



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

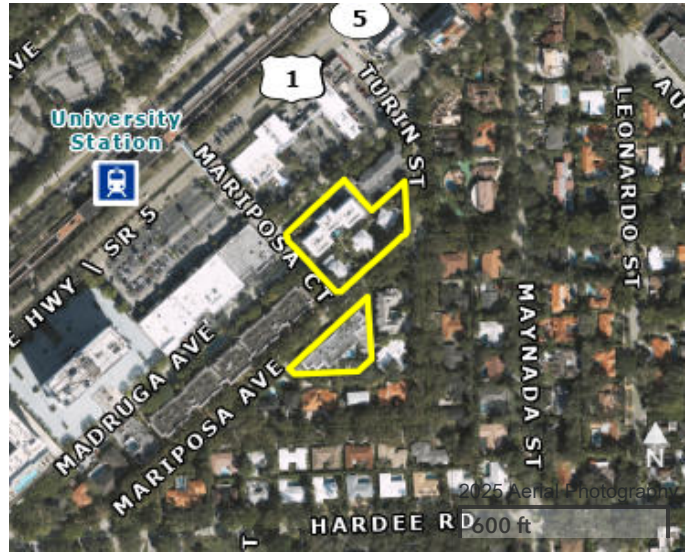
Detailed Report

Generated On: 01/14/2026

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

ASSESSMENT INFORMATION				
Year	2025	2024	2023	
Land Value	\$0	\$0	\$0	
Building Value	\$0	\$0	\$0	
Extra Feature Value	\$0	\$0	\$0	
Market Value	\$0	\$0	\$0	
Assessed Value	\$0	\$0	\$0	

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				



TAXABLE VALUE INFORMATION				
Year	2025	2024	2023	
COUNTY				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$0	\$0	\$0	
SCHOOL BOARD				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$0	\$0	\$0	
CITY				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$0	\$0	\$0	
REGIONAL				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$0	\$0	\$0	

The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser of Miami-Dade County is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser of Miami-Dade County and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <https://www.miamidadepa.gov/pa/disclaimer.page>



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Generated On: 01/19/2026

	Folio	Sub-Division	Owner
1	03-4130-025-0310	ROYAL CARIBBEAN CLUB CONDO	ALBERTO CANTO
2	03-4130-025-0320	ROYAL CARIBBEAN CLUB CONDO	RAFAEL L CRUZ &W MICHELLE R
3	03-4130-025-0330	ROYAL CARIBBEAN CLUB CONDO	RAMIRO JAVIER FERNANDEZ - LEONOR PORT FERNANDEZ
4	03-4130-025-0340	ROYAL CARIBBEAN CLUB CONDO	SUZANNE DEWITT
5	03-4130-025-0350	ROYAL CARIBBEAN CLUB CONDO	V MICHAEL ARIAS TRS - THE MICHAEL SPENC TRUST
6	03-4130-025-0360	ROYAL CARIBBEAN CLUB CONDO	JOHN E BARKER - MICHELLE J BARKER
7	03-4130-025-0370	ROYAL CARIBBEAN CLUB CONDO	MICHELLE D BEAUCHAMP TRS - MICHELLE D BEAUCHAMP TRUST
8	03-4130-025-0380	ROYAL CARIBBEAN CLUB CONDO	DONALD J KAPPELMAN II
9	03-4130-025-0390	ROYAL CARIBBEAN CLUB CONDO	CARLOS MANUEL COX - ISABEL CRISTINA SA MORATI
10	03-4130-025-0400	ROYAL CARIBBEAN CLUB CONDO	CHRISTOPHER MICHAEL VIDAL
11	03-4130-025-0410	ROYAL CARIBBEAN CLUB CONDO	IVETTE INFANTE - EMIL R INFANTE
12	03-4130-025-0420	ROYAL CARIBBEAN CLUB CONDO	ROBERT W SCHOMBER TRS - ROBERT W AND SCHOMBER
13	03-4130-025-0430	ROYAL CARIBBEAN CLUB CONDO	AMY WEISMAN
14	03-4130-025-0440	ROYAL CARIBBEAN CLUB CONDO	SUZANNE DE MARIA KOEHNE
15	03-4130-025-0450	ROYAL CARIBBEAN CLUB CONDO	ARIANA ELISE NUILA
16	03-4130-025-0460	ROYAL CARIBBEAN CLUB CONDO	HB FAMILY LIMITED PARTNERSHIP LTD
17	03-4130-025-0470	ROYAL CARIBBEAN CLUB CONDO	WALTER KOZLOSKI - GOLDI KOZLOSKI

18

03-4130-025-
0480

ROYAL CARIBBEAN CLUB
CONDO

ANDREW S BAILEY

1200 Mariposa Ave - This is an 18-unit condominium, so the address for service of the initial notice of unsafe structure is the condominium association. However, if the association does not respond, the City will have to serve each individual unit owner and any related interested parties for each unit.

Association (Sunbiz principal and mailing address)

ROYAL CARIBBEAN CLUB CONDOMINIUM,
INC.
C/O ANTONIO FERNANDO RAMOS
REGISTERED AGENT
1150 MADRUGA AVENUE
MANAGEMENT OFFICE
CORAL GABLES, FL 33146-2928



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Permits and Inspections: Search Results

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Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
UP-21-09-6501	09/27/2021	1150 MADRUGA AVE	UPFRONT FEE - THIS IS NOT A PERMIT	***UPFRONT FEE FOR PL21096500 ***	final	09/30/2021	09/30/2021	0.00
PL-21-09-6500	09/27/2021	1150 MADRUGA AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMMERCIAL BUILDING SEWER REPIPE@ EXTERIOR PERIMETER ONLY CONNECTION TO EXISTING LATERAL \$15,000 ***REQUIRED PUBLIC WORKS DEPT. APPROVAL & COMPLIANCE FOR SANITARY SEWER SYSTEM { ORD. 2009-40 SEC. 78-99 } & RESTORATION OF LANDSCAPE, HARDSCAPE, BUILDING , PUBLIC RIGHT OF WAYS / SWALES IS REQUIRED FOR PERMIT CLOSURE AND FINAL APPROVAL ***	final	10/19/2021	12/29/2023	0.00
PL-21-08-8011	08/17/2021	1150 MADRUGA AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	*COMMERCIAL* INTERIOR ALTERATIONS (BATHROOMS) COMMON AREAS \$150,000	pending			0.00
EL-21-08-7889	08/16/2021	1150 MADRUGA AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	*COMMERCIAL* INTERIOR ALTERATIONS (BATHROOMS) COMMON AREAS \$150,000	pending			0.00
UP-21-08-7630	08/09/2021	1150 MADRUGA AVE	UPFRONT FEE - THIS IS NOT A PERMIT	UPFRONT FEE FOR *COMMERCIAL* INTERIOR ALTERATIONS (BATHROOMS) COMMON AREAS \$150,000	final	08/12/2021	08/12/2021	0.00
BL-21-08-7629	08/09/2021	1150 MADRUGA AVE	INTERIOR ALTERATION ONLY	***ABANDONED STATUS - OVER 6 MONTHS OF NO ACTION *** OK TO CANCEL PER DEV. SERVICES DIRECTOR SURAMY CABRERA *COMMERCIAL* INTERIOR ALTERATIONS (BATHROOMS) COMMON AREAS \$150,000	canceled		04/25/2023	0.00
PL-20-09-5781	09/24/2020	1150 MADRUGA AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	*** D.F.& F. *** PLUMBING WORK FOR COMMERCIAL *ABANDON EXISTING WATER LINE, RE-PIPING STRAP TO EXTERIOR WALL & INSULATED \$10,000 *** RESTORATION OF LANDSCAPE, HARDSCAPE & BUILDING IS REQUIRED FOR PERMIT CLOSURE AND FINAL APPROVAL *** SEE ATTACHED PLANS ***	final	09/29/2020	11/10/2020	0.00
EL-19-05-5813	05/28/2019	1200 MARIPOSA AVE	ELEC LOW VOLTAGE SYSTEM	FIRE ALARM / SMOKE DETECTOR SYSTEM TO CONNECT TO ELEVATOR \$2,500	final	06/06/2019	07/23/2019	0.00

City's Exhibit #3

FD-19-05-5453	05/20/2019	1200 MARIPOSA AVE	FIRE ALARM SYSTEM	FIRE ALARM / SMOKE DETECTOR SYSTEM TO CONNECT TO ELEVATOR \$2,500	final	06/06/2019	07/25/2019	0.00
BL-19-04-4943	04/12/2019	1200 MARIPOSA AVE	ROOF / LIGHT WEIGHT CONC	RE-ROOF FLAT- GAF ROOFING SYSTEM W/ GAFGLAS MINERAL SURFACE CAPSHEET \$46,750	final	04/17/2019	06/07/2021	0.00
UP-17-05-2081	05/19/2017	1150 MADRUGA AVE	UPFRONT FEE - THIS IS NOT A PERMIT	UPFRONT FEE FOR BL-17- 05-2080/ INSTALL 10-YEAR ROOF COATING SYSTEM \$38,335	final	05/22/2017	05/22/2017	0.00
BL-17-05-2080	05/19/2017	1150 MADRUGA AVE	ROOF / LIGHT WEIGHT CONC	INSTALL ACELLA POLYURETHANE10-YEAR ROOF COATING SYSTEM W/ POLY SIL 2500 TOP COAT \$38,335	final	06/08/2017	05/10/2018	0.00
RC-15-11-5345	11/09/2015	1150 MADRUGA AVE	BLDG RECERT / CRB	CONSTRUCTION REGULATION BOARD CASE #15-4459 UNSAFE STRUCTURES FEE (INCLUDES 1200 MARIPOSA AVE)	final	11/09/2015	03/10/2016	0.00
RC-15-11-5312	11/09/2015	1150 MADRUGA AVE	BLDG RECERT / CRB	CONSTRUCTION REGULATION BOARD CASE #15-4459 UNSAFE STRUCTURES FEE	final	11/18/2015	12/07/2015	0.00
PU-15-05-5040	05/13/2015	1150 MADRUGA AVE	PUBLIC RECORDS SEARCH	REQ COPY OF DRAWINGS	final	05/13/2015	05/13/2015	0.00
ZN-14-12-3807	12/11/2014	1150 MADRUGA AVE	PAINT / RESURFACE FL / CLEAN	PAINT BUILDING MAIN WALLS BM 2131-60 (GRAY) TRIM PURE WHITE \$63000	final	12/11/2014	05/14/2015	0.00
AB-14-12-3806	12/11/2014	1150 MADRUGA AVE	BOA COMPLETE (LESS THAN \$75,000)	PAINT BUILDING MAIN WALLS BM 2131-60 (GRAY) TRIM PURE WHITE \$63000	final	12/11/2014	05/14/2015	0.00
CE-14-08-2818	08/13/2014	1200 MARIPOSA AVE	CODE ENF WARNING PROCESS	WT20479 62-133 CITY CODE (ORW) (B) MAINTAINING OBSTRUCTIONS ON THE RIGHT OF WAY PROHIBITED. I;E ROCKS REMOVE BY 8/14/14 BY 9:00AM.	final	08/13/2014	08/13/2014	0.00
BL-11-05-5337	05/03/2011	1200 MARIPOSA AVE	DOOR/GARAGE DOOR/SHUTTER/WINDOW	REPLACE FRONT DOOR @ 1200 MARIPOSA \$7,077	final	05/12/2011	07/26/2011	0.00
AB-11-05-5292	05/02/2011	1200 MARIPOSA AVE	BOA COMPLETE (LESS THAN \$75,000)	REPLACE FRONT DOOR \$7,077	final	05/02/2011	02/03/2023	0.00
PL-11-03-5881	03/14/2011	1150 MADRUGA AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	INSTALL BACKFLOW PREVENTORS. NEW WATER SERVICE \$4,500	final	03/15/2011	03/17/2011	0.00
CE-09-09-2672	09/22/2009	1150 MADRUGA AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T39428 SEC 32-8.1 MDCC - USE OF WATER SPRINKLER SYSTEM ON UNAUTHORIZED DAY (TUES) DURING WATER RESTRICTION.	canceled	09/22/2009		0.00
CE-09-08-3097	08/31/2009	1150 MADRUGA AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T38685 MIAMI DADE COUNTY CODE 32-8.1 USE OF SPRINKLER SYSTEM ON UNAUTHORIZED DAY (MONDAY)	canceled	08/31/2009		0.00
CE-09-07-2570	07/15/2009	1150 MADRUGA AVE	CODE ENF WARNING PROCESS	WT2046 SEC 32-8.1 MDCC - USE OF WATER SPRINKLER SYSTEM ON UNAUTHORIZED DAY (WEDS) DURING WATER RESTRICTION.	final	07/15/2009	07/16/2009	0.00
BL-08-08-0697	08/14/2008	1150 MADRUGA AVE	SHUTTERS / LOUVERS / SECURITY BARS	INSTALLATION OF 204 WHITE BAHAMAS SHUTTER & 1 REM PANEL \$143,494 (UNITS 1200,1129,1131,1135 & 1150 MARIPOSA)	final	08/22/2008	12/12/2008	0.00
AB-08-08-0604	08/12/2008	1150 MADRUGA	BOA PRELIMINARY/MED BONUS/FINAL	INSTALLATION OF 204 WHITE BAHAMAS SHUTTER	final	08/12/2008	12/12/2008	0.00

Search Results

Permit ID	Issue Date	Address	Description	Notes	Status	Start Date	End Date	Amount
		AVE		& 1 REM PANEL \$143494 (POSTED 08/21/08) (1200 MARIPOSA,1129,1131,1135 & 1150 MARIPOSA)				
RV-08-04-0962	04/17/2008	1150 MADRUGA AVE	REVISION TO PERMIT	REVISION - COVER WITH TOP COAT	final	04/18/2008	04/18/2008	0.00
BL-08-03-1065	03/25/2008	1150 MADRUGA AVE	ROOF / LIGHT WEIGHT CONC	REPAIR CUT PRIME TORCH SBS MODIFIED \$2,000	final	03/26/2008	05/16/2008	0.00

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

ENERGOV REPORT

2022-2025

RECT-25-06-0550	Building Recertification	Recertification	Denied	06/30/2025			BUILDING RECERTIFICATION (YEAR BUILT 1965) EXTENSION GRANTED - EXPIRES 09/06/2025	1200 MARIPOSA AVE	
RECT-25-04-0510	Building Recertification	Recertification	Denied	04/30/2025			BUILDING RECERTIFICATION (YEAR BUILT 1965)	1150 MADRUGA AVE	
PRNW-23-07-0510	Permit Renewal	Plumbing	Finalized	07/17/2023		08/01/2023	**7/19/2023** REFER TO EDEN PERMIT NO. PL-21-09-6500 ***PLUMBING WORK FOR COMMERCIAL BUILDING SEWER REPIPE @ EXTERIOR PERIMETER ONLY CONNECTION TO EXISTING LATERAL \$15,000 ***REQUIRED PUBLIC WORKS DEPT. APPROVAL & COMPLIANCE FOR SANITARY SEWER SYSTEM ***		
PLUR-23-06-1584	Plumbing Residential	Other	Denied	06/29/2023			Plumbing work for commercial building sewer repipe @ exterior perimeter only	1150 MADRUGA AVE	A101
PWKS-23-04-1634	Public Works Permit	Utilities	Expired	04/20/2023		07/20/2023	AT&T PROPOSED TRENCH 40' 1-2' PVC CONDUIT - A02KS8V & CUT & RESTORE 120 SQ FT OF ASPHALT	R/W 1200 MARIPOSA AVE	D-101
PWKS-22-03-0416	Public Works Permit	Resurfacing Asphalt Approach - Right-of-Way	Finalized	03/01/2022	04/14/2022	03/31/2022	Asphalt Pot Hole Repair and 1" Overlay approaches @1150 MADRUGA AVE	1150 MADRUGA AVE	



CITY OF CORAL GABLES
Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FL 33134

2/1/2023

VIA CERTIFIED MAIL

7021 1970 0000 4015 8333

ROYAL CARIBBEAN CLUB CONDO
C/O ANTONIO F RAMOS
1150 MADRUGA AVE- MANAGEMENT OFFICE
CORAL GABLES, FL 0

RE: MULTIPLE BUILDINGS
FOLIO # 341300250001
Process Number **TBD**

*****COURTESY 2-YEAR NOTICE*****

Notice of Required Inspection for Recertification of 30 Years or Older Building

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is thirty (30) years old, or older, having been built in 1965. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a qualified individual must inspect said building and a **completed** Recertification Report ("Report") must be submitted by you to this Department **in 2025**. A completed Report includes 1) Cover letters stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be **approved** and the Letter of Recertification must be issued by this Department.

Threshold buildings (i.e. buildings greater than 3 stories or greater than 50 ft tall, or with an Assembly Occupancy > 5000 s.f. & Occupant load > 500 people) shall be recertified by Structural and Electrical Professional Engineers only. Self-qualification letters will be required with proof of DBPR structural and electrical specialization.

Any buildings that are not threshold buildings may be recertified by any Florida Registered Architect or Professional Engineer and self-qualification letters will not be required.

If no deficiencies are identified, the structure will only be recertified once the reports and forms have been submitted and approved.

If deficiencies are identified, they shall be reported to the Building Official within 10 days, or within 24 hours if there is an immediate danger identified. A completed report shall be submitted to this Department. In addition, a structural and/or electrical affidavit from the inspector will be required, with additional affidavits every 180 days, as needed so that the building can continue to be occupied while repairs are carried out. The Building Official is able to grant an extension of one hundred fifty (150) calendar days from the due date or the date the deficiencies were identified (whichever is sooner) to allow time to obtain the necessary permits and perform the repairs. The structure

will only be recertified once a *revised* report and all required information is submitted and approved, and all required permits are closed.

Proprietary or modified recertification forms from the inspectors will not be accepted. Only current municipal recertification forms will be accepted. The Architect or Engineer shall obtain the required Forms from the following link:

<https://www.miamidade.gov/global/economy/building/recertification.page>.

If this is your first time using the online system, please register at the following link:

<https://coralgablesfl-energovpub.tylerhost.net/Apps/selfservice/CoralGablesFLProd#/register>

You can access your online process using the process number provided above at the following link:

<https://coralgablesfl-energovpub.tylerhost.net/Apps/SelfService#/myWork?tab=MyPermits>

The Recertification Report fee of \$500.00 *and* additional document and filing fees shall be paid online at the following link:

<https://coralgablesfl-energovpub.tylerhost.net/Apps/SelfService#/payinvoice>

Failure to submit the required Report within the allowed time will result in **declaring the structure unsafe** and referring the matter to the City's Construction Regulation Board ("Board") without further notice and a \$600.00 administrative fee will be imposed at that time. The Board may impose additional fines of \$250.00 for each day the violation continues, may enter an order of demolition, and may assess all costs of the proceedings along with the cost of demolition and any other required action.

Please contact Douglas Ramirez at dramirez@coralgables.com regarding any questions concerning building recertification.

Thank you for your prompt attention to this matter.



Manuel Z. Lopez, P.E.
Building Official



CITY OF CORAL GABLES
Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FL 33134

1/31/2024

VIA CERTIFIED MAIL

7022 2410 0002 9144 5106

ROYAL CARIBBEAN CLUB CONDOMINIUM, INC.
C/O ANTONIO FERNANDO RAMOS
1150 MADRUGA AVENUE, MANAGEMENT OFFICE CORAL GABLES
, FL 33146-2928

RE: 1129 -1135 MARIPOSA AVE
ROYAL CARIBBEAN CLUB CONDO
FOLIO # 03-4130-025-0001
Process Number TBD

*****COURTESY 1-YEAR NOTICE*****

Notice of Required Inspection for Recertification of 30 Years or Older Building

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is thirty (30) years old, or older, having been built in 1965. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a qualified individual must inspect said building and a **completed** Recertification Report ("Report") must be submitted by you to this Department **in 2025**. A completed Report includes 1) Cover letters stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be **approved** and the Letter of Recertification must be issued by this Department.

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If deficiencies are identified, they shall be reported to the Building Official within 10 days, or within 24 hours if there is an immediate danger identified. A completed report shall be submitted to this Department. In addition, a structural and/or electrical affidavit from the inspector will be required, with additional affidavits every 180 days, as needed so that the building can continue to be occupied while repairs are carried out. The Building Official is able to grant an

extension of one hundred fifty (150) calendar days from the due date or the date the deficiencies were identified (whichever is sooner) to allow time to obtain the necessary permits and perform the repairs. The structure will only be recertified once a *revised* report and all required information is submitted and approved, and all required permits are closed.

Proprietary or modified recertification forms from the inspectors will not be accepted. Only current municipal recertification forms will be accepted. The Architect or Engineer shall obtain the required Forms from the following link:

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Failure to submit the required Report within the allowed time will result in **declaring the structure unsafe** and referring the matter to the City's Construction Regulation Board ("Board") without further notice and a \$600.00 administrative fee will be imposed at that time. The Board may impose additional fines of \$250.00 for each day the violation continues, may enter an order of demolition, and may assess all costs of the proceedings along with the cost of demolition and any other required action.

Please contact Douglas Ramirez at dramirez@coralgables.com regarding any questions concerning building recertification.

Thank you for your prompt attention to this matter.



Manuel Z. Lopez, P.E.
Building Official



CITY OF CORAL GABLES

DEVELOPMENT SERVICES DEPARTMENT
427 BILTMORE WAY
CORAL GABLES, FL 33134

1/31/2025

VIA CERTIFIED MAIL

9589 0710 5270 1749 3977 86

ROYAL CARIBBEAN CLUB CONDOMINIUM, INC.
C/O MANAGEMENT OFFICE
1150 MADRUGA AVE
CORAL GABLES, FL 33146-2928

RE: ROYAL CARIBBEAN CLUB CONDOMINIUM
FOLIO # 341300250001

Notice of Required Inspection For Recertification of Building
Process Number: **TBD**

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is thirty (30) years old, or older, having been built in 1965. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a qualified individual must inspect said building and a **completed** Recertification Report ("Report") must be submitted by you to this Department within **ninety (90) calendar days** from the **date of this letter**. A completed Report includes 1) Cover letters stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be **approved** and the Letter of Recertification must be issued by this Department.

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Please contact Douglas Ramirez at dramirez@coralgables.com regarding any questions concerning building recertification.

Thank you for your prompt attention to this matter.



Manuel Z. Lopez, P.E.
Building Official



CITY OF CORAL GABLES

DEVELOPMENT SERVICES DEPARTMENT
427 BILTMORE WAY
CORAL GABLES, FL 33134

5/1/2025

VIA CERTIFIED MAIL

ROYAL CARIBBEAN CLUB CONDOMINIUM, INC.
C/O MANAGEMENT OFFICE
1150 MADRUGA AVE
CORAL GABLES, FL. 33146-2928

7020 1290 0001 5682 8801

RE: VARIOUS ADDRESSES
FOLIO # 341300250001

Notice of Required Inspection For Recertification of Building – **OVERDUE NOTICE**
Process Number **RECT-xx-xxxx**

Dear Property Owner:

In a certified letter dated 1/31/2025, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). The letter informed you it was necessary to submit to this Department a completed Report prepared by a qualified individual within ninety (90) calendar days certifying the structure meets the requirements for recertification.

Please be advised the submittal of the Report is overdue and the **structure has been deemed unsafe** due to non-compliance. This may result in the revocation of the Certificate of Occupancy, as well as being subject to other penalties as provided in the Code. A completed Report includes 1) Cover letters stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be **approved** and the Letter of Recertification must be issued by this Department.

See original notice for additional information.

Failure to submit the completed Report within thirty (30) calendar days from the date of this letter will result in forwarding the matter to the City's Construction Regulation Board for further review and determination. A \$600.00 administrative fee will be imposed at that time. The Board may impose additional fines of \$250.00 for each day the violation continues, may enter an order of demolition, and may assess all costs of the proceedings along with the cost of demolition and any other required action.

If this is your first time using the online system, please register at the following link:

<https://coralgablesfl-energovpub.tylerhost.net/Apps/selfservice/CoralGablesFLProd#/register>

You can access your online process using the process number provided above at the following link:

<https://coralgablesfl-energovpub.tylerhost.net/Apps/SelfService#/myWork?tab=MyPermits>

The Recertification Report fee of \$500.00 and additional document and filing fees shall be paid online at the following link:

<https://coralgablesfl-energovpub.tylerhost.net/Apps/SelfService#/payinvoice>

Please govern yourself accordingly.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Manuel Z. Lopez', with a stylized flourish at the end.

Manuel Z. Lopez, P.E.
Building Official



CITY OF CORAL GABLES

DEVELOPMENT SERVICES DEPARTMENT
427 BILTMORE WAY
CORAL GABLES, FL 33134

June 18, 2025

Via Certified Mail

ROYAL CARIBBEAN CLUB CONDOMINIUM, INC.
C/O MANAGEMENT OFFICE
1150 MADRUGA AVE
CORAL GABLES, FL 0

7020 2450 0001 8406 0553

RE: VARIOUS ADDRESSES

FOLIO # 03-4130-025-0001

Notice of Required Inspection For Recertification of Building – **FINAL NOTICE**

Dear Property Owner:

In a certified letter dated January 31, 2025, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). A Second Notice dated May 1, 2025 informed you it was necessary to submit to this Department a completed Report prepared by a qualified individual within thirty (30) calendar days certifying the structure meets the requirements for recertification.

See previous correspondence for additional information.

As of this date, the completed Report has not been submitted and the **structure remains unsafe** due to non-compliance. Please be advised the matter will be forwarded to the City's Construction Regulation Board ("Board"); a \$600.00 Administrative Fee will be imposed once the Case is scheduled. The Board may impose additional fines of \$250.00 for each day the violation continues, may also enter an order of revocation of the Certificate of Occupancy and/or demolition and assess all costs of the proceedings along with the cost of demolition and any other required action for which the City shall have a lien against the Property Owner and the Property. The completed Report may be submitted Monday through Friday, 7:30am to 2:30pm to this Department. Contact Analyn Hernandez at ahernandez2@coralgables.com if any questions regarding building recertification.

Please govern yourself accordingly.

Sincerely,

Manuel Z. Lopez, P.E.
Building Official

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 26-1059
RECT-25-06-0550

vs.

Certified Mail Return Receipt & Via USPS Regular Mail
9589 0710 5270 1749 3956 07

Royal Caribbean Club Condominium Inc
C/O Antonio Fernando Ramos, Registered Agent
1150 Madruga Ave, Management Office
Coral Gables, FL 33146-2928
Respondent.

NOTICE OF INTENT TO LIEN AND HEARING

Date: April 28, 2026

Re: 1200 Mariposa Ave, Coral Gables, FL 33134, Lots 1 thru 5 Blk 1 & Lot 7 Blk 2, Royal Caribbean Club Condo, COGA Subdivision PB 78-62, and 03-4130-025-0001 ("Property").

On February 26, 2026, the City's Construction Regulation Board entered an order in this matter imposing a deadline for compliance and providing for the accrual of fines for each day that the non-compliance continues and for payment of administrative and investigative costs, as applicable ("Order"). According to our records, the property has not been recertified & you did not comply with the deadline in the Order or pay the costs. Moreover, fines have accrued that also have not been paid. Therefore, the City intends to record a certified copy of the Order in the Public Records of Miami-Dade County, Florida, which will constitute a lien.

The amount currently due is \$11,750 which may be accruing additional fines on a daily basis and may include administrative and investigative costs.

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Fairchild Tropical Boardroom, 427 Biltmore Way, Coral Gables, Florida 33134, on May 11, 2026, at 2:00 p.m. The hearing shall be strictly limited to determining whether and when you corrected the code violations and paid the civil penalties and costs, if any, as required by the Order of the Board previously entered in this case. The Board may also issue an order, having the force of law, commanding whatever steps are necessary to bring a violation into compliance, to enforce Article III of Chapter 105, of the City Code, or as otherwise authorized by Section 101-57 of the City Code. Any applicable fines shall continue to accrue while the hearing is pending and, if you are not successful at the hearing, fines will have accrued retroactive to the deadline in the Order. You shall also be liable for the reasonable costs of the administrative hearing, if you are unsuccessful at the hearing.

Please note that, as provided in the Board's Order and notwithstanding the pending hearing, **the Building Official may take further enforcement action, to immediately, and without further order from the 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. 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 the Board's Order, the City shall not issue any further development approvals for the Property,

City's Exhibit #5

including, but not limited to, building permits, unless the development approval is required to comply with the terms of the Board's Order.

You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to Analyn Hernandez, Secretary to the Board, at City of Coral Gables, Development Services Department, 427 Biltmore Way, Coral Gables, FL 33134, ahernandez2@coralgables.com, tel: (305) 460-5250. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 p.m. and the main number is (305) 460-5245, ext. 0. Your immediate attention to this matter would be appreciated. Please call me to discuss your options regarding fines associated with this case.

Sincerely,

Analyn Hernandez

Analyn Hernandez
Secretary to the Board

ADA NOTICES

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

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

Any person who needs assistance in another language in order to speak during the public hearing or public comment portion of the meeting should contact the City's ADA Coordinator, Clifford R. Friedman, Director of Human Resources & Risk Management (E-mail: cfriedman@coralgables.com Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

Any person with a disability requiring communication assistance (such as a sign language interpreter or other auxiliary aide or service) in order to attend or participate in the meeting should contact the City's ADA Coordinator, Clifford R. Friedman, Director of Human Resources & Risk Management (E-mail: cfriedman@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Title of Document Posted: Notice of Intent to Lien and Hearing

I, Jonathan Vasallo, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 1200 MARIPOSA AVE, ON April 30th AT
9:30am.

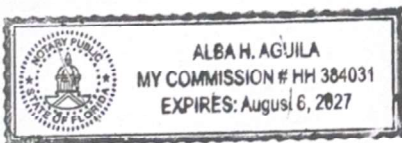
Jonathan Vasallo
Employee's Printed Name

Jonathan Vasallo
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me by means of physical presence or online
notarization, this 30th day of April, in the year 2026, by
Self who is personally known to me.

My Commission Expires:



Alba H. Aguila
Notary Public

Apr 30, 2026 at 9:30:08 AM
1205 Mariposa Ave
Coral Gables FL 33146
United States

1200





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Not For Profit Corporation
ROYAL CARIBBEAN CLUB CONDOMINIUM, INC.

Filing Information

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

Principal Address

1150 MADRUGA AVENUE
MANAGEMENT OFFICE
CORAL GABLES, FL 33146-2928

Changed: 01/05/2023

Mailing Address

1150 MADRUGA AVENUE
MANAGEMENT OFFICE
CORAL GABLES, FL 33146-2928

Changed: 01/05/2023

Registered Agent Name & Address

RAMOS, ANTONIO FERNANDO
1150 MADRUGA AVENUE
MANAGEMENT OFFICE
CORAL GABLES, FL 33146-2928

Name Changed: 01/05/2023

Address Changed: 01/05/2023

City's Exhibit #8

Officer/Director Detail

Name & Address

Title DIRECTOR

D'AMICO, MASSIMO
 3720 S.W. 27 STREET
 MIAMI, FL 33134-7237

Title PRESIDENT

FERNANDEZ, RAMIRO JAVIER
 1205 ANDORA AVENUE
 CORAL GABLES, FL 33146-3216

Title TREASURER

DE WITT, SUZANNE
 1200 MARIPOSA AVENUE
 UNIT D-104
 CORAL GABLES, FL 33146-3256

Title SECRETARY

ALI, IMTIAZ
 8738 69TH AVENUE
 FOREST HILLS, NY 11375-6608

Title VICE PRESIDENT

SANTAELLA, ISABEL CRISTINA
 1200 MARIPOSA AVENUE
 UNIT D-204
 CORAL GABLES, FL 33146-3204

Annual Reports

Report Year	Filed Date
2023	01/05/2023
2024	01/15/2024
2025	01/07/2025

Document Images

01/07/2025 -- ANNUAL REPORT	View image in PDF format
01/15/2024 -- ANNUAL REPORT	View image in PDF format
01/05/2023 -- ANNUAL REPORT	View image in PDF format

01/05/2022 -- ANNUAL REPORT	View image in PDF format
01/04/2021 -- ANNUAL REPORT	View image in PDF format
01/16/2020 -- ANNUAL REPORT	View image in PDF format
01/03/2019 -- ANNUAL REPORT	View image in PDF format
01/08/2018 -- ANNUAL REPORT	View image in PDF format
01/23/2017 -- ANNUAL REPORT	View image in PDF format
01/05/2016 -- ANNUAL REPORT	View image in PDF format
01/08/2015 -- ANNUAL REPORT	View image in PDF format
01/07/2014 -- ANNUAL REPORT	View image in PDF format
01/10/2013 -- ANNUAL REPORT	View image in PDF format
01/11/2012 -- ANNUAL REPORT	View image in PDF format
10/25/2011 -- Amendment	View image in PDF format
01/10/2011 -- ANNUAL REPORT	View image in PDF format
01/18/2010 -- ANNUAL REPORT	View image in PDF format
04/27/2009 -- ANNUAL REPORT	View image in PDF format
01/28/2008 -- ANNUAL REPORT	View image in PDF format
01/18/2007 -- REINSTATEMENT	View image in PDF format
02/14/2005 -- ANNUAL REPORT	View image in PDF format
02/18/2004 -- ANNUAL REPORT	View image in PDF format
01/31/2003 -- ANNUAL REPORT	View image in PDF format
02/10/2002 -- ANNUAL REPORT	View image in PDF format
07/31/2001 -- ANNUAL REPORT	View image in PDF format
02/05/2000 -- ANNUAL REPORT	View image in PDF format
05/04/1999 -- ANNUAL REPORT	View image in PDF format
02/10/1998 -- ANNUAL REPORT	View image in PDF format
02/06/1997 -- ANNUAL REPORT	View image in PDF format
02/12/1996 -- ANNUAL REPORT	View image in PDF format
04/13/1995 -- ANNUAL REPORT	View image in PDF format

List of issues found on 1200 Mariposa Ave, Miami, Florida

Electrical:

- 1- Electrical panels with incomplete or illegible panel schedules found on the building.
- 2- Double tapping found on the panels Main 3of5 and Main 5of5 in the electrical room.
- 3- Several emergency lights were tested and found not working properly.
- 4- The pool pump is not bonded to the equipotential grid of the pool.
- 5- Non-dedicated outlets in the laundry room must have GFCI protection.
- 6- Parking space behind the building is not properly illuminated, with an entire section without lighting.

Apartment / Units inspected:

D203: Smoke detector in the bedrooms, Panel ok,

D205: Apartment under construction, with electrical panel open, no circuit identification, wires not terminated properly terminated in the panel. No grounding bar in the panel for romex cables.

D108: (last apartment visited that has a sliding door the goes into the pool area). No circuit identification on the panel. Ground and neutral cables connected in an electrical panel. Plastic grommets or other proper fittings required panel holes with cables through it. No smoke detectors installed.

Structural

- 1- Doors at the end of the halls on the first and second floors need repairs.
- 2- The exterior door on the northern side (first floor) of the building needs replacement.
- 2- Stair's handrail in the northern staircase is not firm or properly secured to the concrete structure.
- 3- Landing on the second floor of the northern staircase shows cracking that needs to be properly repaired and sealed.
- 4- Roof fascia is deteriorated in various segments around the roof perimeter and paint of soffit is peeling off.
- 5- Extensive spalling in the roof deck of the "pool room".



Exterior door.



Roof fascia.



Roof fascia.



Roof soffit.





Pool room roof.



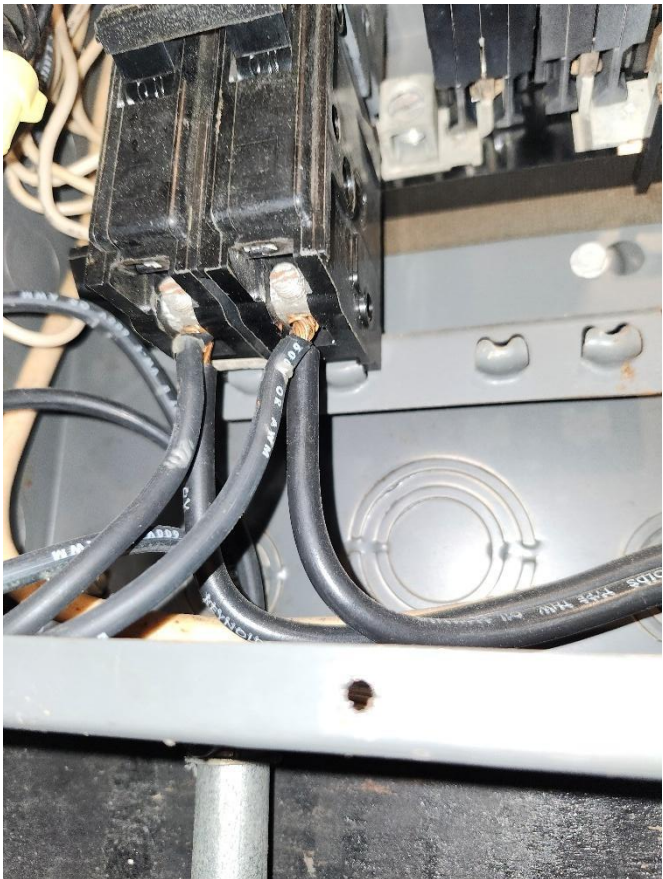
Handrail attachment is weak (the handrails wiggle).



Cracking in the landing of the northern stairs.



Parking lot at night.



Main 3of5 and 5of5 with double tapping.



Pool pump is not connected to the equipotential grid of the pool.

Date: 06/29/2025

Authority Having Jurisdiction: CITY OF CORAL GABLES.

RE: Safety Structural and Electrical Inspection for Building Recertification.

Property Address: 1200 MARIPOSA AVE, CORAL GABLES, FLORIDA.

Folio Number: 03-4130-025-001

Dear Building Official:

I, Reinaldo Remedios, engineer with registration in the State of Florida, having performed the required electrical and structural inspections for recertification on the referenced building on 05/13/2025, hereby attest to the best of my knowledge, belief and professional judgment, that based on the conditions observed on the date of the inspections:

Although the subject building is not suitable for recertification, the building may continue to be safely occupied during repairs under its present occupancy for its specified use, but repairs must start as soon as possible. The building cannot be considered entirely safe, as there is a potential risk of future damage or injury if the identified issues are not addressed.

An extension of 60 days is hereby requested, according to Section 8-11(f)(2)(l) of the Miami Dade County Code of Ordinances.

To avoid possible misunderstandings, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure. Stone Building Solutions cannot assume responsibility for any future damage, injuries, or consequences resulting from these unresolved problems.

The building recertification inspection was made in conformity with the minimum inspection procedural guidelines as issued by the Board of Rules and Appeals and represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to the extent reasonably possible.

Should you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,



Reinaldo Remedios, P.E.



Digitally signed
by Reinaldo
Remedios
Date:
2025.06.30
12:58:29 -04'00'

Hernandez, Analyn

From: miamimarlin@aol.com
Sent: Monday, June 30, 2025 11:33 AM
To: Hernandez, Analyn
Subject: 1200 Mariposa Inspection
Attachments: 1200 Mariposa Inspection deficiencies.docx

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Dear Antonio,

You'll find the complete list of deficiencies identified during the inspection in the attached document.

Based on my experience conducting these inspections over the years, the list is relatively short, and the required repairs are not particularly complex. However, these deficiencies must be addressed in order for the building to receive a passing report for recertification.

It's likely that you'll need to hire a contractor to properly address the roof fascia/soffit repairs on the main building, as well as the spalling in the "pool room."

I'm not sure what your past experience has been with contractors, but I wanted to let you know that at Stone, we offer construction management services that can help streamline this process. Our team can prepare a detailed Request for Proposal (RFP) outlining the required repairs, which you can use in a sealed bidding process with two or three contractors—helping to ensure competitive pricing.

In addition, we oversee the quality of the work throughout the project, ensuring the job is done correctly and to standard, with no corners cut.

I look forward to hearing from you soon.

Best regards,



Reinaldo Remedios

Professional Engineer | P.E.



Reinaldo@stonebldg.com |



[260 1st Ave South #225 St.](#)
Petersburg, FL 33701



www.stonebldg.com



800-892-1116