Name and address: N/A

Amount of bond: \$ N/A

6. Lender's name and address: N/A

7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13

(1) (a) 7., Florida Statutes: N/A

Name and address: N/A

8. In addition to himself, Owner designates the following person (s) to receive a copy of the Lienor's Notice as provided in Section 713.13 (1)

(b) 7., Florida Statutes: N/A

Name and address: N/A

9. Expiration date of this Notice of Commencement (the expiration date is 1 year from the date of recording unless a different date is specified)

[Signature] (Managing Partner)  
Signature of Owner GREGORY TAGARIS

STATE OF FLORIDA NY )  
SS  
COUNTY OF MIAMI-DADE ) ROCKLAND  
Sworn to or affirmed and subscribed before me this 23 day of Nov, in the year 2017  
by GREGORY TAGARIS who has taken an oath and is personally known to me or has produced DAVID DIAZ as identification.  
My Commission Expires: \_\_\_\_\_  
DAVID DIAZ  
Notary Public  
Notary Public, State of New York  
No. 01D15073964  
Qualified in Rockland County  
Commission Expires March 10, 2019

Prepared by: Paul Tunney

Address: 2700 S Oakland Forest Dr 402  
Ft. Lauderdale, FL 33309



Department of State / Division of Corporations / Search Records / Detail By Document Number /

### Detail by Entity Name

Florida Profit Corporation  
DESCON GROUP, INC.

Filing Information

<b>Document Number</b>	P04000151115
<b>FEI/EIN Number</b>	20-1881403
<b>Date Filed</b>	11/01/2004
<b>State</b>	FL
<b>Status</b>	ACTIVE

Principal Address

2700 S OAKLAND FOREST DR #402  
FT LAUDERDALE, FL 33309

Mailing Address

2700 S OAKLAND FOREST DR #402  
FT LAUDERDALE, FL 33309

Registered Agent Name & Address

TUNNEY, PAUL R  
2700 S OAKLAND FOREST DR #402  
FT LAUDERDALE, FL 33309

Officer/Director Detail

**Name & Address**

Title V, Treasurer

TUNNEY, PAUL R  
2700 S OAKLAND FOREST DR #402  
FT LAUDERDALE, FL 33309

Title P

TUNNEY, INES E  
2700 S OAKLAND FOREST DR #402  
FT LAUDERDALE, FL 33309

FT LAUDERDALE, FL 33309

**Annual Reports**

Report Year	Filed Date
2014	04/19/2014
2015	04/12/2015
2016	04/03/2016

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<a href="#">04/19/2006 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">08/09/2005 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">11/01/2004 -- Domestic Profit</a>	<a href="#">View image in PDF format</a>



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## Detail by Entity Name

Florida Limited Liability Company

BIGS PARTNERS LLC

### Filing Information

<b>Document Number</b>	L12000036692
<b>FEI/EIN Number</b>	45-5309987
<b>Date Filed</b>	03/15/2012
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	LC STMNT OF AUTHORITY 21
<b>Event Date Filed</b>	12/21/2016
<b>Event Effective Date</b>	NONE

### Principal Address

901 Pine Drive  
Office  
POMPANO BEACH, FL 33060

Changed: 03/18/2017

### Mailing Address

901 Pine Drive  
Office  
Pompano Beach, FL 33060

Changed: 03/18/2017

### Registered Agent Name & Address

Tagaris, Gregory  
901 Pine Drive  
Office  
Pompano Beach, FL 33060

Name Changed: 01/14/2015

Address Changed: 03/18/2017

Authorized Person(s) Detail

**Name & Address**

Title MGRM

OLIVEIRA, STEVEN M  
18 FIELDSTONE COURT  
NEW CITY, NY 10956

Title MGRM

TAGARIS, GREGORY  
5 FIELDSTONE CT  
NEW CITY, NY 10956

Annual Reports

Report Year	Filed Date
2016	07/07/2016
2017	03/18/2017
2018	03/05/2018

Document Images

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<a href="#">03/18/2017 - ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">07/07/2016 - ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">04/01/2013 - ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/15/2012 - Florida Limited Liability</a>	<a href="#">View image in PDF format</a>



DIVISION of  
**CORPORATIONS**  
*an official State of Florida website*

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## Detail by Entity Name

Florida Limited Liability Company  
RIVERGATE MANAGEMENT LLC

### Filing Information

<b>Document Number</b>	L09000049340
<b>FEI/EIN Number</b>	27-0451876
<b>Date Filed</b>	05/20/2009
<b>Effective Date</b>	06/01/2009
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	LC STMNT OF RA/RO CHG
<b>Event Date Filed</b>	01/16/2018
<b>Event Effective Date</b>	NONE

### Principal Address

2801 SW 31ST AVENUE  
2-B  
COCONUT GROVE, FL 33133

Changed: 04/06/2012

### Mailing Address

2801 SW 31ST AVENUE  
2-B  
COCONUT GROVE, FL 33133

Changed: 04/06/2012

### Registered Agent Name & Address

United States Registered Agents, Inc  
9300 S DADELAND BLVD  
Suite 4B  
SUITE 600  
MIAMI, FL 33156

Name Changed: 04/23/2017

Address Changed: 01/16/2018

**Authorized Person(s) Detail**

**Name & Address**

Title MGRM

MASSIRMAN, JAY  
2801 SW 31ST AVENUE, SUITE 2-B  
COCONUT GROVE, FL 33133

**Annual Reports**

Report Year	Filed Date
2015	04/30/2015
2016	04/14/2016
2017	04/23/2017

**Document Images**

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<a href="#">03/24/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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### Detail by Entity Name

Florida Limited Liability Company

BIGS PARTNERS LLC

**Filing Information**

<b>Document Number</b>	L12000036692
<b>FEI/EIN Number</b>	45-5309987
<b>Date Filed</b>	03/15/2012
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	LC STMNT OF AUTHORITY 21
<b>Event Date Filed</b>	12/21/2016
<b>Event Effective Date</b>	NONE

**Principal Address**

901 Pine Drive  
Office  
POMPANO BEACH, FL 33060

Changed: 03/18/2017

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Pompano Beach, FL 33060

Changed: 03/18/2017

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Pompano Beach, FL 33060

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**Authorized Person(s) Detail**

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OLIVEIRA, STEVEN M

18 FIELDSTONE COURT  
NEW CITY, NY 10956

Title MGRM

TAGARIS, GREGORY  
5 FIELDSTONE CT  
NEW CITY, NY 10956

**Annual Reports**

Report Year	Filed Date
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2018	03/05/2018

**Document Images**

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<a href="#">03/19/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/01/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/15/2012 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>

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**SEE ATTACHED**

CITY'S  
EXHIBIT

5

RC-16-11-6643



# EM Engineering Group Corp.

Edgar Munoz P.E. Lic: # 50051

**LETTER OF COMPLIANCE FOR THE 40/50 YEARS RECERTIFICATION  
CITY OF CORAL GABLES BUILDING DEPARTMENT.**

**405 BILTMORE WAY. 3 FLOOR CORAL GABLES FLORIDA**

**June 1, 2017**

624 SANTANDER AVE CORAL GABLES FLORIDA 33134. FOLIO # 03-4117-008-5150

Dear Building Official:

In Accordance with the section 8-11 (f) and 8-C3 of the Code of Miami Dade County, have performed and inspection of the building located at above Mentioned Address. Determined the building is structurally and electrically safe. (REQUIRES CORRECTION ONTHER MASTER PERMIT)

The findings of my inspection are summarized in this written report that follows the minimum inspection procedural guidelines for Building Recertification. This Report does not preclude the building for subsequent inspections as deemed necessary by the Building Official.

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

Should you have any questions, do not hesitate to contact the undersigned at: (305 )607-5636  
Thank you. (After Repairs have been done, Inspected and Finalized

EDGAR MUNOZ P.E Lic #50051

6/1/17

1

**CERTIFICATION OF COMPLIANCE WITH PARKING LOT GUARDRAILS  
REQUIREMENTS IN CHAPTER 8C OF THE CODE OF MIAMI-DADE COUNTY**

DATE:

Re: Case No.

Property Address: Bldg. No.: , Sq. Ft.:

Building

Description:

CBS 2 STORY 12,826 SQF BUILT 1924

The undersigned states the following:

I am a Florida registered professional engineer or architect with an active license. On June 1, 2017, I inspected the parking lots servicing the above referenced building for compliance with Section 8C-6 and determined the following (check only one):

- The parking lot(s) is not adjacent to or abutting a canal, lake or other body of water.
- The parking lot(s) is adjacent to or abutting a canal, lake or other body of water and parked vehicles are protected by a guardrail that complies with Section 8C-6 of the Miami-Dade County Code.
- The parking lot(s) is adjacent to or abutting a canal, lake or other body of water and parked vehicles are not protected by a guardrail that complies with Section 8C-6 of the Miami-Dade County Code. I have advised the property owner that he/she must obtain a permit for the installation of the guardrail and obtain all required inspection approvals to avoid enforcement action.

Signature and Seal  
of Architect or Engineer

Edgar Munoz PE  
(Print Name)



MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING STRUCTURAL RECERTIFICATION

INSPECTION COMMENCED Date: 06/01/2017

INSPECTION MADE BY: Edgar Munoz PE SIGNATURE: [Signature]

INSPECTION COMPLETED Date: 06/01/2017

PRINT NAME: Edgar Munoz TITLE: Edgar Munoz P.E.Lic EM ENGIN.#50051

ADDRESS: 9712 SW 40th Street Miami, FL 33165

1. DESCRIPTION OF STRUCTURE

Form with fields for: a. Name on Title, b. Street Address, c. Legal Description, d. Owner's Name, e. Owner's Mailing Address, f. Folio Number, g. Building Code, h. Present Use, i. General Description, and Additional Comments.

Additions to original structure: None Visible

## 2. PRESENT CONDITION OF STRUCTURE

### a. General alignment (not good, fair, poor, explain if significant)

1. Bulging Good

2. Settlement Good

3. Defections No Deflection Observed

4. Expansion None noted

5. Contraction None noted

### b. Portion showing distress (Note, beams, columns, structural walls, floors, roofs, other)

None Observed

### c. Surface conditions -- describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration & stains.

No signs of moisture. Good surface condition.

6/1/19

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

No cracks observed.

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

No cracking or spalling observed.

f. Previous patching or repairs Windows were replaced. Painting with permits (check permit records)

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

Multi family -Commercial R 2

### 3. INSPECTIONS

a. Date of notice of required inspection

b. Date(s) of actual inspection JUNE 01, 2017

c. Name and qualifications of individual submitting inspection report:

Edgar Munoz P.E. Lic#50051

d. Description of any laboratory or other formal testing, if required, rather than manual or visual procedures

Visual and Manual

e. Structural repair-note appropriate line:

1. None required

2. Required (describe and indicate acceptance)

### 4. SUPPORTING DATA

a. \_\_\_\_\_ sheet written data

b. \_\_\_\_\_<sup>x</sup> photographs

c. \_\_\_\_\_ drawings or sketches:

EL  
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**5. MASONRY BEARING WALL = Indicate good, fair, poor on appropriate lines:**

a. Concrete masonry units	Good
b. Clay tile or terra cotta units	None
c. Reinforced concrete tie columns	Good
d. Reinforced concrete tie beams	Good
e. Lintel	Good
f. Other type bond beams	N/A
g. Masonry finishes - exterior	GOOD
1. Stucco	GOOD
2. Veneer	GOOD
3. Paint only	GOOD
4. Other(describe)	
h. Masonry finishes - interior	
1. Vapor barrier	Good
2. Purring and plaster	GOOD
3. Paneling	N/A
4. Paint only	GOOD
5. Other (describe)	
i. Cracks:	No cracks observed.
1. Location - note beams, columns, other	N/A
2. Description	
j. Spalling:	None Visible
1. Location - note beams, columns, other	N/A
2. Description	N/A
k. Rebar corrosion-check appropriate line:	None vissable
1. None visible	X
2. Minor-patching will suffice	
3. Significant-but patching will suffice	
4. Significant-structural repairs required	None

*Patil*

I. Samples chipped out for examination in spall areas:

1. No.

2. Yes - describe color, texture, aggregate, general quality N/A

6. FLOOR AND ROOF SYSTEM

a. Roof:

1. Describe (flat, slope, type roofing, type roof deck, condition. Wood Deck Flat Roof (Good)

2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support: NEW Units in Good Condition . PENDING FINALIZED OPEN PERMIT

3. Note types of drains and scuppers and condition: N/A

b. Floor system(s)

1. Describe (type of system framing, material, spans, condition)

CBS and Interior Wood Framing -Span 10'-12'

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

N/A

7. STEEL FRAMING SYSTEM

a. Description N/A

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<b>b. Exposed Steel - describe condition of paint &amp; degree of corrosion:</b>
N/A
<b>c. Concrete or other fireproofing – note any cracking or spalling, and note where any covering was removed for inspection</b>
Typical attic opening on second floor. Rafter/trusses in first floor are hard.
<b>d. Elevator sheave beams &amp; connections, and machine floor beams – note condition:</b>
N/A

**8. CONCRETE FRAMING SYSTEM**

<b>a. Full description of structural system</b>
CBS and Interior Wood Framing.
<b>b. Cracking</b>
1. Not significant <input checked="" type="checkbox"/>
2. Location and description of members affected and type cracking N/A
<b>c. General condition</b> Overall structure in good condition and well maintained.
<b>d. Rebar corrosion - check appropriate line:</b>
1. None visible <input checked="" type="checkbox"/>
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) N/A
<b>e. Samples chipped out in spall areas:</b>
1. No. <input checked="" type="checkbox"/>
2. Yes, describe color, texture, aggregate, general quality:

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## 9. WINDOWS

- |   |
|---|
| a. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other) alluminu |
| b. Anchorage – type & condition of fasteners and latches: Well anchored to concrete frame.                            |
| c. Sealant – type of condition of perimeter sealant & at mullions: Well sealed and water tight.                       |
| d. Interiors seals – type & condition at operable vents: All windows in working order.                                |
| e. General condition: NEW IMPACT WINDOWS in good condition.   |

## 10. WOOD FRAMING

- |  |
|--|
| a. Type – fully describe if mill construction, light construction, major spans, trusses; Wood roof trusses           |
| b. Note metal fitting i.e., angles, plates, bolts, split pintles, pintles, other, and note condition: Good Condition |
| c. Joints – note if well fitted and still closed: Good Condition   |
| d. Drainage – note accumulations of moisture: None noted   |
| e. Ventilation –note any concealed spaces not ventilated: NONE   |
| f. Note any concealed spaces opened for inspection: N/A Attic Well Ventilated  |

SD:rs:vc:mb:js.rtc1.2/11/2010:40yrtrackingsystem

6/1/17

**CERTIFICATION OF COMPLIANCE WITH PARKING LOT ILLUMINATION  
STANDARDS IN CHAPTER 8C OF THE CODE OF MIAMI-DADE COUNTY**

Date: 05/31/2017

RE: Case No.: N/A

Property Address: 624 SANTANDER AVE CORAL GABLES FL 33134

Building Description: CBS .2 STORY 12,824 SQF. BUILT 1924.

1. I am a Florida registered professional engineer or architect with an active license.
2. On MAY 31, 2017, at 0 pm, I measured the level of illumination in the parking lot(s) serving the above referenced building.
3. Maximum 0 foot candle per SF, Minimum 0 foot candle per SF, Minimum to Maximum ratio 0:0, foot candle 0 average per SF.
4. The level of illumination provided in the parking lot (s) meets / does not meet the minimum standards for the occupancy classification of the building as established in Section 8C-3 of the Code of Miami-Dade County. NO, PARKING. (N/A)

NO inside property parking  
just street parking.

[Signature]  
Signature and Seal  
of Architect or Engineer

6/1/17

Eduar Munoz PE  
(Print Name)



MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING ELECTRICAL RECERTIFICATION

INSPECTION COMMENCED Date: 06/01/17

INSPECTION MADE BY: EDGAR MUNOZ SIGNATURE: [Signature]

INSPECTION COMPLETED Date: 06/01/2017

PRINT NAME: EDGAR MUNOZ TITLE: PE #50051

ADDRESS: 9712 SW 40 ST MIAMI FL, 33165

DESCRIPTION OF STRUCTURE

Table with 9 rows (a-i) and 2 columns: Field Name, Value. Row i includes 'Additional Comments' with text: '2 STORY CBS 12,826 SQF 16 LIVING UNITS, BUILT IN 1926...'.

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

**1. ELECTRIC SERVICE**

1. Size:            Amperage            ( 800 )    Fuses            (       )    Breakers            ( X )

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

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

Comments:	12 METERS ONE H/METER ( NEW ELECTRICAL SYSTEM INSTALLED) TWO SECTIONS

**2. METER AND ELECTRIC ROOM**

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

Comments:	TWO EXTERIOR LOCATION SERVICES 800 AMPS 1 PH 3 W

**3. GUTTERS**

Location:            Good (       )    Requires Repair (       )

Taps and Fill:            Good (       )    Requires Repair (       )

Comments:	N/A

*Patil*

**4. ELECTRICAL PANELS**

Location:                      Good    (        )    Needs Repair    (    x    )

1. Panel #(    1    )

Good    (        )    Needs Repair    (    x    )

2. Panel #(    2    )

Good    (        )    Needs Repair    (    x    )

3. Panel #(    3    )

Good    (        )    Needs Repair    (    x    )

4. Panel #(    4    )

Good    (        )    Needs Repair    (    x    )

5. Panel #(    5    )

Good    (        )    Needs Repair    (    x    )

Comments: NEW INTERIOR PANELS. UNITS. 125 AMPS 1 PH 3 W

**5. BRANCH CIRCUITS:**

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

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

Comments: NEW PANEL



**6. GROUNDING SERVICE:**

Good ( x ) Repairs Required ( )

Comments: NEW GOOD CONDITION.

**7. GROUNDING OF EQUIPMENT:**

Good ( x ) Repairs Required ( )

Comments: NEW GOOD CONDITION

**8. SERVICE CONDUITS/RACEWAYS:**

Good ( x ) Repairs Required ( )

Comments:

**9. SERVICE CONDUCTOR AND CABLES:**

Good ( x ) Repairs Required ( )

Comments: NEW SERVICE AND CONDUCTORS . PENDING TO FINALIZED OPEN PERMIT.

*F*  
6/1/17

**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	( )
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Comments:

**12. EMERGENCY LIGHTING:**

Good	( )	Repairs Required	( X )
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Comments:

**13. BUILDING EGRESS ILLUMINATION:**

Good	( X )	Repairs Required	( )
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Comments:

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**14. FIRE ALARM SYSTEM:**

Good ( X ) Repairs Required ( )

Comments: NEW FIRE ALARM SYSTEM INSTALLED. ( PENDING TO FINALIZED PERMIT)

**15. SMOKE DETECTORS:**

Good ( X ) Repairs Required ( )

Comments: NEW SMOKE DETECTOR INSTALLED

**16. EXIT LIGHTS:**

Good ( X ) Repairs Required ( )

Comments: NEW EXITS ACCORDING TO PANEL

**17. EMERGENCY GENERATOR:**

Good ( ) Repairs Required ( )

Comments: N/A

*Oct 11/17*

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

Require Additional

Good ( ) Repairs Required ( )

Comments:	NO PARKING

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

Require Additional

Good ( ) Repairs Required ( )

Comments:	NO PARKING

**20. SWIMMING POOL WIRING:**

Good ( ) Repairs Required ( )

Comments:	N/A

**21. WIRING TO MECHANICAL EQUIPMENT:**

Good ( X ) Repairs Required ( )

Comments:	NEW SYSTEM

*Facilities*

**22. ADDITIONAL COMMENTS:**

ALL ELECTRICAL SYSTEM WAS REPLASE , ALL IN GOOD CONDITIONS.PENDINGM FINALIZED PERMIT

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

9/11/17



City of Coral Gables  
Development Services

# OFFICE SET



**RC-16-11-6643**

624 SANTANDER AVE #

Folio #: 03-4117-008-5150

Permit Description: BUILDING RECERTIFICATION  
(1926)

CONSTRUCTION REGULATION BOARD CASE

EL \_\_\_\_\_

ME \_\_\_\_\_

PL \_\_\_\_\_

Section	Approved	
	By	Date
<input checked="" type="checkbox"/> BUILDING	<i>[Signature]</i>	6/14/17
<input type="checkbox"/> CONCURRENCY		
<input checked="" 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 SERVICE		
<input type="checkbox"/> PUBLIC WORKS		
<input type="checkbox"/> STRUCTURAL		
<input type="checkbox"/> ZONING		
<input type="checkbox"/>		
<input type="checkbox"/>		
<input type="checkbox"/> OWNER BUILDER		

*26/7/17*

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

**Special Inspector required for the following:**

- Special Inspector for PILING
- Special Inspector for REINFORCED MASONRY
- Special Inspector for \_\_\_\_\_

**Note: Only the marked boxes apply.**