

Detail by Entity Name

Florida Limited Liability Company

217 MADEIRA, LLC

Filing Information

Document Number	L11000027642
FEI/EIN Number	27-5362100
Date Filed	03/07/2011
Effective Date	03/05/2011
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	01/15/2015

Principal Address

1390 S. DIXIE HIGHWAY
SUITE #2206
CORAL GABLES, FL 33146-2945

Changed: 11/02/2012

Mailing Address

1390 S. DIXIE HIGHWAY
SUITE #2206
CORAL GABLES, FL 33146-2945

Changed: 11/02/2012

Registered Agent Name & Address

SAN JUAN, JULIO M
2462 TEQUESTA LANE
COCONUT GROVE, FL 33133-3176

Name Changed: 01/15/2015

Address Changed: 11/02/2012

Authorized Person(s) Detail

Name & Address

Title MGR

CITY'S

EXHIBIT

4

KUZNIK, CARMEN R
1390 S. DIXIE HIGHWAY, SUITE #2206
CORAL GABLES, FL 33146-2945

Annual Reports

Report Year	Filed Date
2013	01/17/2013
2014	01/15/2015
2015	01/15/2015

Document Images

<u>01/15/2015 -- REINSTATEMENT</u>	View image in PDF format
<u>01/17/2013 -- ANNUAL REPORT</u>	View image in PDF format
<u>11/02/2012 -- REINSTATEMENT</u>	View image in PDF format
<u>03/07/2011 -- Florida Limited Liability</u>	View image in PDF format



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Florida Limited Liability Company
217 MADEIRA, LLC

Filing Information

Document Number	L11000027642
FEI/EIN Number	27-5362100
Date Filed	03/07/2011
Effective Date	03/05/2011
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	12/17/2016

Principal Address

5606 riviera drive
CORAL GABLES, FL 33146-2945

Changed: 06/30/2017

Mailing Address

5606 riviera drive
5606 riviera drive
coral gables, FL 33146

Changed: 06/30/2017

Registered Agent Name & Address

SAN JUAN, JULIO M
2462 TEQUESTA LANE
COCONUT GROVE, FL 33133-3176

Name Changed: 01/15/2015

Address Changed: 11/02/2012

Authorized Person(s) Detail

Name & Address

Title MGR

KUZNIK, CARMEN R
5606 riviera drive
CORAL GABLES, FL 33146-2945

Annual Reports

Report Year	Filed Date
2016	12/17/2016
2017	06/30/2017
2018	03/06/2018

Document Images

03/06/2018 -- ANNUAL REPORT	View image in PDF format
06/30/2017 -- ANNUAL REPORT	View image in PDF format
12/17/2016 -- REINSTATEMENT	View image in PDF format
01/15/2015 -- REINSTATEMENT	View image in PDF format
01/17/2013 -- ANNUAL REPORT	View image in PDF format
11/02/2012 -- REINSTATEMENT	View image in PDF format
03/07/2011 -- Florida Limited Liability	View image in PDF format



CFN 2011R0168898
OR Bk 27618 Pgs 3998 - 3999; (2pgs)
RECORDED 03/16/2011 09:35:03
DEED DDC TAX 1,650.00
SURTAX 1,237.50
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY:

Manuel Chica, Esq.
Mercantil Commercebank, N.A.
220 Alhambra Circle
Coral Gables, Florida 33134
AND WHEN RECORDED RETURN TO:
Concept Title Services, Inc.
3400 Coral Way, Suite 203
Miami, FL 33145

Tax Identification Number: 03-4108-005-0240

Special Warranty Deed

This Special Warranty Deed (this "Deed") is made as of the 14th day of March, 2011 by MCNA Properties IV, LLC, a Florida limited liability company, having an address at 220 Alhambra Circle, Coral Gables, FL 33134 ("Grantor") and 217 Madeira, LLC a Florida limited liability company, having an address of 5606 Riviera Drive, Coral Gables, FL 33146 ("Grantee").

Witnesseth, that Grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the Grantee, and Grantee's heirs and assigns forever, the following described real property, situate, lying and being in Miami-Dade County, Florida, to-wit:

Lots 15 and 16, Block 2, of CORAL GABLES SECTION K, according to the plat thereof, as recorded in Plat Book 30, Page 60, of the Public Records of Miami-Dade County, Florida.

Subject to taxes for 2011 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantor does hereby covenant with Grantee that the Grantor is lawfully seized of said real property in fee simple; that the Grantor has good right and lawful authority to sell and convey said real property; that the Grantor hereby fully warrants the title to said real property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

[Signatures on following page]

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

MCNA Properties, LLC, Florida limited liability company

By: Mercantil Commercebank, N.A., a national banking association, its sole member

[Signature]
Witness Name: OSCAR A. CASANOVA
[Signature]
Witness Name: Carlos A. Perez

By: [Signature]
Name: Alberto Peraza
Title: Executive Vice President & CFO

State of Florida
County of Miami-Dade

The foregoing instrument was sworn to and subscribed before me this 14 day of March, 2011 by Alberto Peraza, Executive Vice President & CFO of Mercantil Commercebank, N.A., a national banking association, the sole member of MCNA Properties IV, LLC, a Florida limited liability company, on behalf of the Company. He is personally known to me or has produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public
Printed Name: Maria Calderon
My Commission Expires: 12/14/14



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

CFN 2011R0373142
OR Bk 27714 Pgs 4288 - 4303 (16pgs)
RECORDED 06/08/2011 11:13:32
MTG DOC TAX 577.50
INTANG TAX 330.00
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

Prepared by and return to:

Bertram A. Sapurstein, Esq.
SAPURSTEIN & BLOCH, P.A.
9700 S. Dixie Highway Suite #1000
Miami, FL 33156
305-670-9500
File Number: 97316.00181

[Space Above This Line For Recording]

MORTGAGE DEED AND SECURITY AGREEMENT

THIS REAL ESTATE MORTGAGE DEED AND SECURITY AGREEMENT executed the 2nd day of June, 2011, by 217 MADEIRA LLC, a Florida limited liability company, hereinafter called the "MORTGAGOR", to UNION CREDIT BANK, a Florida Banking corporation, hereinafter called the "MORTGAGEE". (Wherever used herein, the terms "Mortgagor" and "Mortgagee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations.)

A. MORTGAGOR is indebted to MORTGAGEE in the aggregate sum of One Hundred Sixty-Five Thousand and 00/100 Dollars (\$165,000.00) Dollars, as evidenced by a certain Commercial Promissory Note dated June 2, 2011, executed by MORTGAGOR, and payable to the order of MORTGAGEE, which Note bears interest at the rate provided therein, said interest and principal being payable in the manner set forth in the Commercial Promissory Note.

B. The parties hereto wish to secure payment of the Commercial Promissory Note, with interest, and to secure the performance of the hereinafter covenants, agreements and conditions by the execution of this Mortgage Deed and Security Agreement.

WITNESSETH:

That for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by MORTGAGOR, and to induce MORTGAGEE to make loans or advances to MORTGAGOR in the sum of One Hundred Sixty-Five Thousand and 00/100 Dollars (\$165,000.00), the said MORTGAGOR does grant, bargain, sell, alien, remise, release, convey and confirm unto the said MORTGAGEE, its successors, legal representatives or assigns in fee simple, all of the following lots, tracts, pieces and parcels of land, situated in Miami-Dade County, Florida, and more particularly described on Exhibit "A" attached hereto and made a part hereof ("hereinafter referred to as "Premises or Property").

TOGETHER WITH all the right, title and interest of the MORTGAGOR in and to any and all buildings, improvements and appurtenances now standing or at any time hereafter constructed or placed on said lands, or any part or parts thereof, including all partitions, screens, awnings, window shades, dynamos, motors, engines, elevators, call systems, fire apparatus, plumbing, ventilating, gas and electric light fixtures, machinery, appliances,

Mortgage - File No: 97316.00181

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a sum equal to one-twelfth (1/12th) of the annual amount necessary to pay all taxes and assessments against the said mortgaged premises, said monthly sum to be estimated solely by MORTGAGEE and calculated to be an amount not less than the amount of taxes assessed against said mortgaged premises for the previous year, and if further required by MORTGAGEE to pay all insurance premiums in manner and form as provided herein for the payment of taxes and assessments.

16. If any time, in the opinion of the MORTGAGEE, a receivership may be necessary to protect the mortgaged property or its rents, income, issues, profits, or revenues, whether before or after maturity of the indebtedness hereby secured, or at the time of or after the institution of suit to collect such indebtedness, or to enforce this Mortgage Deed and Security Agreement, the MORTGAGEE shall, as a matter of strict right, and regardless of the value of the mortgage security for the amounts due hereunder or secured hereby, or of the solvency of any party bound for the payment of such indebtedness, have the right to the appointment, on ex parte application, and without notice to anyone, by any court having jurisdiction, of a Receiver to take charge of, manage, preserve, protect and operate said property, to collect the rents, issues, profits, income and revenues thereof, to make all necessary or needful repairs, and to pay all taxes and assessments against said property and insurance premiums for insurance thereof, and all other necessary or required expenses and after the payment of the expenses of the receivership and management of the property, to apply the net proceeds in reduction of the indebtedness hereby secured, or in such manner as the court shall direct. Such receivership shall, at the option of the MORTGAGEE, continue until full payment of all sums hereby secured, or until title to said property shall have passed by sale under this Mortgage Deed and Security Agreement.

17. This Mortgage Deed and Security Agreement secures payment and performance of all obligations of MORTGAGOR to MORTGAGEE, however or whenever created, including the Promissory Note executed by MORTGAGOR to MORTGAGEE. Any default, beyond any applicable grace period, in any of the terms and provisions of any Note or Loan Agreement shall constitute a default in this Mortgage Deed and Security Agreement, and entitle MORTGAGEE to all the rights and remedies provided herein.

18. Any notice, demand or communication required or permitted to be given hereunder shall be in writing, and shall be sufficiently given if delivered or sent by Registered or Certified Mail (and Air Mail, if the distance is in excess of 300 miles), Return Receipt Requested, postage prepaid, addressed as follows:

IF TO MORTGAGOR: 217 MADEIRA LLC
5606 Riviera Drive
Coral Gables, FL 33146

IF TO MORTGAGEE: UNION CREDIT BANK
Ricardo Ortiz, Relationship Manager
1150 South Miami Avenue
Miami, Florida 33130

MATERIAL INDUCEMENT FOR MORTGAGEE ENTERING INTO THE LOAN EVIDENCED BY THIS MORTGAGE.

IN WITNESS WHEREOF, the MORTGAGOR has hereunto executed these presents the day and year first above written.

Witnessed By:

MORTGAGOR:

217 MADEIRA LLC, a Florida limited liability company

Jennifer Hage
Witness Name: Jennifer Hage

By: [Signature]
CARMEN KUZNIK, Manager

[Signature]
Witness Name: Brian Yates

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 2 day of June, 2011 by CARMEN KUZNIK, as Manager of 217 MADEIRA LLC, a Florida limited liability company, who is personally known or has produced a driver's license as identification.

[Notary Seal]

Jennifer Hage
Notary Public
Printed Name: Jennifer Hage
My Commission Expires: 7/17/13

97316.00181

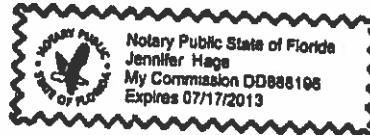


EXHIBIT "A"

LEGAL DESCRIPTION

Lots 15 and 16, Block 2 of CORAL GABLES SECTION K,
according to the Plat thereof, as recorded in Plat Book 30, at
Page 60, of the Public Records of Miami-Dade County, Florida.

**Federal Deposit
Insurance Corporation**

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

UNION CREDIT BANK (FDIC #: 35599)

Status: Active • Insured Since October 1, 2001

UNION CREDIT BANK was renamed to Apollo Bank

Data as of: September 30, 2015

Overview

Locations

History

Identifications

Financials

N/A

Bank Holding Company

UNION CREDIT BANK has changed its legal name and is currently doing business as Apollo Bank

UNION CREDIT BANK
Banking Institution

Contact the FDIC about UNION CREDIT BANK or Apollo Bank

N/A

Branches (Offices)

**Federal Deposit
Insurance Corporation**

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

Apollo Bank (FDIC #: 35599)

Status: Active • Insured Since October 1, 2001

Apollo Bank is an active bank

Data as of: September 30, 2015

Overview

Locations

History

Identifications

Financials

**Apollo Bancshares,
Inc.**
Bank Holding Company

Apollo Bank has 7 domestic locations in 1 states, 0 locations in territories,
and 0 foreign locations

Apollo Bank
Banking Institution

Established: October 1, 2001

FDIC Certificate #: 35599

Insured: October 1, 2001

7 Locations
Branches (Offices)

Bank Charter Class: Non-member of the
Federal Reserve System

Headquarters: 1150 South Miami Avenue
Miami, FL 33130
Miami-Dade County

Regulated By: Federal Deposit Insurance
Corporation

Consumer Assistance: <http://www5.fdic.gov/starsmail/index.asp>

Corporate Website: <http://www.apollobank.com>

Contact the FDIC about [Apollo Bank](#)



**City of Coral Gables
Fire Department**

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

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

Occupant Name:	217 Madeira Ave Apartments - 4 units	Inspection Date:	3/16/2015, 3/20/2015
Address:	217 Madeira Avenue	InspectionType:	AA-Tactical, Apartment / Condo
City:	Coral Gables	Inspected By:	Leonard Veight 305-460-5577 lveight@coralgables.com
Suite:		Occ. Sq. Ft.:	0

FL NFPA 101 13
Floor 1

Fire extinguishers

9.7.4.1 Excerpt: Where required by the provisions of another section of...

Provide one 2A10BC for every 1,500SF ordinary hazard or 75 feet travel distance. Serviced and tagged annually

Failure to supply fire extinguisher to single tenant

OK Violation cleared on 3/20/2015

Inspector Comments:

This building is under renovation and has an open code enforcement case pending.

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

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

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

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

Company	Signature on file
Representative:	No Signature 3/20/2015
	Signature on file
Inspector:	Leonard Veight

CITY'S

EXHIBIT

5

3/20/2015
Signature on file

**Company
Representative:**

No Signature
3/16/2015
Signature on file

Inspector:

Leonard Veight
3/16/2015

Garcia, Belkys

From: Inspector-NoReply@mobile-eyes.org
Sent: Friday, February 19, 2016 3:54 PM
To: Garcia, Belkys
Subject: Coral Gables Fire Rescue - Inspection Results
Attachments: EmailReport_50746_2192016.pdf

This automatic email contains a copy of your inspection and was sent to you by the Coral Gables Fire Prevention Bureau. If you have any questions or concerns please contact the Fire Prevention Bureau at (305) 460-5563.



City of Coral Gables Fire Department

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

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

Occupant Name: 217 Madeira Ave Apartments - 4 units	Inspection Date: 2/19/2016
Address: 217 Madeira Avenue	InspectionType: AA-Tactical, Apartment / Condo
City: Coral Gables	Inspected By: Leonard Veight 305-460-5577 lveight@coralgables.com
Suite:	Occ. Sq. Ft.: 0

NFPA 72 07
Floor 1

Detectors

- 5.7.1.6 Smoke detector required or missing.
Have required detectors installed in accordance with NFPA guidelines.
Failure to repair hard wired smoke detector to include battery backup in unit # 1 which is occupied.
-

Inspector Comments: Unable to gain access to common areas of building . Able only to gain access to unit # 1.

A re-inspection will occur on or after 3/21/2016.

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

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

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

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

Company	Signature on file
Representative:	No Signature 2/19/2016
	Signature on file
Inspector:	Leonard Veight 2/19/2016



**City of Coral Gables
Fire Department**

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

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

Occupant Name:	217 Madeira Ave Apartments - 4 units	Inspection Date:	8/8/2017
Address:	217 Madeira Avenue Coral Gables	InspectionType:	AA-Tactical, Apartment / Condo
Suite:		Inspected By:	Leonard Veight 305-460-5577 lveight@coralgables.com
		Occ. Sq. Ft.:	0
		Occupant Number:	013575

Insp. Result	Location	Code Set	Code
Fail	Floor 1	FL NFPA 101 13 Fire extinguishers	9.7.4.1 - Excerpt: Where required by the provisions of another section of...

Comment: Where required by the provisions of another section of this Code, portable fire extinguishers shall be selected, installed, inspected, and maintained in accordance with NFPA 10, Standard for Portable Fire Extinguishers.

Failure to certify fire extinguisher for the year.

Inspector Comments: Thu building is under construction and has only one tenant in apt.1. The fire extinguisher needs recertification .

A re-inspection will occur on or after 9/8/2017.

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


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

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

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

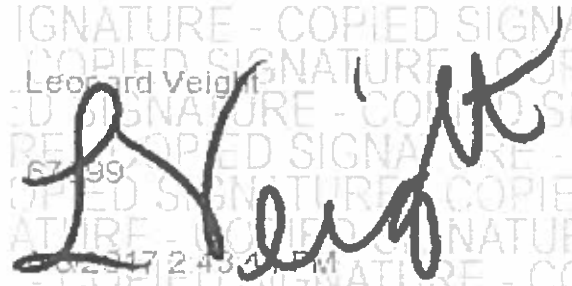
Company Representative:

No Signature
 8/8/2017 2:43:14 PM
 Signature valid only in mobile-eyes documents



Inspector:

No Signature
 8/8/2017
 Leonard Veight
 8/8/2017 2:43:41 PM
 Signature valid only in mobile-eyes documents



Leonard Veight
 8/8/2017



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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-11-06-6866	06/17/2011	217 MADEIRA AVE	BOA COMPLETE (LESS THAN \$75,000)	RE ROOF HANSON REGAL SPANISH S IIROOF TILE \$10,000	issued	06/17/2011		0.00
CE-08-05-1170	05/08/2008	217 MADEIRA AVE	CODE ENF WARNING PROCESS	WT79617 SEC 5-1404 ZC (PAK) PARKING VEHICLES ON LAWN OR OTHER UNAPPROVED SURFACE. ie SATURN 4DR. WHITE FL TAG V494MI	final	05/08/2008	02/15/2011	0.00
CE-11-02-5237	02/15/2011	217 MADEIRA AVE	CODE ENF LIEN SEARCH	LEIN SEARCH (217 MADEIRA AVE.)	final	02/15/2011	02/15/2011	0.00
CE-11-03-6123	03/17/2011	217 MADEIRA AVE	CODE ENF BOARD/MITIGATION	CASE #12078 ENTERED INTO STIP & PAID \$10,000.	final	03/17/2011	05/31/2011	0.00
CE-11-05-7115	05/26/2011	217 MADEIRA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH (217 MADEIRA AVE.)	canceled		03/16/2012	0.00
CE-11-05-7135	05/26/2011	217 MADEIRA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH (217 MADEIRA AVE.)	final	05/31/2011	05/31/2011	0.00
CE-11-06-5540	06/01/2011	217 MADEIRA AVE	CODE ENF WARNING PROCESS	VERBAL WARNING SEC 5-1404 ZONING CODE (PAK) PARKING ON LAWN SIDE & BACK YARD	final	06/01/2011	06/01/2011	0.00
CE-15-03-4441	03/13/2015	217 MADEIRA AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	GOVQA CE 255617 / TICKET # 55514	final	04/06/2015	04/06/2015	0.00
EL-11-05-5722	05/09/2011	217 MADEIRA AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	RE-WIRING OF 4 APARTMENTS: 40 LIGHT SOCKETS; 24 SPECIAL OUTLETS; 90 ROUGH IN OUTLETS; 400 AMP SERVICE; 400 AMP SUBFEEDS AND 400 AMP SWITCHBOARDS	stop work	05/09/2011		0.00

CITY'S EXHIBIT 6

PL-11-06-6896	06/17/2011	217 MADEIRA AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING TO RESET FIXTURES	stop work	06/21/2011	0.00
ZN-11-05-6918	05/24/2011	217 MADEIRA AVE	PAINT / RESURFACE FL / CLEAN	PAINT INTERIOR, INTERIOR TILING INCLUDING BATHROOM, REPAIR INT DRYWALL, CROWN MOULDING, BASEBOARDS, PRESSURE CLEANING, PAINT EXT - BEIGE (BM 2162-60) AND TRIM WHITE \$5,000 UNIT 1, 3, 4	issued	06/01/2011	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).



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-11-06-6866	06/17/2011	217 MADEIRA AVE	BOA COMPLETE (LESS THAN \$75,000)	RE ROOF HANSON REGAL SPANISH S IIROOF TILE \$10,000	issued	06/17/2011		0.00
AB-16-01-2219	01/15/2016	217 MADEIRA AVE	BOA COMPLETE (LESS THAN \$75,000)	**RES** INTERIOR / EXTERIOR ALTERATIONS (STRUCTURAL/ELECTRICAL/40 YR CERTIFICATION) \$60000	issued	01/15/2016		0.00
BL-16-01-2664	01/26/2016	217 MADEIRA AVE	INT / EXT ALTERATIONS	INTERIOR / EXTERIOR ALTERATIONS (STRUCTURAL/ELECTRICAL/40 YR CERTIFICATION) \$60000	pending			0.00
CE-08-05-1170	05/08/2008	217 MADEIRA AVE	CODE ENF WARNING PROCESS	WT79617 SEC 5-1404 ZC (PAK) PARKING VEHICLES ON LAWN OR OTHER UNAPPROVED SURFACE. ie SATURN 4DR. WHITE FL TAG V494MI	final	05/08/2008	02/15/2011	0.00
CE-11-02-5237	02/15/2011	217 MADEIRA AVE	CODE ENF LIEN SEARCH	LEIN SEARCH (217 MADEIRA AVE.)	final	02/15/2011	02/15/2011	0.00
CE-11-03-6123	03/17/2011	217 MADEIRA AVE	CODE ENF BOARD/MITIGATION	CASE #12078 ENTERED INTO STIP & PAID \$10,000.	final	03/17/2011	05/31/2011	0.00
CE-11-05-7115	05/26/2011	217 MADEIRA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH (217 MADEIRA AVE.)	anceled		03/16/2012	0.00
CE-11-05-7135	05/26/2011	217 MADEIRA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH (217 MADEIRA AVE.)	final	05/31/2011	05/31/2011	0.00
CE-11-06-5540	06/01/2011	217 MADEIRA AVE	CODE ENF WARNING PROCESS	VERBAL WARNING SEC 5-1404 ZONING CODE (PAK) PARKING ON LAWN SIDE & BACK YARD	final	06/01/2011	06/01/2011	0.00
CE-15-03-4441	03/13/2015	217 MADEIRA AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	GOVQA CE 255617 / TICKET # 55514	final	04/06/2015	04/06/2015	0.00
EL-11-05-5722	05/09/2011	217 MADEIRA AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	RE-WIRING OF 4 APARTMENTS: 40 LIGHT SOCKETS; 24 SPECIAL OUTLETS; 90 ROUGH IN OUTLETS; 400 AMP SERVICE; 400 AMP SUBFEEDS AND 400 AMP SWITCHBOARDS	stop work	05/09/2011		0.00
EL-16-01-2733	01/27/2016	217 MADEIRA AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	INTERIOR / EXTERIOR ALTERATIONS (STRUCTURAL/ELECTRICAL/40 YR CERTIFICATION) 120 ROUGH OUTLETS; 20 LIGHT SOCKETS; 24 COMMERCIAL OUTLETS AND 400 AMP SERVICE WITH 5 METERS	pending			0.00
PL-11-06-6896	06/17/2011	217 MADEIRA AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING TO RESET FIXTURES	stop work	06/21/2011		0.00
RC-15-10-5495	10/22/2015	217 MADEIRA AVE	BUILDING RE CERTIFICATION	40 RECERTIFICATION REPORT 2014 CONSTRUCTION REGULATION BOARD CASE #15-4409	issued	11/16/2015		150.00

RC-15-10-5496	10/22/2015	217	BUILDING RE CERTIFICATION	CONSTRUCTION REGULATION BOARD CASE #15-4409 UNSAFE STRUCTURES BOARD FEE	final	11/16/2015	12/14/2015	0.00
ZN-11-05-6918	05/24/2011	217	PAINT / RESURFACE FL / CLEAN	PAINT INTERIOR, INTERIOR TILING INCLUDING BATHROOM, REPAIR INT DRYWALL, CROWN MOULDING, BASEBOARDS, PRESSURE CLEANING, PAINT EXT - BEIGE (BM 2162-60) AND TRIM WHITE \$5,000 UNIT 1, 3, 4	stop work	06/01/2011		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).



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
RV-17-09-1645	09/25/2017	217 MADEIRA AVE	REVISION TO PERMIT	REVISION TO STAIRS COMMERCIAL INTERIOR RENOVATIONS (KITCHEN & BATHROOMS) FLOORING @ ALL UNITS, REPLACE WINDOWS & DOORS, PAINT EXTERIOR & INTERIOR (STRUCTURAL / ELECTRICAL / 40 YR CERTIFICATION) \$60,000	final	11/08/2017	11/08/2017	0.00
SD-17-06-2166	06/21/2017	217 MADEIRA AVE	SHOP DRAWINGS	SHOP DRAWINGS WINDOWS & DOORS	final	06/30/2017	06/30/2017	0.00
BL-17-04-2474	04/27/2017	217 MADEIRA AVE	ROOF / LIGHT WEIGHT CONC	RE-ROOF - BORAL SAXONY 900 SLATE ROOF TILE COLOR: WHITE \$15500	final	05/08/2017	09/06/2017	0.00
AB-17-04-1488	04/10/2017	217 MADEIRA AVE	BOA COMPLETE (LESS THAN \$75,000)	RE-ROOF - BORAL SAXONY 900 SLATE ROOF TILE COLOR: WHITE \$15500	final	04/26/2017	09/06/2017	0.00
CE-16-05-6043	05/02/2016	217 MADEIRA AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	GOVQA TICKET - CE262265/T56323 Ticket Hearing 4/5/2016 - Fine reduced to \$2,608.75 (plus admin fee)	final	05/06/2016	05/06/2016	0.00
PL-16-03-6841	03/25/2016	217 MADEIRA AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR INTERIOR ALTERATIONS @ 4 UNIT BUILDING	issued	01/05/2017		0.00
ME-16-02-1509	02/01/2016	217 MADEIRA AVE	MECH COMMERCIAL / RESIDENTIAL WORK	INSTALL 8 PTAC UNITS AND 8 EXHAUST FANS TO 2 STORY 4 PLEX.	pending			0.00
EL-16-01-2733	01/27/2016	217 MADEIRA AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	INTERIOR / EXTERIOR ALTERATIONS (STRUCTURAL/ELECTRICAL/40 YR CERTIFICATION) 120 ROUGH OUTLETS; 20 LIGHT SOCKETS; AND 400 AMP SERVICE WITH 5 METERS	issued	08/30/2017		0.00
BL-16-01-2664	01/26/2016	217 MADEIRA AVE	INT / EXT ALTERATIONS	COMMERCIAL INTERIOR RENOVATIONS (KITCHEN & BATHROOMS) FLOORING @ ALL UNITS, REPLACE WINDOWS & DOORS, PAINT EXTERIOR & INTERIOR (STRUCTURAL / ELECTRICAL / 40 YR CERTIFICATION) \$60,000	issued	08/05/2016		0.00
AB-16-01-2219	01/15/2016	217 MADEIRA AVE	BOA COMPLETE (LESS THAN \$75,000)	RESIDENTIAL* REV TO PERMIT PER PERF DATE 05/19/2017 *REV#1 INTERIOR/ EXTERIOR ALTERATIONS (STRUCTURAL/ELECTRICAL/40 YR CERTIFICATION) \$60000	issued	01/15/2016		0.00
RC-15-10-5496	10/22/2015	217 MADEIRA AVE	BUILDING RE CERTIFICATION	CONSTRUCTION REGULATION BOARD CASE #15-4409 UNSAFE STRUCTURES BOARD FEE	final	11/16/2015	12/14/2015	0.00
RC-15-10-5495	10/22/2015	217 MADEIRA AVE	BUILDING RE CERTIFICATION	BUILDING RECERTIFICATION (1944) CONSTRUCTION REGULATION BOARD CASE	issued	11/16/2015		66.50

Permit ID	Issue Date	Address	Category	Description	Status	Start Date	End Date	Amount
CE-15-03-4441	03/13/2015	217 MADEIRA AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	#15-4409 AND UNSAFE STRUCTURES FEE GOVQA CE 255617 / TICKET # 55514	final	04/06/2015	04/06/2015	0.00
PL-11-06-6896	06/17/2011	217 MADEIRA AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	CANCELED PERMIT PLUMBING TO RESET FIXTURES	canceled	06/21/2011	03/12/2018	0.00
AB-11-06-6866	06/17/2011	217 MADEIRA AVE	BOA COMPLETE (LESS THAN \$75,000)	RE ROOF HANSON REGAL SPANISH S IIROOF TILE \$10,000	issued	06/17/2011		0.00
CE-11-06-5540	06/01/2011	217 MADEIRA AVE	CODE ENF WARNING PROCESS	VERBAL WARNING SEC 5-1404 ZONING CODE (PAK) PARKING ON LAWN SIDE & BACK YARD	final	06/01/2011	06/01/2011	0.00
CE-11-05-7135	05/26/2011	217 MADEIRA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH (217 MADEIRA AVE.)	final	05/31/2011	05/31/2011	0.00
CE-11-05-7115	05/26/2011	217 MADEIRA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH (217 MADEIRA AVE.)	canceled		03/16/2012	0.00
ZN-11-05-6918	05/24/2011	217 MADEIRA AVE	PAINT / RESURFACE FL / CLEAN	CANCELLED *** PAINT INTERIOR, INTERIOR TILING INCLUDING BATHROOM, REPAIR INT DRYWALL, CROWN MOULDING, BASEBOARDS, PRESSURE CLEANING, PAINT EXT - BEIGE (BM 2162-60) AND TRIM WHITE \$5,000 UNIT 1, 3, 4	canceled	06/01/2011	06/10/2016	0.00
EL-11-05-5722	05/09/2011	217 MADEIRA AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	RE-WIRING OF 4 APARTMENTS: 40 LIGHT SOCKETS; 24 SPECIAL OUTLETS; 90 ROUGH IN OUTLETS; 400 AMP SERVICE; 400 AMP SUBFEEDS AND 400 AMP SWITCHBOARDS	canceled	05/09/2011	03/12/2018	0.00
CE-11-03-6123	03/17/2011	217 MADEIRA AVE	CODE ENF BOARD/MITIGATION	CASE #12078 ENTERED INTO STIP & PAID \$10,000.	final	03/17/2011	05/31/2011	0.00
CE-11-02-5237	02/15/2011	217 MADEIRA AVE	CODE ENF LIEN SEARCH	LEIN SEARCH (217 MADEIRA AVE.)	final	02/15/2011	02/15/2011	0.00
CE-08-05-1170	05/08/2008	217 MADEIRA AVE	CODE ENF WARNING PROCESS	WT79617 SEC 5-1404 ZC (PAK) PARKING VEHICLES ON LAWN OR OTHER UNAPPROVED SURFACE. ie SATURN 4DR. WHITE FL TAG V494MI	final	05/08/2008	02/15/2011	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).

Garcia, Belkys

From: Goizueta, Virginia
Sent: Thursday, October 29, 2015 10:58 AM
To: 'GEpeon@aol.com'
Cc: Garcia, Belkys; Lopez, Manuel; alp@alp-law.com
Subject: RE: City of Coral Gables Construction Regulation Board order
Attachments: 217 Madeira Ave.pdf

An order has been issued by the Construction Regulation Board on 217 Madeira Avenue; therefore, you will need to contact the City's Council Alexander Palenzuela at:

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
alp@alp-law.com

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

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

From: Goizueta, Virginia
Sent: Thursday, October 29, 2015 10:44 AM
To: 'GEpeon@aol.com'
Subject: City of Coral Gables Construction Regulation Board order

City of Coral Gables Construction Regulation Board order
Case No. 15-4409 217 Madeira Ave

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

CITY'S

EXHIBIT

7



GEORGE E. PEON ARCHITECT A.I.A.
Architecture • Planning • Interiors

DATE: JANUARY 15, 2016

TO: CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
405 BILTMORE WAY, 3rd FLOOR
CORAL GABLES, FLORIDA 33134
ATTN: BELKYS GARCIA, SECRETARY TO THE BOARD

REF: REQUEST FOR CONTINUANCE OF THE HEARING
OF CONSTRUCTION REGULATION BOARD ON THE
PROPERTY DESCRIBED AS:
217 MADEIRA; LLC
OWNER: Mrs. CARMEN KUZNIK
5606 RIVIERA DRIVE
CORAL GABLES, FL 33146-2749

DEAR BELKYS,

IN BEHALF OF Mrs. CARMEN KUZNIK, THE OWNER OF THIS PROPERTY, I AM RESPECTFULLY REQUESTING A HEARING TO EXTEND THE TIME REQUIRED TO COMPLY WITH THE REQUIRED WORK DESCRIBED ON THE 40 YEARS CERTIFICATION REPORT SUBMITTED ON NOVEMBER 16, 2015.

I HAVE PAID FOR THE REPORT SUBMITTAL AND UNSAFE BOARD FEE (COPIES ATTACHED), MOREOVER HAVE PREPARED THE NECESSARY ARCHITECTURAL, STRUCTURAL AND MEP DRAWINGS TO CORRECT THE EXISTING VIOLATIONS. THESE PERMITTING DRAWINGS HAVE BEEN SUBMITTED IN ORDER TO CORRECT THIS WORK; HOWEVER, WE WOULD NEED ADDITIONAL TIME TO GET PERMIT APPROVALS, CONTRACT THE WORK TO BE PERFORMED AND ADDITIONAL TIME TO COMPLETE THE SCOPE OF WORK WITH REQUIRED INSPECTIONS.

THIS IS A (4) UNIT APARTMENT, WHICH IS PRESENTLY NOT OCCUPIED WITH THE EXCEPTIONAL OF (1) UNIT, AND THE STRUCTURAL REPAIRS AS DESCRIBED IN THE ENGINEERING REPORT PREPARED BY JUAN FERNANDEZ-BARQUIN P.E. IN WHICH IDENTIFIES THE REPAIR OF THE SECOND FLOOR TIE-BEAM ALL AROUND, SHOWING SIGNS OF WATER INTRUSION AND SURFACE CRACKING. THE STRUCTURAL ENGINEER WILL BE INSPECTING THIS REPAIR WORK AND CERTIFYING THE SAFE CORRECTION OF THIS CONDITION.

THE OWNER, Mrs. KUZNIK, HAS BEEN UNDERGOING SOME MEDICAL TREATMENT SINCE LAST YEAR AND HAS ASSIGNED ME TO REPRESENT HER IN THIS PROJECT UNTIL ITS COMPLETION. IT IS HER INTENTION TO CORRECT THESE VIOLATIONS AND RENOVATE THE INTERIOR TO BE ABLE TO RENT THE UNITS IN ORDER TO GENERATE SOME INCOME FROM THIS PROPERTY.

CITY'S

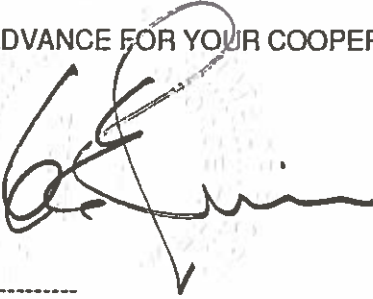
EXHIBIT

8

Mrs. KUZNICK HAS NOT MEANT TO NEGLECT THIS RESPONSABILITY, DUE TO PERSONAL HEALTH REASONS, SHE HAS NOT BEEN ABLE TO ADDRESS THESE NECESSARY CORRECTIONS WITHOUT MY ASSISTANCE. THEREFORE, WE ARE REQUESTING CONSIDERATION OF ADDITIONAL TIME TO OBTAIN BUILDING PERMITS AND COMMENCE/COMPLETE ALL WORK NECESSARY TO REPAIR.

THANK YOU IN ADVANCE FOR YOUR COOPERATION, AND AWAITING YOUR RESPONSE TO HEARING DATE,

SINCERELY,



George E. Peon A.I.A
Architect
4143 SW 74th Ct. Suite D
Miami, Fl. 33155
305-269-9335
305-269-9457 fax

cc/ ALEXANDER L. PALENZUELA; alp@alp-law.com
CARMEN KUZNIK



GEORGE E. PEON ARCHITECT A.I.A.
Architecture • Planning • Interiors

Date: Jan. 28, 2016

To: Ms. Martha S. Delgado
City of Coral Gables, Code Enforcement Officer

Re: City of Coral Gables Civil Violation Notice T-56323

Date Issued: 1-22-2016 (see copy attached)

217
Madeira
Avenue

Dear Ms. Delgado

In behalf of the owner Mrs. Carmen Kuznick, I am hereby requesting a hearing to appeal this violation and delay this hearing until we complete the hearing with Unsafe Structures Board, which we are attentively schedule for Feb. 8, 2016. Attached find copy of the letter requesting this hearing for your records. You may confirm this with Belkis Garcia or Virginia at the Building Dept.

We have done the 40-year report and we have already applied for the Building permit since Jan. 15, 2016, this is presently being processed.

You may contact me at my office 305-269-9335, cell 305-725-1105 or email gepeon@aol.com

Sincerely,

George Peon

c/c Carmen Kuznick

2016 AUG -3 AM 10:34
DEVELOPMENT SERVICES DEPARTMENT
CITY OF CORAL GABLES

GEORGE E. PEON ARCHITECT A.I.A.
Architecture • Planning • Interiors

DATE: AUGUST 1, 2016

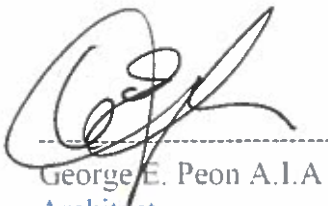
TO: CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
405 BILTMORE WAY, 3rd FLOOR
CORAL GABLES, FLORIDA 33134
ATTN: BELKYS GARCIA, SECRETARY TO THE BOARD

REF: REQUEST FOR CONTINUANCE OF THE HEARING
OF CONSTRUCTION REGULATION BOARD ON THE
PROPERTY DESCRIBED AS:
217 MADEIRA; LLC
OWNER: Mrs. CARMEN KUZNIK
5606 RIVIERA DRIVE
CORAL GABLES, FL 33146-2749

Dear Belkis;

We received the notice of the hearing scheduled for Monday Aug 2, 2016 at 2:00pm and I intend to assist with Mrs. Kuznick and show you that we already have contracted Mr. Domingo Cortinez of D&E Construction to commence with the interior and exterior renovations required to comply with the 40 yr. certification. It has taken longer than we expected and we already have the other subcontractors ready to commence with the general construction. At this time we are requesting extra 90 days to complete the work.

Thanking you in advance.
Sincerely



George E. Peon A.I.A.
Architect
4143 SW 74th Ct. Suite D
Miami, Fl. 33155
305-269-9335
305-269-9457 fax



The City of Coral Gables

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

February 16, 2018

217 Madeira LLC
5606 Riviera Drive
Coral Gables, Florida 33146-2749

RE: Case No.15-4409
217 Madeira Avenue
Pending Building Recertification

Dear property owner,

The Construction Regulation Board entered two Orders requiring compliance to recertify the Referenced property on February 16, 2016 and August 9, 2016. As of this date, this Office has not received a revised and/or new Building Recertification Report and the structure continues to be presumed unsafe. Be advised the last Board's Order expired on January 6, 2017, the \$250.00 daily fine commenced on January 9, 2017 and will continue until compliance.

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

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

Thank you for your immediate attention to this matter,

Belkys Garcia, Secretary to the Board

c: Construction Regulation Board File

Attachments.



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 2/16/2018

Property Information	
Folio:	03-4108-005-0240
Property Address:	217 MADEIRA AVE Coral Gables, FL 33134-3924
Owner	217 MADEIRA LLC
Mailing Address	5606 RIVIERA DRIVE CORAL GABLES, FL 33146 USA
PA Primary Zone	5001 HOTELS & MOTELS - GENERAL Med Density
Primary Land Use	0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	4 / 4 / 0
Floors	2
Living Units	4
Actual Area	Sq Ft
Living Area	Sq Ft
Adjusted Area	2,376 Sq Ft
Lot Size	5,200 Sq Ft
Year Built	1944



Assessment Information			
Year	2017	2016	2015
Land Value	\$390,000	\$364,000	\$338,000
Building Value	\$135,018	\$128,589	\$115,730
XF Value	\$487	\$487	\$426
Market Value	\$525,505	\$493,076	\$454,156
Assessed Value	\$413,921	\$376,292	\$342,084

Benefits Information				
Benefit	Type	2017	2016	2015
Non-Homestead Cap	Assessment Reduction	\$111,584	\$116,784	\$112,072

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

Short Legal Description
CORAL GABLES SEC K REV P B 30-60 LOTS 15 & 16 BLK 2 LOT SIZE 50 000 X 104 OR 19137-2182 05 2000 1

Taxable Value Information			
	2017	2016	2015
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$413,921	\$376,292	\$342,084
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$525,505	\$493,076	\$454,156
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$413,921	\$376,292	\$342,084
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$413,921	\$376,292	\$342,084

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
03/14/2011	\$275,000	27618-3998	Financial inst or "In Lieu of Forclosure" stated
01/19/2011	\$100	27561-2004	Corrective, tax or QCD; min consideration
09/24/2010	\$135,100	27450-1399	Financial inst or "In Lieu of Forclosure" stated
05/01/2000	\$288,000	19137-2182	Sales which are qualified

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:

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

CFN: 20160101905 BOOK 29967 PAGE 1149
DATE 02/18/2016 01:49:33 PM
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

**CITY OF CORAL GABLES
CONSTRUCTION REGULATION BOARD**

CITY OF CORAL GABLES,

CASE NO. 15-4409

Petitioner,

vs.

217 MADEIRA, LLC,
a Florida limited liability company,

Respondent.

**ORDER ON NON-COMPLIANCE
WITH UNSAFE STRUCTURES ORDER**

This cause was brought before the Construction Regulation Board ("Board") of the City of Coral Gables ("City"), on February 8, 2016 on the Notice of Non-Compliance with Unsafe Structures Order and Right to Request Hearing ("Notice"). The Board, having heard the arguments of the parties and having considered any evidence presented, hereby enters this Order on Non-compliance with Unsafe Structures Order ("Order") and finds, concludes, and orders as follows:

Findings of Fact

1. The City properly served the Notice on the owner, 217 Madeira, LLC ("Owner"), and any lienholders of record of the two-story multifamily building ("Structure") built in 1944 and located at 217 Madeira Avenue, Coral Gables, FL 33146-3924 and legally described as Lots 15 and 16, in Block 2, of CORAL GABLES SECTION K, according to the Revised Plat thereof, as recorded in Plat Book 30, at Page 60, of the Public Records of Miami-Dade County, Florida ("Property").
2. The Notice alleges non-compliance with the Board's prior Order Declaring Structure Unsafe ("Order") for failure to take action to recertify the Structure.
3. To date, the Owner has not completed the required repairs and has not submitted a Compliance Report ("Required Action").

Conclusions of Law

4. The Structure is in non-compliance with the Board's Order and, as such, is presumed to be 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 correct any fire code violations within 15 days from the date of this Order; b) the Owner shall apply for and obtain all required permits to meet the minimum requirements as noted in the Report ("Permits") within 30 days from the date of this Order; c) the Owner shall pass final inspection on all Permits and shall submit a Compliance Report within 150 days from the date that the Permits are issued; and, in any event, no later than 180 days from the date of this Order; and d) the Owner shall not allow any new occupancy of the Structure.

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

7. *Payment of costs, fines, and demolition by City.* The Owner shall pay the City the administrative costs for the additional hearing of \$150 within 7 days of the date of this Order. If the Owner does not comply with any of the applicable deadlines above, the Building Official may immediately and without further order from this Board, order that the structure be vacated, boarded, secured, and posted (including, but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy and the City may demolish the Structure. The City may sell as salvage or require the demolition contractor to dispose of the contents of the Structure. In addition, the Owner shall pay a fine of \$250 for each day the violation continues past the date set for compliance, for which the City shall have a lien against the Owner and the Property. The Board may also enter an order of demolition and assess all costs of the proceedings and demolition and other required action for which the City shall have a lien against the Owner and the Property. Until the Structure is recertified in compliance the terms of this Order, the City shall not issue any further development approvals for the Property, including, but not limited to, building permits, unless the development approval is required to comply with the terms of this Order.

8. *Requests for extension of time.* The Building Official, in his sole discretion, may extend any of the above deadlines for good cause beyond the control of the Owner and that the Owner acted in good faith and exercised due diligence in the efforts to take all Required Action, to apply for any required permits, and to request an extension of any deadlines, as applicable.

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

Florida, a copy of this Order shall constitute notice to any subsequent purchasers, successors in interest, or assigns, and the findings herein shall be binding upon the Owner and any subsequent purchasers, successors in interest or assigns.

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

DONE AND ORDERED at the City of Coral Gables, Miami-Dade County, Florida, on this 16 day of February, 2016.

CONSTRUCTION REGULATION BOARD
OF THE CITY OF CORAL GABLES



Board Chairperson

Notice of Deadline to Appeal

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

Certificate of Filing and Service

I HEREBY CERTIFY that the original of this order was filed with the Secretary of the Board, on this 16 day of February, 2016 and that, on the same date, a true and correct copy of the foregoing was served by certified mail, return receipt requested, and by first class mail to:

<p>Owner 217 Madeira, LLC 5606 Riviera Drive Coral Gables, FL 33146-2749</p> <p>Return receipt number: 91 7108 2133 3932 6926 2153</p>	<p>Mortgagee Union Credit Bank Ricardo Ortiz, Relationship Manager 1150 South Miami Avenue Miami, FL 33130-4111</p> <p>Return receipt number: 91 7108 2133 3932 6926 2160</p>
<p>Owner 217 Madeira, LLC 1390 S. Dixie Highway, Suite 2206 Coral Gables, FL 33146-2945</p> <p>Return receipt number: 91 7108 2133 3932 6926 2177</p>	<p>Owner (Registered Agent) 217 Madeira, LLC c/o Julio M. San Juan Registered Agent 2462 Tequesta Lane Coconut Grove, FL 33133-3176</p> <p>Return receipt number: 91 7108 2133 3932 6926 2184</p>


 Belkys Garcia
 Secretary to the Board

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

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 15-4409

vs.

217 MADEIRA, LLC
5606 Riviera Drive
Coral Gables, Florida 33146-2749

Return receipt number:

91 7108 2133 3932 7314 2137

Respondent.

NOTICE OF ORDER DECLARING STRUCTURE UNSAFE

This cause was brought before the Construction Regulation Board ("Board") of the City of Coral Gables ("City"), on August 8, 2016, on the Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing ("Notice"). The Board, having heard the arguments of the parties and having considered any evidence presented, hereby enters this Order Declaring Structure Unsafe ("Order") and finds, concludes, and orders as follows:

Findings of Fact


1. The City properly served all required notices on the owner, 217 MADEIRA, LLC, and any lienholders of record for the structure located on the property at 217 Madeira Avenue, Coral Gables, Florida, 33146, and having folio number 03-4108-005-0240 (the "Structure").
2. As of the date this Notice the Structure has failed to comply with the inspection report requirement and minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, required by Section 8-11 of the Miami-Dade County Code ("Report"). Therefore, the Structure is presumed and is hereby declared unsafe pursuant to Section 105-186(j) (13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

Order

3. It is, therefore, **ORDERED**: The Owner shall take the Required Action as follows: a) the owner shall recertify the property within 150 days of the date of this Order; to include permits and inspections, if applicable, and submittal of Recertification Report; b) if all requirements are not completed within the 150 days the owner shall pay a daily fine of \$250 for each day the violation continues.
4. *Request for compliance inspection.* It is the responsibility of the Owner to request an inspection of City records and of the Property, as applicable, to determine compliance with this Order and to notify the City of any compliance action taken.
5. *Payment of costs, fines, and demolition by City.* The Owner shall pay, within seven (7) days of the date of this Order, the City's administrative costs to date of \$600, in addition to the costs of recording this Order. If the Owner does not comply with any of the applicable deadlines above, the Building Official may immediately and without further order from this Board, order that the structure be vacated, boarded, secured, and posted (including, but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy and the City may demolish the Structure. The City may sell as salvage or require the demolition contractor to dispose of the contents of the Structure. In addition, the Owner shall pay a fine of \$250 for each day the violation continues past the date set for compliance, for which the City shall have a lien against the Owner and the Property. The Board may also enter an order of demolition and assess all costs of the proceedings and demolition and other required action for which the City shall have a lien against the Owner and the Property. Until the Structure is recertified in compliance the terms of this Order, the City shall not issue any further development approvals for the Property, including, but not limited to, building permits, unless the development approval is required to comply with the terms of this Order.
6. *Lien for costs and notice to subsequent purchasers.* The City shall have a special assessment lien for its administrative costs, the costs of corrective action, and any fines imposed by the Board, including but not limited to, securing the Structure and demolition ("Costs"), against the real and personal property of the Owner, including the Property. The lien for Costs shall have equal dignity with a lien for taxes. In order to have this lien, the City shall record this Order and an affidavit for any additional Costs, as applicable. Once recorded in the Public Records of Miami-Dade County, Florida, a copy of this Order shall constitute notice to any subsequent purchasers, successors in interest, or assigns, and the findings herein shall be binding upon the Owner and any subsequent purchasers, successors in interest or assigns.
7. *City's remedies are cumulative.* This Order notwithstanding, the City may enforce its code by any other lawful means.
8. **NOTICE:** If the Respondent does not comply with the terms of this Order, the City may issue a Notice of Non-Compliance ("Notice"). The Respondent may request an administrative hearing that shall be strictly limited to determining whether the Respondent complied with the terms of this Order. Requests for a hearing must be made in writing to Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134-5717, bgarcia@coralgables.com, tel: (305) 460-5229. Failure to request an administrative hearing within seven (7) days after service of the Notice shall constitute a waiver of the Respondent's right to the hearing. The Respondent shall be liable for the reasonable costs of the administrative hearing, if the Respondent does not prevail at the hearing.

DONE AND ORDERED at the City of Coral Gables, Miami-Dade County, Florida, on this 9th day of August, 2016.

CONSTRUCTION REGULATION BOARD
OF THE CITY OF CORAL GABLES


Secretary to the Board

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

C.
Union Credit Bank, Ricardo Ortiz, Relationship Manager, 1150 South Miami Avenue, Miami, Florida 33130-4111
217 Madeira, LLC, 1390 S. Dixie Highway, Suite 2206, Coral Gables, Florida 33146-2945
217 Madeira, LLC, c/o Julio M. San Juan, 2462 Tequesta Lane, Coconut Grove, Florida 33133-3176

Garcia, Belkys

From: Garcia, Belkys
Sent: Tuesday, March 6, 2018 11:43 AM
To: 'Carmen San Juan-Lorié'
Cc: Lopez, Manuel; 'gepeon@aol.com'
Subject: RE: CRB - 217 Madeira Avenue Case #15-4409 (2014 Recert)

Hello Carmen,

I left you a voice mail but wanted to follow-up with our conversation of earlier this morning. I will re-schedule your Case to the April 16th Construction Regulation Board hearing as there is not enough time to serve all parties for this month's hearing as it is scheduled for Monday. At that time, you can request from the Board to stop the fine. Our office is unable to stop fines Ordered by the Board.

Let me know 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



From: Garcia, Belkys
Sent: Thursday, November 9, 2017 8:26 AM
To: 'Carmen San Juan-Lorié'
Cc: Suarez, Cristina; Lopez, Manuel; Goizueta, Virginia; gepeon@aol.com
Subject: RE: CRB - 217 Madeira Avenue Case #15-4409 (2014 Recert)

Good morning Carmen,

Please know the requirements have not been met as there are inspections pending on your permit. The contractor on permit #BL16012664 shows as SD Construction LLC. There are also sub-permits pending completion. Please contact your contractor regarding completing the inspections pending.

Once all permits are closed, you'll need to request for your architect or engineer to perform a site inspection, that person will provide you with a new completed report, that report is submitted to us for review. If the report is approved and all applicable administrative fees are paid (currently there is a balance of \$66.50 for recording fees) the \$250 daily fine is stopped.

Once the fine is stopped you will need to schedule a meeting with me and Cristina Suarez, Assistant City Attorney, to mitigate the fine amount. Once an agreement is reached and that fee is paid, the Building Recertification letter, the Release of Lien form (which you'll need to record with Miami-Dade County Clerk of the Courts), and the signed Settlement Agreement will be mailed to you. At that time, the Construction Regulation Board case will be closed as the structure will be in compliance. Be advised the structure will require recertification again in the year 2024 as that is ten years after the required 2014 building recertification.

Let me know if you have additional questions on this matter.

Thank you,

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



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

From: Carmen San Juan-Lorié [<mailto:carmenkuznik@gmail.com>]
Sent: Wednesday, November 08, 2017 9:04 PM
To: Garcia, Belkys
Cc: Suarez, Cristina; Lopez, Manuel; Goizueta, Virginia; gepeon@aol.com
Subject: Re: CRB - 217 Madeira Avenue Case #15-4409 (2014 Recert)
Importance: High

Hello Belkys,

After George completed the plans a contractor was hired. I believe all of the requirements have been met. I would like to meet with you in person to discuss the building, the lien & what steps are still needed to stop the fee.

Please contact me, I would greatly appreciate it.

Thank you very much Belkys for teaching out.
Carmen
305-724-3357

On Nov 3, 2017, at 9:24 AM, Garcia, Belkys <bgarcia@coralgables.com> wrote:

Good morning Carmen, hope all is well.

I wanted to follow-up with you regarding the Subject address and the Construction Regulation Board case. The \$250 daily fine has been accruing since January 9, 2017 as the Board's Order expired January 6, 2017 (see Attached Order). Building Recertification for this structure was required in 2014 and 2017 is quickly coming to an end. Please advise as to the progress with completing the permit requirements and submitting a new report.

Thank you,

Belkys Garcia

City of Coral Gables

Development Services Department

Building Division

405 Biltmore Way, 3rd Floor

Coral Gables, Florida 33134

Office: (305) 460-5229

<image001.png>

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From: Garcia, Belkys

Sent: Friday, January 20, 2017 10:20 AM

To: 'Carmen Kuznik'; gepeon@aol.com

Cc: Suarez, Cristina; Lopez, Manuel; Goizueta, Virginia

Subject: RE: CRB - 217 Madeira Avenue Case #15-4409

Hello Carmen,

Please note, the lien is in effect as the structure is not in compliance of the required Building Recertification. Therefore, an Order was issued by the Construction Regulation Board.

Thank you,

Belkys Garcia

City of Coral Gables

Development Services Department

Building Division

405 Biltmore Way, 3rd Floor

Coral Gables, Florida 33134

Office: (305) 460-5229

<image001.png>

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From: Carmen Kuznik [mailto:carmenkuznik@gmail.com]
Sent: Friday, January 20, 2017 10:15 AM
To: gepeon@aol.com
Cc: Garcia, Belkys
Subject: Fwd: CRB - 217 Madeira Avenue Case #15-4409

Hi George,

I called the city in regards to the lien. I spoke with Belkys Garcia and she explained the reason for the lien are due to permit issues. Below you will see the list of necessary actions to remedy the lien. It is very important to resolve these issues because I do need funding to complete this project and the bank will not approve a loan with a lien on the property.

Thank you George. Please let me know what I can do to help expedite this.

Also, Belkys mentioned I am being fined \$250/day because the extension expired. Is there anything we can do to extend that?

Carmen kuznik
305-724-3357

From: Carmen Kuznik <carmenkuznik@gmail.com>
Date: January 20, 2017 at 10:04:07 EST
To: "Garcia, Belkys" <bgarcia@coralgables.com>
Cc: "Suarez, Cristina" <csuarez@coralgables.com>, "Lopez, Manuel" <mlopez@coralgables.com>, "Goizueta, Virginia" <vgoizueta@coralgables.com>, "Paulk, Enga" <epaulk@coralgables.com>
Subject: Re: CRB - 217 Madeira Avenue Case #15-4409

Hi Belkys,

Thank you for taking the time to help me understand the process and the steps needed to remedy the lien.

I did find a set of plans that seem to have approvals on them, but of course, I could be wrong as all this is foreign to me. I have taken a screenshot.

Thank you again for your patience Belkys,
Carmen Kuznik
305-724-3357

On Jan 19, 2017, at 10:51, Garcia, Belkys <bgarcia@coralgables.com> wrote:

Hi Carmen,

Per our conversation, please see screen shots below and details of your permits and Construction Regulation Case:

1. Master Permit #BL16012664 was issued 8-5-16
2. The recorded Notice of Commencement has not been submitted to our Department
3. There are no inspections showing as performed in our permitting system for the Master Permit issued
4. The electrical and mechanical permits have not been issued
5. There are no inspections showing as performed in our permitting system for the Plumbing Permit issued
6. Once all permits have a Status of Final your engineer is to submit new structural and electrical recertification reports along with cover letters indicating the structure is safe
7. Once the approval has been issued for the Reports the \$250 daily fine, which started January 9, 2017, will be stopped
8. Schedule an appointment with Cristina Suarez, Assistant City Attorney, to mitigate the fine and reach a settlement agreement
9. Once all fees are paid the Construction Regulation Board Case will be closed and a release of lien will be issued and sent to you to record with the Miami-Dade County Clerk of the Courts

Hope this information helps you. Let me know if you have any further questions regarding this Case and take great care.

Master Permit #BL16012664

<image002.jpg>

Pending Notice of Commencement

<image003.png>

No inspections performed under the Master Permit

<image006.png>

Electrical and Mechanical permits have not been issued

<image008.jpg>

No inspections performed under the Plumbing Permit

<image010.png>

Thank you,

Belkys Garcia

City of Coral Gables

Development Services Department

Building Division

405 Biltmore Way, 3rd Floor

Coral Gables, Florida 33134

Office: (305) 460-5229

<image004.png>

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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. <RECORDED ORDER - AUGUST 2016.pdf>

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING ELECTRICAL RECERTIFICATION

INSPECTION COMMENCED Date: 11-4-15

INSPECTION MADE BY: GEORGE PETW SIGNATURE: [Signature]

INSPECTION COMPLETED Date: 11-5-15

PRINT NAME: GEORGE E. PETW TITLE: ARCHITECT

ADDRESS: 4143 S.W. 14th "D" MIAMI, FL. 33135

DESCRIPTION OF STRUCTURE

- a. Name on Title: 217 MADEIRA LLC
b. Street Address: 217 MADEIRA C.G. FLA
c. Legal Description: CONAL GABLES Sec. K. REV P.R. 30-60/Lots 15 E6 Blk 2
d. Owner's Name: CARMEN KUSNICK
e. Owner's Mailing Address: 5606 MANICHA DRIVE C.G. FL. 33146
f. Folio Number of Property on which Building is Located: 03-4100-005-0240
g. Building Code Occupancy Classification: R- APTS. MULTI-FAMILY 4-UNITS
h. Present Use: RESIDENTIAL - 4-UNITS APJ
i. General Description, Type of Construction, Size, Number of Stories, and Special Features

Additional Comments: CBS/STRUCTURE, WOOD FRAMING, FLOORS AND ROOF. TWO-STORIES, ONE-BDRM APT EACH. 2 1st. FLOOR / 2/second FLOOR.

[Signature]

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

1. ELECTRIC SERVICE

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

Comments:

2. METER AND ELECTRIC ROOM

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

Comments:

3. GUTTERS

Location:	Good	()	Requires Repair	()
Taps and Fill:	Good	()	Requires Repair	()

Comments:

N/A



4. ELECTRICAL PANELS

Location: Good () Needs Repair ()

1. Panel #(1)

Good () Needs Repair ()

2. Panel #(2)

Good () Needs Repair ()

3. Panel #(3)

Good () Needs Repair ()

4. Panel #(4)

Good () Needs Repair ()

5. Panel #()

Good () Needs Repair ()

Comments: ALL ELECTRICAL PANELS NEED TO BE REPLACED

5. BRANCH CIRCUITS:

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

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

Comments: ALL WIRING IN ALL THE ABOVE AREAS MUST BE REPLACED



6. GROUNDING SERVICE:

Good () Repairs Required (✓)

Comments:

7. GROUNDING OF EQUIPMENT:

Good () Repairs Required (✓)

Comments:

8. SERVICE CONDUITS/RACEWAYS:

Good () Repairs Required (✓)

Comments:

SERVICE CONDUITS SHALL BE REPLACED

9. SERVICE CONDUCTOR AND CABLES:

Good () Repairs Required (✓)

Comments:

SERVICE CONDUCTORS SHALL BE REPLACED



10. TYPES OF WIRING METHODS:

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

KNOB-AND-TUBE

NEED REPLACE ✓

11. FEEDER CONDUCTORS:

Good	()	Repairs Required	(✓)
------	-----	------------------	-------

Comments:

12. EMERGENCY LIGHTING:

Good	()	Repairs Required	(✓)
------	-----	------------------	-------

Comments:

13. BUILDING EGRESS ILLUMINATION:

Good	()	Repairs Required	(✓)
------	-----	------------------	-------

Comments:



14. FIRE ALARM SYSTEM:

Good () Repairs Required ()

Comments:

N/A

15. SMOKE DETECTORS:

Good () Repairs Required (✓)

Comments:

16. EXIT LIGHTS:

Good () Repairs Required ()

Comments:

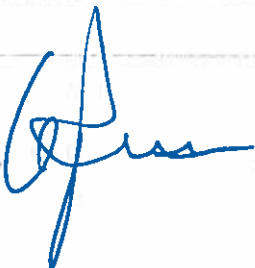
N/A

17. EMERGENCY GENERATOR:

Good () Repairs Required ()

Comments:

N/A



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

Require Additional

Good

()

Repairs Required

()

Comments:

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

Require Additional

Good

()

Repairs Required

()

Comments:

N/A

20. SWIMMING POOL WIRING:

Good

()

Repairs Required

()

Comments:

N/A

21. WIRING TO MECHANICAL EQUIPMENT:

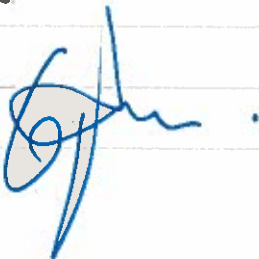
Good

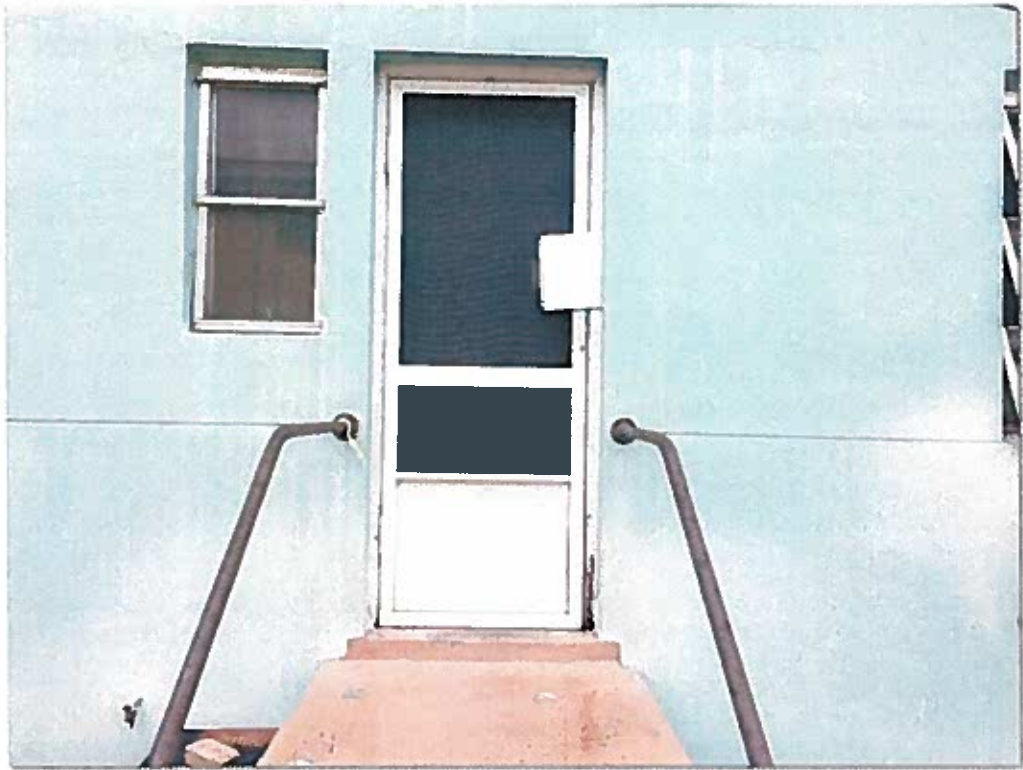
()

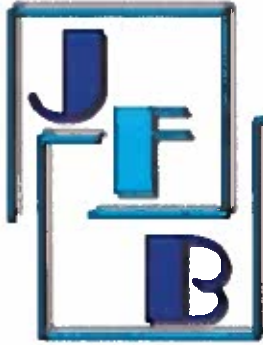
Repairs Required

()

Comments:







Juan Fernandez-Barquin, P.E.

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

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

www.juanfernandezbarquinpe.com



PROJECT: 217 MADEIRA



Juan Fernandez-Barquin, P.E.

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

NOVEMBER 5th, 2015

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

ATTN: BUILDING OFFICIAL

RE: 40 YEAR CERTIFICATION INSPECTION
217 MADEIRA AVENUE, CORAL GABLES, FLORIDA

Dear Sir:

This letter is to verify that the structural inspection for the 40 year re-certification was completed. The building requires repair of the tie-beam at the second floor; at the entire perimeter of the building.

In order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as guaranty for any portion of the structure.

To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to the extent reasonable possible.

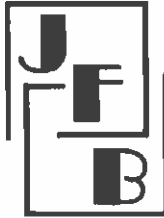
If you have any questions, please call.

Respectfully,

Juan Fernandez-Barquin, P.E.

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

\\DOCS\40 YEAR INSPECTIONS\217 MADEIRA AVENUE\40 YEAR COVER LETTER -217 MADEIRA AVE.DOC



Juan Fernandez-Barquin, P.E.

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

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING STRUCTURAL RECERTIFICATION

1. DESCRIPTION OF STRUCTURE:

- a. Name or title: _____
- b. Street address: 217 MADEIRA AVENUE, CORAL GABLES, FLORIDA
- c. Legal description: CORAL GABLES SEC K REV P B 30-60 LOTS 15 & 16 BLK 2 LOT SIZE 50.000 X 104 OR 19137-2182 05 2000 1
- d. Owner's Name: 217 MADEIRA LLC
- e. Owner's mailing address: 5606 RIVIERA DRIVE, CORAL GABLES, FLORIDA 33146
- f. Building Official Folio Number: 03-4108-005-0240
- g. Building Code Occupancy Classification: RESIDENTIAL
- h. Present use: RESIDENTIAL
- i. General description, type of construction, size, number of stories, and special features:
C.B.S. TWO STORIES, FOUR UNITS. WOOD FRAMED GROUND FLOOR, SECOND FLOOR, AND ROOF. WHALLS ARE CONCRETE MASONRY.

Additions to original structure: N/A

2. PRESENT CONDITION OF STRUCTURE:

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

NOV 17 2015

- b. Portions showing distress (note, beams, columns, structural walls, floors, roofs, other). TIE BEAM ABOVE ALL WINDOWS AND DOORS IS CRACKED AT GROUND FLOOR LEVEL, AT THE SECOND FLOOR LEVEL.
- c. Surface conditions - describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration and stains. CRACKS AT SECOND FLOOR LEVEL AT ENTIRE PERIMETER OF BUILDING.
- d. Cracks - note location in significant members. Identify crack size as HAIRLINE if barely discernible; FINE if less than 1mm in width; MEDIUM if between 1 and 2 mm in width; WIDE if over 2mm. MEDIUM SIZE CRACKS AT SECOND FLOOR LEVEL
- e. General extent of deterioration - cracking or spalling of concrete or masonry; oxidation of metals; rot or borer attack in wood. CRACKING OF CONCRETE TIE-BEAM DUE TO THE BEGINNING OF SPALLING
- f. Previous patching or repairs: YES, FOR BEAM MENTIONED AT 2B
- g. Nature of present loading - indicate residential, commercial or other, estimate magnitude. RESIDENTIAL

3. INSPECTIONS:

- a. Date of notice of required inspection: _____
- b. Date of actual inspection: 10/30/2015
- c. Name and qualifications of individual submitting inspection report:
JUAN FERNANDEZ-BARQUIN, P.E.
STRUCTURAL REG. NO. 40114
THRESHOLD INSPECTOR NO. 0947
PLANS EXAMINER NO. . . .PX1305
STANDARD INSPECTOR NO.BN3318
STRUCTURAL ENGINEER WITH MORE THAN 35 YEARS OF PRACTICE.
- d. Description of any laboratory or other formal testing, if required, rather than manual or visual procedures.
NONE REQUIRED
- e. Structural repair - note appropriate line:
 - 1. None required _____
 - 2. Required (describe and indicate acceptance) TIE-BEAM AT SECOND FLOOR SHOULD BE REPAIRED. THE ENTIRE PERIMETER OF THE BUILDING.

4. SUPPORTING DATA:

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



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

a. Concrete masonry units: GOOD

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

c. Reinforced concrete tie columns: GOOD

d. Reinforced concrete tie beams: BEAM ABOVE ALL WINDOWS AND DOORS IS CRACKED AT GROUND FLOOR LEVEL, AT SECOND FLOOR LEVEL. MUST BE REPAIRED

e. Lintels: N/A

f. Other type bond beams: N/A

g. Masonry finishes - exterior:

1. Stucco: GOOD

2. Veneer: N/A

3. Paint only: FAIR

4. Other (describe): N/A

h. Masonry finishes - interior:

1. Vapor barrier: NONE VISIBLE

2. Furring and plaster: FAIR

3. Paneling: N/A

4. Paint only: N/A

5. Other (describe): N/A

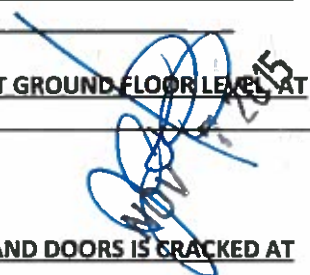
i. Cracks:

1. Location - note beams, columns, other: BEAM ABOVE ALL WINDOWS AND DOORS IS CRACKED AT GROUND FLOOR LEVEL, AT SECOND FLOOR LEVEL.

2. Description: BEAM ABOVE ALL WINDOWS AND DOORS IS CRACKED AT GROUND FLOOR LEVEL AT SECOND FLOOR LEVEL.

j. Spalling:

1. Location - note beams, columns, other: BEAM ABOVE ALL WINDOWS AND DOORS IS CRACKED AT GROUND FLOOR LEVEL, AT SECOND FLOOR LEVEL. MUST BE REPAIRED



2. Description: BEAM ABOVE ALL WINDOWS AND DOORS IS CRACKED AT GROUND FLOOR LEVEL, AT SECOND FLOOR LEVEL

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): ENTIRE SECOND FLOOR TIE-BEAM MUST BE REPAIRED

l. Samples chipped out for examination in spall areas:

1. No NOT REQUIRED

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

6. FLOOR AND ROOF SYSTEMS:

a. Roof:

1. Describe (flat, slope, type roofing, type roof deck, condition): SLOPED CONVENTIONAL WOOD FRAMING.

2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of supports: NO EQUIPMENT ON ROOF

3. Note types of drains and scuppers and cooling towers or air conditioners: NONE, SLOPED ROOF

b. Floor system(s):

1. Describe (type of system framing, material, spans, condition): FRAMING FOR GROUND, SECOND AND ROOF IS WOOD FRAMING

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

CEILING ARE OPEN AND WOOD ROOF MEMBERS ARE VISIBLE. GOOD CONDITION. WENT INTO CRAWL SPACE AND OBSERVED GROUND FLOOR WOOD FRAMING, ALSO IN GOOD CONDITIONS.

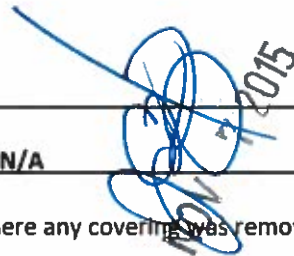
7. STEEL FRAMING SYSTEMS:

a. Description: NO STEEL FRAMING

b. Exposed steel - describe condition of paint and degree of corrosion: N/A

c. Concrete or other fireproofing - note any cracking or spalling, and note where any covering was removed for inspection: N/A

d. Elevator sheave beams and connections, and machine floor beams - note condition: NO ELEVATOR



8. CONCRETE FRAMING SYSTEM:

a. Full description of structural system:

CONCRETE FOOTINGS, CONCRETE TIE COLUMNS, CONCRETE TIE BEAMS, CONCRETE MASONRY UNITS.

b. Cracking:

1. Not significant: _____

2. Location and description of members affected and type cracking: CONCRETE BEAM WITH CONTINUOUS CRACK ABOVE ALL DOORS AND WINDOWS AT GROUND FLOOR LEVEL, AT SECOND FLOOR LEVEL. MUST BE REPAIRED

c. General condition: FAIR

d. Rebar corrosion - check appropriate line:

1. None visible: NONE VISIBLE, HOWEVER, CRACKS ARE DUE TO CORROSION OF THE TIE-BEAM REINFORCING

2. Location and description of members affected and type cracking: CONCRETE BEAM WITH CONTINUOUS CRACK ABOVE ALL DOORS AND WINDOWS AT GROUND FLOOR LEVEL, AT 2ND FLOOR LEVEL.

3. Significant but patching will suffice: N/A

4. Significant - structural repairs required (describe):
CONCRETE BEAM WITH CONTINUOUS CRACK ABOVE ALL DOORS AND WINDOWS AT GROUND FLOOR LEVEL, AT SECOND FLOOR LEVEL

e. Samples chipped out in spall areas:

1. No: NOT REQUIRED

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):
ALUMINUM, SINGLE HUNG

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

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

d. Interior seals - type and condition at operable vents:
N/A

e. General condition: GOOD

NOV 11 2015

10. WOOD FRAMING:

- a. Type - fully describe if mill construction, light construction, major spans, trusses: WOOD JOISTS AT GROUND AND SECOND FLOOR; TRADITIONAL WOOD ROOF; JOISTS FOR RAFTERS AND RIDGE BEAM. LIGHT CONSTRUCTION, SHORT SPAN.
- b. Note metal fittings, i.e., angles, plates, bolts, split rings, pintles, other, and note condition: N/A
- c. Joints - note if well fitted and still closed: N/A
- d. Drainage - note accumulation of moisture: ROOF IS SLOPED.
- e. Ventilation - note any concealed spaces not ventilated: GOOD
- f. Note any concealed spaces opened for inspection: HAD ACCES INTO ATTIC AND ALSO INTO THE CRAWL SPACE.

In order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as guaranty for any portion of the structure. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to the extent reasonable possible.



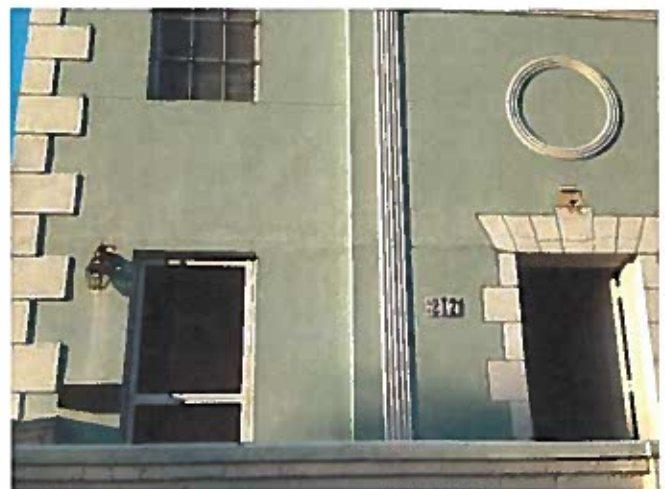
Juan Fernandez-Barquin, P.E.

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

\\DOCS\40 YEAR INSPECTIONS\217 MADEIRA AVENUE\217 MADEIRA AVENUE.DOC



**217 MADEIRA AVENUE
CORAL GABLES, FLORIDA**



217 MADEIRA AVENUE
CORAL GABLES, FLORIDA





**City of Coral Gables
Development Services**



RC-15-10-5495

217 MADEIRA AVE #

Folio #: 03-4108-005-0240
Permit Description: 40 RECERTIFICATION
REPORT 2014
CONSTRUCTION REGULATION BOARD CASE

EL _____
ME _____
PL _____

OFFICE SET

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

R
R-11/17/15

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

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

RC-15-10-5495



Permit #: RC-15-10-5495
Master permit #:

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

Address: 217 MADEIRA AVE
CORAL GABLES, FL 33134-3924

Group # - Name	Action Code	Action Description	Completion Date	Completion Code	Completed By	Comments
1 - BOARDS - GENERATE F	calc fees	CALCULATE FEES	11/16/2015	comp	bgarcia	
2 - CASHIER	collect	COLLECT FEES	11/16/2015		iwebuser	
3 - PLAN REVIEW	prbuild	BUILDING PLAN REVIEW				
3 - PLAN REVIEW	prbuild	BUILDING PLAN REVIEW	11/16/2015	reject	mlopez	REPAIRS REQUIRED.
3 - PLAN REVIEW	prelec	ELECTRICAL PLAN REVIEW				
3 - PLAN REVIEW	prelec	ELECTRICAL PLAN REVIEW	11/17/2015	reject	areyes	RPAIRS REQUIRED AS PER REPORT
4 - RE CERTIFIED LETTER	letter	GENERATE LETTER				

CITY'S

EXHIBIT

10

Permit #: BL-16-01-2664
Master permit #:

Permit type: bl360 - INT / EXT ALTERATIONS
Routing queue: bl202 - 15 LEVEL PLAN REVIEW/PP/C

Address: 217 MADEIRA AVE
CORAL GABLES, FL 33134-3924

Group # - Name	Action Code	Action Description	Completion Date	Completion Code	Completed By	Comments
1 - PLAN REVIEW	pradmin	ADMINISTRATIVE BOARD OF ARCHI	1/21/2016	apvd	cmindreau	
1 - PLAN REVIEW	prfire2	AUTOMATIC SPRINKLER SYSTEM R	1/28/2016	no	tdaniel	
1 - PLAN REVIEW	prboa	BOARD OF ARCHITECTS PLAN REV	3/24/2016	apvd	jray	
1 - PLAN REVIEW	prbuild	BUILDING PLAN REVIEW	1/27/2016	reject	mlopez	INDICATE SOUND PROOFING.
1 - PLAN REVIEW	prbuild	BUILDING PLAN REVIEW	3/28/2016	apvd	mlopez	
1 - PLAN REVIEW	prelec	ELECTRICAL PLAN REVIEW	1/27/2016	apvd	areyes	
1 - PLAN REVIEW	prfire3	FIRE ALARM	1/28/2016	no	tdaniel	
1 - PLAN REVIEW	prfire	FIRE PLAN REVIEW	1/28/2016	apvd	tdaniel	
1 - PLAN REVIEW	prfire	FIRE PLAN REVIEW	3/29/2016	waived	coms	
1 - PLAN REVIEW	prmech	MECHANICAL PLAN REVIEW	2/1/2016	apvd	gruggiano	
1 - PLAN REVIEW	prplbg	PLUMBING PLAN REVIEW	1/29/2016	reject	trminer	NEEDS DERM/ SHOW LOCATION OF EXISTING SEWER / SEPTIC ON SITE PLAN 1.PROVIDE DERM APPROVAL 2.PROVIDE WASH WATER VERIFICATION LETTER
1 - PLAN REVIEW	prplbg	PLUMBING PLAN REVIEW	3/25/2016	reject	gurgelles	
1 - PLAN REVIEW	prplbg	PLUMBING PLAN REVIEW	6/16/2016	apvd	gurgelles	
1 - PLAN REVIEW	prsr	STRUCTURAL PLAN REVIEW	2/2/2016	reject	dgonzalez2	1) Submit copy of 40-fr recertification report.
1 - PLAN REVIEW	prsr	STRUCTURAL PLAN REVIEW	4/5/2016	apvd	dgonzalez2	
1 - PLAN REVIEW	przoning	ZONING PLAN REVIEW	2/5/2016	apvd	egonzalez	
1 - PLAN REVIEW	przoning	ZONING PLAN REVIEW	4/11/2016	apvd	awhitmore	
2 - PLAN PROCESSING	ppappl	APPLICATION/LICENSE/OWNERSHI				
2 - PLAN PROCESSING	ppappl	APPLICATION/LICENSE/OWNERSHI	6/21/2016	incomp	carguinzon	MISSING THE PERMIT APPLICATION W. THE SQUARE FOOTAGE OF PAINT ON THE EXTERIOR.
2 - PLAN PROCESSING	calc fees	CALCULATE FEES				
2 - PLAN PROCESSING	calc fees	CALCULATE FEES	6/21/2016	incomp	carguinzon	NEED THE CONTRACT COST OF THE JOB
2 - PLAN PROCESSING	ppderm	DERM PLAN REVIEW	6/14/2016	apvd	carguinzon	
2 - PLAN PROCESSING	ppimpfees	MIAMI-DADE COUNTY IMPACT FEES	5/13/2016	comp	carguinzon	
2 - PLAN PROCESSING	ppspeinsp	SPECIAL INSPECTOR FORM				
2 - PLAN PROCESSING	ppspeinsp	SPECIAL INSPECTOR FORM	6/21/2016	incomp	carguinzon	NEED THE SPECIAL INSPECTOR FORM FROM THE (E.O.R)
3 - CASHIER	collect	COLLECT FEES				
4 - NOTICE OF COMMENCE	ppnoc	NOTICE OF COMMENCEMENT				
6 - INSPECTION	fi905	FINAL FIRE (BLDG PERMIT)				
6 - INSPECTION	pw837	FINAL PUBLIC WORKS (BLDG PERM				

Permit #: BL-16-01-2664
Master permit #:

Permit type: b1360 - INT / EXT ALTERATIONS
Routing queue: b1202 - 15 LEVEL PLAN REVIEW/PP/C

Address: 217 MADEIRA AVE
CORAL GABLES, FL 33134-3924

Group # - Name	Action Code	Action Description	Scheduled Date	Completion Date	Completion Code	Completed By	Comments
1 - PLAN REVIEW	pradmin	ADMINISTRATIVE BOARD OF ARCHITECTS PI		1/21/2016	apvd	cmindreau	
1 - PLAN REVIEW	prfire2	AUTOMATIC SPRINKLER SYSTEM REQUIRED		1/28/2016	no	tdaniel	
1 - PLAN REVIEW	prboa	BOARD OF ARCHITECTS PLAN REVIEW		3/24/2016	apvd	fray	
1 - PLAN REVIEW	prbuild	BUILDING PLAN REVIEW	1/27/2016	1/27/2016	reject	mlopez	INDICATE SOUND PROOFING.
1 - PLAN REVIEW	prbuild	BUILDING PLAN REVIEW	3/28/2016	3/28/2016	apvd	mlopez	
1 - PLAN REVIEW	prelec	ELECTRICAL PLAN REVIEW	1/26/2016	1/27/2016	apvd	areyes	
1 - PLAN REVIEW	prfire3	FIRE ALARM		1/28/2016	no	tdaniel	
1 - PLAN REVIEW	prfire	FIRE PLAN REVIEW	1/27/2016	1/28/2016	apvd	tdaniel	
1 - PLAN REVIEW	prfire	FIRE PLAN REVIEW	3/28/2016	3/29/2016	waived	coms	
1 - PLAN REVIEW	prmech	MECHANICAL PLAN REVIEW	2/1/2016	2/1/2016	apvd	gruggiano	
1 - PLAN REVIEW	prplbg	PLUMBING PLAN REVIEW	1/28/2016	1/29/2016	reject	tmliner	NEEDS DERM/ SHOW LOCATION OF EXISTING SEWER / SEPTIC ON SITE PLAN 1.PROVIDE DERM APPROVAL 2.PROVIDE WASH WATER VERIFICATION LETTER
1 - PLAN REVIEW	prplbg	PLUMBING PLAN REVIEW	3/25/2016	3/25/2016	reject	gurgelies	
1 - PLAN REVIEW	prplbg	PLUMBING PLAN REVIEW	6/16/2016	6/16/2016	apvd	gurgelies	
1 - PLAN REVIEW	prstr	STRUCTURAL PLAN REVIEW	2/1/2016	2/2/2016	reject	dgonzalez2	
1 - PLAN REVIEW	prstr	STRUCTURAL PLAN REVIEW	3/29/2016	4/5/2016	apvd	dgonzalez2	
1 - PLAN REVIEW	przoning	ZONING PLAN REVIEW	2/2/2016	2/5/2016	apvd	egonzalez	
1 - PLAN REVIEW	przoning	ZONING PLAN REVIEW	4/8/2016	4/11/2016	apvd	awhitmore	
6 - INSPECTION	f905	FINAL FIRE (BLDG PERMIT)					
6 - INSPECTION	pw637	FINAL PUBLIC WORKS (BLDG PERMIT)					
6 - INSPECTION	bi084	FINAL STRUCTURAL					
6 - INSPECTION	zn004	FINAL ZONING					
6 - INSPECTION	bi114	FRAMING 01 FLOOR	8/28/2017	8/28/2017	reject	jglesias2	08-28-17. All work concealed. *Jl*
6 - INSPECTION	bi114	FRAMING 01 FLOOR	9/6/2017	9/6/2017	reifee	jglesias2	09-06-17. Same conditions remain. *Jl*
6 - INSPECTION	bi114	FRAMING 01 FLOOR	9/25/2017	9/25/2017	reject	jglesias2	09-25-17. Remove plaster boards from demissing walls. Must firestop all penetrations. *Jl*
6 - INSPECTION	bi114	FRAMING 01 FLOOR	12/13/2017	12/13/2017	reifee	jglesias2	12-13-17. Must do all firestopping and call for inspection, see previous comments. *Jl*
6 - INSPECTION	bi114	FRAMING 01 FLOOR	12/15/2017	12/15/2017	reject	jglesias2	12-15-17. Same conditions remain. *Jl*
6 - INSPECTION	bi114	FRAMING 01 FLOOR	12/19/2017	12/19/2017	reject	jpaz	12-19-17: NOT READY. **NOTE: INSPECTED BY AURELIO RAMOS OF MTCI, INC. *Jl* NO ONE ON SITE. Inspected by GUILLERMO DIAZ FROM MTCI.
6 - INSPECTION	bi114	FRAMING 01 FLOOR	12/26/2017	12/26/2017	reject	emartin	01-10-18. Same as previous. Also met with the contractor and explained how to proceed. *Jl*
6 - INSPECTION	bi114	FRAMING 01 FLOOR	1/10/2018	1/10/2018	reject	jglesias2	
6 - INSPECTION	bi114	FRAMING 01 FLOOR	1/17/2018	1/17/2018	apvd	jglesias2	Units 1A, 2A, and 2b

Permit Action Report
CITY OF CORAL GABLES

pmPermitActions
3/29/2018 1:28:47PM

Permit #: BL-16-01-2664
Master permit #:

Permit type: b1360 - INT / EXT ALTERATIONS
Routing queue: b1202 - 15 LEVEL PLAN REVIEW/PP/C

Address: 217 MADEIRA AVE
CORAL GABLES, FL 33134-3924

Group # - Name	Action Code	Action Description	Scheduled Date	Completion Date	Completion Code	Completed By	Comments
6 - INSPECTION	b115	FRAMING 02 FLOOR	8/28/2017	8/28/2017	reject	jglesias2	08-28-17. All work concealed. *J*
6 - INSPECTION	b115	FRAMING 02 FLOOR	9/6/2017	9/6/2017	reject	jglesias2	09-06-17. Same conditions remain. *J*
6 - INSPECTION	b115	FRAMING 02 FLOOR	9/25/2017	9/25/2017	reject	jglesias2	
6 - INSPECTION	b115	FRAMING 02 FLOOR	12/13/2017	12/13/2017	reject	jglesias2	12-13-17 Must do all firestopping and call for inspection, see previous comments. *J*
6 - INSPECTION	b115	FRAMING 02 FLOOR	12/15/2017	12/15/2017	reject	jglesias2	12-15-17 Same conditions remain. *J*
6 - INSPECTION	b115	FRAMING 02 FLOOR	12/19/2017	12/19/2017	reject	jpaz	12-19-17: NOT READY. **NOTE: INSPECTED BY AURELIO RAMOS OF MTCI, INC. *JP
6 - INSPECTION	b115	FRAMING 02 FLOOR	12/26/2017	12/26/2017	reject	emartin	
6 - INSPECTION	b115	FRAMING 02 FLOOR	1/10/2018	1/10/2018	reject	jglesias2	01-10-18. Same as previous. Also met with the contractor and explained how to proceed. *J*
6 - INSPECTION	b115	FRAMING 02 FLOOR	1/17/2018	1/17/2018	apvd	jglesias2	01-22-18. For walls only at east side unit. *J*
6 - INSPECTION	b171	INSULATION 01 FLOOR	1/22/2018	1/22/2018	part	jglesias2	
6 - INSPECTION	b171	INSULATION 01 FLOOR	1/29/2018	1/29/2018	cancel	jglesias2	
6 - INSPECTION	b172	INSULATION 02 FLOOR	1/22/2018	1/22/2018	part	jglesias2	01-22-18. For walls only at east side unit. *J*
6 - INSPECTION	b172	INSULATION 02 FLOOR	1/29/2018	1/29/2018	part	jglesias2	
6 - INSPECTION	b192	PENETRATION 01 FLOOR	12/15/2017	12/15/2017	reject	jglesias2	01-29-18. For west side unit walls insulation. *J*
6 - INSPECTION	b192	PENETRATION 01 FLOOR	12/19/2017	12/19/2017	reject	jpaz	12-15-17 Same conditions remain. *J*
6 - INSPECTION	b192	PENETRATION 01 FLOOR	12/26/2017	12/26/2017	reject	emartin	12-19-17: NOT READY. NOTE: INSPECTED BY AURELIO RAMOS OF MTCI, INC. *JP
6 - INSPECTION	b192	PENETRATION 01 FLOOR	1/10/2018	1/10/2018	reject	jglesias2	01-10-18. Same as previous. Also met with the contractor and explained how to proceed. *J*
6 - INSPECTION	b192	PENETRATION 01 FLOOR	1/17/2018	1/17/2018	part	jglesias2	01-17-18 For vertical penetrations inside demising walls. *J*
6 - INSPECTION	b192	PENETRATION 01 FLOOR	1/22/2018	1/22/2018	part	jglesias2	01-22-18. For horizontal penetrations at east side unit only. *J*
6 - INSPECTION	b192	PENETRATION 01 FLOOR	1/29/2018	1/29/2018	cancel	jglesias2	
6 - INSPECTION	b193	PENETRATION 02 FLOOR	12/15/2017	12/15/2017	reject	jglesias2	12-15-17 Same conditions remain. *J*
6 - INSPECTION	b193	PENETRATION 02 FLOOR	12/19/2017	12/19/2017	reject	jpaz	12-19-17: NOT READY. NOTE: INSPECTED BY AURELIO RAMOS OF MTCI, INC. *JP
6 - INSPECTION	b193	PENETRATION 02 FLOOR	12/26/2017	12/26/2017	reject	emartin	
6 - INSPECTION	b193	PENETRATION 02 FLOOR	1/10/2018	1/10/2018	reject	jglesias2	01-10-18. Same as previous. Also met with the contractor and explained how to proceed. *J*
6 - INSPECTION	b193	PENETRATION 02 FLOOR	1/17/2018	1/17/2018	cancel	jglesias2	01-17-18 For horizontal penetrations at east side unit only. *J*
6 - INSPECTION	b193	PENETRATION 02 FLOOR	1/22/2018	1/22/2018	part	jglesias2	
6 - INSPECTION	b193	PENETRATION 02 FLOOR	1/29/2018	1/29/2018	apvd	jglesias2	
6 - INSPECTION	b245	SCREW FOR GYPSUM BOARD 01 FLOOR	8/28/2017	8/28/2017	reject	jglesias2	08-28-17. Missed inspections. Missed framing, fire stopping, insulation. *J*

Permit Action Report
CITY OF CORAL GABLES

pmPermitActions
3/29/2018 1:28:47PM

Permit #: BL-16-01-2664
Master permit #:

Permit type: b1360 - INT / EXT ALTERATIONS
Routing queue: b1202 - 15 LEVEL PLAN REVIEW/PP/C

Address: 217 MADEIRA AVE
CORAL GABLES, FL 33134-3924

Group #- Name	Action Code	Action Description	Scheduled Date	Completion Date	Completion Code	Completed By	Comments
6 - INSPECTION	b1245	SCREW FOR GYPSUM BOARD 01 FLOOR	9/6/2017	9/6/2017	reject	iglesias2	09-06-17. Same conditions remain. *J*
6 - INSPECTION	b1245	SCREW FOR GYPSUM BOARD 01 FLOOR	1/29/2018	1/29/2018	part	iglesias2	01-29-18. For east side unit only. *J*
6 - INSPECTION	b1246	SCREW FOR GYPSUM BOARD 02 FLOOR	8/28/2017	8/28/2017	reject	iglesias2	08-28-17. Missed inspections. Missed framing, fire stopping, insulation. *J*
6 - INSPECTION	b1246	SCREW FOR GYPSUM BOARD 02 FLOOR	9/6/2017	9/6/2017	reject	iglesias2	09-06-17. Same conditions remain. *J*
6 - INSPECTION	b1246	SCREW FOR GYPSUM BOARD 02 FLOOR	1/29/2018	1/29/2018	part	iglesias2	01-29-18. For east side unit only. *J*
6 - INSPECTION	b1246	SCREW FOR GYPSUM BOARD 02 FLOOR	2/27/2018	2/27/2018	part	iglesias2	02-27-18 For west side unit pending kitchen, bath and w&d hook ups walls. *J*
6 - INSPECTION	b1246	SCREW FOR GYPSUM BOARD 02 FLOOR					
6 - INSPECTION	b1273	SHOP DRAWING - EXTERIOR DOORS	6/22/2017	6/22/2017	comp	groman	
6 - INSPECTION	b1290	SHOP DRAWING - WINDOWS	6/22/2017	6/22/2017	comp	groman	
6 - INSPECTION	b1358	STATEMENT OF INSPECTION - SPECIAL INSP					
6 - INSPECTION	b1317	TIE BEAM 01 FLOOR	3/24/2017	3/24/2017	reject	emartin	no one on site.EM
6 - INSPECTION	b1317	TIE BEAM 01 FLOOR					
6 - INSPECTION	b1358	WINDOW/DOOR ANCHORS 01 FLOOR - BUCK	8/9/2017	8/9/2017	part	iglesias2	08-09-17. For unit # 2 only. *J*
6 - INSPECTION	b1358	WINDOW/DOOR ANCHORS 01 FLOOR - BUCK	8/16/2017	8/16/2017	part	iglesias2	08-16-17. For unit 2 only pending unit 1. *J*
6 - INSPECTION	b1358	WINDOW/DOOR ANCHORS 01 FLOOR - BUCK	12/26/2017	12/26/2017	reject	emartin	NO ONE ON SITE
6 - INSPECTION	b1358	WINDOW/DOOR ANCHORS 01 FLOOR - BUCK	1/10/2018	1/10/2018	cancel	iglesias2	
6 - INSPECTION	b1358	WINDOW/DOOR ANCHORS 01 FLOOR - BUCK	1/22/2018	1/22/2018	cancel	iglesias2	
6 - INSPECTION	b1358	WINDOW/DOOR ANCHORS 01 FLOOR - BUCK					
6 - INSPECTION	b1359	WINDOW/DOOR ANCHORS 02 FLOOR - BUCK	8/9/2017	8/9/2017	apvd	iglesias2	08-09-17. Add additional anchors at 2 1/2" from concrete edge. *J*
6 - INSPECTION	b1375	WINDOW/DOOR BUCK 01 FLOOR - SHOP DR	8/9/2017	8/9/2017	part	iglesias2	08-09-17. Add additional anchors at 2 1/2" from concrete edge. *J*
6 - INSPECTION	b1375	WINDOW/DOOR BUCK 01 FLOOR - SHOP DR	8/16/2017	8/16/2017	apvd	iglesias2	
6 - INSPECTION	b1376	WINDOW/DOOR BUCK 02 FLOOR - SHOP DR	8/9/2017	8/9/2017	part	iglesias2	
6 - INSPECTION	b1376	WINDOW/DOOR BUCK 02 FLOOR - SHOP DR	8/16/2017	8/16/2017	apvd	iglesias2	
6 - INSPECTION	b1171	INSULATION 01 FLOOR					
6 - INSPECTION	b1172	INSULATION 02 FLOOR					
6 - INSPECTION	b1245	SCREW FOR GYPSUM BOARD 01 FLOOR					
6 - INSPECTION	b1192	PENETRATION 01 FLOOR					

To the members of the hearing in reference to building:

217 Madeira Avenue

Coral Gables, Florida 33146

i realize that i have been unable to complete the attempts and promises to renovate the building and despite my best efforts, i became overwhelmed & was unable to continue.

I have been diagnosed with major depressed and PTSD. I have tried many times to overcome it and have been on medication but unfortunately, it progressed. i was unstable and unable to work neither on the building nor at my day job either.

i arrived to the attorneys office for the closing holding a bag of ice under my arm where just that morning a biopsy had been performed. for years i had a lump. dr robert feldman was my doctor at the time. he misdiagnosed me. mammograms, breast MRI's & sonograms all came back negative, but i had a feeling something was not right. i trusted my doctor & until my internist scheduled the biopsy. Almost two weeks passed before receiving the news that i had cancer but the primary source was unknown. that was on June 13, 2011, my 42nd birthday.

My breast surgeon, dr derHagophian at baptist south miami, perform a pet/ct scan, pet pem (very sophisticated testing) all negative. for almost two months i knew i had cancer, but not wether i would survive or not. wether i was operable or not. wether it was breast or lung.

that trauma caused the PTSD. i stayed in a state of extreme panic & fright. As if being on a rollercoaster, anticipating that drop, and then once it does drop, the fear & panic the sets in. i stayed in a state of extreme anticipation, fear & panic mode for two months. it has been one of the most difficult and challenging times.

eventually i tested positive for BRACA1, a gene mutation which puts me at a much higher risk of certain cancers, breast & ovarian being the highest. derhagophian scheduled for a bi-lateral radical mastectomy, even though the primary was still not located, the cancer continued to metastasized to more distant lymph nodes. The first pathology did not find the primary tumor, but a second screening confirmed breast cancer.

i finally had a diagnosis, Stage III3c, triple negative breast cancer, the most aggressive breast cancer with a very grim prognosis.

RESPONDENT'S
EXHIBIT

i learned how to blocked out thinking. it was the way i coped & fell into a major depression i have spent the majority of my time after diagnosis in bed crying. i was uncertain about my future, i was in pain, had to deal with many surgeries, chemo which has many side effects (my treatment was aggressive), i felt isolated, guilty, i was constantly overloaded with information and life or death decisions, worried about recurrence & physical limitations all affected me and my family.

Today, thank God i am cancer free but not disease free. i do still suffer from major depression that is debilitating. i am embarrassed about it because i fully understand the stigma around it. i myself once thought many used it as a simple excuse to avoid situations. i can assure you, that is not true. i want to be back to life, it is just a very difficult process but i am currently in treatment with dr nicole malvrides & dr lee at UM Psych-Oncology. i am on new medications and am making a strong effort to overcome this.

eventually other life events have happened, my cousin has been diagnosed with stage IV ovarian cancer, my oldest daughter has tested positive for the gene and at the age of 24, this June she will have a bilateral mastectomy eventually followed by a hysterectomy. I myself still have a few surgeries ahead of me. my husband of 25 years was unable to deal with the changes and we are now separated. my sister lives with me to watch over me. my daughters have both moved out because they could not bare to continue watch me waste my life away.

and because i realize i am unable to take on the challenge of the building, i have given all responsibilities to my friend and architect George Peon, who happens to know me pre cancer and i am sure he can attest to how hard working, committed mom & multi-tasker i once was. My sister as well. i started a business in 1991 & am slowly losing that as well, so i assure you, this is not by choice. i used to loved working. i had hoped the building would be a way for me to re-enter life. but the contractors avoided my calls and i even ran into the electrician who's response to seeing me was, "oh, your still alive?"

if you would please extend to me one final opportunity to repair the building. as an investor i had several to choose from, but after meeting Anne, a tenant that lives there and has for almost 30 years, i felt compelled to buy that building so she would not be evicted as i assumed would happen if anyone else purchased the building. she has no family and has been an incredible support to me, even though the original intention was the opposite. i have promised her over & over, as long as it is within my control, she will always be able to stay without raising her rent.

my intention is to see the building beautified & renovated & although these types of projects are what i truly love doing, i have come to accept my incapability at this time to see it through, therefore i have hired George Peon to handle the entire project.

i thank you all very much for the opportunity to explain how and why i have landed where i am today.

i would also like to apologize for not being present at the hearing. i had already a trip planned to Los Angeles where i am under the care of dr suzanne gilberg.

February 8, 2016

To Whom It May Concern:

This letter is in reference to Carmen Kuznik (DOB 6/13/1969) who is a current patient at the University of Miami Sylvester Comprehensive Cancer Center and the subset of the Courtelis Center. This is the supportive services for the oncology patients here at the University of Miami. Mrs. Kuznik has been treated in the Courtelis Center since October 2015 and is being seen by both myself for psychopharmacology but also by Dr. Lee for psychotherapy. She is currently being treated for Major Depressive Disorder severe, in partial remission and Anxiety Disorder not otherwise specified. She is currently taking paroxetine and bupropion for her anxiety and depressive symptoms, in addition to alprazolam for sleep and significant anxiety. Carmen has been suffering from this debilitating depression since she was diagnosed with cancer and only recently has started to get the important help that she needs. Many of the things that she needed to be doing in her daily life to take care of herself and her business were ignored, not because she was lazy, but because the depression was so significant she couldn't get out of bed nor could she concentrate on anything related to work. As she is slowly starting to improve, she is realizing the depths of the situation that has occurred with her depression, for her personal life with her family, as well as her professional life, with her business and the building that she owns and is in the early stages of restoring. I urge you to give her another chance with her building, to allow her more time to work with her architect and structural engineer, to restore the building to the greatness that it once was. Now that Carmen is working closely with both myself and Dr. Lee, we are confident that she will continue to improve with her depressive symptoms and will be able to work more regularly and be able to focus and concentrate on a level that will allow her sufficient time to work on this building project and her business.

I thank you in advance for your consideration in this manner. If there are any questions, please do not hesitate to contact me directly at 305-243-2861.

Sincerely,



Nicole Mavrides, MD
Assistant Professor of Psychiatry and Behavioral Sciences
Medical Director of Child Psychiatry Consultation Program at JMH

Department of Psychiatry and Behavioral Sciences
University of Miami Miller School of Medicine
1120 NW 14th Street, Suite 1466
Miami, Florida 33136

City of Coral Gables
427 Biltmore Way, Suite 100, Coral Gables, FL 33134
Hearing Officer
Findings of Fact & Conclusion of Law

CITY OF CORAL GABLES, Petitioner

vs
217 Madeira LLC, Respondent

Violation No: CE262265
TS6323

Address of Violation: 217 Madeira Avenue

This cause having come before the Hearing Officer upon a petition for appeal of a civil citation notice issued by the City and, after a public hearing, the following Findings of Fact and Conclusions of Law are entered:

Findings of Fact

The City has not introduced evidence and testimony to substantiate allegations contained in the Uniform Civil Violation Notice.

Conclusions of Law

The above noted evidence and testimony constitute (a) violation (s) of the City of Coral Gables Code of Ordinances and/or the South Florida Building Code, Dade County, Florida. It is the Order of this Officer that the Respondent:

- NO CONTEST
is ~~guilty~~ of the violation as noted there on the Civil Citation Notice and shall pay a fine of \$2500⁰⁰ and an administrative cost of \$108.75 to the City of Coral Gables (30/60 days to pay).
- is not guilty of the violation as noted on the Civil Citation Notice.
- shall be advised that the case is continued until _____ at 9:00 a.m., at which time additional testimony and evidence shall be heard by the Hearing Officer.

Other: Compliance shall be achieved by August 16, 2016. If compliance is not achieved the fine shall revert to \$37,108.75 plus \$500 a day till compliance. If the fine is not paid, the City may institute legal action to collect the fines as authorized by law. In addition, a lien may be placed on your property.

DONE and ORDERED this 5th day of April, 2016

Compliance may be extended if a hurricane hits South Florida from MAY 1 - 08/16/2016. In which case Respondent shall request a hearing with this Body for mitigation.

If you wish to appeal the decision of the Hearing Officer, you may do so by filing an appeal with the Circuit Court of Dade County, Florida within 30 days of the hearing date.

Hearing Officer

Respondent