

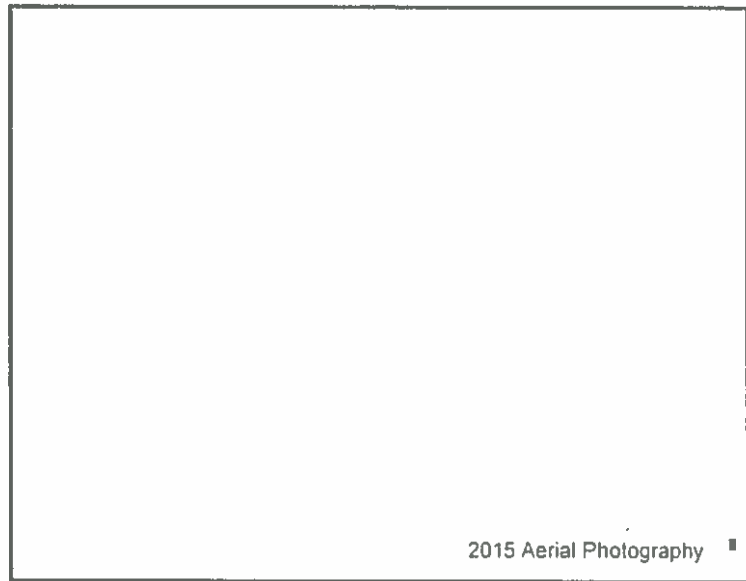


# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 10/28/2015

Property Information	
Folio:	03-4130-025-0001
Property Address:	
Owner	REFERENCE ONLY
Mailing Address	
Primary Zone	5000 HOTELS & MOTELS - GENERAL
Primary Land Use	0000 REFERENCE FOLIO
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	0



Assessment Information			
Year	2015	2014	2013
Land Value	\$0	\$0	\$0
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$0	\$0	\$0
Assessed Value	\$0	\$0	\$0

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

Short Legal Description
ROYAL CARIBBEAN CLUB CONDO COGA SUBDIVISION PB 78-62 LOTS 1 THRU 5 BLK 1 & LOT 7 BLK 2

Taxable Value Information			
	2015	2014	2013
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:

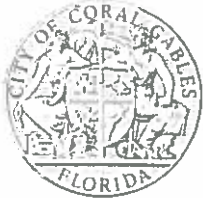
CITY'S

EXHIBIT

1150 Madruga Ave



E-mailed



The City of Coral Gables

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

July 20, 2015

**VIA CERTIFIED MAIL**

Royal Caribbean Club Condominium Inc.  
1150 Madruga Ave  
Coral Gables, FL 33146-2928

91 7108 2133 3932 5924 9508

Re: Folio # 03-4130-025-0001  
1150 Madruga Ave

Dear Property Owner/Manager:

This Department has received your request dated July 17, 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'S

EXHIBIT 2

CITY OF CORAL GABLES.

Case # 15-4459

Petitioner,

vs.

ROYAL CARIBBEAN CLUB  
CONDOMINIUM, INC., a Florida  
not for profit corporation

Respondent.

---

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

---

Date: October 27, 2015

To:

**Condominium Association (Registered Agent)**  
Royal Caribbean Club Condominium, Inc.  
c/o Bankers Real Estate Partners  
Shawn Khosravi  
Registered Agent  
299 Alhambra Circle, Suite 404  
Coral Gables, FL 33146-5117

Return receipt number:

91 7108 2133 3932 6147 4752

and to Tony Ramos, Property Manager of the  
Royal Caribbean Club Condominium Inc., at  
[MiamiMarlin@aol.com](mailto:MiamiMarlin@aol.com)

Re: The multifamily condominium building consisting of 30 units, ("Structure") built in 1965 (40-year recertification required) and located at **1150 Madruga Avenue**, Coral Gables, FL 33134-2928, legally described as: Lots 1 thru 5, in Block 21 and Lot 7 in Block 2, of CORAL GABLES SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 78, at Page 62, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4130-025-0001 ("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, 2105, 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 November 9, 2015, at 2:00 p.m.**

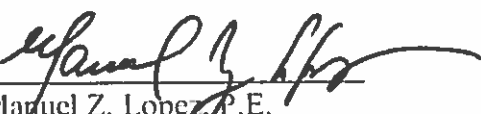
You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence, however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the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

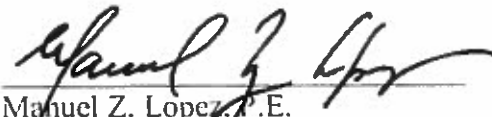
Please contact Virginia Goizueta, Building Services Coordinator, tel.: (305) 460-5250, email: [vgoizueta@coralgables.com](mailto:vgoizueta@coralgables.com), or Manuel Z. Lopez, P.E., Building Official, tel.: (305) 460-5242, email: [mlopez@coralgables.com](mailto:mlopez@coralgables.com). The Development 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 October 27, 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, on October 28, 2015, 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.



1150 Madruga Ave









CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Complaint/Case #: 15-4459

Title of Document Posted: Construction Regulation Board Case

I, JOSE "JOE" PAZ, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 1150 MADRUGA, ON 10-28-15  
AT 11:55 AM.

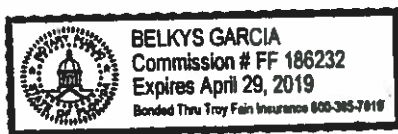
JOSE PAZ  
Employee's Printed Name

[Signature]  
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 28<sup>th</sup> day of October, in the  
year 20 15, by Jose Paz who is personally known to me  
or has produced \_\_\_\_\_ as identification.

My Commission Expires:



Belkys Garcia  
Notary Public

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

---

**CITY OF CORAL GABLES  
CONSTRUCTION REGULATION BOARD**

CITY OF CORAL GABLES,

CASE NO. 15-4459

Petitioner,

vs.

ROYAL CARIBBEAN CLUB  
CONDOMINIUM, INC., a Florida  
not for profit corporation,

Respondent.

---

**ORDER DECLARING STRUCTURES UNSAFE**

This cause was brought before the Construction Regulation Board ("Board") of the City of Coral Gables ("City"), on November 9, 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 Structures Unsafe ("Order") and finds, concludes, and orders as follows:

**Findings of Fact**

1. The City properly served the Notice on the owner, The Royal Caribbean Club Condominium, Inc. ("Owner"), and any lienholders of record of the multifamily condominium buildings consisting of 30 units, located at **1150 Madruga Avenue**, and of 18 units, located at **1200 Mariposa Avenue** ("Structures"), both built in 1965 (50-year recertification required) and, Coral Gables, FL 33134-2928, legally described as: Lots 1 thru 5, in Block 1 and Lot 7 in Block 2, of CORAL GABLES SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 78, at Page 62, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4130-025-0001 ("Property").

2. The Notice alleges that the Structures are 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 Structures now meet the minimum requirements ("Compliance Report")(collectively referred to as "Required Action").

#### Conclusions of Law

4. The Structures are 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 Structures 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.

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 Structures are recertified in compliance the terms of this Order, the City shall not issue any further development approvals for the Property, including, but not limited to, building permits, unless the development approval is required to comply with the terms of this Order.**

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 Structures 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](mailto: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 10 day of November, 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 10 day of November, 2015 and that, on the same date, a true and correct copy of the foregoing was posted on the door of each dwelling unit in the Structures (in the case of a multifamily structure) and 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:

**Condominium Association (Registered Agent)**

Royal Caribbean Club Condominium, Inc.  
c/o Bankers Real Estate Partners  
Shawn Khosravi  
Registered Agent  
299 Alhambra Circle, Suite 404  
Coral Gables, FL 33146-5117

Return receipt number:

91 7108 2133 3932 6217 1544

and to Tony Ramos, Property Manager of  
the Royal Caribbean Club Condominium  
Inc., at [MiamiMarlin@aol.com](mailto:MiamiMarlin@aol.com)

  
\_\_\_\_\_  
Belkys Garcia  
Secretary to the Board



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Complaint/Case #: 15-4459

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 1150 MADRUGA AVE. ON 11-10-15  
AT 1:12 PM.

JOSE PAZ  
Employee's Printed Name

  
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 10 day of November in the  
year 20 15, by Jose Paz who is personally known to me  
or has produced \_\_\_\_\_ as identification.

My Commission Expires:



  
Notary Public







CITY OF CORAL GABLES,

CASE NO. 15-4459

Petitioner,

vs.

ROYAL CARIBBEAN CLUB  
CONDOMINIUM, INC., a Florida  
not for profit corporation,

Respondent.

---

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

---

Date: December 15, 2015

To:

**Condominium Association (Registered  
Agent)**

Royal Caribbean Club Condominium, Inc.  
c/o Bankers Real Estate Partners  
Shawn Khosravi  
Registered Agent  
299 Alhambra Circle, Suite 404  
Coral Gables, FL 33146-5117

Return receipt number:

91 7108 2133 3932 6217 1681

and to Tony Ramos, Property Manager of the  
Royal Caribbean Club Condominium Inc., at  
[MiamiMarlin@aol.com](mailto:MiamiMarlin@aol.com)


Re: The Royal Caribbean Club Condominium, Inc. ("Owner"), and any lienholders of record of the multifamily condominium buildings consisting of 30 units, located at **1150 Madruga Avenue**, and of 18 units, located at **1200 Mariposa Avenue** ("Structures"), both built in 1965 (50-year recertification required) and, Coral Gables, FL 33134-2928, legally described as: Lots 1 thru 5, in Block 1 and Lot 7 in Block 2, of CORAL GABLES SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 78, at Page 62, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4130-025-0001 ("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 November 9, 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 December 1, 2015.
5. On December 15, 2015, 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](mailto:bgarcia@coralgables.com), tel: (305) 460-5229.

FURTHER AFFIANT SAYETH NOT:


DATED: December 15, 2015.

  
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 December 15, 2015, by Manuel Z. Lopez, P.E., as the Building Official for the City of Coral Gables, who is personally known to me.

  
(Signature of Notary Public - State of Florida)  
BELKYS GARCIA  
(Print, Type, or stamp Commissioned Name of Notary Public)



## CERTIFICATE OF SERVICE

I HEREBY CERTIFY that, on December 15, 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.

1150

MADRUGA

NO 154159

CITY OF CORAL GABLES

Petitioner,

Vs.

ROYAL CARIBBEAN CLUB  
CONDOMINIUM, INC., a Florida  
not for profit corporation,

Respondent.

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

Date: December 15, 2015

To:

Condominium Association (Registered

Agent)

Royal Caribbean Club Condominium, Inc.  
c/o Bankers Real Estate Partners

Shawn Khesava

Registered Agent

200 Alhambra Circle, Suite 404

Coral Gables, FL 33146-5117

Return receipt number:

91 7306 2133 3932 6217 1681

and to: Tony Ramos, Property Manager of the  
Royal Caribbean Club Condominium Inc., at  
MiamiApt@aol.com

1150 Madruga  
Ave

12/15/2015 14:44





1150

12/15/2015 14:44



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Complaint/Case #: 15-4459

Title of Document Posted: Construction Regulation Board Case

I, JORGE PIUO, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 1150 MADRUGA, ON 12/15/15  
AT 2:45 AM.

J. PIUO  
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 15<sup>th</sup> day of December, in  
the year 2015, by Jorge Piuo who is personally known to  
me.

My Commission Expires:



Belkys Garcia  
Notary Public

CITY OF CORAL GABLES.

CASE NO. 15-4459

Petitioner.

vs.

ROYAL CARIBBEAN CLUB  
CONDOMINIUM, INC., a Florida  
not for profit corporation,

Respondent.

---

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

---

Date: January 13, 2016

To:

**Condominium Association (Registered Agent)**

Royal Caribbean Club Condominium, Inc.  
c/o Bankers Real Estate Partners  
Shawn Khosravi  
Registered Agent  
299 Alhambra Circle, Suite 404  
Coral Gables, FL 33146-5117

Return receipt number:

91 7108 2133 3932 6905 4468

and to Tony Ramos, Property Manager of the  
Royal Caribbean Club Condominium Inc., at  
[MiamiMarlin@aol.com](mailto:MiamiMarlin@aol.com)

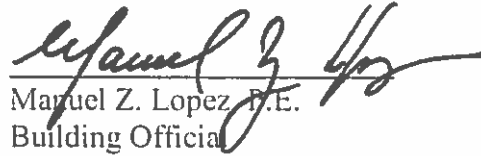
Re: The Royal Caribbean Club Condominium, Inc. ("Owner"), and any lienholders of record of the multifamily condominium buildings consisting of 30 units, located at 1150 Madruga Avenue, and of 18 units, located at 1200 Mariposa Avenue ("Structures"), both built in 1965 (50-year recertification required) and, Coral Gables, FL 33134-2928, legally described as Lots 1 thru 5, in Block 1 and Lot 7 in Block 2, of CORAL GABLES SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 78, Page 62, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4130-025-0001 ("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 November 9, 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 11, 2016.
5. On January 13, 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](mailto:bgarcia@coralgables.com), tel: (305) 460-5229.

FURTHER AFFIANT SAYETH NOT:

DATED: January 13, 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 13, 2016, by Manuel Z. Lopez, P.E., as the Building Official for the City of Coral Gables, who is personally known to me.


  
(Signature of Notary Public, State of Florida)

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



## CERTIFICATE OF SERVICE

I HEREBY CERTIFY that, on January 13, 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, 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 #: 15-4459

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 1150 Madruga Ave, ON 1-13-16  
AT 11:00 AM.

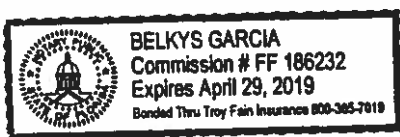
JOSE PAZ  
Employee's Printed Name

  
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 13<sup>th</sup> day of January in  
the year 20 16, by Jose Paz who is personally known to  
me.

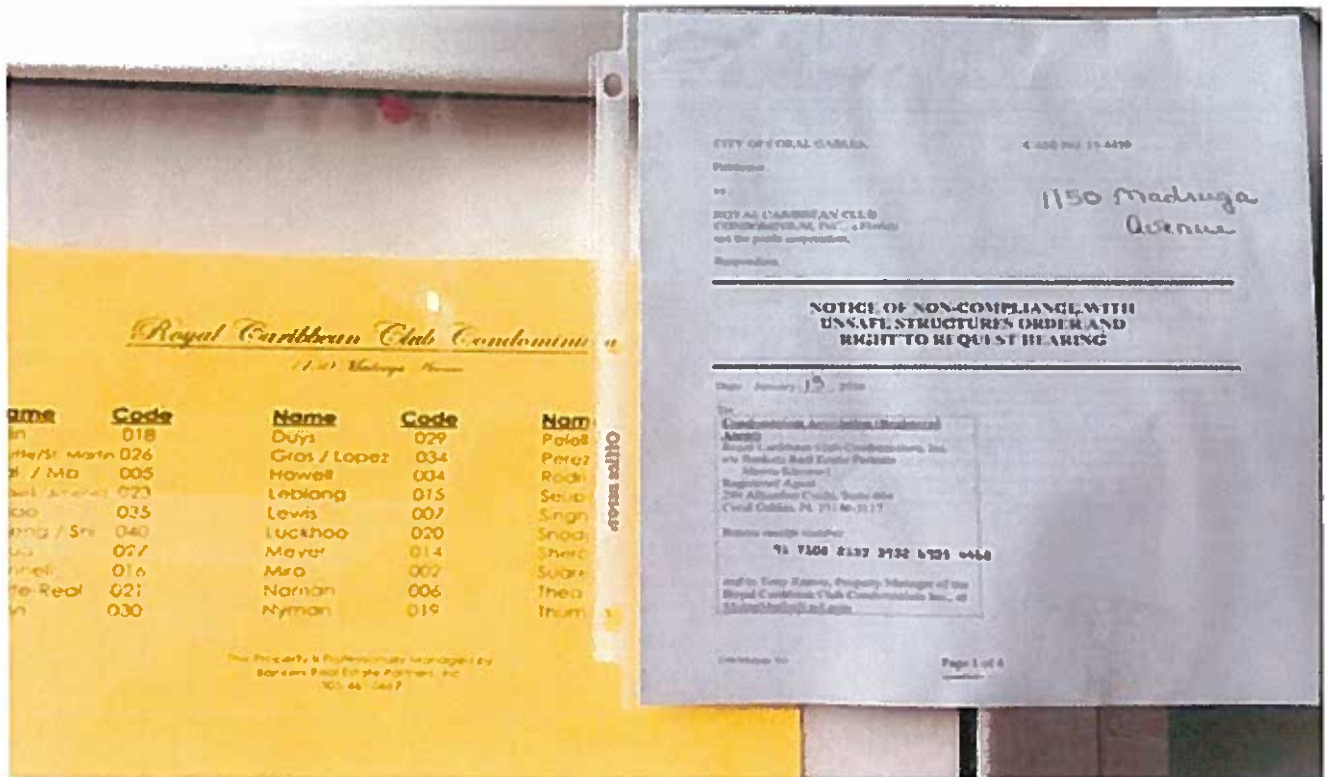
My Commission Expires:



Belkys Garcia  
Notary Public



1150 Madruga Avenue



BEFORE THE CONSTRUCTION REGULATION BOARD  
OF THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,

CASE NO. 15-4459

Petitioner,

vs.

ROYAL CARIBBEAN CLUB  
CONDOMINIUM, INC., a Florida  
not for profit corporation.

Respondent.

---

**NOTICE OF HEARING ON NON-COMPLIANCE  
WITH UNSAFE STRUCTURES ORDER**

---

Date: February 24, 2016

To:

**Condominium Association (Registered  
Agent)**

Royal Caribbean Club Condominium, Inc.  
c/o Bankers Real Estate Partners  
Shawn Khosravi  
Registered Agent  
299 Alhambra Circle, Suite 404  
Coral Gables, FL 33146-5117

Return receipt number:

91 7108 2133 3932 7179 1627

and to Tony Ramos, Property Manager of  
the Royal Caribbean Club Condominium  
Inc.. at [MiamiMarlin@aol.com](mailto:MiamiMarlin@aol.com)

**Re:** The multifamily condominium buildings consisting of 30 units, located at **1150 Madruga Avenue**, and of 18 units, located at **1200 Mariposa Avenue** ("Structures"), both built in

1965 (50-year recertification required) and, Coral Gables, FL 33134-2928, legally described as Lots 1 thru 5, in Block 1 and Lot 7 in Block 2, of CORAL GABLES SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 78, Page 62, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4130-025-0001 ("Property").

You are directed to appear for a hearing before the before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on March 14, 2016, at 2:00 p.m.

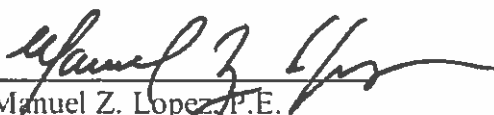
The hearing will be held regarding the Notice of Non-Compliance with Unsafe Structures Order and Right to Request Hearing. **The hearing shall be strictly limited to determining whether and when you took the Required Action or demolished the Structure and paid the administrative costs as required by the Order and the amount of the fine to be imposed based upon the length of time the violation(s) have continued to exist.**

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

If you do not 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 \$150, and the costs of demolition and other required action, for which the City shall have a lien against the Property owner and the Property.

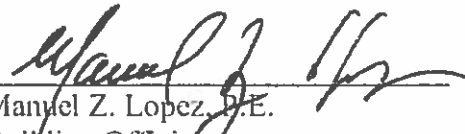
If you comply with the Board's prior order before the hearing, please contact Virginia Goizueta, Building Services Coordinator, tel.: (305) 460-5250, email: [vgoizueta@coralgables.com](mailto:vgoizueta@coralgables.com), or Manuel Z. Lopez, P.E., Building Official, tel.: (305) 460-5242, email: [mlopez@coralgables.com](mailto:mlopez@coralgables.com). 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 February 24, 2016, a true and correct copy of the foregoing notice was served via certified mail, return receipt requested, by first class mail 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 Dona M. Spain, ADA Coordinator, at (305) 460-5095, TTY/TDD (305) 460-5010, with requests for auxiliary aids or services at least three business days before the hearing in order to request such assistance.



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Complaint/Case #: 15-4459

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 1150 MADRUGA AVE, ON 2-24-16  
AT 11:26 am.

JOSE PAZ  
Employee's Printed Name

[Signature]  
Employee's Signature

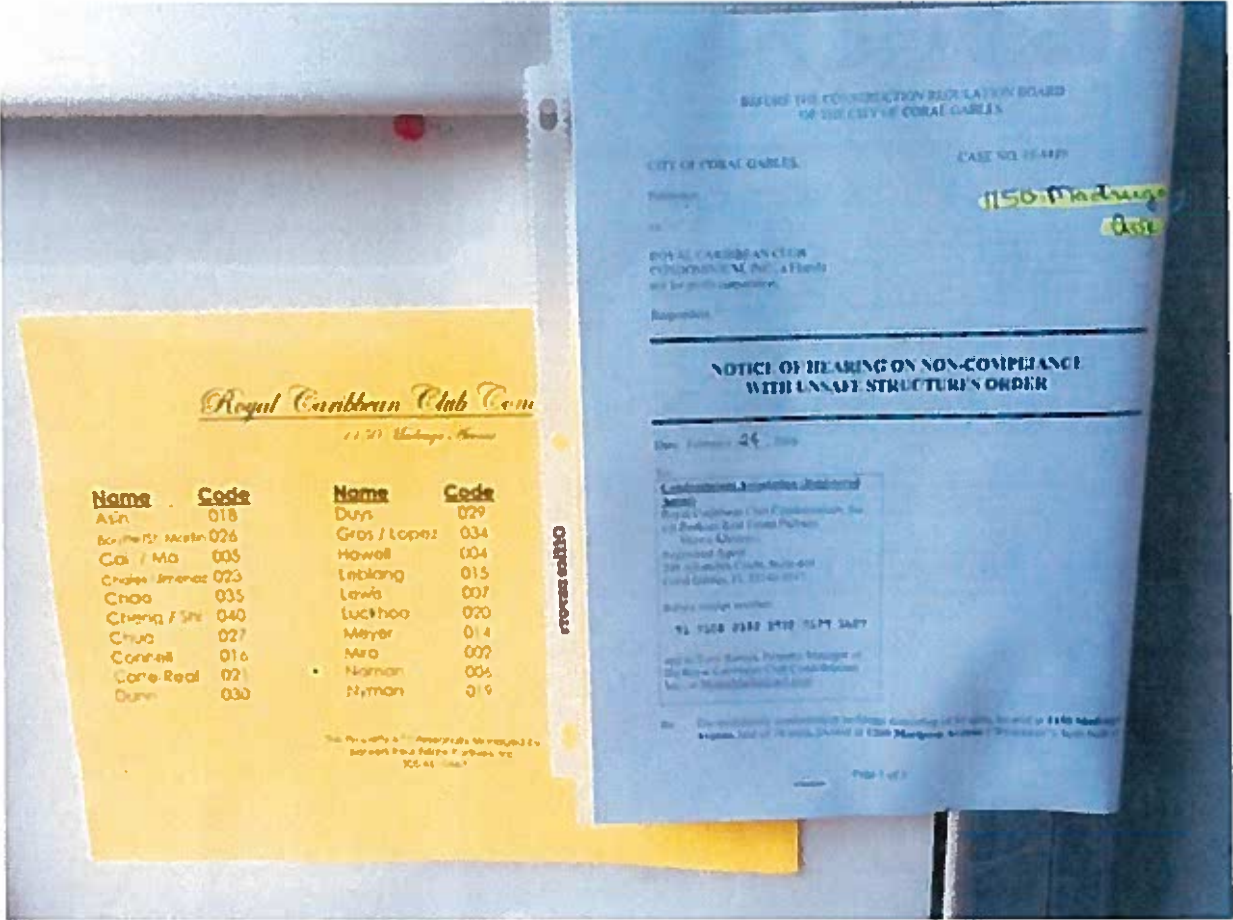
STATE OF FLORIDA )  
ss.  
COUNTY OF MIAMI-DADE )

Sworn to (or affirmed) and subscribed before me this 24<sup>th</sup> day of February, in  
the year 20 16, by Jose Paz who is personally known to  
me.

My Commission Expires:



Belkys Garcia  
Notary Public



*Royal Caribbean Club Co.*

1150 Madrugada Avenue

Name	Code	Name	Code
ASH	018	Duns	029
Boyer / Martin	026	Gras / Lopez	034
Col / Ma	005	Hawell	004
Crane / Amador	023	Enblang	015
Chao	035	Lewis	007
Cheng / Shi	040	Luchoo	020
Chua	027	Meyer	014
Connell	016	Mira	002
Cone-Real	021	Naman	006
Dunn	030	Nyman	019

The Property & Maintenance Department is located at 1150 Madrugada Avenue, Coral Gables, FL 33134

BEFORE THE CONSTRUCTION REGULATION BOARD OF THE CITY OF CORAL GABLES

CITY OF CORAL GABLES

CASE NO. 25449

1150 Madrugada Ave

Address

ROYAL CARIBBEAN CLUB CORPORATION, P.O. Box 1150, Coral Gables, Florida 33134

Respondent

**NOTICE OF HEARING ON NON-COMPLIANCE WITH UNLAWY STRUCTURE'S ORDER**

Date Issued: 04/25/2019

**Construction Department Director**

Royal Caribbean Club Corporation, Inc.  
1150 Madrugada Avenue, Coral Gables, Florida 33134

Registered Agent  
200 N.W. 10th Street, Suite 400  
Coral Gables, FL 33134-3221

Before meeting with:

TEL: 305.342.2100 FAX: 305.342.2477

By: Eric Runko, Property Manager of  
Royal Caribbean Club Corporation  
Tel: 305.342.2477

Re: Discontinuation of construction of illegal structure at 1150 Madrugada Avenue, Coral Gables, Florida 33134

1150 Madrugada Avenue





## Detail by Entity Name

### Florida Not For Profit Corporation

ROYAL CARIBBEAN CLUB CONDOMINIUM, INC.

### Filing Information

Document Number	746296
FEI/EIN Number	59-1929597
Date Filed	03/19/1979
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	10/25/2011
Event Effective Date	NONE

### Principal Address

1150 MADRUGA AVENUE  
CORAL GABLES, FL 33146-2928

Changed: 01/18/2010

### Mailing Address

299 ALHAMBRA CIRCLE  
SUITE 404  
CORAL GABLES, FL 33134-5117

Changed: 01/18/2010

### Registered Agent Name & Address

BANKERS REAL ESTATE PARTNERS  
C/O SHAWN KHOSRAVI  
299 ALHAMBRA CIRCLE, SUITE 404  
CORAL GABLES, FL 33134-5117

Name Changed: 01/18/2007

Address Changed: 01/18/2010

### Officer/Director Detail

#### Name & Address

Title Treasurer

CITY'S

EXHIBIT

4



KOZLOSKI, WALTER  
1200 MARIPOSA AVENUE # E-203  
CORAL GABLES, FL 33146-3250

Title VP

ASIN, MARIA LUZ  
1150 MADRUGA AVE # B-302  
CORAL GABLES, FL 33146-2906

Title President

ST.MARTIN, COLIN  
1150 MADRUGA AVENUE # B-101  
CORAL GABLES, FL 33146-2906

Title Director

HOFFMAN, EDWINA  
1200 MARIPOSA AVENUE # D-204  
CORAL GABLES, FL 33146-3204

Title Secretary

DICK, ANDREE  
1200 MARIPOSA AVENUE # D-104  
CORAL GABLES, FL 33146-3256

### Annual Reports

Report Year	Filed Date
2013	01/10/2013
2014	01/07/2014
2015	01/08/2015

### Document Images

<a href="#">01/08/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/07/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/10/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/11/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">10/25/2011 -- Amendment</a>	<a href="#">View image in PDF format</a>
<a href="#">01/10/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/18/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/27/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/28/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/18/2007 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>

<a href="#">02/14/2005 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/18/2004 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/31/2003 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/10/2002 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/31/2001 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/05/2000 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/04/1999 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/10/1998 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/06/1997 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/12/1996 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/13/1995 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>

EXACT UNIT/STORY/CONDO/FLOOR/UNIT/STORY/ENTERED - 30 POSSIBLE MATCHES/UNIT/STORY/ENTERED

Click on the Folio number to view property details.

**FOLIO:** 03-4130-025-0010  
**SUB-DIVISION:** ROYAL CARIBBEAN CLUB CONDO  
**OWNER:** OSCAR RAJURICO GARCIA  
**PROP. ADDR:** 1150 MADRUGA AVE UNIT: A101  
CORAL GABLES

**FOLIO:** 03-4130-025-0030  
**SUB-DIVISION:** ROYAL CARIBBEAN CLUB CONDO  
**OWNER:** CARL E HERNER  
**PROP. ADDR:** 1150 MADRUGA AVE UNIT: A103  
CORAL GABLES

**FOLIO:** 03-4130-025-0050  
**SUB-DIVISION:** ROYAL CARIBBEAN CLUB CONDO  
**OWNER:** DONNA E LOMBARDO  
**PROP. ADDR:** 1150 MADRUGA AVE UNIT: A201  
CORAL GABLES

**FOLIO:** 03-4130-025-0070  
**SUB-DIVISION:** ROYAL CARIBBEAN CLUB CONDO  
**OWNER:** JUAN M GARCIA & W ELSA V MEDIN  
**PROP. ADDR:** 1150 MADRUGA AVE UNIT: A203  
CORAL GABLES

**FOLIO:** 03-4130-025-0020  
**SUB-DIVISION:** ROYAL CARIBBEAN CLUB CONDO  
**OWNER:** DEBORAH MOBBS  
ROBERT MOBBS  
**PROP. ADDR:** 1150 MADRUGA AVE UNIT: A102  
CORAL GABLES

**FOLIO:** 03-4130-025-0040  
**SUB-DIVISION:** ROYAL CARIBBEAN CLUB CONDO  
**OWNER:** REGINALD C DE VILLIERS JTRS  
ELISA VALDES LIRRA MIRO JTRS  
**PROP. ADDR:** 1150 MADRUGA AVE UNIT: A104  
CORAL GABLES

**FOLIO:** 03-4130-025-0060  
**SUB-DIVISION:** ROYAL CARIBBEAN CLUB CONDO  
**OWNER:** LOUISE A PELELLA LE  
REM MARIA & MONICA & NOEL PELELLA  
**PROP. ADDR:** 1150 MADRUGA AVE UNIT: A202  
CORAL GABLES

**FOLIO:** 03-4130-025-0080  
**SUB-DIVISION:** ROYAL CARIBBEAN CLUB CONDO  
**OWNER:** MARK M MAMAN  
**PROP. ADDR:** 1150 MADRUGA AVE UNIT: A204  
CORAL GABLES

FOLIO: 03-4130-025-0090  
SUB-DIVISION: ROYAL CARIBBEAN CLUB CONDO  
OWNER: SABINA PETROVA  
PROP. ADDR: 1150 MADRUGA AVE UNIT: A301  
CORAL GABLES

FOLIO: 03-4130-025-0110  
SUB-DIVISION: ROYAL CARIBBEAN CLUB CONDO  
OWNER: GEORGE F ACEVEDO  
PROP. ADDR: 1150 MADRUGA AVE UNIT: A303  
CORAL GABLES

FOLIO: 03-4130-025-0130  
SUB-DIVISION: ROYAL CARIBBEAN CLUB CONDO  
OWNER: TONY L BOUTTE JTRS  
COLIN P ST MARTIN JTRS  
PROP. ADDR: 1150 MADRUGA AVE UNIT: B101  
CORAL GABLES

FOLIO: 03-4130-025-0150  
SUB-DIVISION: ROYAL CARIBBEAN CLUB CONDO  
OWNER: VALERIE HOWELL  
PROP. ADDR: 1150 MADRUGA AVE UNIT: B201  
CORAL GABLES

FOLIO: 03-4130-025-0100  
SUB-DIVISION: ROYAL CARIBBEAN CLUB CONDO  
OWNER: LIANA PEREZ  
PROP. ADDR: 1150 MADRUGA AVE UNIT: A302  
CORAL GABLES

FOLIO: 03-4130-025-0120  
SUB-DIVISION: ROYAL CARIBBEAN CLUB CONDO  
OWNER: EDWIN HALE CONNELL  
PROP. ADDR: 1150 MADRUGA AVE UNIT: A304  
CORAL GABLES

FOLIO: 03-4130-025-0140  
SUB-DIVISION: ROYAL CARIBBEAN CLUB CONDO  
OWNER: DANA DE MARIA  
PROP. ADDR: 1150 MADRUGA AVE UNIT: B102  
CORAL GABLES

FOLIO: 03-4130-025-0160  
SUB-DIVISION: ROYAL CARIBBEAN CLUB CONDO  
OWNER: EDWARD A LUCKHOO  
ELEANOR D LUCKHOO  
PROP. ADDR: 1150 MADRUGA AVE UNIT: B202  
CORAL GABLES

**FOLIO:** 03-4130-025-0170  
**SUB-DIVISION:** ROYAL CARIBBEAN CLUB CONDO  
**OWNER:** IMTAZ ALS & W JENNIFER  
**PROP. ADDR:** 1150 MADRUGA AVE UNIT: E301  
CORAL GABLES

**FOLIO:** 03-4130-025-0190  
**SUB-DIVISION:** ROYAL CARIBBEAN CLUB CONDO  
**OWNER:** CORALIA E CHAO  
**PROP. ADDR:** 1150 MADRUGA AVE UNIT: C101  
CORAL GABLES

**FOLIO:** 03-4130-025-0210  
**SUB-DIVISION:** ROYAL CARIBBEAN CLUB CONDO  
**OWNER:** ANNA COLMAN DUYS  
**PROP. ADDR:** 1150 MADRUGA AVE UNIT: C103  
CORAL GABLES

**FOLIO:** 03-4130-025-0230  
**SUB-DIVISION:** ROYAL CARIBBEAN CLUB CONDO  
**OWNER:** PAMELA W HAWLEY  
HILLARY W WISEHEART  
**PROP. ADDR:** 1150 MADRUGA AVE UNIT: C201  
CORAL GABLES

**FOLIO:** 03-4130-025-0180  
**SUB-DIVISION:** ROYAL CARIBBEAN CLUB CONDO  
**OWNER:** MARIA LUZ ASIN  
**PROP. ADDR:** 1150 MADRUGA AVE UNIT: E302  
CORAL GABLES

**FOLIO:** 03-4130-025-0200  
**SUB-DIVISION:** ROYAL CARIBBEAN CLUB CONDO  
**OWNER:** ST NCM LLC  
**PROP. ADDR:** 1150 MADRUGA AVE UNIT: C102  
CORAL GABLES

**FOLIO:** 03-4130-025-0220  
**SUB-DIVISION:** ROYAL CARIBBEAN CLUB CONDO  
**OWNER:** MAGDA VASSALLO  
#10 SANTA ANA ST  
**PROP. ADDR:** 1150 MADRUGA AVE UNIT: C104  
CORAL GABLES

**FOLIO:** 03-4130-025-0240  
**SUB-DIVISION:** ROYAL CARIBBEAN CLUB CONDO  
**OWNER:** DAVID LEBLANG & W SHARON  
**PROP. ADDR:** 1150 MADRUGA AVE UNIT: C202  
CORAL GABLES

**FOLIO:** 03-4130-025-0250  
**SUB-DIVISION:** ROYAL CARIBBEAN CLUB CONDO  
**OWNER:** RICHARD M DUNN (TR)  
**PROP. ADDR:** 1150 MADRUGA AVE UNIT: C203  
CORAL GABLES

**FOLIO:** 03-4130-025-0260  
**SUB-DIVISION:** ROYAL CARIBBEAN CLUB CONDO  
**OWNER:** GRECIA RODRIGUEZ TRS  
**PROP. ADDR:** 1150 MADRUGA AVE UNIT: C204  
CORAL GABLES

**FOLIO:** 03-4130-025-0270  
**SUB-DIVISION:** ROYAL CARIBBEAN CLUB CONDO  
**OWNER:** KATE SHEROUSE  
**PROP. ADDR:** 1150 MADRUGA AVE UNIT: C301  
CORAL GABLES

**FOLIO:** 03-4130-025-0280  
**SUB-DIVISION:** ROYAL CARIBBEAN CLUB CONDO  
**OWNER:** LAURA M THUMEN & H RICHARD W &  
ERICA JEAN THUMEN & ETAL JTRS  
**PROP. ADDR:** 1150 MADRUGA AVE UNIT: C302  
CORAL GABLES

**FOLIO:** 03-4130-025-0280  
**SUB-DIVISION:** ROYAL CARIBBEAN CLUB CONDO  
**OWNER:** ELSIE CASTELBLANCO  
**PROP. ADDR:** 1150 MADRUGA AVE UNIT: C303  
CORAL GABLES

**FOLIO:** 03-4130-025-0300  
**SUB-DIVISION:** ROYAL CARIBBEAN CLUB CONDO  
**OWNER:** MARIA A LINES  
**PROP. ADDR:** 1150 MADRUGA AVE UNIT: C304  
CORAL GABLES

## Garcia, Belkys

---

**From:** alp@alp-law.com  
**Sent:** Wednesday, October 28, 2015 4:18 PM  
**To:** Goizueta, Virginia; Garcia, Belkys  
**Cc:** Figueroa, Yaneris  
**Subject:** Re: 1150 Madruga Ave

Dear Virginia and Belkys:

I just spoke at length with Mr. Ramos. He says that he already has the report, but that he did not know he had to file it with the city. Moreover, he told me that he commenced work on correcting the items listed in it, however he has not obtained any permits, since they are minor repairs. I asked him to please immediately scan email me a copy of the report which I will provide to you. I also told him that he may have an issue with double permit fees and code enforcement fines if he did any work without a permit that may have required permits. He said he will submit the report to Development Services in advance of the hearing. Once he has done so and it has been reviewed, we should have a better idea of how long he will need to obtain any necessary after-the-fact permits and pass final inspection and submit a compliance report.

Thank you.

Very truly yours,

Alexander L. Palenzuela  
Law Offices of Alexander L. Palenzuela, P.A.  
1200 Brickell Avenue, Suite 1440  
Miami, FL 33131-3205  
main (305) 375-9510, ext. 303  
direct +1 (305) 417-9007  
fax (305) 375-9511  
[alp@alp-law.com](mailto:alp@alp-law.com)  
[www.alp-law.com](http://www.alp-law.com)

PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING

This message, together with any attachments, is intended only for the addressee. It may contain information which is legally privileged, confidential and exempt from disclosure. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, use, or any action or reliance on this communication is strictly prohibited. If you have received this e-mail in error, please notify the sender immediately by telephone, at (305) 375-9510, ext. 303, or by return e-mail and delete this message, along with any reply and attachments.

Tax Advice Disclosure: To ensure compliance with requirements imposed by the IRS under Circular 230, we inform you that any U.S. federal tax advice contained in this communication (including any attachments), unless otherwise specifically stated, was not intended or written to be used, and cannot be used, for the purpose of (1) avoiding penalties under the Internal Revenue Code or (2) promoting, marketing or recommending to another party any matters addressed herein.

---

**From:** Alexander Palenzuela <[alp@alp-law.com](mailto:alp@alp-law.com)>  
**Date:** Wednesday, October 28, 2015 at 3:41 PM

**CITY'S**

**EXHIBIT**

5

To: "MiamiMarlin@aol.com" <MiamiMarlin@aol.com>

Cc: Virginia Goizueta <vgoizueta@coralgables.com>, Yaneris Figueroa <yfigueroa@coralgables.com>, Itta Nomkin <inomkin@alp-law.com>, Belkys Garcia <bgarcia@coralgables.com>

Subject: Re: 1150 Madruga Ave

Dear Mr. Ramos:

I represent the City in the unsafe structures proceeding. Please call me regarding this matter.

Thank you.

Very truly yours,

Alexander L. Palenzuela  
Law Offices of Alexander L. Palenzuela, P.A.  
1200 Brickell Avenue, Suite 1440  
Miami, FL 33131-3205  
main (305) 375-9510, ext. 303  
direct +1 (305) 417-9007  
fax (305) 375-9511  
[alp@alp-law.com](mailto:alp@alp-law.com)  
[www.alp-law.com](http://www.alp-law.com)

PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING

This message, together with any attachments, is intended only for the addressee. It may contain information which is legally privileged, confidential and exempt from disclosure. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, use, or any action or reliance on this communication is strictly prohibited. If you have received this e-mail in error, please notify the sender immediately by telephone, at (305) 375-9510, ext. 303, or by return e-mail and delete this message, along with any reply and attachments.

Tax Advice Disclosure: To ensure compliance with requirements imposed by the IRS under Circular 230, we inform you that any U.S. federal tax advice contained in this communication (including any attachments), unless otherwise specifically stated, was not intended or written to be used, and cannot be used, for the purpose of (1) avoiding penalties under the Internal Revenue Code or (2) promoting, marketing or recommending to another party any matters addressed herein.

---

From: "MiamiMarlin@aol.com" <MiamiMarlin@aol.com>

Date: Wednesday, October 28, 2015 at 2:47 PM

To: Belkys Garcia <bgarcia@coralgables.com>, Alexander Palenzuela <alp@alp-law.com>

Cc: Virginia Goizueta <vgoizueta@coralgables.com>, Yaneris Figueroa <yfigueroa@coralgables.com>, Itta Nomkin <inomkin@alp-law.com>

Subject: Re: FW: 1150 Madruga Ave

Hi Belkys,

Just a suggestion: Since the illumination is now being enforced, it would be beneficial to send out notices with a 180-day request for compliance. There are a lot of corrections to be made, and some of them being unit owners, some being our maintenance people, and also the shopping around for inspection companies and illumination options, These things are costing us a small fortune, meaning people are paying for these, not corporations. Also, it is taking way, way longer than



in previous re-certifications. None of this was in our operating budget (our budget was blown up), but we are working very hard to get everything done that the inspector said we need to do in order to be in compliance.

Tony Ramos  
Property Manager

\*\*\*\*\*

In a message dated 10/28/2015 10:30:48 A.M. Eastern Daylight Time, [bgarcia@coralgables.com](mailto:bgarcia@coralgables.com) writes:

Good morning Alexander,

Please read email below from the Property Manager from 1150 Madruga Avenue.

Thank you,

*Belkys Garcia*

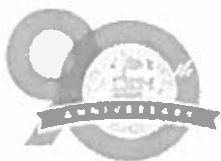
City of Coral Gables

Development Services Department

405 Biltmore Way, 3rd Floor

Coral Gables, Florida 33134

Office: (305) 460-5229



CORAL GABLES  
City of Coral Gables

*Celebrating 90 years of a dream realized.*

**From:** [miamimarlin@aol.com](mailto:miamimarlin@aol.com) [<mailto:miamimarlin@aol.com>]

**Sent:** Wednesday, October 28, 2015 9:06 AM

**To:** Garcia, Belkys

**Subject:** Re: 1150 Madruga Ave

Good morning Belkys,

We are STILL working to recertify all the violations, including the illumination. There was a lot to do, and we are still working on it. Please be patient. We are working hard to do the corrections. Thank you.

Tony Ramos

Property Manager

\*\*\*\*\*

-----Original Message-----

From: Garcia, Belkys <[bgarcia@coralgables.com](mailto:bgarcia@coralgables.com)>  
To: 'miamimarlin@aol.com' <[miamimarlin@aol.com](mailto:miamimarlin@aol.com)>  
Cc: Goizueta, Virginia <[vgoizueta@coralgables.com](mailto:vgoizueta@coralgables.com)>; Figueroa, Yaneris <[yfigueroa@coralgables.com](mailto:yfigueroa@coralgables.com)>;  
'alp@alp-law.com' <[alp@alp-law.com](mailto:alp@alp-law.com)>; 'inomkin@alp-law.com' <[inomkin@alp-law.com](mailto:inomkin@alp-law.com)>  
Sent: Wed, Oct 28, 2015 8:06 am  
Subject: 1150 Madruga Ave

Good morning,

Please see attached Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing for the above Subject address. Please contact us if you have any questions.

Thank you,

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

-----Original Message-----

From: [ds-pln@coralgables.com](mailto:ds-pln@coralgables.com)  
[<mailto:ds-pln@coralgables.com>]  
Sent: Tuesday, October 27, 2015 2:25 PM  
To:  
Garcia, Belkys  
Subject: Sent from the City of Coral Gables Development Services  
Department

Please open the attached document. It was scanned and sent to you using a Xerox Multifunction Printer.

Attachment File Type: pdf,  
Multi-Page

Multifunction Printer Location:  
Device Name:  
CTHDS3FL-7970A

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

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

## Garcia, Belkys

---

**From:** alp@alp-law.com  
**Sent:** Monday, November 09, 2015 12:20 PM  
**To:** Goizueta, Virginia; Garcia, Belkys  
**Subject:** FW: 1150 Madruga Ave - re-sent to correct e-mail address

FYI

Very truly yours,

Alexander L. Palenzuela  
Law Offices of Alexander L. Palenzuela, P.A.  
1200 Brickell Avenue, Suite 1440  
Miami, FL 33131-3205  
main (305) 375-9510, ext. 303  
direct +1 (305) 417-9007  
fax (305) 375-9511  
[alp@alp-law.com](mailto:alp@alp-law.com)  
[www.alp-law.com](http://www.alp-law.com)

PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING

This message, together with any attachments, is intended only for the addressee. It may contain information which is legally privileged, confidential and exempt from disclosure. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, use, or any action or reliance on this communication is strictly prohibited. If you have received this e-mail in error, please notify the sender immediately by telephone, at (305) 375-9510, ext. 303, or by return e-mail and delete this message, along with any reply and attachments.

Tax Advice Disclosure: To ensure compliance with requirements imposed by the IRS under Circular 230, we inform you that any U.S. federal tax advice contained in this communication (including any attachments), unless otherwise specifically stated, was not intended or written to be used, and cannot be used, for the purpose of (1) avoiding penalties under the Internal Revenue Code or (2) promoting, marketing or recommending to another party any matters addressed herein.

---

**From:** 'Shawn Khosravi' <[skhosravi@aol.com](mailto:skhosravi@aol.com)>  
**Date:** Monday, November 9, 2015 at 12:16 PM  
**To:** Alexander Palenzuela <[alp@alp-law.com](mailto:alp@alp-law.com)>, "MiamiMarlin@aol.com" <[MiamiMarlin@aol.com](mailto:MiamiMarlin@aol.com)>  
**Cc:** 'Shawn Khosravi' <[skhosravi@aol.com](mailto:skhosravi@aol.com)>  
**Subject:** RE: 1150 Madruga Ave - re-sent to correct e-mail address

Mr. Palenzuela:

I have been advised that inspection report may be finalized by 2:00 pm hearing time. I have also asked Mr. Ramos to attempt to get a check for this matter so that we can submit these 2 items by 2:00 pm today.

I will attend the hearing and look forward to meeting you.

I thank you for explain the procedures.

Regards,

*S. Shawn Khosravi*

President

BANKERS COMPANIES  
299 Alhambra Circle Suite 404  
Coral Gables, Florida 33134  
T. 305.461.0667  
F. 305.461.0656  
[SKhosravi@Aol.Com](mailto:SKhosravi@Aol.Com)

Visit us at [www.BankersCompanies.com](http://www.BankersCompanies.com)  
[www.CoralGablesFinancialCenter.com](http://www.CoralGablesFinancialCenter.com)

This email may contain information that is confidential or client privileged and may constitute inside information. The contents of this email are intended only for the recipient(s) listed above. If you are not the intended recipient, you are directed not to read, disclose, distribute or otherwise use this transmission. If you have received this email in error, please notify the sender immediately and delete the transmission. Delivery of this message is not intended to waive any applicable privilege



---

**From:** [alp@alp-law.com](mailto:alp@alp-law.com) [<mailto:alp@alp-law.com>]  
**Sent:** Monday, November 09, 2015 11:43 AM  
**To:** 'Shawn Khosravi'; [MiamiMarlin@aol.com](mailto:MiamiMarlin@aol.com)  
**Subject:** FW: 1150 Madruga Ave - re-sent to correct e-mail address

Please find attached the fees calculations and a proposed order (to which I will add the language we discussed regarding development approvals).

Very truly yours,

Alexander L. Palenzuela  
Law Offices of Alexander L. Palenzuela, P.A.  
1200 Brickell Avenue, Suite 1440  
Miami, FL 33131-3205  
main (305) 375-9510, ext. 303  
direct +1 (305) 417-9007  
fax (305) 375-9511  
[alp@alp-law.com](mailto:alp@alp-law.com)  
[www.alp-law.com](http://www.alp-law.com)

PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING

This message, together with any attachments, is intended only for the addressee. It may contain information which is legally privileged, confidential and exempt from disclosure. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, use, or any action or reliance on this communication is strictly prohibited. If you have received this e-mail in error, please notify the sender immediately by telephone, at (305) 375-9510, ext. 303, or by return e-mail and delete this message, along with any reply and attachments.

Tax Advice Disclosure: To ensure compliance with requirements imposed by the IRS under Circular 230, we inform you that any U.S. federal tax advice contained in this communication (including any attachments), unless otherwise specifically stated, was not intended or written to be used, and cannot be used, for the purpose of (1) avoiding penalties under the Internal Revenue Code or (2) promoting, marketing or recommending to another party any matters addressed herein.

---

**From:** Alexander Palenzuela <[alp@alp-law.com](mailto:alp@alp-law.com)>  
**Date:** Monday, November 9, 2015 at 10:54 AM  
**To:** "MiamiMarlin@aol.com" <[MiamiMarlin@aol.com](mailto:MiamiMarlin@aol.com)>  
**Cc:** Virginia Goizueta <[vgoizueta@coralgables.com](mailto:vgoizueta@coralgables.com)>, Yaneris Figueroa <[yfigueroa@coralgables.com](mailto:yfigueroa@coralgables.com)>, Itta Nomkin <[inomkin@alp-law.com](mailto:inomkin@alp-law.com)>, Belkys Garcia <[bgarcia@coralgables.com](mailto:bgarcia@coralgables.com)>, 'Shawn Khosravi' <[skhosravi@aol.com](mailto:skhosravi@aol.com)>  
**Subject:** Re: 1150 Madruga Ave

Dear Mr. Ramos:

Please be advised that the Building Official cannot accept the attached documents because they do not conform to the requirements for a recertification report. Also, the original of the report must be submitted along with the appropriate fee. Please call me on my cell, (305) 333-0467, if you like to discuss.

Thank you.

Very truly yours,

Alexander L. Palenzuela  
Law Offices of Alexander L. Palenzuela, P.A.  
1200 Brickell Avenue, Suite 1440  
Miami, FL 33131-3205  
main (305) 375-9510, ext. 303  
direct +1 (305) 417-9007  
fax (305) 375-9511  
[alp@alp-law.com](mailto:alp@alp-law.com)  
[www.alp-law.com](http://www.alp-law.com)

PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING

This message, together with any attachments, is intended only for the addressee. It may contain information which is legally privileged, confidential and exempt from disclosure. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, use, or any action or reliance on this communication is strictly prohibited. If you have received this e-mail in error, please notify the sender immediately by telephone, at (305) 375-9510, ext. 303, or by return e-mail and delete this message, along with any reply and attachments.

Tax Advice Disclosure: To ensure compliance with requirements imposed by the IRS under Circular 230, we inform you that any U.S. federal tax advice contained in this communication (including any attachments), unless otherwise specifically stated, was not intended

or written to be used, and cannot be used, for the purpose of (1) avoiding penalties under the Internal Revenue Code or (2) promoting, marketing or recommending to another party any matters addressed herein.

---

**From:** "MiamiMarlin@aol.com" <MiamiMarlin@aol.com>  
**Date:** Friday, November 6, 2015 at 9:55 PM  
**To:** Alexander Palenzuela <alp@alp-law.com>  
**Cc:** Virginia Goizueta <vgoizueta@coralgables.com>, Yaneris Figueroa <yfigueroa@coralgables.com>, Itta Nomkin <inomkin@alp-law.com>, Belkys Garcia <bgarcia@coralgables.com>, 'Shawn Khosravi' <skhosravi@aol.com>  
**Subject:** Re: 1150 Madruga Ave

Mr. Palenzuela,

Attached please find the results of the initial 40-year re-certification inspections at 1150 Madruga Avenue and 1200 Mariposa Avenue. Please excuse my wrongful mis-interpretation that what the City wanted was the final report showing the corrections having been made. I will be at the Commission Chambers on Monday at 2:00 PM.

Tony Ramos, Property Manager  
Royal Caribbean Club Condominium

\*\*\*\*\*  
In a message dated 10/28/2015 3:47:16 P.M. Eastern Daylight Time, [alp@alp-law.com](mailto:alp@alp-law.com) writes:

Dear Mr. Ramos:

I represent the City in the unsafe structures proceeding. Please call me regarding this matter.

Thank you.

Very truly yours,

Alexander L. Palenzuela  
Law Offices of Alexander L. Palenzuela, P.A.  
1200 Brickell Avenue, Suite 1440  
Miami, FL 33131-3205  
main (305) 375-9510, ext. 303  
direct +1 (305) 417-9007  
fax (305) 375-9511  
[alp@alp-law.com](mailto:alp@alp-law.com)  
[www.alp-law.com](http://www.alp-law.com)

PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING

This message, together with any attachments, is intended only for the addressee. It may contain information which is legally privileged, confidential and exempt from disclosure. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, use, or any action or reliance on this communication is strictly prohibited. If you have received this e-mail in error, please notify the sender immediately by telephone, at (305) 375-9510, ext. 303, or by return e-mail and delete this message, along with any reply and attachments.

Tax Advice Disclosure: To ensure compliance with requirements imposed by the IRS under Circular 230, we inform you

that any U.S. federal tax advice contained in this communication (including any attachments), unless otherwise specifically stated, was not intended or written to be used, and cannot be used, for the purpose of (1) avoiding penalties under the Internal Revenue Code or (2) promoting, marketing or recommending to another party any matters addressed herein.

---

**From:** "MiamiMarlin@aol.com" <MiamiMarlin@aol.com>  
**Date:** Wednesday, October 28, 2015 at 2:47 PM  
**To:** Belkys Garcia <bgarcia@coralgables.com>, Alexander Palenzuela <alp@alp-law.com>  
**Cc:** Virginia Goizueta <vgoizueta@coralgables.com>, Yaneris Figueroa <yfigueroa@coralgables.com>, Itta Nomkin <inomkin@alp-law.com>  
**Subject:** Re: FW: 1150 Madruga Ave

Hi Belkys,

Just a suggestion: Since the illumination is now being enforced, it would be beneficial to send out notices with a 180-day request for compliance. There are a lot of corrections to be made, and some of them being unit owners, some being our maintenance people, and also the shopping around for inspection companies and illumination options, These things are costing us a small fortune, meaning people are paying for these, not corporations. Also, it is taking way, way longer than in previous re-certifications. None of this was in our operating budget (our budget was blown up), but we are working very hard to get everything done that the inspector said we need to do in order to be in compliance.

Tony Ramos  
Property Manager

\*\*\*\*\*

In a message dated 10/28/2015 10:30:48 A.M. Eastern Daylight Time, [bgarcia@coralgables.com](mailto:bgarcia@coralgables.com) writes:

Good morning Alexander,

Please read email below from the Property Manager from 1150 Madruga Avenue.

Thank you,

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



Office: (305) 460-5229



**From:** [miamimarlin@aol.com](mailto:miamimarlin@aol.com) [<mailto:miamimarlin@aol.com>]  
**Sent:** Wednesday, October 28, 2015 9:06 AM  
**To:** Garcia, Belkys  
**Subject:** Re: 1150 Madruga Ave

Good morning Belkys,

We are STILL working to recertify all the violations, including the illumination. There was a lot to do, and we are still working on it. Please be patient. We are working hard to do the corrections. Thank you.

Tony Ramos

Property Manager

\*\*\*\*\*  
\*\*\*\*

-----Original Message-----

**From:** Garcia, Belkys <[bgarcia@coralgables.com](mailto:bgarcia@coralgables.com)>  
**To:** 'miamimarlin@aol.com' <[miamimarlin@aol.com](mailto:miamimarlin@aol.com)>  
**Cc:** Goizueta, Virginia <[vgoizueta@coralgables.com](mailto:vgoizueta@coralgables.com)>; Figueroa, Yaneris <[yfigueroa@coralgables.com](mailto:yfigueroa@coralgables.com)>; 'alp@alp-law.com' <[alp@alp-law.com](mailto:alp@alp-law.com)>; 'inomkin@alp-law.com' <[inomkin@alp-law.com](mailto:inomkin@alp-law.com)>  
**Sent:** Wed, Oct 28, 2015 8:06 am  
**Subject:** 1150 Madruga Ave

Good morning,

Please see attached Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing for the above Subject address. Please

contact us if you have any questions.

Thank you,

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

-----Original Message-----

From: [ds-pln@coralgables.com](mailto:ds-pln@coralgables.com)  
[mailto:[ds-pln@coralgables.com](mailto:ds-pln@coralgables.com)]  
Sent: Tuesday, October 27, 2015 2:25 PM  
To:  
Garcia, Belkys  
Subject: Sent from the City of Coral Gables Development Services  
Department

Please open the attached document. It was scanned and sent to  
you using a Xerox Multifunction Printer.

Attachment File Type: pdf,  
Multi-Page

Multifunction Printer Location:  
Device Name:  
CTHDS3FL-7970A

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

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

## Garcia, Belkys

---

**From:** Goizueta, Virginia  
**Sent:** Monday, December 14, 2015 8:26 AM  
**To:** Garcia, Belkys  
**Subject:** FW: ROYAL CARIBBEAN CLUB CONDOMINIUM CIVIL VIOLATION NOTICE

FYI, I've forward the e-mail to Alexander.

*Virginia Goizueta*  
Building Service Coordinator  
City of Coral Gables  
Development Services Department  
405 Biltmore Way, 3<sup>rd</sup> Floor  
Coral Gables, Florida 33134  
Office: 305-460-5250



CORAL GABLES  
INCORPORATED 1915

*Celebrating 40 years of a dream realized.*

---

**From:** MiamiMarlin@aol.com [mailto:MiamiMarlin@aol.com]  
**Sent:** Friday, December 11, 2015 3:57 PM  
**To:** Goizueta, Virginia  
**Cc:** skhosravi@aol.com  
**Subject:** ROYAL CARIBBEAN CLUB CONDOMINIUM CIVIL VIOLATION NOTICE

Dear Ms. Goizueta,

As you know, Royal Caribbean Club Condominium is going through the process of a 40-year re-certification. We submitted the preliminary report from the inspection company on the same day we were called to the Unsafe Structures Board Hearing. We paid \$459.03 to the City for the re-certification fees, filing fees and document preservation fees. We further paid \$637.50 to the City for the Board Hearing fees and document recording fees.

Today we received a Uniform Civil Violation Notice in which we must pay a civil penalty of \$500.00. Please be advised that all items except for the illumination had already been resolved by the time of the Board hearing. None of the items required anything beyond replacing worn-out parts or installing smoke detectors, and the illumination is also in the same vein, where bulbs need to be replaced.

The reason we have not called for a final inspection is that the person taking care of the illumination has not been able to address the problem yet due to the weather and prior commitments, but we expect this to be done within the next two weeks. Due to the holidays and residents being out of town, and since the inspection company must enter individual units, we intend to call the inspection company no later than the second week of January.

Again, there is nothing new being installed, just replacing old items with new items. If not for our illumination person being thus far encumbered, you would already have the final report.

We will pay the \$500.00 if that is what we must do, but please note that you already have the re-certification report, whereas the violation notice we received today implies that you do not. Please be mindful that everything has been done except for the replacing of bulbs for the illumination. We hope that no further action will be taken and that you will allow us to proceed as stated above, so that we may complete the re-certification process. Thank you.

Tony Ramos  
Community Association Manager  
The Royal Caribbean Club Condominium Association

**Garcia, Belkys**

---

**From:** MiamiMarlin@aol.com  
**Sent:** Thursday, December 17, 2015 11:29 AM  
**To:** Goizueta, Virginia  
**Cc:** alp@alp-law.com; Garcia, Belkys  
**Subject:** Re: 1150 Madruga Ave / 1200 Mariposa Ave

Ms. Goizueta,

Thank you so much.

Tony Ramos.

\*\*\*\*\*

In a message dated 12/17/2015 10:31:01 A.M. Eastern Standard Time, [vgoizueta@coralgables.com](mailto:vgoizueta@coralgables.com) writes:

Mr. Ramos,

We have cancelled the \$500 Code Enforcement violation on 1150 Madruga Ave / 1200 Mariposa Ave.

Please call me if you have any questions.

*Virginia Goizueta*

*Building Service Coordinator*

*City of Coral Gables*

Development Services Department

405 Biltmore Way, 3<sup>rd</sup> Floor

Coral Gables, Florida 33134

Office: 305-460-5250



CORAL GABLES  
MAY 1925 - MAY 2015

*Celebrating 90 years of a dream realized.*

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

## Garcia, Belkys

---

**From:** Garcia, Belkys  
**Sent:** Wednesday, January 20, 2016 8:43 AM  
**To:** Goizueta, Virginia  
**Cc:** Figueroa, Yanneris; alp@alp-law.com  
**Subject:** RE: 1150 Madruga Ave - Deadline Today (2nd Notice of Non-compliance)  
**Attachments:** Sent from the City of Coral Gables Development Services Department; NOTICE OF NON COMPLIANCE.pdf

Good morning Virginia,

Please see Attached as they were issued a Notice of Non-compliance on December 15<sup>th</sup>, that one expired. A second Notice was issued January 13<sup>th</sup> and that one expires today. They have not submitted a new Recertification Report, as of this time, and have not requested a new hearing date either as directed in the Order. Please let them know the deadline is today. Also, confirm with the Electrical Official that indeed they do not require a permit for the work they are doing.



Drag a column header here to group by that column

Permit numb	Permit description	Permit Address	Customer Last Name	Approval state
CE-09-07-2570	WT2046 SEC 32-8.1 MDCC - USE OF WATER SPRINKLER SYSTEM ON UNAUTHORIZED DAY (WEDS) DURING WATER RESTRICTION.	1150 MADRUGA AVE	ROYAL CARIBBEAN CLUB CONDO INC	final
CE-09-08-3097	T38685 MIAMI DADE COUNTY CODE 32-8.1 USE OF SPRINKLER SYSTEM ON UNAUTHORIZED DAY (MONDAY)	1150 MADRUGA AVE	ROYAL CARIBBEAN CLUB CONDO INC	canceled
CE-09-09-2672	T39428 SEC 32-8.1 MDCC - USE OF WATER SPRINKLER SYSTEM ON UNAUTHORIZED DAY (TUES) DURING WATER RESTRICTION.	1150 MADRUGA AVE	ROYAL CARIBBEAN CLUB CONDO INC	canceled
CE-11-03-5190	LIEN SEARCH (1150 MADRUGA AVE. #8101)	1150 MADRUGA AVE	MG SERVICES	final
CE-12-05-8960	LIEN SEARCH	1150 MADRUGA AVE	RELIABLE LIEN SEARCH INC	final
CE-15-04-4528	LIEN SEARCH	1150 MADRUGA AVE	PRIORITY LIEN SEARCH INC.	final
CE-15-09-3965	LIEN SEARCH	1150 MADRUGA AVE	RAPID LIENS INC	final
CE-15-11-5323	LIEN SEARCH	1150 MADRUGA AVE	A-1 TITLE SUPPORT SERVICES INC	final
EL-10-06-4914	BATHROOM RE-TILING - ELECTRICAL OUTLET AND LIGHT	1150 MADRUGA AVE B20	RUBEN ELECTRIC TECHNOLOGY INC	final
EL-11-10-6584	A/C CHANGEOUT \$3,812, RELOCATE AHU UNIT	1150 MADRUGA AVE	ALL YEAR COOLING & HEATING	final
ME-09-08-1892	INSTALL AIR CONDITIONER \$1,425	1150 MADRUGA AVE C10	REA AIR CONDITIONING INC	final
ME-09-08-1911	INSTALL AIR CONDITIONER \$2200	1150 MADRUGA AVE A20	AIRCOOL MECHANICAL SYSTEM INC	final
ME-10-05-5027	REPLACEMENT OF 1.5 SPLIT AIR CONDITIONING SYSTEM. INCLUDES A 5KW HEATER \$2,366	1150 MADRUGA AVE A10	SUNAIR COOLING	stop work
ME-10-12-4179	REPLACE CENTRAL AC \$2700	1150 MADRUGA AVE	ALL YEAR COOLING & HEATING	final
ME-11-08-7081	CANCELLED - A/C CHANGEOUT \$3,812	1150 MADRUGA AVE	ALL YEAR COOLING & HEATING	canceled
ME-11-09-7000	A/C CHANGEOUT \$3,812	1150 MADRUGA AVE	ALL YEAR COOLING & HEATING	final
ME-12-09-1185	EXACT A/C CHANGE-OUT ROOF TOP 2 TON 5 KW HEAT	1150 MADRUGA AVE B10	WEATHERMAKERS AIR CONDITIONING	final
PL-10-05-5153	PLUMBING COMMERCIAL	1150 MADRUGA AVE B20	PLUMBING MASTERS SERVICE CORP	final
PL-11-03-5881	INSTALL BACKFLOW PREVENTORS. NEW WATER SERVICE \$4,500	1150 MADRUGA AVE	RB CARROLL INC	final
PU-13-12-2186	REQ ELEVATION COPY OF PERMIT 18687	1150 MADRUGA AVE	THE HOME DEPOT AT HOME SERVICE	final
PL-14-06-2251	REQ FLOOR PLAN COPY	1150 MADRUGA AVE	DAVID LEBLANC & W	final



**Garcia, Belkys**

---

**From:** MiamiMarlin@aol.com  
**Sent:** Thursday, January 21, 2016 3:30 PM  
**To:** Garcia, Belkys  
**Cc:** Lopez, Manuel; Goizueta, Virginia; Figueroa, Yaneris; alp@alp-law.com  
**Subject:** Re: 1150 Madruga Ave

Thank you.

\*\*\*\*\*  
In a message dated 1/21/2016 1:46:37 P.M. Eastern Standard Time, [bgarcia@coralgables.com](mailto:bgarcia@coralgables.com) writes:

Good afternoon,

I am in receipt of your letter. Please note your Case will be placed on the Agenda for the March 14<sup>th</sup> Construction Regulation Board meeting. If you comply by submitting a new Report and it is approved by the Officials prior to that date we can close the Case without you appearing before the Board. We encourage you to submit the Report as soon as possible as the property is considered in non-compliance status.

Thank you,

*Belkys Garcia*

City of Coral Gables

Development Services Department

405 Biltmore Way, 3rd Floor

Coral Gables, Florida 33134

Office: (305) 460-5229

---

**From:** MiamiMarlin@aol.com [mailto:MiamiMarlin@aol.com]  
**Sent:** Wednesday, January 20, 2016 4:25 PM  
**To:** Garcia, Belkys  
**Cc:** Goizueta, Virginia  
**Subject:** REQUEST FOR ADMINISTRATIVE HEARING DELIVERED TODAY

Ms. Garcia,

Attached is a copy of the Request for Administrative Hearing on Case # 15-4459 for The Royal Caribbean Club Condominium, Inc., which I delivered to your office this afternoon and which is on your desk.

Tony Ramos

Property Manager

Royal Caribbean Club Condominium, Inc.

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

## Goizueta, Virginia

---

**From:** MiamiMarlin@aol.com  
**Sent:** Friday, July 17, 2015 4:58 PM  
**To:** Goizueta, Virginia  
**Subject:** REQUEST FOR AN EXTENSION

Hi Virginia,

This is Tony Ramos, Property Manager for The Royal Caribbean Club Condominium.

I need an extension, hopefully 30 days?

This is what happened. I received two letters from Manuel Lopez, P. E., your Building Official, about the need to do a Recertification of Building 40 years or older on two of the buildings at Royal Caribbean Club Condominium, those being 1200 Mariposa Avenue (Folio # 03-4130-025-0310) and 1150 Madruga Avenue (Folio # 03-4130-025-0010).

The letters are dated April 20. Reports are due 90 days from then. Meaning by July 20. This Monday. Oops.

I kind of dragged my feet a little bit , but eventually called the firm that did the Recertifications for us last time. And then they told me that they quit doing condo associations. They had no problems with us, but they said no exceptions.No more Recertifications for condos.

So I had to contact an architect that had done the work in another of our buildings 15 years ago. After two weeks time, he told us the job would be \$6000, about five times what he had charged before. I completely freaked out.

Eventually I called several companies that did Recertifications, and I kept getting \$6000.....\$5500..... \$6000 again.....\$5300.....and then I finally got a reasonable price from Allied Building Inspection Services, at \$3350.

They are coming to the Association this Wednesday, July 22.....which is after the deadline. So I went to City Hall yesterday to beg for an extension, and I was told to write to you and explain my situation.

Yea, it's my fault, but would it be possible to get a 30-day extension ? Their report would probably be done by that time.....right?

Thank you for any help you can give us.

Tony Ramos, Property Manager  
The Royal Caribbean Club Condominium, Inc.



January 20, 2016

Ms. Belkys Garcia, Secretary to the Board  
City of Coral Gables  
Development Services Department  
405 Biltmore Way, Third Floor  
Coral Gables, FL 33134

Re: Request for Administrative Hearing, Case # 15-4459  
The Royal Caribbean Club Condominium Association

Dear Ms. Garcia:

As required in the Notice of Non-Compliance With Unsafe Structures Order, we are requesting an Administrative Hearing.

We hope to have resolved the illumination study by the time of the hearing, but we are herewith complying with your instructions. Please be advised we were told we did not need a permit to change light bulbs and ballasts. I do agree, however, that the project has dragged on far too long, and we apologize for that.

As always, I remain,

Very truly yours,

A handwritten signature in cursive script, appearing to read "Antonio F. Ramos".

Antonio F. Ramos, Business Manager and Community Association Manager  
Bankers Real Estate Partners, Inc.  
Managers for the Royal Caribbean Club Condominium Association

**BANKERS REAL ESTATE PARTNERS, INC.**

*Lic. Real Estate Broker*

**BANKERS CAPITAL GROUP CORPORATION**

*Lic. Mortgage Brokerage Business*

299 Alhambra Circle • Suite 404 • Coral Gables, Florida 33134 • Phone: (305) 461-0667 • Fax: (305) 461-0656



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
AB-08-08-0604	08/12/2008	1150 MADRUGA AVE	BOA PRELIMINARY/MED BONUS/FINAL	INSTALLATION OF 204 WHITE BAHAMAS SHUTTER & 1 REM PANEL \$143494 (POSTED 08/21/08) (1200 MARIPOSA,1129,1131,1135 & 1150 MARIPOSA)	final	08/12/2008	12/12/2008	0.00
AB-09-04-2291	04/14/2009	1150 MADRUGA AVE	BOA COMPLETE (LESS THAN \$75,000)	1 WHITE ACCORDION SHUTTER \$1000	final	04/14/2009	10/23/2009	0.00
AB-09-04-2292	04/14/2009	1150 MADRUGA AVE	BOA COMPLETE (LESS THAN \$75,000)	1 WHITE ACCORDION SHUTTER \$922	final	04/14/2009	10/23/2009	0.00
AB-13-10-0418	10/08/2013	1150 MADRUGA AVE	BOA COMPLETE (LESS THAN \$75,000)	REV (NOA) ALUMINUM WINDOWS (2) DOOR (1) WHITE FRAME CLEAR GLASS \$6,622	issued	10/08/2013		0.00
AB-14-01-2237	01/15/2014	1150 MADRUGA AVE	BOA COMPLETE (LESS THAN \$75,000)	**COMMERCIAL*** IMPACT (2) DOORS WHITE FRAME PREMIUM VYNIL CLEAR GLASS \$	final	01/17/2014	03/03/2014	0.00
AB-14-12-3806	12/11/2014	1150 MADRUGA AVE	BOA COMPLETE (LESS THAN \$75,000)	PAINT BUILDING MAIN WALLS BM 2131-60 (GRAY) TRIM PURE WHITE \$63000	final	12/11/2014	05/14/2015	0.00
BL-08-03-1065	03/25/2008	1150 MADRUGA AVE	ROOF / LIGHT WEIGHT CONC	REPAIR CUT PRIME TORCH SBS MODIFIED \$2,000	final	03/26/2008	05/16/2008	0.00
BL-08-08-0697	08/14/2008	1150 MADRUGA AVE	SHUTTERS / LOUVERS / SECURITY BARS	INSTALLATION OF 204 WHITE BAHAMAS SHUTTER & 1 REM PANEL \$143,494 ( UNITS 1200,1129,1131,1135 & 1150 MARIPOSA)	final	08/22/2008	12/12/2008	0.00
BL-09-04-2643	04/21/2009	1150 MADRUGA AVE	SHUTTERS / LOUVERS / SECURITY BARS	1 WHITE ACCORDION SHUTTER \$922	final	05/04/2009	10/23/2009	0.00
BL-09-04-2676	04/22/2009	1150 MADRUGA AVE	SHUTTERS / LOUVERS / SECURITY BARS	1 WHITE ACCORDION SHUTTER \$1000	final	05/04/2009	10/23/2009	0.00
BL-13-10-1172	10/18/2013	1150 MADRUGA AVE	DOOR/GARAGE DOOR/SHUTTER/WINDOW	INSTALL 2 ALUMINUM WINDOWS & 1 DOOR WHITE FRAME CLEAR GLASS \$6,600	final	10/28/2013	04/10/2014	0.00
BL-14-01-2404	01/17/2014	1150 MADRUGA AVE	DOOR/GARAGE DOOR/SHUTTER/WINDOW	INSTALL 2 IMPACT DOORS WHITE FRAME PREMIUM VINYL CLEAR GLASS \$4,268	final	02/21/2014	03/05/2014	0.00
CE-09-07-2570	07/15/2009	1150 MADRUGA AVE	CODE ENF WARNING PROCESS	WT2046 SEC 32-8.1 MDCC - USE OF WATER SPRINKLER SYSTEM ON UNAUTHORIZED DAY (WEDS) DURING WATER RESTRICTION.	final	07/15/2009	07/16/2009	0.00
CE-09-08-3097	08/31/2009	1150 MADRUGA AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T38685 MIAMI DADE COUNTY CODE 32-8.1 USE OF SPRINKLER SYSTEM ON UNAUTHORIZED DAY (MONDAY)	canceled	08/31/2009		0.00
CE-09-09-2672	09/22/2009	1150 MADRUGA AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T39428 SEC 32-8.1 MDCC - USE OF WATER SPRINKLER SYSTEM ON	canceled	09/22/2009		0.00

CITY'S

EXHIBIT

7

Permit ID	Issue Date	Address	Category	Description	Status	Start Date	End Date	Amount
CE-11-03-5190	03/04/2011	1150 MADRUGA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH (1150 MADRUGA AVE. #B101)	final	03/07/2011	03/07/2011	0.00
CE-12-05-8960	05/24/2012	1150 MADRUGA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	05/24/2012	05/24/2012	0.00
CE-15-04-4528	04/14/2015	1150 MADRUGA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	04/21/2015	04/21/2015	0.00
CE-15-09-3965	09/09/2015	1150 MADRUGA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	09/23/2015	09/23/2015	0.00
EL-11-10-6584	10/12/2011	1150 MADRUGA AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	A/C CHANGEOUT \$3,812, RELOCATE AHU UNIT	final	11/29/2011	12/16/2011	0.00
ME-10-12-4179	12/14/2010	1150 MADRUGA AVE	MECH COMMERCIAL / RESIDENTIAL WORK	REPLACE CENTRAL AC \$2700	final	12/17/2010	04/26/2012	0.00
ME-11-08-7081	08/25/2011	1150 MADRUGA AVE	MECH COMMERCIAL / RESIDENTIAL WORK	CANCELLED - A/C CHANGEOUT \$3,812	canceled		02/11/2014	0.00
ME-11-09-7000	09/26/2011	1150 MADRUGA AVE	MECH COMMERCIAL / RESIDENTIAL WORK	A/C CHANGEOUT \$3,812	final	09/26/2011	12/16/2011	0.00
PL-11-03-5881	03/14/2011	1150 MADRUGA AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	INSTALL BACKFLOW PREVENTORS. NEW WATER SERVICE \$4,500	final	03/15/2011	03/17/2011	0.00
PU-13-12-2186	12/11/2013	1150 MADRUGA AVE	PUBLIC RECORDS SEARCH	REQ ELEVATION COPY OF PERMIT 18687	final	12/19/2013	12/19/2013	0.00
PU-14-06-2351	06/05/2014	1150 MADRUGA AVE	PUBLIC RECORDS SEARCH	REQ FLOOR PLAN COPY	final	06/05/2014	06/05/2014	0.00
PU-15-05-5040	05/13/2015	1150 MADRUGA AVE	PUBLIC RECORDS SEARCH	REQ COPY OF DRAWINGS	final	05/13/2015	05/13/2015	0.00
RV-08-04-0962	04/17/2008	1150 MADRUGA AVE	REVISION TO PERMIT	REVISION - COVER WITH TOP COAT	final	04/18/2008	04/18/2008	0.00
RV-14-03-2408	03/10/2014	1150 MADRUGA AVE	REVISION TO PERMIT	REVISION- CHANGE OF NOA'S	final	03/14/2014	03/14/2014	0.00
ZN-14-12-3807	12/11/2014	1150 MADRUGA AVE	PAINT / RESURFACE FL / CLEAN	PAINT BUILDING MAIN WALLS BM 2131-60 (GRAY) TRIM PURE WHITE \$63000	final	12/11/2014	05/14/2015	0.00

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



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

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

---

<b>Occupant Name:</b> 1150 Madruga Ave. Condominium - 30 Units	<b>Inspection Date:</b> 9/23/2015
<b>Address:</b> 1150 Madruga Avenue	<b>InspectionType:</b> AA-Tactical, Apartment / Condo
<b>City:</b> Coral Gables	<b>Inspected By:</b> Leonard Veight 305-460-5577 lveight@coralgables.com
<b>Suite:</b>	<b>Occ. Sq. Ft.:</b> 0

---

**FL NFPA 01 13**  
**Floor 1**

---

**Firefighter elevator key**

---

11.3.1.2 Excerpt: All existing elevators having a travel distance of 25...

*All existing elevators having a travel distance of 25 ft (7620 mm) or more above or below the level that best serves the needs of emergency personnel for fire-fighting or rescue purposes shall conform to the Fire Fighters' Emergency Operations requirements of ASME A17.3, Safety Code for Existing Elevators and Escalators. [101:9.4.3.2] Provide firefighter key*

*Relocate Supra Max box by front door to elevator lobby and include elevator keys .*

---

**FL NFPA 101 13**  
**Floor 2**

---

**Emergency lights**

---

7.9.3.1 Excerpt: Required emergency lighting systems shall be tested in accordance...

*Maintain emergency lights in approve working condition. Provide means of testing emergency lights.*

*Second flor east side.*

**Floor 3**

---

**Emergency lights**

---

7.9.3.1 Excerpt: Required emergency lighting systems shall be tested in accordance...

*Required emergency lighting systems shall be tested in accordance with one of the three options offered by 7.9.3.1.1, 7.9.3.1.2, or 7.9.3.1.3.*

*Failure to repair emergency lighting floor 3 west east and throughout building.*

CITY'S

EXHIBIT

8

---

A re-inspection will occur on or after 10/23/2015.

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

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

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

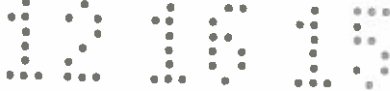
Thank you for your assistance. If you have any additional questions or to schedule an inspection, please contact the inspector listed at the top of this report.

<b>Company Representative:</b>	Signature on file
	No Signature
	9/23/2015
	Signature on file
<b>Inspector:</b>	Leonard Veight
	9/23/2015





1150 Madruga Ave  
Allied Building Inspection Services  
Inspections . Testing . Engineering



November 3, 2015

Building Official  
City of Coral Gables  
405 Biltmore Way, 3rd Floor  
Coral Gables FL 33134

**RE: 40-Year Building Re-Certification Inspection Reports**  
**SUBJ: 1150 Madruga Ave., Coral Gables, FL 33146**  
**Folio: 03-4130-025-0001 (Reference Only - See Attached List)**

Dear Building Official,

Enclosed, please find the structural and electrical reports in the format required by your office. The building is structurally safe for its intended use and present occupancy, in compliance with section 8-11(F) of the Miami Dade County Administrative Code. **However, the building requires electrical repairs to the deficiencies noted in the report prior to our recommendation for recertification.** Please allow this letter to serve as our PARTIAL re-certification of the above noted subject property.

As a 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. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the building.

Sincerely,

Allied Building Inspection Services, Inc.

Masood Fegghi, PE 38622

CITY'S  
EXHIBIT 9



## Minimum Inspection Procedural Guidelines for Building Structural Re-Certification

### 1. Description of Structure

- a. Name of Title: (See Attached List)
- b. Street Address: 1150 Madruga Ave., Coral Gables, FL 33146
- c. Legal Description: Royal Caribbean Club Condo Coga Subdivision PB 78-62 Lots 1 Thru 5 Blk 1 & Lot 7 Blk 2 (See Attached List for Individual Information)
- d. Owner's Name: (See Attached List)
- e. Owner's Mailing Address: (See Attached List)
- f. Building Official Folio Number: 03-4130-025-0001 (Reference Only - See Attached List)
- g. Building Code Occupancy Classification: R2
- h. Present Use: Multifamily Residential - 30 Units
- i. General Description, Type of Construction, Size, Number of Stories, Special Features: 3-Story CBS & Reinforced Concrete Structure. Approximately 23,920 S.F. total.
- j. Additions to original structure: None noted (no plans available on site).

### 2. Present Condition of Structure

- a. General alignment (note good, fair, poor, explain if significant)
  1. Bulging: Good
  2. Settlement: Good
  3. Defections: Good
  4. Expansion: Good
  5. Contraction: Good
- b. Portions showing distress (note beams, columns, structural walls, floors, roofs, other): None Noted.
- c. Surface conditions - describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration & stains: No spalling or significant cracks noted. No moisture penetration noted.
- d. Cracks - note location in significant members. Identify crack size as "Hairline" if barely discernible; "Fine" if less than 1 mm in width; "Medium" if between 1 - 2 mm in width; "Wide" if over 2 mm: Hairline and fine cracks in CBS walls, not significant.
- e. General extent of deterioration - cracking or spalling of concrete or masonry; oxidation of metals; rot or borer attack in wood: No spalling or significant cracks noted.
- f. Previous patching or repairs: Some minor stucco and plaster patches noted, satisfactory.
- g. Nature of present loading - indicate residential, commercial, other estimate magnitude: Multifamily Residential - 30 Units

 11/3/15



**3. Inspections**

- a. Date of notice of required inspection: **Unknown**
- b. Date(s) of actual inspection: **07/22/15**
- c. Name and qualification of individual submitting inspection report:  
**Masood Fegghi, PE 38622**
- d. Description of any laboratory or other formal testing, if required, rather than manual or visual procedures: **Only manual hammer sounding of concrete.**
- e. Structural Repair (note appropriate line):
  - 1. None required: **None Required.**
  - 2. Required (describe and indicate acceptance): **None Required.**

**4. Supporting Data**

- a. sheets written data       **0**
- b. photographs               **(see attached)**
- c. drawings or sketches      **0**

**5. Masonry Bearing Walls (indicate good, fair or poor)**

- a. Concrete masonry units:       **Good**
- b. Clay tile or terra cotta units:   **N/A**
- c. Reinforced concrete tie columns: **Good**
- d. Reinforced concrete tie beams: **Good**
- e. Lintels:                       **N/A**
- f. Other type bond beams:       **N/A**
- g. Masonry finishes - exterior:
  - 1. Stucco:                       **Good**
  - 2. Veneer:                      **Good**
  - 3. Paint only:                 **N/A**
  - 4. Other (describe):         **N/A**
- h. Masonry finishes – interior:
  - 1. Vapor barrier:               **N/A**
  - 2. Furring and plaster:       **Good**
  - 3. Paneling:                    **N/A**
  - 4. Paint only:                 **N/A**
  - 5. Other (describe):         **Good, Gypsum Board.**

*Handwritten signature and date: 11/3/15*



1150 Madruga Ave

Allied Building Inspection Services  
Inspections . Testing . Engineering



- i. Cracks:
  - 1. Location (note beams, columns, other): **CBS Walls.**
  - 2. Description: **Hairline and fine cracks, not significant**
- j. Spalling:
  - 1. Location (note beams, columns, other): **None Noted.**
  - 2. Description: **N/A**
- k. Rebar corrosion (check appropriate line):
  - 1. None visible: **None Visible.**
  - 2. Minor-patching will suffice: **N/A**
  - 3. Significant-but patching will suffice: **N/A**
  - 4. Significant-structural repairs required (describe): **N/A**
- l. Samples chipped out for examination in spalled areas:
  - 1. No: **N/A**
  - 2. Yes (describe color texture, aggregate, general quality): **N/A**

## 6. Floor and Roof Systems

 11/3/15

- a. Roof:
  - 1. Describe (flat, slope, type roofing, type roof deck, condition): **Built-up flat roof over wooden deck; 18:12 sloped roof w/ flat concrete tiles over wooden deck; in good condition.**
  - 2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment & condition of supports: **A/C condensers; in good condition.**
  - 3. Note types of drains & scuppers: **Metal scuppers & downspouts; in good condition.**
- b. Floor system(s):
  - 1. Describe (type of system framing, material, spans, condition): **Concrete floor slabs on-grade and above grade, in good condition.**
- c. Inspection - note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members: **Limited view of framing through scuttles and above acoustical ceilings; Open ceilings.**

## 7. Steel Framing Systems

- a. Description: **N/A**
- b. Exposed steel: describe condition of paint & degree of corrosion: **N/A**
- c. Concrete or other fireproofing - note any cracking or spalling, note where any covering was removed for inspection: **N/A.**
- d. Elevator sheave beams & connections, and machine floor beams (note condition): **N/A**

**8. Concrete Framing Systems**

- a. Full description of structural system: **Continuous pad footings, slabs, tie-columns, tie-beams, stairs.**
- b. Cracking:
  1. Not significant: **Not significant.**
  2. Location & description of members affected & type cracking: **Fine & hairline, CBS walls only**
- c. General condition: **Good Condition.**
- d. Rebar corrosion (check appropriate line):
  1. None visible: **None Visible.**
  2. Location/description of members affected & type cracking: **N/A**
  3. Significant but patching will suffice: **N/A**
  4. Significant - structural repairs required (describe): **N/A**
- e. Samples chipped out in spalled areas:
  1. No: **N/A**
  2. Yes (describe color, texture, aggregate, & general quality): **N/A**

**9. Windows**

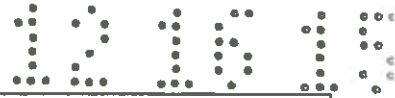
- a. Type (wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other): **Metal awning.**
- b. Anchorage - type & condition of fasteners and latches: **Screws; Fair.**
- c. Sealants-type & condition of perimeter sealants & at mullions: **Caulking; Fair.**
- d. Interior seals-type & condition at operable vents: **Vinyl strips; Fair.**
- e. General condition: **Fair.**

**10. Wood Framing**

- a. Type - fully describe if mill construction, light construction, major spans, trusses: **Roof is of engineered trusses - 2x rafters/joists, 24" O.C. - 20' to 30' spans, in good condition; Walls are load-bearing and non-load-bearing partitions - 2x studs, 16" O.C.**
- b. Note metal fittings (i.e. angles, plates, bolts, split pintles, pintles, other) and note condition: **Truss mending plates, Straps, Fasteners; in good condition.**
- c. Joints - note if well fitted and still closed: **Good**
- d. Drainage - note accumulations of moisture: **None**
- e. Ventilation - note any concealed spaces not ventilated: **Good**
- f. Note any concealed spaces opened for inspection: **None**



1150 Madruga Ave  
**Allied Building Inspection Services**  
 Inspections . Testing . Engineering



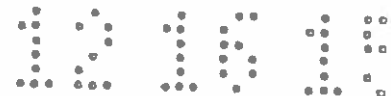
Folio Number	Owner Name	Property Address	SF	Legal: Royal Caribbean Club Condo...
0341300250010	Oscar Mauricio Garcia	1150 Madruga Ave A101	897	Unit A-101 Undiv 1.8053% Int In Comm Elem Off Rec 10390-565 Coc 24187-2427 12 2005 5
0341300250020	Deborah Mobbs	1150 Madruga Ave A102	844	Unit A-102 Undiv 1.8943% Int In Comm Elem Off Rec 10390-565 Coc 24382-3139 03 2006 1
0341300250030	Carl E Herner	1150 Madruga Ave A103	650	Unit A-103 Undiv 1.3164% Int In Comm Elem Off Rec 10390-565 or 14038-2906 14056-106 0389 1
0341300250040	Reginald C De Villiers Jtrs	1150 Madruga Ave A104	605	Unit A-104 Undiv 1.2436% Int In Comm Elem Off Rec 10390-565 or 14689-815 & 617 0890 5
0341300250050	Donna E Lombardo	1150 Madruga Ave A201	897	Unit A-201 Undiv 1.8053% Int In Comm Elem Off Rec 10390-565 or 14644-2922-21-20 0790 1 Coc 21710-0773 09 2003 1
0341300250060	Louise A Pelella Le	1150 Madruga Ave A202	844	Unit A-202 Undiv 1.8943% Int In Comm Elem Off Rec 10390-565 Coc 22176-2851 03 2004 4
0341300250070	Juan Garcia &W Elsa Medin	1150 Madruga Ave A203	650	Unit A-203 Undiv 1.3164% Int In Comm Elem Off Rec 10390-565 or 18186-2300 0698 1
0341300250080	Mark M Naman	1150 Madruga Ave A204	605	Unit A-204 Undiv 1.2436% Int In Comm Elem Off Rec 10390-565 or 17440-3940 1196 1 Coc 23004-1561 12 2004 1
0341300250090	Sabina Petrova	1150 Madruga Ave A301	897	Unit A-301 Undiv 1.8053% Int In Comm Elem Off Rec 10390-565 or 19720-2580 0501 1
0341300250100	Liana Perez	1150 Madruga Ave A302	844	Unit A-302 Undiv 1.8943% Int In Comm Elem Off Rec 10390-565 or 19594-3659 03 2001 1
0341300250110	George F Acevedo	1150 Madruga Ave A303	650	Unit A-303 Undiv 1.3164% Int In Comm Elem Off Rec 10390-565 or 14471-1508 0390 1
0341300250120	Edwin Hale Connell	1150 Madruga Ave A304	605	Unit A-304 Undiv 1.2436% Int In Comm Elem Off Rec 10390-565 or 10440-1391 0679 1
0341300250130	Tony L Boutte Jtrs	1150 Madruga Ave B101	1153	Unit B-101 Undiv 2.4202% Int In Comm Elem Off Rec 10390-565 or 10414-485 0579 1
0341300250140	Dana De Maria	1150 Madruga Ave B102	819	Unit B-102 Undiv 1.8560% Int In Comm Elem Off Rec 10390-565 or 10414-488 0679 1 Coc 26091-1705 12 2007 5
0341300250150	Valerie Howell	1150 Madruga Ave B201	1153	Unit B-201 Undiv 2.4202% Int In Comm Elem Off Rec 10390-565 or 17371-3388 To 3402 0996 1
0341300250160	Edward A Luckhoo	1150 Madruga Ave B202	819	Unit B-202 Undiv 1.8560% Int In Comm Elem Off Rec 10390-565 or 19866-2254 1200 5 Coc 21685-4420 09 2003 1
0341300250170	Imtiaz Ali &W Jennifer	1150 Madruga Ave B301	1153	Unit B-301 Undiv 2.4202% Int In Comm Elem Off Rec 10390-565 or 19117-3409 0500 1 Coc 23186-1753 03 2005 1
0341300250180	Maria Luz Asin	1150 Madruga Ave B302	819	Unit B-302 Undiv 1.8560% Int In Comm Elem Off Rec 10390-565 or 16949-0929 0995 1
0341300250190	Coralia E Chao	1150 Madruga Ave C101	897	Unit C-101 Undiv 1.8053% Int In Comm Elem Off Rec 10390-565 or 19007-128 0200 1
0341300250200	St Nom LLC	1150 Madruga Ave C102	844	Unit C-102 Undiv 1.8943% Int In Comm Elem Off Rec 10390-565 or 17401-4756 1096 1 Coc 23363-0169 04 2005 1
0341300250210	Anna Colman Duys	1150 Madruga Ave C103	650	Unit C-103 Undiv 1.3140% Int In Comm Elem Off Rec 10390-565 or 15562-2432 0692 1 Coc 22510-2726 08 2004 5
0341300250220	Magda Vassallo	1150 Madruga Ave C104	614	Unit C-104 Undiv 1.2233% Int In Comm Elem Off Rec 10390-565 or 17711-2348 0697 1
0341300250230	Pamela W Hawley	1150 Madruga Ave C201	897	Unit C-201 Undiv 1.8053% Int In Comm Elem Off Rec 10390-565 or 16539-5089 0994 4
0341300250240	David Leblang &W Sharon	1150 Madruga Ave C202	844	Unit C-202 Undiv 1.8943% Int In Comm Elem Off Rec 10390-565 or 10411-223 0579 1
0341300250250	Richard M Dunn (Tr)	1150 Madruga Ave C203	650	Unit C-203 Undiv 1.3140% Int In Comm Elem Off Rec 10390-565 or 15744-0401 1292 5
0341300250260	Grecia Rodriguez Trs	1150 Madruga Ave C204	614	Unit C-204 Undiv 1.2233% Int In Comm Elem Off Rec 10390-565 or 13197-690 0287 1
0341300250270	Kate Sherouse	1150 Madruga Ave C301	897	Unit C-301 Undiv 1.8053% Int In Comm Elem Off Rec 10390-565 or 18051-1185 0398 4
0341300250280	Laura M Thumen &H Richard	1150 Madruga Ave C302	844	Unit C-302 Undiv 1.8943% Int In Comm Elem Off Rec 10390-565 or 21284-0723 0403 6 Coc 28516-0182 08 2008 1
0341300250290	Elsie Castelblanco	1150 Madruga Ave C303	650	Unit C-303 Undiv 1.3140% Int In Comm Elem Off Rec 10390-565 or 20210-2312 0102 1
0341300250300	Maria A Lines	1150 Madruga Ave C304	614	Unit C-304 Undiv 1.2233% Int In Comm Elem Off Rec 10390-565 or 19077-135 0400 1 Coc 22824-2735 10 2004 1

*[Handwritten Signature]* 11/3/15



1150 Madruga Ave

Allied Building Inspection Services  
Inspections . Testing . Engineering



## Minimum Inspection Procedural Guidelines for Building Electrical Re-Certification

Inspection Commenced

Date: **July 22, 2015**

Signature:

Print Name: **Masood Fegghi**

Title: **PE 38622**

Inspection Completed

Date: **November 3, 2015**

Address: **8203 SW 124 Street  
Miami, Florida 33156**

Inspection Made By:

### 11. Description of Structure

- k. Name of Title: **(See Attached List)**
- l. Street Address: **1150 Madruga Ave., Coral Gables, FL 33146**
- m. Legal Description: **Royal Caribbean Club Condo Coga Subdivision PB 78-62 Lots 1 Thru 5 Blk 1 & Lot 7 Blk 2 (See Attached List for Individual Information)**
- n. Owner's Name: **(See Attached List)**
- o. Owner's Mailing Address: **(See Attached List)**
- p. Building Official Folio Number: **03-4130-025-0001 (Reference Only - See Attached List)**
- q. Building Code Occupancy Classification: **R2**
- r. Present Use: **Multifamily Residential - 30 Units**
- s. General Description, Type of Construction, Size, Number of Stories, Special Features: **3-Story CBS & Reinforced Concrete Structure. Approximately 23,920 S.F. total.**
- t. Additions to original structure: **None noted (no plans available on site).**



1150 Madruga Ave

Allied Building Inspection Services  
Inspections . Testing . Engineering



## Guidelines and Information for Re-Certification of Electrical Systems of Forty (40) Year Structures

### 1. Electric Service

- 1. Size: Amperage ( 2,000 ) Fuses ( X ) Breakers ( X )
- 2. Phase: Three Phase ( X ) Single Phase ( )
- 3. Condition: Good ( X ) Fair ( ) Needs Repair ( )
- 4. Comments: 31 meters, 5 main disconnects, 34 panels

### 2. Meter and Electric Room

- 1. Clearances: Good ( X ) Fair ( ) Requires Correction ( )
- 2. Comments: All equipment is satisfactory.

### 3. Gutters

- 1. Location: Good ( X ) Repairs Required ( )
- 2. Taps & Fill: Good ( X ) Repairs Required ( )
- 3. Comments: Satisfactory.

### 4. Electrical Panels

- 1. Units (30): 100 Amps ea, indoor Good ( X ) Repairs Required ( )
- 2. House A: 125 Amps, indoor Good ( X ) Repairs Required ( )
- 3. House A: 125 Amps, indoor Good ( X ) Repairs Required ( )
- 4. Elevator: 400 Amps, indoor Good ( X ) Repairs Required ( )
- 5. Comments: Satisfactory.

*[Handwritten signature]*  
11/3/11

### 5. Branch Circuits

- 1. Identified: Yes ( X ) Must Be Identified ( )
- 2. Conductors: Good ( X ) Deteriorated ( ) Must Be Replaced ( )
- 3. Comments: Satisfactory.





1150 Madruga Ave

Allied Building Inspection Services  
Inspections . Testing . Engineering



**6. Grounding of Service**

- Condition: Good ( X ) Repairs Required ( )
- Comments: Satisfactory.

**7. Grounding of Equipment**

- Condition: Good ( X ) Repairs Required ( )
- Comments: Satisfactory.

**8. Service Conduits/Raceways**

- Condition: Good ( X ) Repairs Required ( )
- Comments: Satisfactory.

**9. Service Conductors and Cables**

- Condition: Good ( X ) Repairs Required ( )
- Comments: Satisfactory.

**10. Types of Wiring Methods**

- Condition:
  - a. Conduit Raceways: Good ( X ) Repairs Required ( )
  - b. Conduit PVC: Good ( X ) Repairs Required ( )
  - c. NM Cable: Good ( ) Repairs Required ( )
  - d. BX Cable: Good ( X ) Repairs Required ( )

*[Handwritten signature]* 11/3/15

**11. Feeder Conductors**

- Condition: Good ( X ) Repairs Required ( )
- Comments: Satisfactory.

**12. Emergency Lighting**

- Condition: Good ( X ) Repairs Required ( )
- Comments: Satisfactory.

**13. Building Egress Illumination**

- Condition: Good ( X ) Repairs Required ( )
- Comments: Satisfactory.



1150 Madruga Ave.

Allied Building Inspection Services  
Inspections . Testing . Engineering



**14. Fire Alarm System**

- Condition: Good ( X ) Repairs Required ( )
- Comments: Satisfactory.

**15. Smoke Detectors**

- Condition: Good ( X ) Repairs Required ( )
- Comments: Satisfactory.

**16. Exit Lights**

- Condition: Good ( X ) Repairs Required ( )
- Comments: Satisfactory.

**17. Emergency Generator**

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

**18. Wiring in Open or Undercover Parking Garage Areas**

- Condition: Good ( X ) Repairs Required ( )
- Comments: Satisfactory.

11/3/15

**19. Open or Undercover Parking Surface and Security Lighting**

- Condition: Good ( ) Requires Additional Illumination ( X )
- Comments: Additional illumination is required and repairs are pending.

**20. Swimming Pool Wiring**

- Condition: Good ( X ) Repairs Required ( )
- Comments: Satisfactory.

**21. Wiring of Mechanical Equipment**

- Condition: Good ( X ) Repairs Required ( )
- Comments: Satisfactory.

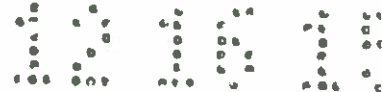
**22. General Additional Comments**

- Comments: Satisfactory



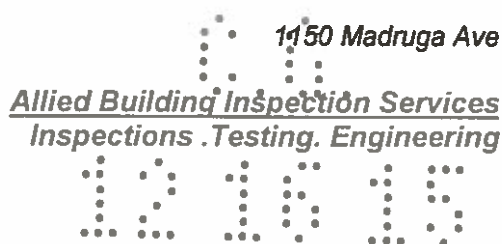
1150 Madruga Ave.

Allied Building Inspection Services  
Inspections . Testing . Engineering



Folio Number	Owner Name	Property Address	SF	Legal: Royal Caribbean Club Condo...
0341300250010	Oscar Mauricio Garcia	1150 Madruga Ave A101	897	Unit A-101 Undiv 1.8053% Int In Comm Elem Off Rec 10390-565 Coc 24187-2427 12 2005 5
0341300250020	Deborah Mobbs	1150 Madruga Ave A102	844	Unit A-102 Undiv 1.8943% Int In Comm Elem Off Rec 10390-565 Coc 24382-3139 03 2008 1
0341300250030	Carl E Herner	1150 Madruga Ave A103	650	Unit A-103 Undiv 1.3164% Int In Comm Elem Off Rec 10390-565 or 14038-2906 14056-106 0389 1
0341300250040	Reginald C De Villiers Jtrs	1150 Madruga Ave A104	605	Unit A-104 Undiv 1.2436% Int In Comm Elem Off Rec 10390-565 or 14689-815 & 817 0890 5
0341300250050	Donna E Lombardo	1150 Madruga Ave A201	897	Unit A-201 Undiv 1.8053% Int In Comm Elem Off Rec 10390-565 or 14644-2922-21-20 0790 1 Coc 21710-0773 09 2003 1
0341300250060	Louise A Pelella Le	1150 Madruga Ave A202	844	Unit A-202 Undiv 1.6943% Int In Comm Elem Off Rec 10390-565 Coc 22176-2851 03 2004 4
0341300250070	Juan Garcia &W Elsa Medin	1150 Madruga Ave A203	650	Unit A-203 Undiv 1.3164% Int In Comm Elem Off Rec 10390-565 or 18186-2300 0898 1
0341300250080	Mark M Naman	1150 Madruga Ave A204	605	Unit A-204 Undiv 1.2436% Int In Comm Elem Off Rec 10390-565 or 17440-3940 1196 1 Coc 23004-1581 12 2004 1
0341300250090	Sabina Petrova	1150 Madruga Ave A301	897	Unit A-301 Undiv 1.8053% Int In Comm Elem Off Rec 10390-565 or 19720-2580 0501 1
0341300250100	Liana Perez	1150 Madruga Ave A302	844	Unit A-302 Undiv 1.6943% Int In Comm Elem Off Rec 10390-565 or 19594-3659 03 2001 1
0341300250110	George F Acevedo	1150 Madruga Ave A303	650	Unit A-303 Undiv 1.3164% Int In Comm Elem Off Rec 10390-565 or 14471-1508 0390 1
0341300250120	Edwin Hale Connell	1150 Madruga Ave A304	605	Unit A-304 Undiv 1.2436% Int In Comm Elem Off Rec 10390-565 or 10440-1391 0679 1
0341300250130	Tony L Boutte Jtrs	1150 Madruga Ave B101	1153	Unit B-101 Undiv 2.4202% Int In Comm Elem Off Rec 10390-565 or 10414-485 0579 1
0341300250140	Dana De Maria	1150 Madruga Ave B102	819	Unit B-102 Undiv 1.6580% Int In Comm Elem Off Rec 10390-565 or 10414-488 0679 1 Coc 26091-1705 12 2007 5
0341300250150	Valerie Howell	1150 Madruga Ave B201	1153	Unit B-201 Undiv 2.4202% Int In Comm Elem Off Rec 10390-565 or 17371-3388 To 3402 0996 1
0341300250160	Edward A Luckhoo	1150 Madruga Ave B202	819	Unit B-202 Undiv 1.6580% Int In Comm Elem Off Rec 10390-565 or 19866-2254 1200 5 Coc 21885-4420 09 2003 1
0341300250170	Imtiaz Ali &W Jennifer	1150 Madruga Ave B301	1153	Unit B-301 Undiv 2.4202% Int In Comm Elem Off Rec 10390-565 or 19117-3409 0500 1 Coc 23188-1753 03 2005 1
0341300250180	Maria Luz Asin	1150 Madruga Ave B302	819	Unit B-302 Undiv 1.6580% Int In Comm Elem Off Rec 10390-565 or 16949-0929 0995 1
0341300250190	Coralia E Chao	1150 Madruga Ave C101	897	Unit C-101 Undiv 1.8053% Int In Comm Elem Off Rec 10390-565 or 19007-128 0200 1
0341300250200	St Nom LLC	1150 Madruga Ave C102	844	Unit C-102 Undiv 1.6943% Int In Comm Elem Off Rec 10390-565 or 17401-4756 1096 1 Coc 23383-0169 04 2005 1
0341300250210	Anna Colman Duys	1150 Madruga Ave C103	650	Unit C-103 Undiv 1.3140% Int In Comm Elem Off Rec 10390-565 or 15562-2432 0892 1 Coc 22510-2728 06 2004 5
0341300250220	Magda Vassallo	1150 Madruga Ave C104	614	Unit C-104 Undiv 1.2233% Int In Comm Elem Off Rec 10390-565 or 17711-2348 0697 1
0341300250230	Pamela W Hawley	1150 Madruga Ave C201	897	Unit C-201 Undiv 1.8053% Int In Comm Elem Off Rec 10390-565 or 16539-5089 0994 4
0341300250240	David Leblang &W Sharon	1150 Madruga Ave C202	844	Unit C-202 Undiv 1.6943% Int In Comm Elem Off Rec 10390-565 or 10411-223 0579 1
0341300250250	Richard M Dunn (Tr)	1150 Madruga Ave C203	650	Unit C-203 Undiv 1.3140% Int In Comm Elem Off Rec 10390-565 or 15744-0401 1292 5
0341300250260	Grecia Rodriguez Trs	1150 Madruga Ave C204	614	Unit C-204 Undiv 1.2233% Int In Comm Elem Off Rec 10390-565 or 13197-690 0287 1
0341300250270	Kate Sherouse	1150 Madruga Ave C301	897	Unit C-301 Undiv 1.8053% Int In Comm Elem Off Rec 10390-565 or 18051-1185 0398 4
0341300250280	Laura M Thumen &H Richard	1150 Madruga Ave C302	844	Unit C-302 Undiv 1.6943% Int In Comm Elem Off Rec 10390-565 or 21284-0723 0403 6 Coc 28518-0182 06 2008 1
0341300250290	Elsie Castelblanco	1150 Madruga Ave C303	650	Unit C-303 Undiv 1.3140% Int In Comm Elem Off Rec 10390-565 or 20210-2312 0102 1
0341300250300	Maria A Lines	1150 Madruga Ave C304	614	Unit C-304 Undiv 1.2233% Int In Comm Elem Off Rec 10390-565 or 19077-135 0400 1 Coc 22824-2756 10 2004 1

*[Handwritten signature]*



**Certification of Compliance with Parking Lot Illumination Standards in Chapter 8C-3 of the Code of Miami-Dade County**

Date: **November 3, 2015**

Re: Case Number: **Folio: 03-4130-025-0001**

Property Address: **1150 Madruga Ave., Coral Gables, FL 33146 – 23,920 S.F. +/-**

Building Description: **Multifamily Residential - 30 Units**

**NOT COMPLIANT**

The undersigned states the following:

1. I am a Florida registered professional engineer or architect with an active license.
2. On the evening of **11/2/15**, we measured the level of illumination in the parking lot(s) serving the above referenced building.
3. Maximum    foot candle per SF, Minimum    foot candle per SF;  
Minimum to Maximum ratio    **1** :   , foot candle    average per SF.
4. The level of illumination provided in the parking lot(s) meets the minimum standards for the occupancy classification of the building as established in Section 8C-3 of the Code of Miami-Dade County.

**Masood Fegghi, PE 38622**



**Certification of Compliance with Parking Lot Guardrails Requirements  
in Chapter 8C of the Code of Miami-Dade County**

**Date: November 3, 2015**

**Re: Case Number: Folio: 03-4130-025-0001**

**Property Address: 1150 Madruga Ave., Coral Gables, FL 33146 – 23,920 S.F. +/-**

**Building Description: Multifamily Residential - 30 Units**

The undersigned states the following:

I am a Florida registered professional engineer or architect with an active license.

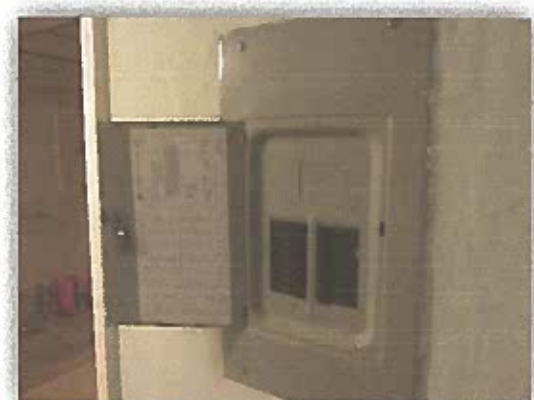
On **07/22/15**, I inspected the parking lot(s) servicing the above referenced building for compliance with Section 8C-6 and determined the following:

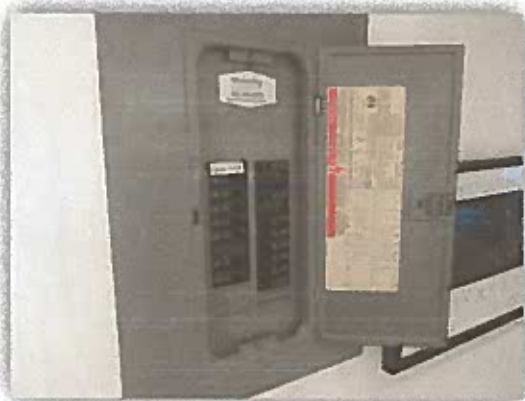
- ( X ) The parking lot(s) is not adjacent to or abutting a canal, lake or other body of water.
- ( ) The parking lot(s) is adjacent to or abutting a canal, lake or other body of water and parked vehicles are protected by a guardrail that complies with Section 8C-6 of the Miami-Dade County Code.
- ( ) The parking lot(s) is adjacent to or abutting a canal, lake or other body of water and parked vehicles are not protected by a guardrail that complies with Section 8C-6 of the Miami-Dade County Code. I have advised the property owner that he/she must obtain a permit for the installation of the guardrail and obtain all required inspection approvals no later than April 10, 2014.

**Masood Fegghi, PE 38622**













1200 Mariposa Ave # D  
Allied Building Inspection Services  
Inspections . Testing . Engineering



November 3, 2015

Building Official  
City of Coral Gables  
405 Biltmore Way, 3rd Floor  
Coral Gables FL 33134

**RE: 40-Year Building Re-Certification Inspection Reports**  
**SUBJ: 1200 Mariposa Ave., # D, Coral Gables FL 33146**  
**Folio: 03-4130-025-0001 (Reference Only – See Attached List)**

Dear Building Official,

Enclosed, please find the structural and electrical reports in the format required by your office. The building is structurally safe for its intended use and present occupancy, in compliance with section 8-11(F) of the Miami Dade County Administrative Code. **However, the building requires electrical repairs to the deficiencies noted in the report prior to our recommendation for recertification.** Please allow this letter to serve as our PARTIAL re-certification of the above noted subject property.

As a 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. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the building.

Sincerely,

**Allied Building Inspection Services, Inc.**

**Masood Fegghi, PE 38622**



## Minimum Inspection Procedural Guidelines for Building Structural Re-Certification

### 1. Description of Structure

- a. Name of Title : (See Attached List)
- b. Street Address: 1200 Mariposa Ave., # D, Coral Gables, FL 33146
- c. Legal Description: Royal Caribbean Club Condo Coga Subdivision PB 78-62 Lots 1 Thru 5 Blk 1 & Lot 7 Blk 2 (See Attached List for Additional Information)
- d. Owner's Name: (See Attached List)
- e. Owner's Mailing Address: (See Attached List)
- f. Building Official Folio Number: 03-4130-025-0001 (Reference Only – See Attached List)
- g. Building Code Occupancy Classification: R2
- h. Present Use: Multifamily Residential - 18 Units
- i. General Description, Type of Construction, Size, Number of Stories, Special Features: 2-Story CBS & Reinforced Concrete Structure. Approximately 17,025 S.F.
- j. Additions to original structure: None noted (no plans available on site).

### 2. Present Condition of Structure

- a. General alignment (note good, fair, poor, explain if significant)
  1. Bulging: Good
  2. Settlement: Good
  3. Defections: Good
  4. Expansion: Good
  5. Contraction: Good
- b. Portions showing distress (note beams, columns, structural walls, floors, roofs, other): None Noted.
- c. Surface conditions - describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration & stains: No spalling or significant cracks noted. No moisture penetration noted.
- d. Cracks - note location in significant members. Identify crack size as "Hairline" if barely discernible; "Fine" if less than 1 mm in width; "Medium" if between 1 - 2 mm in width; "Wide" if over 2 mm: Hairline and fine cracks in CBS walls, not significant.
- e. General extent of deterioration - cracking or spalling of concrete or masonry; oxidation of metals; rot or borer attack in wood: No spalling or significant cracks noted.
- f. Previous patching or repairs: Some minor stucco and plaster patches noted, satisfactory.
- g. Nature of present loading - indicate residential, commercial, other estimate magnitude: Multifamily Residential - 18 Units



1200 Mariposa Ave # D

Allied Building Inspection Services  
Inspections . Testing . Engineering



**3. Inspections**

- a. Date of notice of required inspection: **Unknown**
- b. Date(s) of actual inspection: **07/22/15**
- c. Name and qualification of individual submitting inspection report:  
**Masood Fegghi, PE 38622**
- d. Description of any laboratory or other formal testing, if required, rather than manual or visual procedures: **Only manual hammer sounding of concrete.**
- e. Structural Repair (note appropriate line):
  - 1. None required: **None Required.**
  - 2. Required (describe and indicate acceptance): **None Required.**

**4. Supporting Data**

- a. sheets written data       **0**
- b. photographs               **(see attached)**
- c. drawings or sketches     **0**

**5. Masonry Bearing Walls (indicate good, fair or poor)**

- a. Concrete masonry units:       **Good**
- b. Clay tile or terra cotta units:   **N/A**
- c. Reinforced concrete tie columns: **Good**
- d. Reinforced concrete tie beams: **Good**
- e. Lintels:                       **N/A**
- f. Other type bond beams:       **N/A**
- g. Masonry finishes - exterior:
  - 1. Stucco:                       **Good**
  - 2. Veneer:                      **Good**
  - 3. Paint only:                  **N/A**
  - 4. Other (describe):          **N/A**
- h. Masonry finishes – interior:
  - 1. Vapor barrier:               **N/A**
  - 2. Furring and plaster:       **Good**
  - 3. Paneling:                    **N/A**
  - 4. Paint only:                  **N/A**
  - 5. Other (describe):          **Good, Gypsum Board.**

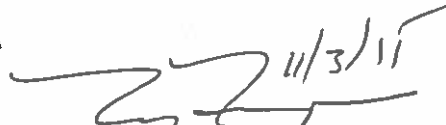


1200 Mariposa Ave. # D

Allied Building Inspection Services  
Inspections . Testing . Engineering



- i. Cracks:
  - 1. Location (note beams, columns, other): **CBS Walls.**
  - 2. Description: **Hairline and fine cracks, not significant**
- j. Spalling:
  - 1. Location (note beams, columns, other): **None Noted.**
  - 2. Description: **N/A**
- k. Rebar corrosion (check appropriate line):
  - 1. None visible: **None Visible.**
  - 2. Minor-patching will suffice: **N/A**
  - 3. Significant-but patching will suffice: **N/A**
  - 4. Significant-structural repairs required (describe): **N/A**
- l. Samples chipped out for examination in spalled areas:
  - 1. No: **N/A**
  - 2. Yes (describe color texture, aggregate, general quality): **N/A**

 11/3/15

## 6. Floor and Roof Systems

- a. Roof:
  - 1. Describe (flat, slope, type roofing, type roof deck, condition): **Built-up flat roof over wooden deck; 18:12 sloped roof w/ flat concrete tiles over wooden deck; in good condition.**
  - 2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment & condition of supports: **A/C condensers; in good condition.**
  - 3. Note types of drains & scuppers: **Metal scuppers & downspouts; in good condition.**
- b. Floor system(s):
  - 1. Describe (type of system framing, material, spans, condition): **Concrete floor slabs on-grade and above grade; in good condition.**
- c. Inspection - note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members: **Limited view of framing through scuttles and above acoustical ceilings; Open ceilings.**

## 7. Steel Framing Systems

- a. Description: **N/A**
- b. Exposed steel: describe condition of paint & degree of corrosion: **N/A**
- c. Concrete or other fireproofing - note any cracking or spalling, note where any covering was removed for inspection: **N/A.**
- d. Elevator sheave beams & connections, and machine floor beams (note condition): **N/A**



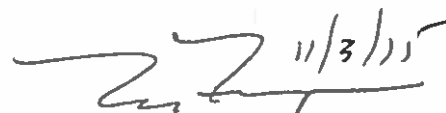
1200 Mariposa Ave. # D

Allied Building Inspection Services  
Inspections . Testing . Engineering



## 8. Concrete Framing Systems

- a. Full description of structural system: **Continuous pad footings, slab-on-grade, tie-columns, tie-beams, stairs.**
- b. Cracking:
  1. Not significant: **Not significant.**
  2. Location & description of members affected & type cracking: **Fine & hairline, CBS walls only**
- c. General condition: **Good Condition.**
- d. Rebar corrosion (check appropriate line):
  1. None visible: **None Visible.**
  2. Location/description of members affected & type cracking: **N/A**
  3. Significant but patching will suffice: **N/A**
  4. Significant - structural repairs required (describe): **N/A**
- e. Samples chipped out in spalled areas:
  1. No: **N/A**
  2. Yes (describe color, texture, aggregate, & general quality): **N/A**

 11/3/15

## 9. Windows

- a. Type (wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other): **Metal awning.**
- b. Anchorage - type & condition of fasteners and latches: **Screws; Fair.**
- c. Sealants-type & condition of perimeter sealants & at mullions: **Caulking; Fair.**
- d. Interior seals-type & condition at operable vents: **Vinyl strips; Fair.**
- e. General condition: **Fair.**

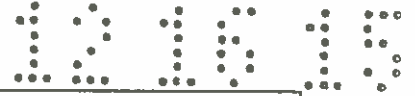
## 10. Wood Framing

- a. Type - fully describe if mill construction, light construction, major spans, trusses: **Roof is of engineered trusses - 2x rafters/joists, 24" O.C. - 20' to 30' spans, in good condition; Walls are load-bearing and non-load-bearing partitions - 2x studs, 16" O.C.**
- b. Note metal fittings (i.e. angles, plates, bolts, split pintles, pintles, other) and note condition: **Truss mending plates, Straps, Fasteners; in good condition.**
- c. Joints - note if well fitted and still closed: **Good**
- d. Drainage - note accumulations of moisture: **None**
- e. Ventilation - note any concealed spaces not ventilated: **Good**
- f. Note any concealed spaces opened for inspection: **None**



1200 Mariposa Ave, # D

Allied Building Inspection Services  
Inspections . Testing . Engineering



Folio Number	Owner Name	Property Address	SF	Legal: Royal Caribbean Club Condo...
0341300250310	Alberto Canto	1200 Mariposa Ave D101	1145	Unit D-101 Undiv 2.4453% Int In Comm Elem Off Rec 10390-565 or 19471-1286 0101 1 Coc 21523-3021 07 2003 1
0341300250320	Rafael Cruz &W Michelle	1200 Mariposa Ave D102	679	Unit D-102 Undiv 1.4503% Int In Comm Elem Off Rec 10390-565 or 18590-3391 0499 1 Coc 25501-0957 03 2007 1
0341300250330	Carmen J Fernandez	1200 Mariposa Ave D103	953	Unit D-103 Undiv 2.0351% Int In Comm Elem Off Rec 10390-565 or 18197-3602 0898 1
0341300250340	Andree V Dick	1200 Mariposa Ave D104	1003	Unit D-104 Undiv 2.1418% Int In Comm Elem Off Rec 10390-565 or 16797-4740 0595 4
0341300250350	Andrew Schor	1200 Mariposa Ave D105	673	Unit D-105 Undiv 1.4374% Int In Comm Elem Off Rec 10390-565 or 18677-3497 0699 1 Coc 23669-4025 08 2005 1
0341300250360	Hyman I Ash	1200 Mariposa Ave D201	1145	Unit D-201 Undiv 2.4453% Int In Comm Elem Off Rec 10390-565 or 16436-0154 0894 1 Coc 24523-2485 04 2006 1
0341300250370	Joseph W Miller	1200 Mariposa Ave D202	678	Unit D-202 Undiv 1.4481% Int In Comm Elem Off Rec 10390-565 or 18770-3526 0899 1
0341300250380	Donald J Kappelman li	1200 Mariposa Ave D203	1051	Unit D-203 Undiv 2.1678% Int In Comm Elem Off Rec 10390-565 or 18184-4163 0798 1
0341300250390	Edwin Litwin Hoffman	1200 Mariposa Ave D204	1003	Unit D-204 Undiv 2.1418% Int In Comm Elem Off Rec 10390-565 or 19630-3209/3215 04 2001 1
0341300250400	Patricia Escoto	1200 Mariposa Ave D205	981	Unit D-205 Undiv 2.0951% Int In Comm Elem Off Rec 10390-565 or 18601-1156 0399 1
0341300250410	Ivette Infante	1200 Mariposa Ave E101	1145	Unit E-101 Undiv 2.4453% Int In Comm Elem Off Rec 10390-565 or 19423-3377 11 2000 4
0341300250420	Kent R Schomber	1200 Mariposa Ave E102	679	Unit E-102 Undiv 1.4503% Int In Comm Elem Off Rec 10390-565 or 20846-4812 1102 4
0341300250430	Amy Weisman	1200 Mariposa Ave E103	953	Unit E-103 Undiv 2.0351% Int In Comm Elem Off Rec 10390-565 or 19844-4284 0801 1
0341300250440	Ofelia Bared	1200 Mariposa Ave E104	1010	Unit E-104 Undiv 2.1570% Int In Comm Elem Off Rec 10390-565 or 19204-2364 072000 1
0341300250450	Ariana Elise Nuila	1200 Mariposa Ave E201	1145	Unit E-201 Undiv 2.4453% Int In Comm Elem Off Rec 10390-565 or 17257-1536 0696 1 Coc 22739-2048 09 2004 1
0341300250460	Caroline De Freitas	1200 Mariposa Ave E202	679	Unit E-202 Undiv 1.4503% Int In Comm Elem Off Rec 10390-565 or 18603-1797 0599 1
0341300250470	Walter Kozloski	1200 Mariposa Ave E203	1100	Unit E-203 Undiv 2.2840% Int In Comm Elem Off Rec 10390-565 or 20459-1162 0602 1 Coc 21931-3506 12 2003 1
0341300250480	Andrew S Bailey	1200 Mariposa Ave E204	1003	Unit E-204 Undiv 2.1418% Int In Comm Elem Off Rec 10390-565 or 16822-1770 0695 4 Coc 22806-2499 09 2004 6

*[Handwritten signature]* 11/3/15



1200 Mariposa Ave, # D

Allied Building Inspection Services  
Inspections . Testing . Engineering



## Minimum Inspection Procedural Guidelines for Building Electrical Re-Certification

Inspection Commenced

Date: **July 22, 2015**

Signature:

Print Name: **Masood Fegghi**

Inspection Completed

Date: **November 3, 2015**

Title: **PE 38622**

Address: **8203 SW 124 Street  
Miami, Florida 33156**

Inspection Made By:

### 11. Description of Structure

- k. Name of Title: : **(See Attached List)**
- l. Street Address: **1200 Mariposa Ave., # D, Coral Gables, FL 33146**
- m. Legal Description: **Royal Caribbean Club Condo Coga Subdivision PB 78-62 Lots 1 Thru 5 Blk 1 & Lot 7 Blk 2 (See Attached List for Additional Information)**
- n. Owner's Name: **(See Attached List)**
- o. Owner's Mailing Address: **(See Attached List)**
- p. Building Official Folio Number: **03-4130-025-0001 (Reference Only – See Attached List)**
- q. Building Code Occupancy Classification: **R2**
- r. Present Use: **Multifamily Residential - 18 Units**
- s. General Description, Type of Construction, Size, Number of Stories, Special Features: **2-Story CBS & Reinforced Concrete Structure. Approximately 17,025 S.F.**
- t. Additions to original structure: **None noted (no plans available on site).**



1200 Mariposa Ave # D

Allied Building Inspection Services  
Inspections . Testing . Engineering



## Guidelines and Information for Re-Certification of Electrical Systems of Forty (40) Year Structures

### 1. Electric Service

- 1. Size: Amperage ( 1,200 ) Fuses ( X ) Breakers ( X )
- 2. Phase: Three Phase ( ) Single Phase ( X )
- 3. Condition: Good ( X ) Fair ( ) Needs Repair ( )
- 4. Comments: 19 meters, 2 main disconnects, 19 panels

### 2. Meter and Electric Room

- 1. Clearances: Good ( X ) Fair ( ) Requires Correction ( )
- 2. Comments: All equipment is satisfactory.

### 3. Gutters

- 1. Location: Good ( X ) Repairs Required ( )
- 2. Taps & Fill: Good ( X ) Repairs Required ( )
- 3. Comments: Satisfactory.

### 4. Electrical Panels

- 1. Units (18): 100 Amps ea, indoor Good ( X ) Repairs Required ( )
- 2. House Panel: 125 Amps, indoor Good ( X ) Repairs Required ( )
- 3. Comments: Satisfactory.

### 5. Branch Circuits

- 1. Identified: Yes ( X ) Must Be Identified ( )
- 2. Conductors: Good ( X ) Deteriorated ( ) Must Be Replaced ( )
- 3. Comments: Satisfactory.

### 6. Grounding of Service

- Condition: Good ( X ) Repairs Required ( )
- Comments: Satisfactory.





1200 Mariposa Ave # D

Allied Building Inspection Services  
Inspections . Testing . Engineering



**7. Grounding of Equipment**

- Condition: Good ( X ) Repairs Required ( )
- Comments: Satisfactory.

**8. Service Conduits/Raceways**

- Condition: Good ( X ) Repairs Required ( )
- Comments: Satisfactory.

**9. Service Conductors and Cables**

- Condition: Good ( X ) Repairs Required ( )
- Comments: Satisfactory.

**10. Types of Wiring Methods**

- Condition:
  - a. Conduit Raceways: Good ( X ) Repairs Required ( )
  - b. Conduit PVC: Good ( X ) Repairs Required ( )
  - c. NM Cable: Good ( ) Repairs Required ( )
  - d. BX Cable: Good ( X ) Repairs Required ( )

**11. Feeder Conductors**

- Condition: Good ( X ) Repairs Required ( )
- Comments: Satisfactory.

**12. Emergency Lighting**

- Condition: Good ( X ) Repairs Required ( )
- Comments: Satisfactory.

**13. Building Egress Illumination**

- Condition: Good ( X ) Repairs Required ( )
- Comments: Satisfactory.

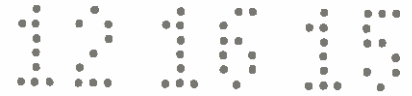
**14. Fire Alarm System**

- Condition: Good ( X ) Repairs Required ( )
- Comments: Satisfactory.



1200 Mariposa Ave # D

Allied Building Inspection Services  
Inspections . Testing . Engineering



**15. Smoke Detectors**

- Condition: Good ( X ) Repairs Required ( )
- Comments: Satisfactory.

**16. Exit Lights**

- Condition: Good ( X ) Repairs Required ( )
- Comments: Satisfactory.

**17. Emergency Generator**

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

**18. Wiring in Open or Undercover Parking Garage Areas**

- Condition: Good ( X ) Repairs Required ( )
- Comments: Satisfactory.

**19. Open or Undercover Parking Surface and Security Lighting**

- Condition: Good ( ) Requires Additional Illumination ( X )
- Comments: Requires Additional Illumination.

**20. Swimming Pool Wiring**

- Condition: Good ( X ) Repairs Required ( )
- Comments: Satisfactory.

 11/3/15

**21. Wiring of Mechanical Equipment**

- Condition: Good ( X ) Repairs Required ( )
- Comments: Satisfactory.

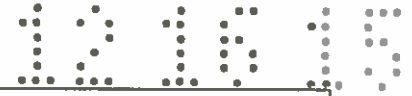
**22. General Additional Comments**

- Comments: Satisfactory



1200 Mariposa Ave # D

Allied Building Inspection Services  
Inspections . Testing . Engineering



Folio Number	Owner Name	Property Address	SF	Legal: Royal Caribbean Club Condo...
0341300250310	Alberto Canto	1200 Mariposa Ave D101	1145	Unit D-101 Undiv 2.4453% Int In Comm Elem Off Rec 10390-565 or 19471-1286 0101 1 Coc 21523-3021 07 2003 1
0341300250320	Rafael Cruz &W Michelle	1200 Mariposa Ave D102	679	Unit D-102 Undiv 1.4503% Int In Comm Elem Off Rec 10390-565 or 18590-3391 0499 1 Coc 25501-0957 03 2007 1
0341300250330	Carmen J Fernandez	1200 Mariposa Ave D103	953	Unit D-103 Undiv 2.0351% Int In Comm Elem Off Rec 10390-565 or 18197-3602 0698 1
0341300250340	Andree V Dick	1200 Mariposa Ave D104	1003	Unit D-104 Undiv 2.1418% Int In Comm Elem Off Rec 10390-565 or 16797-4740 0595 4
0341300250350	Andrew Schor	1200 Mariposa Ave D105	673	Unit D-105 Undiv 1.4374% Int In Comm Elem Off Rec 10390-565 or 18677-3497 0699 1 Coc 23669-4025 08 2005 1
0341300250360	Hyman I Ash	1200 Mariposa Ave D201	1145	Unit D-201 Undiv 2.4453% Int In Comm Elem Off Rec 10390-565 or 16436-0154 0694 1 Coc 24523-2485 04 2006 1
0341300250370	Joseph W Miller	1200 Mariposa Ave D202	678	Unit D-202 Undiv 1.4481% Int In Comm Elem Off Rec 10390-565 or 18770-3526 0899 1
0341300250380	Donald J Kappelman li	1200 Mariposa Ave D203	1051	Unit D-203 Undiv 2.1678% Int In Comm Elem Off Rec 10390-565 or 18184-4163 0798 1
0341300250390	Edwin Litwin Hoffman	1200 Mariposa Ave D204	1003	Unit D-204 Undiv 2.1418% Int In Comm Elem Off Rec 10390-565 or 19630-3209/3215 04 2001 1
0341300250400	Patricia Escoto	1200 Mariposa Ave D205	981	Unit D-205 Undiv 2.0951% Int In Comm Elem Off Rec 10390-565 or 18601-1156 0399 1
0341300250410	Ivette Infante	1200 Mariposa Ave E101	1145	Unit E-101 Undiv 2.4453% Int In Comm Elem Off Rec 10390-565 or 19423-3377 11 2000 4
0341300250420	Kent R Schomber	1200 Mariposa Ave E102	679	Unit E-102 Undiv 1.4503% Int In Comm Elem Off Rec 10390-565 or 20846-4812 1102 4
0341300250430	Amy Weisman	1200 Mariposa Ave E103	953	Unit E-103 Undiv 2.0351% Int In Comm Elem Off Rec 10390-565 or 19844-4284 0801 1
0341300250440	Ofelia Bared	1200 Mariposa Ave E104	1010	Unit E-104 Undiv 2.1570% Int In Comm Elem Off Rec 10390-565 or 19204-2364 072000 1
0341300250450	Ariana Elise Nuila	1200 Mariposa Ave E201	1145	Unit E-201 Undiv 2.4453% Int In Comm Elem Off Rec 10390-565 or 17257-1536 0696 1 Coc 22739-2048 09 2004 1
0341300250460	Caroline De Freitas	1200 Mariposa Ave E202	679	Unit E-202 Undiv 1.4503% Int In Comm Elem Off Rec 10390-565 or 18603-1797 0599 1
0341300250470	Walter Kozloski	1200 Mariposa Ave E203	1100	Unit E-203 Undiv 2.2640% Int In Comm Elem Off Rec 10390-565 or 20459-1162 0602 1 Coc 21931-3506 12 2003 1
0341300250480	Andrew S Bailey	1200 Mariposa Ave E204	1003	Unit E-204 Undiv 2.1418% Int In Comm Elem Off Rec 10390-565 or 16822-1770 0695 4 Coc 22806-2499 09 2004 6

*[Handwritten signature]* 11/3/11



1200 Mariposa Ave # D  
Allied Building Inspection Services  
Inspections . Testing . Engineering



## Certification of Compliance with Parking Lot Illumination Standards in Chapter 8C-3 of the Code of Miami-Dade County

Date: **November 3, 2015**

Re: Case Number: **Folio: 03-4130-025-0001**

Property Address: **1200 Mariposa Ave., #D, Coral Gables, FL 33146 ~ 17,025 S.F.**

Building Description: **Multifamily Residential - 18 Units**

**NOT COMPLIANT**

The undersigned states the following:

1. I am a Florida registered professional engineer or architect with an active license.
2. On the evening of **11/2/15**, we measured the level of illumination in the parking lot(s) serving the above referenced building.
3. Maximum      foot candle per SF, Minimum      foot candle per SF;  
Minimum to Maximum ratio   1   :     , foot candle      average per SF.
4. The level of illumination provided in the parking lot(s) meets the minimum standards for the occupancy classification of the building as established in Section 8C-3 of the Code of Miami-Dade County.

---

**Masood Fegghi, PE 38622**



1200 Mariposa Ave # D

Allied Building Inspection Services  
Inspections . Testing . Engineering



**Certification of Compliance with Parking Lot Guardrails Requirements  
in Chapter 8C of the Code of Miami-Dade County**

Date: **November 3, 2015**

Re: Case Number: **Folio: 03-4130-025-0001**

Property Address: **1200 Mariposa Ave., #D, Coral Gables FL 33146 ~ 17,025 S.F.**

Building Description: **Multifamily Residential - 18 Units**

The undersigned states the following:

I am a Florida registered professional engineer or architect with an active license.

On **07/22/15**, I inspected the parking lot(s) servicing the above referenced building for compliance with Section 8C-6 and determined the following:

- ( X ) The parking lot(s) is not adjacent to or abutting a canal, lake or other body of water.
- ( ) The parking lot(s) is adjacent to or abutting a canal, lake or other body of water and parked vehicles are protected by a guardrail that complies with Section 8C-6 of the Miami-Dade County Code.
- ( ) The parking lot(s) is adjacent to or abutting a canal, lake or other body of water and parked vehicles are not protected by a guardrail that complies with Section 8C-6 of the Miami-Dade County Code. I have advised the property owner that he/she must obtain a permit for the installation of the guardrail and obtain all required inspection approvals no later than April 10, 2014.

**Masood Fegghi, PE 38622**





12 18 15







City of Coral Gables  
Development Services

# OFFICE SET



**RC-15-11-5345**

1150 MADRUGA AVE # COMMON AREAS

Folio #: 03-4130-025-0001  
Permit Description: BUILDING RECERTIFICATION  
OR OLDER BUILT 1965 INCLUDING 1200  
MARIPOSA AVE

EL \_\_\_\_\_  
ME \_\_\_\_\_  
PL \_\_\_\_\_

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

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-15-11-5345**

