



**City of Coral Gables
Development Services Department**

**UNSAFE STRUCTURES BOARD HEARING
CASE RESUME**

HEARING DATE: April 11, 2016 #:7 **CASE NO.:** 15-4528

BUILDING ADDRESS: 525 Santander Ave

FOLIO NUMBER: 03-4117-008-4570

OWNER: The Fabre Group II, Inc.

USE: Condominium

OF LIVING UNITS: 4

PENDING RECERTIFICATION: 2015

DESCRIPTION AND DEFECTS OF BUILDING: The Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 8-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. The Structure is hereby declared unsafe by the Building Official for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code.

DATES AND ACTIVITIES:

4/20/15 Letter from the City advising of 40/10 Year Recertification required
10/08/15 Extension to provide report expired
11/24/15 Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing
12/15/15 Recertification Report rejected, repairs required (Structural & Electrical)
12/16/15 Construction Regulation Board Order issued**
2/5/16 Order deadline expired (Submit revised Recertification report)
1/22/16 Notice of Non Compliance with Unsafe Structures Order and Right to Request Hearing
3/23/16 Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing

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

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

PERMIT ACTIVITY: Permits closed

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



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 11/10/2015

Property Information	
Folio:	03-4117-008-4570
Property Address:	525 SANTANDER AVE Coral Gables, FL 33134-6550
Owner	THE FABRE GROUP II INC
Mailing Address	12973 SW 112 ST #389 MIAMI, FL 33186
Primary Zone	5002 HOTELS & MOTELS - GENERAL High Density
Primary Land Use	0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	8 / 4 / 0
Floors	2
Living Units	4
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	3,046 Sq.Ft
Lot Size	5,000 Sq.Ft
Year Built	1955



Assessment Information			
Year	2015	2014	2013
Land Value	\$325,000	\$225,000	\$225,000
Building Value	\$157,411	\$151,581	\$114,352
XF Value	\$554	\$562	\$0
Market Value	\$482,965	\$377,143	\$339,352
Assessed Value	\$410,615	\$373,287	\$339,352

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	\$72,350	\$3,856	

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 LOT 19 BLK 28 LOT SIZE 50,000 X 100 OR 16772-2361 0495 1

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$410,615	\$373,287	\$339,352
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$482,965	\$377,143	\$339,352
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$410,615	\$373,287	\$339,352
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$410,615	\$373,287	\$339,352

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
04/01/1995	\$550,000	16772-2361	Deeds that include more than one parcel
08/01/1975	\$180,000	00000-00000	Deeds that include more than one parcel
01/01/1975	\$160,000	00000-00000	Deeds that include more than one parcel

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information in reports. 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:

EXHIBIT 1

525 Santander Ave





The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY

CORAL GABLES, FLORIDA 33134

4/20/2015

VIA CERTIFIED MAIL

THE FABRE GROUP II INC
12973 SW 112 ST
MIAMI, FL 33186

RE: 525 SANTANDER AVE, Coral Gables, Florida
Folio # 03-4117-008-4570
Recertification of Building 40 Years or older

Gentlemen:

This Department has been advised the above referenced property address is forty (40) years old, or older, having been built in 1955.

In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a Florida Registered Architect or Professional Engineer must inspect said building and a report must be furnished to this Department within ninety (90) days from the date of this letter indicating the building meets the requirements of building recertification under the Code. In the event the repairs or modifications are found to be necessary resulting from the recertification inspection, the owner shall have a total of one hundred fifty (150) days from the date of this letter in which to complete the indicted repairs or modifications.

The architect or engineer chosen to perform the inspection may obtain the required Form, "*Minimum Inspection Procedural Guidelines for Building Recertification*," from the link below: <http://www.miamidade.gov/building/form-checklist.asp>. In addition to the Form a cover letter must state the property meets the requirement for building recertification; no additional documents or photographs are necessary.

The certification report, along with the filing fee in the amount of \$380.63; plus, \$2.45 per page Document Preservation Fee must be paid with a check or credit card payable to the "City of Coral Gables," and sent/delivered to:

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

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

Sincerely,

Manuel Z. Lopez

Manuel Z. Lopez, P.E.
Building Official

CITY'S

EXHIBIT

2



The City of Coral Gables

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

August 11, 2015

VIA CERTIFIED MAIL

91 7108 2133 3932 5928 3250

The Fabre Group II Inc.
12973 S.W. 112th Street #389
Miami, Fl 33186

Re: 525 Santander Avenue
Folio # 03-4117-008-4570

Dear Property Owner/Manager:

This Department has received your request dated August 9, 2015 for an extension to provide us with the Recertification Report for the above referenced property.

By these means, I am granting you sixty (60) days from the date of this letter to provide the Recertification Report. If you have further questions please contact me at (305) 460-5242.

Sincerely,

Manuel Z. Lopez

Manuel Z. Lopez, P.E.
Building Official

CITY OF CORAL GABLES.

Case # 15-4528

Petitioner,

vs.

THE FABRE GROUP II, INC.,
a Florida corporation.

Respondent.

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

Date: November 24, 2015

To:

<p><u>Owner</u> The Fabre Group II, Inc. 600 Biltmore Way, Suite 1102 Coral Gables, FL 33134-7541</p> <p>Return receipt number: 91 7108 2133 3932 6217 1766</p>	<p><u>Owner (Registered Agent)</u> The Fabre Group II, Inc. c/o Miriam F. Kross Registered Agent 12973 SW 112 Street, Suite 389 Miami, FL 33186-4768</p> <p>Return receipt number: 91 7108 2133 3932 6217 1759</p>
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Re: The two-story multifamily building ("Structure") built in 1955 (60-year recertification required) and located at **525 Santander Avenue**, Coral Gables, FL 33134-6551, legally described as: Lot 19, in Block 28, of BILTMORE SECTION OF CORAL GABLES SECTION, according to the Plat thereof, as recorded in Plat Book 20, at Page 28, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4117-008-4570 ("Property").

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 8-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. The Structure is hereby declared unsafe by the Building Official and is presumed unsafe pursuant to Section 105-186(j)(13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code as follows:

On April 20, 2015, the City sent the Property Owner a 90-day Notice of Required Inspection for the Property's requesting an inspection report conforming to the minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, pursuant to Section 8-11(f) of the Miami-Dade County Code ("Report").

To date, the Owner has not a) submitted the Report; b) completed the required repairs and c) submitted a letter from the architect or engineer who prepared the Report stating that the Structure now meets the minimum requirements ("Compliance Report")(collectively referred to as "Required Action").

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on December 14, 2015, at 2:00 p.m.

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

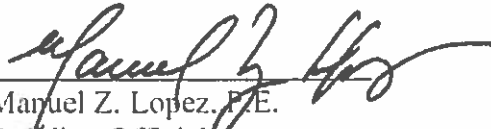
If the Required Action is not completed before the above hearing date, the Building Official may order that the structure be vacated, boarded, secured, and posted (including, but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy until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

If the Property Owner or other interested party does not take all Required Action or appeal the decision of the Building Official, the Construction Regulation Board may enter an order of demolition and assess all costs of the proceedings and demolition and other Required Action for which the City shall have a lien against the Property and the Property Owner.

Please contact Virginia Goizueta, Building Services Coordinator, tel.: (305) 460-5250, email: vgoizueta@coralgables.com, or Manuel Z. Lopez, P.E., Building Official, tel.: (305) 460-5242,

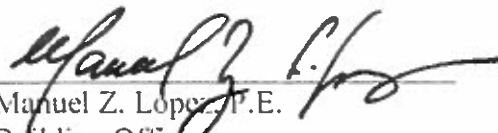
email: mlopez@coralgables.com. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m.

Please govern yourself accordingly.


Manuel Z. Lopez, P.E.
Building Official

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that, on November 24, 2015, a true and correct copy of the foregoing notice was served via certified mail, return receipt requested, by first class mail, via e-mail at any e-mail address indicated above, and by hand-delivery or posting at the Property.


Manuel Z. Lopez, P.E.
Building Official

NOTICES

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

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

ADA Assistance: The City complies with the provisions of the American with Disabilities Act. Individuals with disabilities requiring special accommodations or assistance should contact Ernesto Pino, Assistant Public Works Director, at (305) 460-5004, with requests for auxiliary aids or services at least one business day before the hearing in order to request such assistance.



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint/Case #: 15-4528

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 525 SANTANDER AV., ON 11-24-15
AT 9:34 am

JOSE PAZ
Employee's Printed Name

[Signature]
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 24th day of November, in
the year 20 15, by Jose Paz who is personally known to
me.

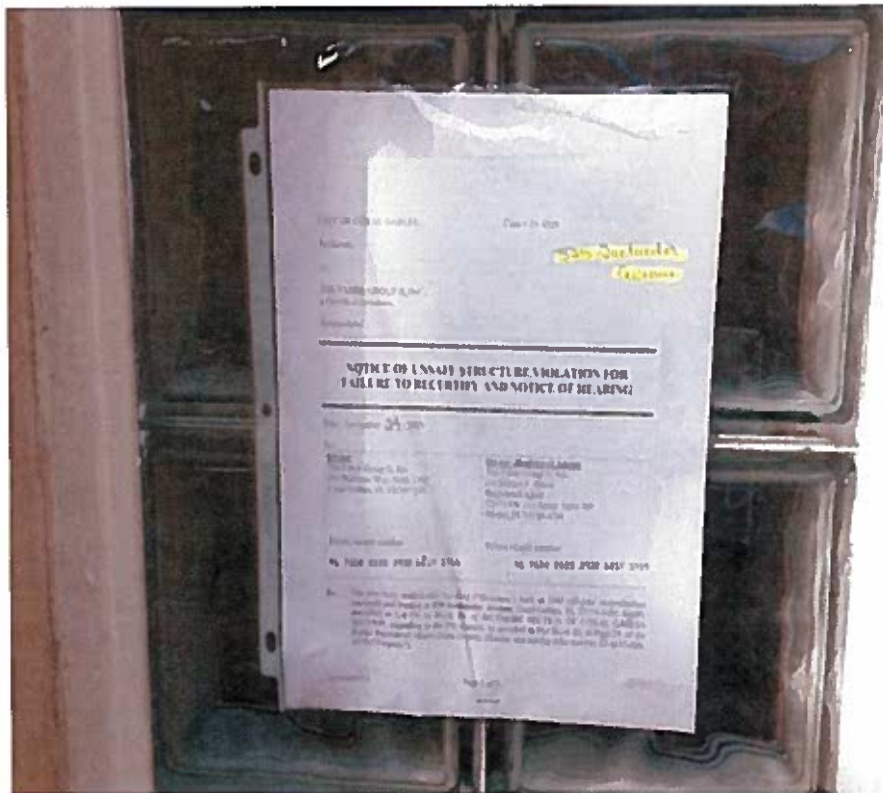
My Commission Expires:



Belkys Garcia
Notary Public



525 Santander Avenue



Alter 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

CFN: 20150795680 BOOK 29892 PAGE 4040
DATE: 12/17/2015 09:26:10 AM
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

CITY OF CORAL GABLES CONSTRUCTION REGULATION BOARD

CITY OF CORAL GABLES,

CASE NO. 15-4528

Petitioner,

vs.

THE FABRE GROUP II, INC.,
a Florida corporation,

Respondent.

ORDER DECLARING STRUCTURE UNSAFE

This cause was brought before the Construction Regulation Board ("Board") of the City of Coral Gables ("City"), on December 14, 2015, on the Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing ("Notice"). The Board, having heard the arguments of the parties and having considered the evidence presented, hereby enters this Order Declaring Structure Unsafe ("Order") and finds, concludes, and orders as follows:

Findings of Fact

1. The City properly served the Notice on the owner, The Fabre Group II, Inc. ("Owner"), and any lienholders of record of the two-story multifamily building ("Structure") built in 1955 (60-year recertification required) and located at **525 Santander Avenue**, Coral Gables, FL 33134-6551, legally described as Lot 19, Block 28, BILTMORE SECTION OF CORAL GABLES SECTION, according to the Plat thereof, as recorded in Plat Book 20, at Page 28, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4117-008-4570 ("Property").

2. The Notice alleges that the Structure is unsafe because on April 20, 2015, the City sent the Property Owner a 90-day Notice of Required Inspection requesting an inspection report conforming to the minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, pursuant to Section 8-11(f) of the Miami-Dade County Code ("Report").

3. To date, the Owner has not a) submitted the Report; b) completed the required repairs and c) submitted a letter from the architect or engineer who prepared the Report stating that the Structure now meets the minimum requirements ("Compliance Report")(collectively referred to as "Required Action").

Conclusions of Law

4. The Structure is presumed and is hereby declared unsafe pursuant to Section 105-186(j)(13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

Order

It is, therefore, ORDERED:

5. *Required Action.* The Owner shall take the Required Action as follows: a) the Owner shall submit the Report within 30 days of the date of this Order; b) the Owner shall apply for all required permits to meet the minimum requirements as noted in the Report ("Permits") within 30 days of the date the Report is submitted, and, in any event, no later than 60 days of the date of this Order; c) the Owner shall obtain all Permits within 30 days from the date that the application is complete and, in any event, no later than 90 days from the date of this Order; and d) the Owner shall pass final inspection on all Permits and shall submit a Compliance Report within 30 days from the date that the Permits are issued and, in any event, no later than 120 days from the date of this Order.

6. *Demolition by Owner.* If the Owner elects instead to demolish the Structure: a) the Owner shall apply for all required permits to totally demolish the Structure within 15 days of the date of this Order ("Demolition Permit"); b) the Owner shall obtain the Demolition Permit within 15 days from the date that the application is complete and, in any event, no later than 30 days from the date of this Order; and c) the Owner shall pass final inspection on the Demolition Permit, including by laying sod on the Property and removing the construction fence, within 15 days from the date that the Demolition Permit is issued and, in any event, no later than 45 days from the date of this Order.

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

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

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

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

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

11. **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 16 day of December, 2015.

CONSTRUCTION REGULATION BOARD
OF THE CITY OF CORAL GABLES



Board Chairperson

Notice of Deadline to Appeal

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

Certificate of Filing and Service

I HEREBY CERTIFY that the original of this Order was filed with the Secretary of the Board, on this 16 day of Deccmber, 2015 and that, on the same date, a true and correct copy of the foregoing was served by certified mail, return receipt requested, and by first class mail (and via e-mail at any e-mail address indicated below) on:

<p><u>Owner</u> The Fabre Group II, Inc. 600 Biltmore Way, Suite 1102 Coral Gables, FL 33134-7541</p> <p>Return receipt number: 91 7108 2133 3932 7181 7112</p>	<p><u>Owner (Registered Agent)</u> The Fabre Group II, Inc. c/o Miriam F. Kross Registered Agent 12973 SW 112 Street, Suite 389 Miami, FL 33186-4768</p> <p>Return receipt number: 91 7108 2133 3932 7181 7129</p>
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------



Belkys Garcia
Secretary to the Board

CITY OF CORAL GABLES.

Case # 15-4528

Petitioner,

vs.

THE FABRE GROUP II, INC.,
a Florida corporation.

Respondent.

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

Date: January 22, 2016

To:

<p><u>Owner</u> The Fabre Group II, Inc. 600 Biltmore Way, Suite 1102 Coral Gables, FL 33134-7541</p> <p>Return receipt number: 91 7108 2133 3932 6905 4338</p>	<p><u>Owner (Registered Agent)</u> The Fabre Group II, Inc. c/o Miriam F. Kross Registered Agent 12973 SW 112 Street, Suite 389 Miami, FL 33186-4768</p> <p>Return receipt number: 91 7108 2133 3932 6905 4345</p>
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Re: The two-story multifamily building ("Structure") built in 1955 (60-year recertification required) and located at **525 Santander Avenue**, Coral Gables, FL 33134-6551, legally described as: Lot 19, in Block 28, of BILTMORE SECTION OF CORAL GABLES 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 03-4117-008-4570 ("Property").

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

1. I am the City Building Official.
2. On December 14, 2015, the City Construction Regulation Board ("Board") held a public hearing and issued an Order Declaring Structure Unsafe, in the above-styled matter ("Order").
3. The Order found the Structure to be unsafe and ordered the above-listed owner of the Property ("Owner") to take action to recertify the Structure ("Required Action") or to demolish the Structure and pay the administrative costs by a certain deadline.
4. The deadline to take the Required Action or to demolish the Structure expired on January 15, 2015.
5. On January 22, 2016, I completed a review of the relevant City records and determined that the Owner has not taken the Required Action or demolished the Structure and that the Owner has not paid the administrative costs.
6. **NOTICE: The Owner may request an administrative hearing which shall be strictly limited to determining whether and when the Owner took the Required Action or demolished the Structure and paid the administrative costs as required by the Order. The Owner may file a written request for hearing within seven (7) days of the date of this notice. Failure to timely request an administrative hearing shall constitute a waiver of the Owner's right to the administrative hearing. The Owner shall be liable for the reasonable costs of the administrative hearing if the Owner is unsuccessful at the hearing.**
7. Requests for a hearing must be made in writing and addressed to Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, bgarcia@coralgables.com, tel: (305) 460-5229.

FURTHER AFFIANT SAYETH NOT:

DATED: January 22, 2016.


Manuel Z. Lopez, P.E.
Building Official

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing was sworn to (or affirmed) and subscribed before me, on January 22, 2016, by Manuel Z. Lopez, P.E., as the Building Official for the City of Coral Gables, who is personally known to me.



Belkys Garcia

(Signature of Notary Public - State of Florida)

BELKYS GARCIA

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that, on January 22, 2016, a true and correct copy of the foregoing notice was served via certified mail, return receipt requested, by first class mail, via e-mail at any e-mail address indicated above, and by hand-delivery or posting at the Property.

Manuel Z. Lopez

Manuel Z. Lopez, P.E.
Building Official

NOTICES

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

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

ADA Assistance: The City complies with the provisions of the American with Disabilities Act. Individuals with disabilities requiring special accommodations or assistance should contact Ernesto Pino, Assistant Public Works Director, at (305) 460-5004, with requests for auxiliary aids or services at least one business day before the hearing in order to request such assistance.



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint/Case #: 15-4528

Title of Document Posted: Construction Regulation Board Case

I, JORGE PEDRO, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 525 Dantander Ave, ON 1-22-16
AT 10:10 AM.

JORGE PEDRO
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 22 day of JANUARY, in
the year 20 16, by J. PEDRO who is personally known to
me.

My Commission Expires:



[Signature]
Notary Public

CITY OF CORAL GABLES

Order # 154528

Postmarked

525
Santander
Avenue

vs.

THE FABRE GROUP II, INC.
a Florida corporation.

Respondent.

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

Date: January 27, 2016

To:

The Fabre Group II, Inc.
600 Billmore Way, Suite 1102
Coral Gables, FL 33134-7521

Owner (Registered Agent)

The Fabre Group II, Inc.
c/o Miriam F. Kulis
Registered Agent
12575 SW 112 Street, Suite 189
Miami, FL 33186-1266

Return receipt number:

FL 7100 2133 2932 2903 4333

Return receipt number:

FL 7100 2133 2932 2903 4333

Per: The two-story multifamily building ("Structure") built in 1955 (100-year rehabilitation required) and located at 525 Santander Avenue, Coral Gables, FL 33134, is fully described as: Lot 19, in Block 28, of BILTMORE SECTION OF CORAL GABLES SECTION, according to the Plat thereof, as recorded in Plat Book 20, Page 25, of the

15-4528

Page 1 of 1

525 SANTANDER

01/22/2016 10:11



525

01/22/2016 10:12



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint/Case #: 15-4528

Title of Document Posted: Construction Regulation Board Case

I, Claudio Ramos, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 525 SANTANDER AVE, ON 3-23-16
AT 9:30 am.

Claudio Ramos
Employee's Printed Name

[Signature]
Employee's Signature

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

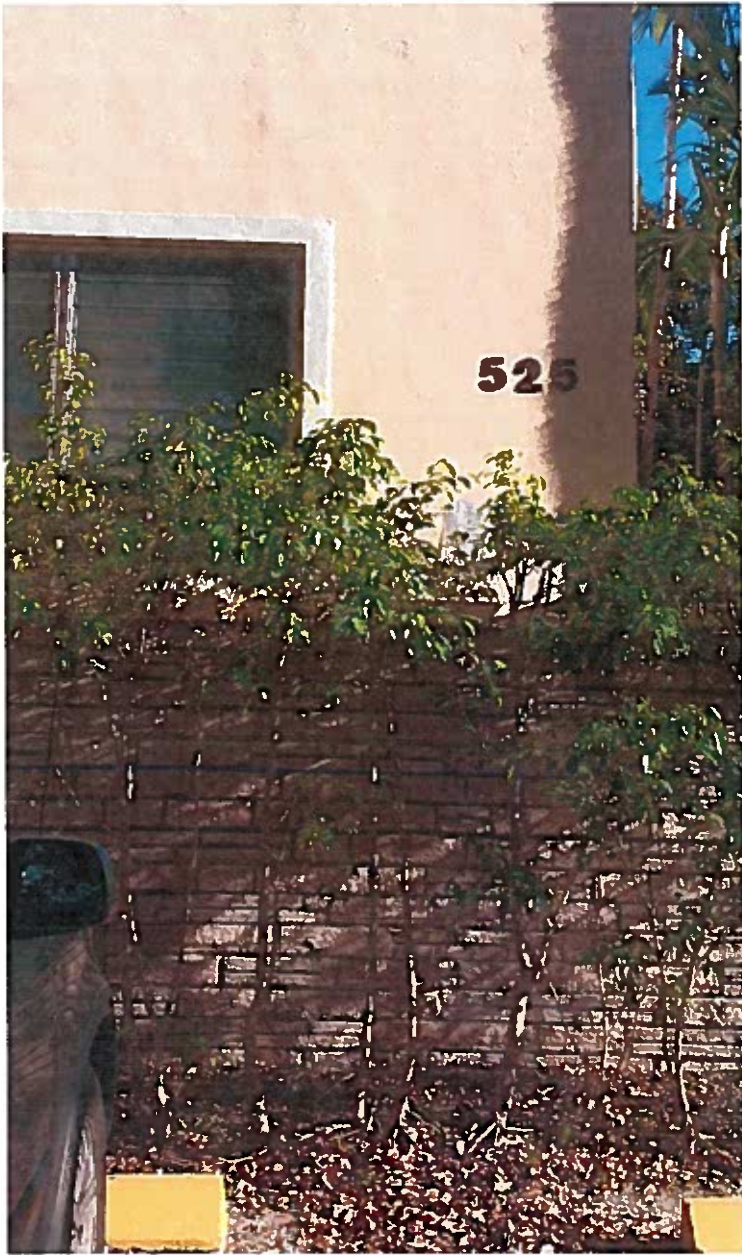
Sworn to (or affirmed) and subscribed before me this 23rd day of March, in
the year 2016, by Claudio Ramos who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

525 Santander Avenue



BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES.

Case No. 15-4528

Petitioner,

vs.

THE FABRE GROUP II INC.
600 Biltmore Way, Suite 1102
Coral Gables, FL 33134-7541

Return receipt number:

91 7108 2133 3932 7179 1900

Respondents.

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

Date: March 23, 2016

Re: **525 Santander Avenue**, Coral Gables, FL 33134-6551, legally described as Lot 19, Block 28, of BILTMORE SECTION OF CORAL GABLES 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 03-4117-008-4570 ("Property").

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 8-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. The Structure is hereby declared unsafe by the Building Official and is presumed unsafe pursuant to Section 105-1 86(j)(13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on April 11, 2016, at 2:00 p.m.

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

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

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

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

Please contact Virginia Goizueta, Building Services Coordinator, tel.: (305) 460-5250, email: vgoizueta@coralgables.com. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m.

Please govern yourself accordingly.



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

ADA NOTICES

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

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

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

CC:

The Fabre Group II, Inc., c/o Miriam F. Kross, 12973 S.W. 112th Street, Suite 389, Miami, FL 33186-4768

OFF. REC. 16772-2361

This Instrument Prepared by:
John H. Patterson
44 West Flagler Street, 18th Floor
Miami, Florida 33130-1808

Folio Nos. 03-4117-008-4570
03-4117-008-4560

95R179777 1995 MAY 08 09:48

DOCSTPDEE 3,300.00 SURTX 2,475.00
HARVEY RUVIN, CLERK DADE COUNTY, FL

WARRANTY DEED

THIS INDENTURE, made this 28th day of April, 1995, between Sergio J. Masvidal, as Trustee and Individually, of the County of Dade in the State of Florida, whose residence address is 6800 S.W. 80 Avenue, Miami, Florida 33143, (the "Grantor"), and The Fabre Group II, Inc. (the "Grantee"), a Florida corporation, the post office address of which is 600 Biltmore Way, No. 1102, Coral Gables, Florida, 33134.

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee, its successors and assigns forever, land, situated in Dade County, Florida, described as:

Lots 18, and 19, Block 28, of BILTMORE SECTION OF CORAL GABLES, according to the Plat thereof, recorded in Plat Book 20, page 28, of the Public Records of Dade County, Florida.

Subject to: Taxes for 1995 and subsequent years; zoning and other regulatory restrictions imposed by governmental authority; conditions, restrictions, limitations, reservations, agreements, and easements of record, if any; and a purchase money mortgage given by Grantee to Grantor to secure the payment of indebtedness in the original principal amount of \$444,000.00.

Grantor represents and warrants to Grantee that Grantor's residence address is 6800 S.W. 80 Avenue, Miami, Florida 33143, and that Grantor does not reside on or in the above-described property.

And Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons

1050

CITY'S

EXHIBIT

4



Detail by Entity Name

Florida Profit Corporation

THE FABRE GROUP II, INC.

Filing Information

Document Number	P94000002648
FEI/EIN Number	65-0490389
Date Filed	01/11/1994
State	FL
Status	ACTIVE

Principal Address

12973 SW 112 STREET
389
MIAMI, FL 33186

Changed: 04/29/2008

Mailing Address

12973 SW 112 STREET
389
MIAMI, FL 33186

Changed: 04/29/2008

Registered Agent Name & Address

KROSS, MIRIAM F
12973 SW 112 STREET
#389
MIAMI, FL 33186

Name Changed: 03/20/2013

Address Changed: 04/18/2011

Officer/Director Detail

Name & Address

Title P

KROSS, MIRIAM

12973 SW 112 STREET #389
MIAMI, FL 33186

Title Treasurer

FABRE, ALVARO
12973 SW 112 STREET
389
MIAMI, FL 33186

Title Secretary

Fabre, Ernesto
12973 SW 112 STREET
389
MIAMI, FL 33186

Title Director

Fabre, Paul
12973 SW 112 STREET
389
MIAMI, FL 33186

Annual Reports

Report Year	Filed Date
2013	03/20/2013
2014	01/24/2014
2015	04/25/2015

Document Images

04/25/2015 -- ANNUAL REPORT	View image in PDF format
01/24/2014 -- ANNUAL REPORT	View image in PDF format
03/20/2013 -- ANNUAL REPORT	View image in PDF format
03/13/2012 -- ANNUAL REPORT	View image in PDF format
04/18/2011 -- ANNUAL REPORT	View image in PDF format
01/08/2010 -- ANNUAL REPORT	View image in PDF format
01/26/2009 -- ANNUAL REPORT	View image in PDF format
04/29/2008 -- ANNUAL REPORT	View image in PDF format
03/21/2007 -- ANNUAL REPORT	View image in PDF format
04/24/2006 -- ANNUAL REPORT	View image in PDF format
04/15/2005 -- ANNUAL REPORT	View image in PDF format
04/27/2004 -- ANNUAL REPORT	View image in PDF format
05/05/2003 -- ANNUAL REPORT	View image in PDF format

<u>03/25/2002 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/18/2001 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/13/2000 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/23/1999 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/20/1998 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/19/1997 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/19/1996 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/11/1995 -- ANNUAL REPORT</u>	View image in PDF format



[Home](#)
 [Citizen Services](#)
 [Business Services](#)
 [Back to Coral Gables.com](#)

Permits and Inspections: Search Results

[Logon](#)
 [Help](#)
 [Contact](#)

[New Permit Search](#)

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
CE-12-04-8126	04/12/2012	525 SANTANDER AVE	CODE ENF WARNING PROCESS	WT17482 SEC 4-411 ZONING CODE TRU PARKING OF COMMERCIAL VEHICLE IN RESIDENTIAL ARE (PA.TAG HGY 9670)	final	04/12/2012	04/12/2012	0.00
CE-15-09-4423	09/17/2015	525 SANTANDER AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	10/01/2015	10/01/2015	0.00
ZN-12-02-7788	02/23/2012	525 SANTANDER AVE	PAINT / RESURFACE FL / CLEAN	CLEAN/PAINT EXT WALLS SW 6372 (PEACH) AND TRIM (WHITE) \$1,000	final	02/23/2012	04/30/2012	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'S

EXHIBIT 5



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

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

Occupant Name:	525 Santander Ave. Apartments - 4 units	Inspection Date:	9/14/2015
Address:	525 Santander Avenue	Inspection Type:	AA-Tactical, Apartment / Condo
City:	Coral Gables	Inspected By:	Leonard Veight 305-460-5577 lveight@coralgables.com
Suite:		Occ. Sq. Ft.:	0

No violations noted at this time.

Company Representative:	Signature on file No Signature 9/14/2015 Signature on file
Inspector:	Leonard Veight 9/14/2015

CITY'S

EXHIBIT

6

ARCBUILDERS + GROUP INC.

7301 Southwest 83 Court, Miami, Florida 33143 Telephone 305.275.6310 Facsimile 305.275.6309
Lic. AAC001931

RE: 03-4117-008-4570

DATE: December 12, 2015

OWNER NAME: THE FABRE GROUP II INC

Property Address: 525 Santander Ave., Coral Gables, FL]

DATE of INSPECTION FOR PURPOSES OF THIS DOCUMENT: September 25, 2015

City of Coral Gables Building Department
Dear Mr. Manuel Lopez, P.E., Building Official:

ORIGINAL

Based on my evaluation as attached hereto of the aforementioned property, **this building(s) requires both structural and electrical repairs/corrections/alterations for a safe continued use and occupancy as provided for Re-Certification.**

Therefore, on behalf of my client, I am respectfully requesting that this building(s) be *granted Re-certification per Section 8-11(f) of the Code of Miami-Dade County **upon the proper completion of the items as contained herein, our subsequent verification and written notification to your office.**

As routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee or warranty for any portion of the structure(s). To the best of my knowledge and ability, this report represents an accurate appraisal of the applicable and present condition of the building(s) based upon the careful evaluation of the observed conditions and documentation as provided by property owner, to the extent reasonably possible. Further it is understood by all parties to include the property owner that the recommendation for *Re-Certification by Arcbuilders and Group, Inc. or the granting of *Re-Certification by the Building Department does not release or indemnify the property owner in any way or form from properly maintaining the subject property safe for continued use and occupancy at all times.

Thank you for your attention to this matter.

Very truly yours,

Dec 14, 2015
Rick Hernandez Capote, R.A., A.I.A.
President, AR13379

Dade County Building and Roofing Inspector BN2418
Special Inspector State of Florida No.0976

Additional

Comments: *This report is prepared and is to be submitted to the Building Official as may be required for Re-Certification as referenced above, this report is not intended to be a buyer/seller inspection report nor is it to be used for any other purpose than that specifically stated herein. Arcbuilders and Group, Inc makes no claim as to the validity of any documentation provided by owner and which we rely on for validity. Neither permit nor property history was made available or examined for purposes of this report. This report is not a zoning or code compliance report. The contents of this report is based on applicable areas made accessible at the time of the scheduled inspection, all other areas are excluded. No testing is part of this report. This report is not to be copied, faxed or altered in any way, additionally each page must bear the original signature and seal on each page or all contents is void and null. There is no warranty or guarantee expressed or implied and this document is not transferrable to any person or entity for any purpose. Any repairs/corrections/alterations must be performed in compliance with FBC, NEC and all applicable codes and ordinances. Should any violations or open permits exist all must be corrected prior to granting of Re-Certification. Accordingly the Building Official at his or her discretion or interpretation of the applicable codes may refuse to grant a recommendation of Re-Certification.

CITY'S

EXHIBIT 7

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING RE-CERTIFICATION

INSPECTION COMMENCE
DATE: SEPTEMBER 25, 2015

INSPECTION COMPLETED
DATE: SEPTEMBER 25, 2015

MUST BE SIGNED AND
SEALED BY ARCHITECT OR
ENGINEER

INSPECTION MADE BY:
SIGNATURE: 
DEC 4, 2015

PRINT NAME: Rick Hernandez-Capote, R.A.
TITLE: AR 13379, AAC001931

ADDRESS: 7301 SW 83 Court
Miami-Dade, FL 33143
PHONE: (305) 275-6310
FAX: (305) 275-6309

1. Description of Structure:
 - a. Name or Title: THE FABRE GROUP II INC
 - b. Property address: 525 Santander Ave.
 - c. Legal description: 17 54 41 PB 20-28 / CORAL GABLES BILTMORE SEC
 - d. Owner's name: Same as title
 - e. Owner's mail address: 12973 SW 112th St., Unit #389, Miami, FL 33186
 - f. Building Official Folio Number: 03-4117-008-4570
 - g. Building Code Occupancy Classification: RESIDENTIAL
 - h. Present use: MULTI FAMILY RESIDENTIAL 4 UNITS
 - i. General description, type of construction, size, number of stories, and special features.
CBS, TWO story, per Dade County Property Appraiser was built 1955, and has 3,046 ASF.
 - j. Additions to original structure: **NONE OBSERVED at time of inspection.** No property permit history was either made available or reviewed for purposes of this report. Areas inspected were those made available by property owner/representative on day of inspection. All gas lines, meters and appliances and equipment are specifically excluded for purposes of this report, however we urge property owner to take any and all necessary precautions to assure that these items are properly maintained to protect property and above all life safety.

2. Present Condition of Structure:
 - a. General alignment (note, good, fair, poor, explain if significant)
 1. Bulging- FAIR TO POOR, **PLEASE REFER TO 2B.**
 2. Settlement- FAIR TO POOR, **PLEASE REFER TO 2B.**
 3. Deflections- FAIR TO POOR, **PLEASE REFER TO 2B.**
 4. Expansion- FAIR TO POOR, **PLEASE REFER TO 2B.**
 5. Contraction- FAIR TO POOR, **PLEASE REFER TO 2B.**

This report is not a Buyers Report, Due Diligence, Insurance Inspection, Mitigation Document or for any other purpose other than to be prepared and submitted to the Building Official solely in accordance and with the purpose of compliance with Section 8-11 (f) of the Code of Miami-Dade County, any other use is strictly prohibited and voids all content. This report must bear the original signature and embossed seal on each page or it is void of all contents. This report is not transferable to any party. Copying, faxing and/or any alteration of this report is strictly prohibited and voids all content. Both Building (Structural) and Electrical Reports must be attached and accompanied by a cover letter to the building official. As routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure(s). We rely on the validity of documentation provided by owner for repairs/alterations/corrections. No property/permit history was either made available or reviewed for purposes of this report. No testing is part of this inspection, only visual observations were conducted of areas and components as made accessible by property owner. Any repairs/alterations/modifications must be in compliance with FBC, NEC and all applicable codes and ordinances. If any violations or open permits exist all must be corrected prior to granting of Re-Certification. Further, it is understood by all parties that regardless of the content of this report, by submitting this report to the Building Department, property owner is not exempt, released or indemnified from any responsibility and liability to continuously verify, correct, repair and maintain all components of this building safe for continued use and occupancy whether included in this limited inspection report or not.

- b. Portions showing distress (note beams, columns, structural walls, floors, roofs, other)

OWNER TO PROVIDE ROOFING PERMIT VERIFICATION FOR BARREL TILE HIP ROOFS (NO PERMIT FOUND ONLINE SERVICE FROM THE CITY OF CORAL GABLES. OWNER TO REPAIR/CORRECT EXTERIOR CONCRETE WATERPROOFING AT CONCRETE CANTILEVERS FLAT ROOF SURFACES LOCATED ABOVE COURTYARD ENTRY WAYS OF BUILDINGS. OWNER WILL BE REQUIRED TO PROVIDE A BUILDING MASTER PERMIT FOR ALL NOTED REPAIRS. POOR condition for age and use of structure. Any required corrections/repairs/alterations must be in compliance with FBC, NEC and all applicable codes and ordinances. This report is not for bidding or for permitting purposes. Additionally, property owner is responsible and liable to continuously maintain property safe for continued use and occupancy.

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

Surface conditions have POOR appearance 50 years +. **PLEASE REFER TO 2B.** It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

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

FAIR TO POOR, **PLEASE REFER TO 2B.** condition for age and use of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

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

FAIR TO POOR, **PLEASE REFER TO 2B.** condition for age and use of structure. Provide continued observations and inspections for termites and other possible agents that may cause deterioration, due to age of building. Also proactive preventive maintenance should be practiced. No testing for termites, other pest, deteriorating agent, contaminant or other is part of this examination or report. Fumigation to be provided on a regular basis by owner as needed.

- f. Previous patching or repairs

PLEASE REFER TO 2B. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

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

Structural RESIDENTIAL loading remains stable **UPON COMPLETION OF ITEMS NOTED IN 2B**, built 1955.

- h. Availability of original construction drawings - location description

Not at premise, during visual observations.

3. Inspections:

- a. Date of notice of required inspection: N/A
- b. Date(s) of actual inspection: SEPTEMBER 25, 2015
- c. Name and qualification of individual submitting inspection report: RICARDO HERNANDEZ-CAPOTE
Rick Hernandez-Capote, R.A. AR13379, AAC001931
- d. Description of any laboratory or other formal testing, if required, rather than manual or visual procedures:

This report is not a Buyers Report, Due Diligence, Insurance Inspection, Mitigation Document or for any other purpose other than to be prepared and submitted to the Building Official solely in accordance and with the purpose of compliance with Section 8-11 (f) of the Code of Miami-Dade County, any other use is strictly prohibited and voids all content. This report must bear the original signature and embossed seal on each page or it is void of all contents. This report is not transferable to any party. Copying, faxing and/or any alteration of this report is strictly prohibited and voids all content. Both Building (Structural) and Electrical Reports must be attached and accompanied by a cover letter to the building official. As routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure(s). We rely on the validity of documentation provided by owner for repairs/alterations/corrections. No property/permit history was either made available or reviewed for purposes of this report. No testing is part of this inspection, only visual observations were conducted of areas and components as made accessible by property owner. Any repairs/alterations/modifications must be in compliance with FBC, NEC and all applicable codes and ordinances. If any violations or open permits exist all must be corrected prior to granting of Re-Certification. Further, it is understood by all parties that regardless of the content of this report, by submitting this report to the Building Department, property owner is not exempt, released or indemnified from any responsibility and liability to continuously verify, correct, repair and maintain all components of this building safe for continued use and occupancy whether included in this limited inspection report or not.

Visual observations conducted at present. This report is a "snapshot" of observed conditions of accessible and applicable components on the day of inspection. No testing is part of this report. Additionally, we rely on the validity of documentation as may be provided by owner for repairs performed to their property and for which they are solely responsible and liable for assuring they meet proper compliance with all applicable codes and life safety. Owner is to conduct proactive preventive maintenance to include any possible testing that may be necessary. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

- e. Structural repair - note appropriate line:
 - 1. None required- ()
 - 2. Required- (X)- **PLEASE REFER TO 2B**
- 4. Supporting data:
 - a. See this report, sheets written data and hold harmless executed by owner.
 - b. N/A photographs.
 - c. N/A drawings or sketches.
- 5. Masonry Bearing Walls - indicate good, fair, poor on appropriate lines:
 - a. Concrete masonry units- FAIR TO POOR, for age of structure. **PLEASE REFER TO 2B**
 - b. Clay tile or terra cotta units- N/A
 - c. Reinforced concrete tie columns- FAIR TO POOR, for age of structure. **PLEASE REFER TO 2B**
 - d. Reinforced concrete tie beams- FAIR TO POOR, for age of structure. **PLEASE REFER TO 2B**
 - e. Lintels- FAIR TO POOR, for age of structure. **PLEASE REFER TO 2B**
 - f. Other type bond beams- FAIR TO POOR, for age of structure. **PLEASE REFER TO 2B**
 - g. Masonry finishes - exterior:
 - 1. Stucco- FAIR TO POOR, for age of structure. **PLEASE REFER TO 2B**
 - 2. Veneer- FAIR TO POOR, for age of structure. **PLEASE REFER TO 2B**
 - 3. Paint only- FAIR TO POOR, for age of structure. **PLEASE REFER TO 2B**
 - 4. Other (describe)- N/A
 - h. Masonry finished - interior:
 - 1. Vapor barrier- Seemingly watertight at time of inspection. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.
 - 2. Furring and plaster- FAIR appearance
 - 3. Panelling- FAIR appearance
 - 4. Paint only- FAIR appearance
 - 5. Other (describe)- N/A
 - i. Cracks:
 - 1. Location - note beams, columns, other- Exterior bearing walls

This report is not a Buyers Report, Due Diligence, Insurance Inspection, Mitigation Document or for any other purpose other than to be prepared and submitted to the Building Official solely in accordance and with the purpose of compliance with Section 8-11 (f) of the Code of Miami-Dade County, any other use is strictly prohibited and voids all content. This report must bear the original signature and embossed seal on each page or it is void of all contents. This report is not transferable to any party. Copying, faxing and/or any alteration of this report is strictly prohibited and voids all content. Both Building (Structural) and Electrical Reports must be attached and accompanied by a cover letter to the building official. As routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure(s). We rely on the validity of documentation provided by owner for repairs/alterations/corrections. No property/permit history was either made available or reviewed for purposes of this report. No testing is part of this inspection, only visual observations were conducted of areas and components as made accessible by property owner. Any repairs/alterations/modifications must be in compliance with FBC, NEC and all applicable codes and ordinances. If any violations or open permits exist all must be corrected prior to granting of Re-Certification. Further, it is understood by all parties that regardless of the content of this report, by submitting this report to the Building Department, property owner is not exempt, released or indemnified from any responsibility and liability to continuously verify, correct, repair and maintain all components of this building safe for continued use and occupancy whether included in this limited inspection report or not.

2. Description- **PLEASE REFER TO 2B**
- j. Spalling:
1. Location - note beams, columns, other- None observed
 2. Description- **PLEASE REFER TO 2B**
- k. Rebar corrosion - check appropriate line:
1. None visible- (✓)
 2. Minor - Patching will suffice- N/A
 3. Significant - but patching will suffice- N/A
 4. Significant - structural repairs required (describe) - N/A
- l. Samples chipped out for examination in spall areas:
1. No- (✓)
 2. Yes - describe color texture, aggregate, general quality- N/A
6. Floor and Roof Systems:
- a. Roof:
1. Describe (flat, sloped, type roofing, type roof deck, condition)
- HIP, WITH BARREL TILES IN FAIR CONDITION for age of building as visibly observed at units/areas made accessible at time of inspection. **PLEASE REFER TO 2B.** No testing is part of this report. Owner is to assure that roof is properly maintained to include proper drainage, preventive measures and upgrades as may be necessary. Age of roof, life expectancy or guarantee of condition is **not** part of this inspection report. Owner must keep in mind that the average life expectancy of a roof in South Florida can vary by design, age, maintenance and material. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of supports:
- AC WALL UNITS, seemingly secure.
3. Note types of drains and scuppers and condition:
- POSITIVE FLOW; FAIR condition for age of structure.
- b. Floor system(s):
1. Describe (type of system framing, material, spans, condition)
- WOOD SUB. FLOOR ON GROUND AND SECOND floor: FAIR condition for age of structure.
- c. Inspection - note exposed areas available for inspection and where it was found necessary to open ceilings, etc. for inspection of typical framing members.
- Visual observations conducted of open accessible framing.
7. Steel Framing Systems:
- a. Description: None observed
- b. Exposed Steel - describe condition of paint and degree of corrosion: N/A

This report is not a Buyers Report, Due Diligence, Insurance Inspection, Mitigation Document or for any other purpose other than to be prepared and submitted to the Building Official solely in accordance and with the purpose of compliance with Section 8-11 (f) of the Code of Miami-Dade County, any other use is strictly prohibited and voids all content. This report must bear the original signature and embossed seal on each page or it is void of all contents. This report is not transferable to any party. Copying, faxing and/or any alteration of this report is strictly prohibited and voids all content. Both Building (Structural) and Electrical Reports must be attached and accompanied by a cover letter to the building official. As routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure(s). We rely on the validity of documentation provided by owner for repairs/alterations/corrections. No property/permit history was either made available or reviewed for purposes of this report. No testing is part of this inspection, only visual observations were conducted of areas and components as made accessible by property owner. Any repairs/alterations/modifications must be in compliance with FBC, NEC and all applicable codes and ordinances. If any violations or open permits exist all must be corrected prior to granting of Re-Certification. Further, it is understood by all parties that regardless of the content of this report, by submitting this report to the Building Department, property owner is not exempt, released or indemnified from any responsibility and liability to continuously verify, correct, repair and maintain all components of this building safe for continued use and occupancy whether included in this limited inspection report or not.

- c. Concrete or other fireproofing - note any cracking or spalling, and note where any covering was remove for inspection.

Visual observations done of open accessible areas on day of inspection

- d. Elevator sheave beams and connections, and machine floor beams - note condition:

None

8. Concrete Framing Systems:

- a. Full description of structural system

Concrete masonry units (C.M.U.), Concrete tie beams, grade beams, tie columns, and reinforced concrete openings.

- b. Cracking:

- 1. Not significant- FAIR TO POOR, **PLEASE REFER TO 2B**
- 2. Location and description of members affected and type cracking - Exterior bearing walls

- c. General condition:

Seemingly NOT stable concrete framing, built 1955. **PLEASE REFER TO 2B.** It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

- d. Rebar corrosion - check appropriate line:

- 1. None visible- (✓)
- 2. Minor - Patching will suffice- N/A
- 3. Significant but patching will suffice- N/A
- 4. Significant - structural repaired (describe)- N/A

- e. Samples chipped out in spall areas:

- 1. No- (✓)
- 2. Yes - describe color, texture, aggregate, general quality: N/A

9. Windows:

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

JALOUSIE

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

Machine screws and bolts

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

FAIR for age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

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

This report is not a Buyers Report, Due Diligence, Insurance Inspection, Mitigation Document or for any other purpose other than to be prepared and submitted to the Building Official solely in accordance and with the purpose of compliance with Section 8-11 (f) of the Code of Miami-Dade County, any other use is strictly prohibited and voids all content. This report must bear the original signature and embossed seal on each page or it is void of all contents. This report is not transferable to any party. Copying, faxing and/or any alteration of this report is strictly prohibited and voids all content. Both Building (Structural) and Electrical Reports must be attached and accompanied by a cover letter to the building official. As routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure(s). We rely on the validity of documentation provided by owner for repairs/alterations/corrections. No property/permit history was either made available or reviewed for purposes of this report. No testing is part of this inspection, only visual observations were conducted of areas and components as made accessible by property owner. Any repairs/alterations/modifications must be in compliance with FBC, NEC and all applicable codes and ordinances. If any violations or open permits exist all must be corrected prior to granting of Re-Certification. Further, it is understood by all parties that regardless of the content of this report, by submitting this report to the Building Department, property owner is not exempt, released or indemnified from any responsibility and liability to continuously verify, correct, repair and maintain all components of this building safe for continued use and occupancy whether included in this limited inspection report or not.



FAIR for age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

e. General condition:

FAIR for age of structure, preventative maintenance should continue. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

10. Wood Framing:

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

Hand-framed wood joist members and tongue and groove decking.

b. Note metal fittings i.e., angles, plates, bolts, split rings, pintles, other and note condition:

Suspected toe nailed angles, plates and bolts.

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

Seemingly well fitted and still closed as visibly observed for age and use of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

d. Drainage - note accumulations of moisture:

Seemingly watertight at time of inspection. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

e. Ventilation - note any concealed spaces not ventilated:

N/A

f. Note any concealed spaces opened for inspection:

Visual observations conducted of open and visibly accessible spaces.



This report is not a Buyers Report, Due Diligence, Insurance Inspection, Mitigation Document or for any other purpose other than to be prepared and submitted to the Building Official solely in accordance and with the purpose of compliance with Section 8-11 (f) of the Code of Miami-Dade County, any other use is strictly prohibited and voids all content. This report must bear the original signature and embossed seal on each page or it is void of all contents. This report is not transferable to any party. Copying, faxing and/or any alteration of this report is strictly prohibited and voids all content. Both Building (Structural) and Electrical Reports must be attached and accompanied by a cover letter to the building official. As routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure(s). We rely on the validity of documentation provided by owner for repairs/alterations/corrections. No property/permit history was either made available or reviewed for purposes of this report. No testing is part of this inspection, only visual observations were conducted of areas and components as made accessible by property owner. Any repairs/alterations/modifications must be in compliance with FBC, NEC and all applicable codes and ordinances. If any violations or open permits exist all must be corrected prior to granting of Re-Certification. Further, it is understood by all parties that regardless of the content of this report, by submitting this report to the Building Department, property owner is not exempt, released or indemnified from any responsibility and liability to continuously verify, correct, repair and maintain all components of this building safe for continued use and occupancy whether included in this limited inspection report or not.

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING ELECTRICAL RECERTIFICATION

INSPECTION COMMENCE
DATE: SEPTEMBER 25, 2015

INSPECTION MADE BY:
SIGNATURE:  **DEC 14, 2015**

INSPECTION COMPLETED
DATE: SEPTEMBER 25, 2015

PRINT NAME: Rick Hernandez-Capote, R.A.
TITLE: AR 13379, AAC001931

MUST BE SIGNED AND
SEALED BY **ARCHITECT** OR
ENGINEER

ADDRESS: 7301 SW 83 Court
Miami-Dade, FL 33143
PHONE: (305) 275-6310
FAX: (305) 275-6309

Description of Structure:

- k. Name or Title: THE FABRE GROUP II INC
- l. Property address: 525 SANTANDER AVE.
- m. Legal description: 17 54 41 PB 20-28 / CORAL GABLES BILTMORE SEC
- n. Owner's name: Same as title
- o. Owner's mail address: 12973 SW 112th St., Unit #389, Miami, FL 33186
- p. Building Official Folio Number: 03-4117-008-4570
- q. Building Code Occupancy Classification: RESIDENTIAL
- r. Present use: MULIT FAMILY RESIDENTIAL 4 UNITS
- s. General description, type of construction, size, number of stories, and special features.

CBS, TWO story, per Dade County Property Appraiser was built 1955, and has 3,046 ASF.

- t. Additions to original structure: **NONE OBSERVED at time of inspection.** No property permit history was either made available or reviewed for purposes of this report. Areas inspected were those made available by property owner/representative on day of inspection. All gas lines, meters and appliances and equipment are specifically excluded for purposes of this report, however we urge property owner to take any and all necessary precautions to assure that these items are properly maintained to protect property and above all life safety.

- 1. ELECTRICAL SERVICE: Over head service to from FPL, one feeder with three wires approx. 4/0 in size.
 - a. SIZE: AMPERAGE (60+60+60+60); FUSES (XX); BREAKER (XX)
 - b. PHASE: 3 ϕ (); 1 ϕ (XX);
 - c. CONDITION: GOOD (); FAIR (); NEED REPAIR (XX)
 - d. COMMENTS: **MASTER ELECTRICIAN TO VERIFY/CORRECT/REPAIR/MODERNIZE OR AS MAY BE NECESSARY MAIN ELECTRICAL RISERS AND DISCONNECTS INCLUDING GROUNDING. PANELS TO BE IDENTIFIED AND LABELED. OWNER TO PROVIDE PERMIT VERIFICATION FOR ALL RESIDENTIAL UNITS INTERIOR PANEL BOARDS (NO PERMITS FOUND ONLINE SERVICES FROM THE CITY OF CORAL GABLES). MASTER ELECTRICIAN TO PROVIDE ADDITIONAL ILLUMINATION AT PARKING FRONTAGE AND ALLEYS OF BUILDING INCLUDING PARKING LOT ILLUMINATION TO BE IN COMPLIANCE WITH SECTION 8C-3 OF THE MIAMI DADE CODE. PLEASE NOTE ALL ELECTRICAL REPAIRS WILL REQUIRE A PERMIT FROM THE CITY OF CORAL GABLES BUILDING DEPARTMENT. OWNER TO PROVIDE THE CURRENT ANNUAL SMOKE DETECTOR FORMS AND ANNUAL FIRE DEPARTMENT INSPECTION REPORT STATING "NO VIOLATION" AT THIS TIME. PLEASE NOTE AN ELECTRICAL MASTER PERMIT WILL BE REQUIRED FOR ALL REPAIRS MENTIONED ABOVE.** As observed at time of inspection. It is the owner's responsibility to continuously verify,

This report is not a Buyers Report, Due Diligence, Insurance Inspection, Mitigation Document or for any other purpose other than to be prepared and submitted to the Building Official solely in accordance and with the purpose of compliance with Section 8-11 (f) of the Code of Miami-Dade County, any other use is strictly prohibited and voids all content. This report must bear the original signature and embossed seal on each page or it is void of all contents. This report is not transferable to any party. Copying, faxing and/or any alteration of this report is strictly prohibited and voids all content. Both Building (Structural) and Electrical Reports must be attached and accompanied by a cover letter to the building official. As routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure(s). We rely on the validity of documentation provided by owner for repairs/alterations/corrections. No property/permit history was either made available or reviewed for purposes of this report. No testing is part of this inspection, only visual observations were conducted of areas and components as made accessible by property owner. Any repairs/alterations/modifications must be in compliance with FBC, NEC and all applicable codes and ordinances. If any violations or open permits exist all must be corrected prior to granting of Re-Certification. Further, it is understood by all parties that regardless of the content of this report, by submitting this report to the Building Department, property owner is not exempt, released or indemnified from any responsibility and liability to continuously verify, correct, repair and maintain all components of this building safe for continued use and occupancy whether included in this limited inspection report or not.

correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

2. METER AND ELECTRICAL ROOM:

- a. CLEARANCES: GOOD (); FAIR (); CORRECTION REQ. (XX)
COMMENTS: INTERIOR type meters; 4 METERS **PLEASE REFER TO 1D.**

3. GUTTERS:

- a. LOCATION: N/A
GOOD (); REQUIRES REPAIR ()
- b. LOCATION: N/A
GOOD (); REQUIRES REPAIR ()
- c. COMMENTS: NONE OBSERVED AT TIME OF INSPECTION.
- c. TAPS AND FILL: NONE OBSERVED AT TIME OF INSPECTION
GOOD (); REQUIRES REPAIR ()

4. ELECTRICAL PANELS:

- a. PANEL # (1-4): GOOD (); REQUIRES REPAIR (XX)
Location: **PLEASE REFER TO 1D.** As observed at each inspected area, breaker panels. Any required corrections/repairs/alterations must be in compliance with FBC, NEC and all applicable codes and ordinances. This report is not for bidding purposes. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

5. BRANCH CIRCUITS:

- a. IDENTIFIED: YES (); MUST BE IDENTIFIED (XX)
- b. CONDUCTORS: GOOD (); DETERIORATED (); REPLACE (XX)
- c. COMMENTS: **PLEASE REFER TO 1D.** As observed at time of inspection. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

6. GROUNDING OF SERVICE: GOOD (); REQUIRES REPAIR (XX)

COMMENTS: **PLEASE REFER TO 1D.** As observed at time of inspection. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

7. GROUNDING OF EQUIPMENT: GOOD (); REQUIRES REPAIR (XX)

COMMENTS: **PLEASE REFER TO 1D.** As observed at time of inspection. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

8. SERVICE CONDUITS RACEWAYS; CONDITION: GOOD (); REQUIRES REPAIR (XX)

COMMENTS: **PLEASE REFER TO 1D.** As observed at time of inspection. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.



This report is not a Buyers Report, Due Diligence, Insurance Inspection, Mitigation Document or for any other purpose other than to be prepared and submitted to the Building Official solely in accordance and with the purpose of compliance with Section 8-11 (f) of the Code of Miami-Dade County, any other use is strictly prohibited and voids all content. This report must bear the original signature and embossed seal on each page or it is void of all contents. This report is not transferable to any party. Copying, faxing and/or any alteration of this report is strictly prohibited and voids all content. Both Building (Structural) and Electrical Reports must be attached and accompanied by a cover letter to the building official. As routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure(s). We rely on the validity of documentation provided by owner for repairs/alterations/corrections. No property/permit history was either made available or reviewed for purposes of this report. No testing is part of this inspection, only visual observations were conducted of areas and components as made accessible by property owner. Any repairs/alterations/modifications must be in compliance with FBC, NEC and all applicable codes and ordinances. If any violations or open permits exist all must be corrected prior to granting of Re-Certification. Further, it is understood by all parties that regardless of the content of this report, by submitting this report to the Building Department, property owner is not exempt, released or indemnified from any responsibility and liability to continuously verify, correct, repair and maintain all components of this building safe for continued use and occupancy whether included in this limited inspection report or not.

9. SERVICE CONDUCTOR & CABLES; CONDITION: GOOD (); REQUIRES REPAIR (XX)

COMMENTS: PLEASE REFER TO 1D. As observed at time of inspection. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

10. TYPES OF WIRING METHODS:

CONDUIT RACEWAYS; RIGID:	GOOD (); REQUIRES REPAIR (XX)
CONDUIT; PVC:	GOOD (); REQUIRES REPAIR ()
NM CABLE:	GOOD (); REQUIRES REPAIR ()
BX CABLE:	GOOD (); REQUIRES REPAIR ()

COMMENTS: PLEASE REFER TO 1D. As observed at time of inspection. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

11. FEEDER CONDUCTORS; CONDITION: GOOD (); REQUIRES REPAIR (XX)

COMMENTS: PLEASE REFER TO 1D. As observed at time of inspection. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

12. EMERGENCY LIGHTING: GOOD (XX); REQUIRES REPAIR ()

COMMENTS: As observed at time of inspection. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

13. BLDG. EGRESS ILLUMINATION: GOOD (); REQUIRES REPAIR (XX)

COMMENTS: PLEASE REFER TO 1D. As observed at time of inspection. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

14. FIRE ALARM SYSTEM: N/A () GOOD (); REQUIRES REPAIR (XX)

COMMENTS: PLEASE REFER TO 1D. NONE OBSERVED AT TIME OF INSPECTION. Authority Having Jurisdiction may determine additional requirements. In the case that the Authority Having Jurisdiction makes this a requirement, it is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

15. SMOKE DETECTORS: N/A () GOOD (); REQUIRES REPAIR (XX)

COMMENTS: PLEASE REFER TO 1D. Property owner is responsible and liable to provide continued testing, maintenance and upgrades as may be necessary to assure all smoke detectors are continuously operable. Special care should be taken to assure units and their wiring are neither tampered with nor malfunctioning. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy. In addition, property owner is responsible to assure compliance with any requirement, code or ordinance that may require a hardwired carbon monoxide detector.

16. EXIT LIGHTS: GOOD (XX); REQUIRES REPAIR ()

COMMENTS: As observed at time of inspection. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

17. EMERGENCY GENERATOR: N/A (XX) GOOD (); REQUIRES REPAIR ()

COMMENTS: NONE OBSERVED AT TIME OF INSPECTION.

This report is not a Buyers Report, Due Diligence, Insurance Inspection, Mitigation Document or for any other purpose other than to be prepared and submitted to the Building Official solely in accordance and with the purpose of compliance with Section 8-11 (f) of the Code of Miami-Dade County, any other use is strictly prohibited and voids all content. This report must bear the original signature and embossed seal on each page or it is void of all contents. This report is not transferable to any party. Copying, faxing and/or any alteration of this report is strictly prohibited and voids all content. Both Building (Structural) and Electrical Reports must be attached and accompanied by a cover letter to the building official. As routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure(s). We rely on the validity of documentation provided by owner for repairs/alterations/corrections. No property/permit history was either made available or reviewed for purposes of this report. No testing is part of this inspection, only visual observations were conducted of areas and components as made accessible by property owner. Any repairs/alterations/modifications must be in compliance with FBC, NEC and all applicable codes and ordinances. If any violations or open permits exist all must be corrected prior to granting of Re-Certification. Further, it is understood by all parties that regardless of the content of this report, by submitting this report to the Building Department, property owner is not exempt, released or indemnified from any responsibility and liability to continuously verify, correct, repair and maintain all components of this building safe for continued use and occupancy whether included in this limited inspection report or not.

18. WIRING IN OPEN OR UNDER COVER PARKING, GARAGE AREAS: N/A () GOOD (); ADDITIONAL ILLUMINATION REQUIRED (XX)

COMMENTS: **PLEASE REFER TO 1D.** As observed at time of inspection. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

19. OPEN OR UNDER COVER PARKING SURFACE AND SECURITY LIGHTING: N/A () GOOD (XX); ADDITIONAL ILLUMINATION REQUIRED (XX)

COMMENTS: **PLEASE REFER TO 1D.** As observed/measured at time of inspection. Property owner is to assure that continued proper security lighting is provided at all times through preventive maintenance, upgrades or whatever means as may be necessary for compliance with section 8c-3 of the Code of Miami-Dade County. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

20. SWIMMING POOL WIRING: N/A (XX) GOOD (); REQUIRES REPAIR ()

COMMENTS: **N/A.**

21. WIRING OF/TO MECHANICAL EQUIPMENT: GOOD (); REQUIRES REPAIR (XX)

COMMENTS: **PLEASE REFER TO 1D.** As observed at time of inspection. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy. Any machinery or equipment which is for tenant use is excluded for the purposes of this report.

22. GENERAL ADDITIONAL COMMENTS: THIS REPORT IS NOT FOR BIDDING PURPOSES. Continue with proactive maintenance and provide repairs as may be necessary to maintain property safe for continued use and occupancy. Please note that this report does not include testing of any component, it is based on visual observations of applicable and accessible areas on day of inspection. Additionally, we rely on the validity of documentation as may be provided by owner for repairs performed to their property and for which they are solely responsible and liable for assuring they meet proper compliance with all applicable codes and life safety. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

A handwritten signature in blue ink is written over a circular embossed seal. Below the signature, the date "DEC 14 2015" is written in blue ink.

This report is not a Buyers Report, Due Diligence, Insurance Inspection, Mitigation Document or for any other purpose other than to be prepared and submitted to the Building Official solely in accordance and with the purpose of compliance with Section 8-11 (f) of the Code of Miami-Dade County, any other use is strictly prohibited and voids all content. This report must bear the original signature and embossed seal on each page or it is void of all contents. This report is not transferable to any party. Copying, faxing and/or any alteration of this report is strictly prohibited and voids all content. Both Building (Structural) and Electrical Reports must be attached and accompanied by a cover letter to the building official. As routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure(s). We rely on the validity of documentation provided by owner for repairs/alterations/corrections. No property/permit history was either made available or reviewed for purposes of this report. No testing is part of this inspection, only visual observations were conducted of areas and components as made accessible by property owner. Any repairs/alterations/modifications must be in compliance with FBC, NEC and all applicable codes and ordinances. If any violations or open permits exist all must be corrected prior to granting of Re-Certification. Further, it is understood by all parties that regardless of the content of this report, by submitting this report to the Building Department, property owner is not exempt, released or indemnified from any responsibility and liability to continuously verify, correct, repair and maintain all components of this building safe for continued use and occupancy whether included in this limited inspection report or not.

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

DATE: December 12, 2015

Re: Folio No. 03-4117-008-4570
Property Address: 525 SANTANDER AVE., BLDG. NO.: 1 SQ FT: 3,046 ASF
Building Description: TWO STORY RESIDENTIAL 4 UNITS

The undersigned states the following:

1. I am a Florida registered professional engineer or architect with an active license.
2. On **SEPTEMBER 25, 2015**, I measured the level of illumination in the parking lot(s) serving the above referenced building.
3. Maximum N/A foot candle per SF, Minimum N/A foot candle per SF, Minimum to Maximum ratio : , foot candle average per SF.
4. The level of illumination provided in the parking lot(s) **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.


Dec 14. 2015
Signature and Seal of Architect or Engineer

RICK HERNANDEZ CAPOTE

(Print Name)



City of Coral Gables
Development Services



RC-15-12-5337

525 SANTANDER AVE #

Folio #: 03-4117-008-4570
Permit Description: CONSTRUCTION
REGULATION BOARD CASE #15-4528
AND UNSAFE STRUCTURES FEE

EL _____
ME _____
PL _____

OFFICE SET

Section	Approved	
	By	Date
<input checked="" type="checkbox"/> BUILDING		
<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 WORKS		
<input type="checkbox"/> STRUCTURAL		
<input type="checkbox"/> ZONING		
<input type="checkbox"/>		
<input type="checkbox"/>		
<input type="checkbox"/>		
<input type="checkbox"/> OWNER BUILDER		

R
2-12/15/15

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

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

RC-15-12-5337



Garcia, Belkys

From: Figueroa, Yaneris
Sent: Monday, February 01, 2016 4:31 PM
To: 'Ernesto Fabre'
Cc: Garcia, Belkys
Subject: RE: Request fee waiver 521 and 525 Santander

Good Afternoon Mr. Fabre,

I consulted with the City Attorney regarding your request for waiver of the fine and, at this time, we are unable to lower the fine given the resources that the City has expended on these cases. In order to work with you, however, we would be willing to allow you to pay in installments. Please advise if that would be agreeable to you.

Thank you in advance.

Best Regards,

Yaneris Figueroa
Assistant City Attorney for the City of Coral Gables
405 Biltmore Way, 2nd Floor
Coral Gables, FL 33134
Office: (305) 722-8625
Fax: (305) 476-7795



CORAL GABLES
THE CITY BEACHES

Celebrating 90 years of a dream realized.

From: Ernesto Fabre [mailto:efabre1319@gmail.com]
Sent: Wednesday, December 16, 2015 1:55 PM
To: Figueroa, Yaneris
Subject: Request fee waiver 521 and 525 Santander

Hi Yaneris,

Thank you for helping me with this matter. I look forward to your findings and hope to hear from you soon.

Yours very truly,

Ernesto Fabre