



**City of Coral Gables
Development Services Department**

**UNSAFE STRUCTURES BOARD HEARING
CASE RESUME**

HEARING DATE: 5/16/16

CASE NO.: 15-4460

BUILDING ADDRESS: 514 Santander Ave

FOLIO NUMBER: 03-4117-023-0001

OWNER: 514 Santander Condominium Associations, Inc.

USE: Multifamily

OF LIVING UNITS: 5

PENDING RECERTIFICATION: 2014

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

DATES AND ACTIVITIES:

- 4/1/14 Letter from the City advising of 40/10 Year Recertification required
- 6/2/15 Final Notice
- 9/7/15 Extension to provide report expired. (60 days)
- 10/27/15 Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing
- 11/09/15 Recertification Report rejected by electrical
- 11/10/15 Construction Regulation Board Order issued
- 12/09/15 Board Order deadline expired (Apply for permits)**
- 12/15/15 Notice of Non-Compliance with Unsafe Structures Order
- 1/22/16 Notice of Hearing on Non-Compliance with Unsafe Structures Order
- 2/17/16 Construction Regulation Board Order issued
- 4/17/16 Board Order deadline expired**
- 4/18/16 Notice of Non-Compliance with Unsafe Structures Order
- 4/29/16 Notice of Unsafe Structures Violation for Failure to Recertified and Notice of Hearing

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

BUILDING OFFICIAL'S RECOMMENDATION: Daily fines incurred since December 2015; compliance is required.

PERMIT ACTIVITY: Applied for lighting permit on 4/26/16

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



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 10/28/

Property Information	
Folio:	03-4117-023-0001
Property Address:	514 Santander Ave
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	5
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	2014



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

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

Short Legal Description
514 SANTANDER CONDO CORAL GABLES BILTMORE SEC PB 20-28 LOT 10 BLK 34

Taxable Value Information			
	2015	2014	2013
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

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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

Version:

CITY'S

EXHIBIT 1

514 Santander Ave



2014



The City of Coral Gables

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

4/1/2014

VIA CERTIFIED MAIL

THE 514 SANTANDER CONDOMINIUM ASSOCIATION, INC
2080 NW 191 AVENUE
PEMBROKE PINES , FL 33029

91 7108 2133 3932 6007 6513

RE: 514 SANTANDER, CORAL GABLES, FL
Folio # 03-4117-023-0001
Recertification of Building 40 Years or older

Gentlemen:

This Department has been advised that the subject building is forty (40) years old, or older, having been built in year 1974.

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

The architect or engineer that you choose to do the inspection may obtain the required forms: "*Minimum Inspection Procedural Guidelines for Building Recertification*," from this link: <http://www.miamidade.gov/building/form-checklist.asp> to access the interactive structural and electrical forms. In addition to the forms, a cover letter must state that that the property meets the requirement for building recertification; no additional documents or photographs are necessary.

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

**BUILDING RECERTIFICATION SECTION
Coral Gables Building & Zoning Department
405 Biltmore Way
Coral Gables, FL 33134**

Any questions may be directed to (305) 460-5228. Thank you for your prompt consideration.

Sincerely,

Manuel Z. Lopez

Manuel Z. Lopez, P.E.
Building Official

CITY'S

EXHIBIT

2



The City of Coral Gables

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

6/2/2015

****FINAL NOTICE****

THE 514 SANTANDER CONDOMINIUM ASSOCIATION, INC
2080 NW 191 AVENUE
PEMBROKE PINES, FL 33029

VIA CERTIFIED MAIL

Re: Building Recertification
514 SANTANDER
Folio # 03-4117-023-0001

91 7108 2133 3932 5924 9096

Dear Property Owner:

In a certified letter dated 4/1/2014, this Department notified you the property referenced above requires a 40-year building recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). The letter informed you it was necessary to furnish this Department a report prepared by a licensed architect or engineer within 90-days specifying the building meets the requirements for building recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

Please be advised that as of 6/1/2015 the report will be overdue and this building will be deemed to be in 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.

Failure to contact us before 7/6/2015, will result in our forwarding this building information to the Miami-Dade County Unsafe Structures Board for further determination.

Please govern yourself accordingly.

Sincerely,

Manuel Z. Lopez

Manuel Z. Lopez, P.E.
Building Official



The City of Coral Gables

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

July 8, 2015

VIA CERTIFIED MAIL

91 7108 2133 3932 5924 9201

The 514 Santander Condominiums Association Inc.
Treasure Management Services
P.O. Box 822431
Pembroke Pines, Fl. 33082-2431

Re: 514 Santander Ave
Folio # 03-4117-023-0001

Dear Property Owner/Manager:

This Department has received your request dated June 26, 2015 for an extension to provide us with the Recertification Report for the above referenced property.

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

Sincerely,

Manuel Z. Lopez

Manuel Z. Lopez, P.E.
Building Official

CITY OF CORAL GABLES.

Case # 15-4460

Petitioner,

vs.

THE 514 SANTANDER CONDOMINIUM
ASSOCIATION, INC.,
a Florida not for profit corporation,

Respondent.

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

Date: October 27, 2015

To:

Condominium Association

The 514 Santander Condominium
Association, Inc.
c/o Dennis Loleng
President
514 Santander Ave., Unit 5
Coral Gables, FL 33134-6546

Return receipt number:

91 7108 2133 3932 6147 4721

and to Jorge Mirabal, of Treasure
Management Services, at
jorgemirabal@bellsouth.net

Condominium Association

The 514 Santander Condominium
Association, Inc.
2080 NW 191 Ave.
Pembroke Pines, FL 33029-4609

Return receipt number:

91 7108 2133 3932 6147 4738

Condominium Association, (Registered Agent)

The 514 Santander Condominium Association, Inc.
c/o Jorge Mirabal
Registered Agent
2080 NW 191 Ave.
Pembroke Pines, FL 33029-4609

Return receipt number:

91 7108 2133 3932 6147 4745

Re: The three-story multifamily condominium building consisting of 5 units ("Structure") built in 1974 (40-year recertification required) and located at **514 Santander Avenue**, Coral Gables, FL 33134-6546, legally described as: Lot 10, in Block 34, of CORAL GABLES BILTMORE SECTION, according to the Plat thereof, as recorded in Plat Book 20, at Page 28, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4117-023-0001 ("Property").

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

On April 1, 2014, the City sent the Property Owner a 90-day Notice of Required Inspection for the Property's requesting an inspection report conforming to the minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, pursuant to Section 8-11(f) of the Miami-Dade County Code ("Report").

On June 2, 2015, the City sent the Property Owner the City sent the Property Owner a notice that the Report was past due.

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

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on November 9, 2015, at 2:00 p.m.


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

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

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

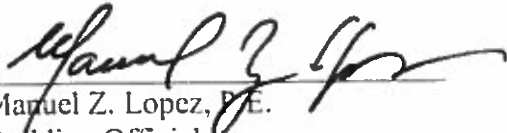
Please contact Virginia Goizueta, Building Services Coordinator, tel.: (305) 460-5250, email: vgoizueta@coralgables.com, or Manuel Z. Lopez, P.E., Building Official, tel.: (305) 460-5242, email: mlopez@coralgables.com. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m.

Please govern yourself accordingly.


Manuel Z. Lopez, P.E.
Building Official

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that, on October 27, 2015, a true and correct copy of the foregoing notice was served via certified mail, return receipt requested, by first class mail, via e-mail at any e-mail address indicated above, and, on October 28, 2015, by hand-delivery or posting at the Property.



Manuel Z. Lopez, P.E.
Building Official


NOTICES

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

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

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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> <i>[Signature]</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>																
<p>1. Article Addressed to: The 514 Santander Condo Association, Inc. 2080 NW 191 Avenue Pembroke Pines, Florida 33029-4609</p>  <p>9590 9401 0033 5168 6857 14</p>	<p>B. Received by (Printed Name) _____ C. Date of Delivery <i>10/21/11</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>																
<p>2. Article Number (Transfer from service label) 9171082133393261494738</p>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Return Receipt for Merchandise</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Insured Mail</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</td> <td></td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Insured Mail		<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	
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<p>PS Form 3811, April 2015 PSN 7530-02-000-9053 Domestic Return Receipt</p>																	

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<p>PS Form 3811, April 2015 PSN 7530-02-000-9053 Domestic Return Receipt</p>																	

514 Santander Ave





CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint/Case #: 15-4460

Title of Document Posted: Construction Regulation Board Case

I, DENNIS POIN, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 514 SANTANDER AVE. ON 10-29-15
AT 9:30 AM.

DENNIS POIN
Employee's Printed Name

Dennis Poin
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 28th day of October, in the
year 20 15, by 514 Santander Ave who is personally known to me
or has produced _____ as identification.

My Commission Expires:



Belkys Garcia
Notary Public

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

**CITY OF CORAL GABLES
CONSTRUCTION REGULATION BOARD**

CITY OF CORAL GABLES,

CASE NO. 15-4460

Petitioner,

vs.

THE 514 SANTANDER CONDOMINIUM
ASSOCIATION, INC.,
a Florida not for profit corporation,

Respondent.

ORDER DECLARING STRUCTURE UNSAFE

This cause was brought before the Construction Regulation Board ("Board") of the City of Coral Gables ("City"), on November 9, 2015, on the Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing ("Notice"). The Board, having heard the arguments of the parties and having considered the evidence presented, hereby enters this Order Declaring Structure Unsafe ("Order") and finds, concludes, and orders as follows:

Findings of Fact

1. The City properly served the Notice on the owner. The 514 Santander Condominium Association, Inc. ("Owner"), and any lienholders of record of the three-story multifamily condominium building consisting of 5 units ("Structure") built in 1974 (40-year recertification required) and located at **514 Santander Avenue**, Coral Gables, FL 33134-6546, legally described as: Lot 10, in Block 34, of CORAL GABLES BILTMORE SECTION, according to the Plat thereof, as recorded in Plat Book 20, at Page 28, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4117-023-0001 ("Property").

2. The Notice alleges that the Structure is unsafe because on April 1, 2014, the City sent the Property Owner a 90-day Notice of Required Inspection requesting an inspection report conforming to the minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, pursuant to Section 8-11(f) of the Miami-Dade County Code ("Report").

3. On June 2, 2015, the City sent the Property Owner notices that the Report was past due.

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

Conclusions of Law

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

Order

It is, therefore, ORDERED:

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

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

8. *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.

9. *Payment of costs and demolition by City.* The Owner shall pay, within 7 days of the date of this Order, the City’s administrative costs to date of \$600, in addition to the costs of recording this Order. If the Owner does not comply with any of the applicable deadlines above, the Building Official may immediately and without further order from this Board, order that the structure be vacated, boarded, secured, and posted (including, but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy and the City may demolish the Structure. The City may sell as salvage or require the demolition contractor to dispose of the contents of the Structure. **Until the Structure is recertified in compliance the terms of this Order, the City shall not issue any further development approvals for the Property, including, but not limited to, building permits, unless the development approval is required to comply with the terms of this Order.**

10. *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.

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

12. **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 10 day of November, 2015.

CONSTRUCTION REGULATION BOARD
OF THE CITY OF CORAL GABLES



Board Chairperson


Notice of Deadline to Appeal

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

Certificate of Filing and Service

I HEREBY CERTIFY that the original of this Order was filed with the Secretary of the Board, on this 10 day of November, 2015 and that, on the same date, a true and correct copy of the foregoing was posted on the door of each dwelling unit in the Structure (in the case of a multifamily structure) and was served by certified mail, return receipt requested, and by first class mail (and via e-mail at any e-mail address indicated below) on:

<p><u>Condominium Association</u> The 514 Santander Condominium Association, Inc. c/o Dennis Loleng President 514 Santander Ave., Unit 5 Coral Gables, FL 33134-6546</p> <p>Return receipt number: 91 7108 2133 3932 6217 1551</p> <p>and to Jorge Mirabal, of Treasure Management Services, at jorgemirabal@bellsouth.net</p>	<p><u>Condominium Association</u> The 514 Santander Condominium Association, Inc. 2080 NW 191 Ave. Pembroke Pines, FL 33029-4609</p> <p>Return receipt number: 91 7108 2133 3932 6217 1568</p>
<p><u>Condominium Association, (Registered Agent)</u> The 514 Santander Condominium Association, Inc. c/o Jorge Mirabal Registered Agent 2080 NW 191 Ave. Pembroke Pines, FL 33029-4609</p> <p>Return receipt number: 91 7108 2133 3932 6217 1575</p>	


Belkys Garcia
Secretary to the Board

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

**CITY OF CORAL GABLES
CONSTRUCTION REGULATION BOARD**

CITY OF CORAL GABLES,

CASE NO. 15-4460

Petitioner,

vs.

THE 514 SANTANDER CONDOMINIUM
ASSOCIATION, INC.,
a Florida not for profit corporation,

Respondent.

ORDER DECLARING STRUCTURE UNSAFE

This cause was brought before the Construction Regulation Board ("Board") of the City of Coral Gables ("City"), on November 9, 2015, on the Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing ("Notice"). The Board, having heard the arguments of the parties and having considered the evidence presented, hereby enters this Order Declaring Structure Unsafe ("Order") and finds, concludes, and orders as follows:

Findings of Fact

1. The City properly served the Notice on the owner, The 514 Santander Condominium Association, Inc. ("Owner"), and any lienholders of record of the three-story multifamily condominium building consisting of 5 units ("Structure") built in 1974 (40-year recertification required) and located at 514 Santander Avenue, Coral Gables, FL 33134-6546, legally described as: Lot 10, in Block 34, of CORAL GABLES BILTMORE SECTION, according to the Plat thereof, as recorded in Plat Book 20, at Page 28, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4117-023-0001 ("Property").

2. The Notice alleges that the Structure is unsafe because on April 1, 2014, the City sent the Property Owner a 90-day Notice of Required Inspection requesting an inspection report conforming to the minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, pursuant to Section 8-11(f) of the Miami-Dade County Code ("Report").

3. On June 2, 2015, the City sent the Property Owner notices that the Report was past due.

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

Conclusions of Law

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

Order

It is, therefore, ORDERED:

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

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

8. *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.

9. *Payment of costs and demolition by City.* The Owner shall pay, within 7 days of the date of this Order, the City's administrative costs to date of \$600, in addition to the costs of recording this Order. If the Owner does not comply with any of the applicable deadlines above, the Building Official may immediately and without further order from this Board, order that the structure be vacated, boarded, secured, and posted (including, but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy and the City may demolish the Structure. The City may sell as salvage or require the demolition contractor to dispose of the contents of the Structure. **Until the Structure is recertified in compliance the terms of this Order, the City shall not issue any further development approvals for the Property, including, but not limited to, building permits, unless the development approval is required to comply with the terms of this Order.**

10. *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.

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

12. **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 10 day of November, 2015.

CONSTRUCTION REGULATION BOARD
OF THE CITY OF CORAL GABLES



Board Chairperson

Notice of Deadline to Appeal

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

Certificate of Filing and Service

I HEREBY CERTIFY that the original of this Order was filed with the Secretary of the Board, on this 10 day of November, 2015 and that, on the same date, a true and correct copy of the foregoing was posted on the door of each dwelling unit in the Structure (in the case of a multifamily structure) and was served by certified mail, return receipt requested, and by first class mail (and via e-mail at any e-mail address indicated below) on:

<p><u>Condominium Association</u> The 514 Santander Condominium Association, Inc. c/o Dennis Loleng President 514 Santander Ave., Unit 5 Coral Gables, FL 33134-6546</p> <p>Return receipt number: 91 7108 2133 3932 6217 1551</p> <p>and to Jorge Mirabal, of Treasure Management Services, at jorgemirabal@bellsouth.net</p>	<p><u>Condominium Association</u> The 514 Santander Condominium Association, Inc. 2080 NW 191 Ave. Pembroke Pines, FL 33029-4609</p> <p>Return receipt number: 91 7108 2133 3932 6217 1568</p>
<p><u>Condominium Association, (Registered Agent)</u> The 514 Santander Condominium Association, Inc. c/o Jorge Mirabal Registered Agent 2080 NW 191 Ave. Pembroke Pines, FL 33029-4609</p> <p>Return receipt number: 91 7108 2133 3932 6217 1575</p>	


 Belkys Garcia
 Secretary to the Board



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint/Case #: 15-4460

Title of Document Posted: Construction Regulation Board Case

I, EDUARDO MARTIN, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 514 SANTANDER AVE. ON 11-10-15
AT 3:00 pm.

EDUARDO MARTIN
Employee's Printed Name

Eduardo Martin
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 10 day of November, in the
year 2015, by Eduardo Martin who is personally known to me
or has produced _____ as identification.

My Commission Expires:



Belkys Garcia
Notary Public

514 Santander Ave



CITY OF CORAL GABLES.

CASE NO. 15-4460

Petitioner,

vs.

THE 514 SANTANDER CONDOMINIUM
ASSOCIATION, INC.,
a Florida not for profit corporation,

Respondent.

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

Date: December 15, 2015

To:

<p><u>Condominium Association</u> The 514 Santander Condominium Association, Inc. c/o Dennis Loleng President 514 Santander Ave., Unit 5 Coral Gables, FL 33134-6546</p> <p>Return receipt number: 91 7108 2133 3932 6217 1674</p> <p>and to Jorge Mirabal, of Treasure Management Services, at jorgemirabal@bellsouth.net</p>	<p><u>Condominium Association</u> The 514 Santander Condominium Association, Inc. 2080 NW 191 Ave. Pembroke Pines, FL 33029-4609</p> <p>Return receipt number: 91 7108 2133 3932 6217 1667</p>
--	--

Condominium Association. (Registered Agent)

The 514 Santander Condominium Association, Inc.
c/o Jorge Mirabal
Registered Agent
2080 NW 191 Ave.
Pembroke Pines, FL 33029-4609

Return receipt number:

91 7108 2133 3932 7181 7013

Re: The 514 Santander Condominium Association, Inc. ("Owner"), and any lienholders of record of the three-story multifamily condominium building consisting of 5 units ("Structure") built in 1974 (40-year recertification required) and located at **514 Santander Avenue**, Coral Gables, FL 33134-6546, legally described as Lot 10, Block 34, of CORAL GABLES BILTMORE SECTION, according to the Plat thereof, as recorded in Plat Book 20, Page 28, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4117-023-0001 ("Property").


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

1. I am the City Building Official.
2. On November 9, 2015, the City Construction Regulation Board ("Board") held a public hearing and issued an Order Declaring Structure Unsafe, in the above-styled matter ("Order").
3. The Order found the Structure to be unsafe and ordered the above-listed owner of the Property ("Owner") to take action to recertify the Structure ("Required Action") or to demolish the Structure and pay the administrative costs by a certain deadline.
4. The deadline to take the Required Action or to demolish the Structure expired on December 1, 2015.
5. On December 15, 2015, I completed a review of the relevant City records and determined that the Owner has not taken the Required Action or demolished the Structure and that the Owner has not paid the administrative costs.
6. **NOTICE: The Owner may request an administrative hearing which shall be strictly limited to determining whether and when the Owner took the Required Action or demolished the Structure and paid the administrative costs as required by the Order. The Owner may file a written request for hearing within seven (7) days of the date of this notice. Failure to timely request an administrative hearing shall constitute a waiver of the Owner's right to the administrative hearing. The Owner shall be liable for the reasonable costs of the administrative hearing if the Owner is unsuccessful at the hearing.**

7. Requests for a hearing must be made in writing and addressed to Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134. bgarcia@coralgables.com. tel: (305) 460-5229.

FURTHER AFFIANT SAYETH NOT:


DATED: December 15, 2015.

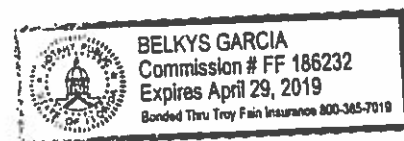

Manuel Z. Lopez, P.E.
Building Official

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

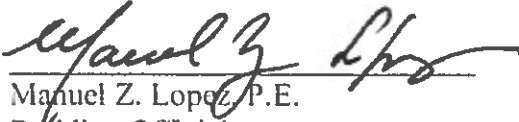
The foregoing was sworn to (or affirmed) and subscribed before me, on December 15, 2015, by Manuel Z. Lopez, P.E., as the Building Official for the City of Coral Gables, who is personally known to me.


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



CERTIFICATE OF SERVICE

I HEREBY CERTIFY that, on December 15, 2015, a true and correct copy of the foregoing notice was served via certified mail, return receipt requested, by first class mail, via e-mail at any e-mail address indicated above, and by hand-delivery or posting at the Property.


Manuel Z. Lopez, P.E.
Building Official

NOTICES

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

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

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

514

SANTANDER

P. NO. 13-1161

CITY OF GORNA
Petitioner,
vs.
THE 514 SANTANDER CONDOMINIUM
ASSOCIATION, INC.,
a Florida not for profit corporation,
Respondent

514 Santander
Ave

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

Date: December 15, 2015

To:

Condominium Association
The 514 Santander Condominium
Association, Inc.
c/o Dennis Loheng
President
514 Santander Ave., Unit 5
Coral Gables, FL 33134-6540

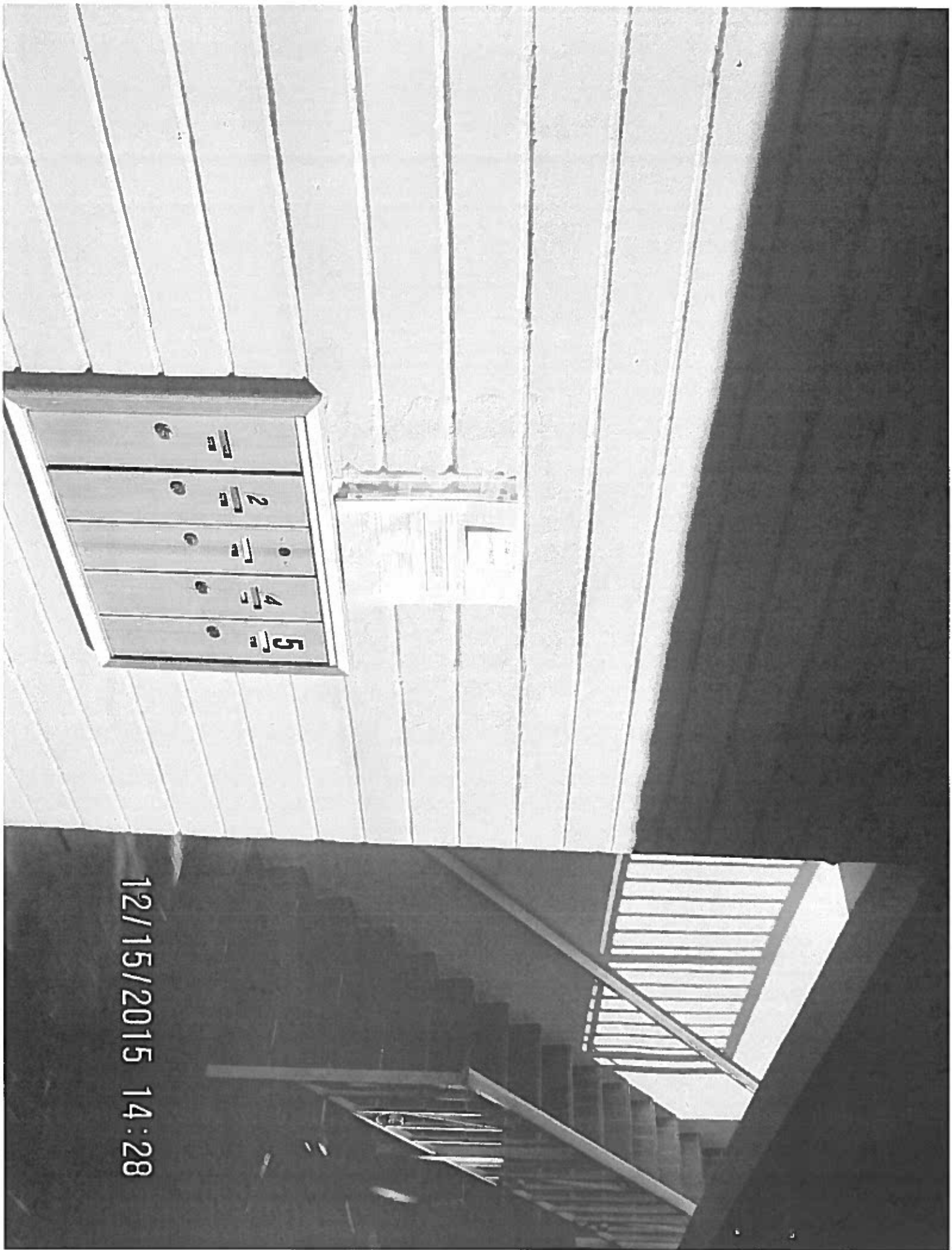
Return receipt number:
91 7108 2133 3932 6217 1674

and to Jorge Mirabal, of Treasure
Management Services, at
jorge@treasurehills.net

Condominium Association
The 514 Santander Condominium
Association, Inc.
2080 NW 101 Ave
Pembroke Pines, FL 33028-4640

Return receipt number:
91 7108 2133 3932 6217 1667

12/15/2015 14:28



12/15/2015 14:28



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint/Case #: 15-4460

Title of Document Posted: Construction Regulation Board Case

I, JORGE PINO, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 514 SUTTON, ON 12/15/15
AT 2:30 PM.

Employee's Printed Name

JORGE PINO
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 15th day of December, in
the year 20 15, by Jorge Pino who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

BEFORE THE CONSTRUCTION REGULATION BOARD
OF THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,

Case # 15-4460

Petitioner,

vs.

THE 514 SANTANDER CONDOMINIUM
ASSOCIATION, INC.,
a Florida not for profit corporation,

Respondent.

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

Date: January 22, 2016

To:

Condominium Association
The 514 Santander Condominium
Association, Inc.
c/o Dennis Loleng
President
514 Santander Ave., Unit 5
Coral Gables, FL 33134-6546

Return receipt number:

91 7108 2133 3932 6905 4192

Condominium Association
The 514 Santander Condominium
Association, Inc.
2080 NW 191 Ave.
Pembroke Pines, FL 33029-4609

Return receipt number:

91 7108 2133 3932 6905 4208

and to Jorge Mirabal, of Treasure
Management Services, at
jorgemirabal@bellsouth.net

Condominium Association. (Registered Agent)

The 514 Santander Condominium Association, Inc.
c/o Jorge Mirabal
Registered Agent
2080 NW 191 Ave.
Pembroke Pines, FL 33029-4609

Return receipt number:

91 7108 2133 3932 6905 4215

Re: The three-story multifamily condominium building consisting of 5 units ("Structure") built in 1974 (40-year recertification required) and located at **514 Santander Avenue**, Coral Gables, FL 33134-6546, legally described as: Lot 10, in Block 34, of CORAL GABLES BILTMORE SECTION, according to the Plat thereof, as recorded in Plat Book 20, at Page 28. of the Public Records of Miami-Dade County, Florida; and having folio number 03-4117-023-0001 ("Property").

You are directed to appear for a hearing before the before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134. on February 8, 2016, at 2:00 p.m.

The hearing will be held regarding the Notice of Non-Compliance with Unsafe Structures Order and Right to Request Hearing. **The hearing shall be strictly limited to determining whether and when you took the Required Action or demolished the Structure and paid the administrative costs as required by the Order.**

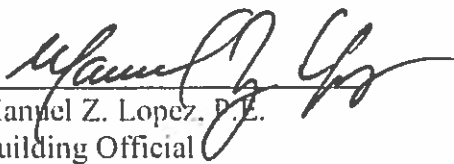
You have the right to be represented by an attorney and may present and question witnesses and evidence, however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that, if someone other than an attorney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

If you do not prevail at the hearing, the Construction Regulation Board may enter an order of demolition and assess all costs of the proceedings and demolition and other Required Action for which the City shall have a lien against the Property and the Property Owner. The Violator may be liable for the reasonable costs of the administrative hearing, if found in violation.

If you comply with the Board's prior order before the hearing, please contact Virginia Goizueta, Building Services Coordinator, tel.: (305) 460-5250, email: vgoizueta@coralgables.com, or Manuel Z. Lopez, P.E., Building Official, tel.: (305) 460-5242, email: mlopez@coralgables.com.

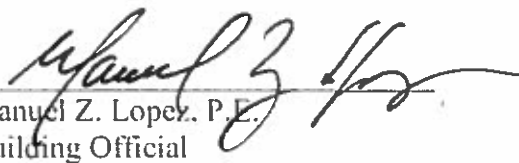
The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m.

Please govern yourself accordingly.


Manuel Z. Lopez, P.E.
Building Official

CERTIFICATE OF SERVICE

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


Manuel Z. Lopez, P.E.
Building Official

NOTICES

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

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

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



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint/Case #: 15-4460

Title of Document Posted: Construction Regulation Board Case

I, JOSE PAZ, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 514 Dantander Ave, ON 1-22-16
AT 9:00 AM.

JOSE PAZ
Employee's Printed Name

[Signature]
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 22nd day of January, in
the year 20 16, by Jose Paz who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public



514 Santander Avenue



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

CFN: 20160110503 BOOK 29972 PAGE 1402
DATE: 02/23/2016 10:22:04 AM
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

**CITY OF CORAL GABLES
CONSTRUCTION REGULATION BOARD**

CITY OF CORAL GABLES,

CASE NO. 15-4460

Petitioner,

vs.

THE 514 SANTANDER CONDOMINIUM
ASSOCIATION, INC.,
a Florida not for profit corporation,

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, The 514 Santander Condominium Association, Inc. ("Owner"), and any lienholders of record of the three-story multifamily condominium building consisting of 5 units ("Structure") built in 1974 (40-year recertification required) and located at 514 Santander Avenue, Coral Gables, FL 33134-6546 and legally described as Lot 10, in Block 34, of CORAL GABLES BILTMORE SECTION, according to the Plat thereof, as recorded in Plat Book 20, at Page 28, 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 pass final inspection on all required permits to meet the minimum requirements as noted in the Report and shall submit a Compliance Report within 60 days from the date of this Order.

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 17 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 17 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><u>Condominium Association</u> The 514 Santander Condominium Association, Inc. c/o Dennis Loleng President 514 Santander Ave., Unit 5 Coral Gables, FL 33134-6546</p> <p>Return receipt number: 91 7108 2133 3932 6926 2207</p>	<p><u>Condominium Association</u> The 514 Santander Condominium Association, Inc. 2080 NW 191 Ave. Pembroke Pines, FL 33029-4609</p> <p>Return receipt number: 91 7108 2133 3932 6926 2214</p>
---	---

<p>and to Jorge Mirabal, of Treasure Management Services, at jorgemirabal@bellsouth.net</p>	
---	--

<p><u>Condominium Association, (Registered Agent)</u> The 514 Santander Condominium Association, Inc. c/o Jorge Mirabal Registered Agent 2080 NW 191 Ave. Pembroke Pines, FL 33029-4609</p> <p>Return receipt number: 91 7108 2133 3932 6926 2221</p>
--



Belkys Garcia
Secretary to the Board

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES.

Case No. 15-4460

Petitioner.

vs.

THE 514 SANTANDER CONDOMINIUM
ASSOCIATION, INC.
c/o Dennis Loleng, President
514 Santander Avenue, Unit 5
Coral Gables, Florida 33134-6546

Return receipt number:

91 7108 2133 3932 7338 2755

Respondent.

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

Re: **514 Santander Avenue**, Coral Gables, FL 33134-6546, legally described as, Lot 10, in Block 34, of CORAL GABLES BILTMORE SECTION, according to the Plat thereof, as recorded in Plat Book 20, Page 28, of the Public Records of Miami-Dade County, Florida, and having folio number 03-4117-023-001 ("Property").


BEFORE ME, the undersigned authority, personally appeared Claudio Ramos, Acting Building Official for the City of Coral Gables ("City"), and Florida who, after being duly sworn, deposes and says:

1. I am the City Building Official.
2. On February 8, 2016, the City Construction Regulation Board ("Board") held a public hearing and issued an Order Declaring Structure Unsafe, in the above-styled matter ("Order").
3. The Order found the Structure to be unsafe and ordered the above-listed owner of the Property ("Owner") to take action to recertify the Structure ("Required Action") or to demolish the Structure and pay the administrative costs by a certain deadline.
4. The deadline to take the Required Action or to demolish the Structure expired on April 17, 2016.
5. On April 18, 2016, I completed a review of the relevant City records and determined that the Owner has not taken the Required Action to comply with the Order. Accordingly, you are in violation of the Board's Order.
6. NOTICE: The Owner may request an administrative hearing which shall be strictly

limited to determining whether and when the Owner took the Required Action or demolished the Structure and paid the administrative costs as required by the Order. The Owner may file a written request for hearing within seven (7) days of the date of this notice. Failure to timely request an administrative hearing shall constitute a waiver of the Owner's right to the administrative hearing. The Owner shall be liable for the reasonable costs of the administrative hearing, if the Owner is unsuccessful at the hearing.

7. Requests for a hearing must be made in writing and addressed to Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, bgarcia@coralgables.com, tel: (305) 460-5229.

FURTHER AFFIANT SAYETH NOT: DATED: April 18, 2016



Claudio Ramos, Acting Building Official

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing was sworn to (or affirmed) and subscribed before me, on April 18, 2016, by Claudio Ramos, as the Acting Building Official for the City of Coral Gables, who is personally known to me.



(Signature of Notary Public State of Florida)



BELKYS GARCIA

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

ADA NOTICES

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

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

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

C:

The 514 Santander Condominium Association, Inc., 2080 N.W. 191 Avenue, Pembroke Pines, FL 33029-4609

The 514 Santander Condominium Association, Inc., c/o Jorge Mirabal, 2080 N.W. 191 Avenue, Pembroke Pines, FL 33029-4609



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint/Case #: 15-4460

Title of Document Posted: Construction Regulation Board Case

I, JORGE PINO, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 514 SANTANDER AVE. ON 4-18-16
AT 9:30 AM.

J. PINO 7698
Employee's Printed Name

[Signature]
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 18 day of April, in
the year 20 16, by [Signature] who is personally known to
me.

My Commission Expires:



[Signature]
Notary Public

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,

Plaintiff,

vs.

THE 514 SANTANDER CONDOMINIUM
ASSOCIATION, INC.

c/o Dennis Toleng, President
514 Santander Avenue, Unit 5
Coral Gables, Florida 33134-6546

Respondent.

Case No. 15-4460

Reason receipt number

71 7205 2333 3432 7338 2755

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

Re: **514 Santander Avenue**, Coral Gables, FL 33134-6546, legally described as Lot 10, in Block 34, of CORAL GABLES BILGADORE SECTION, according to the Plat thereof, as recorded in Plat Book 20, Page 28, of the Public Records of Miami-Dade County, Florida, and having file number 05-417-023-601 ("Property").

BEFORE ME, the undersigned authority, personally appeared Theodor Raines, Acting Building Official for the City of Coral Gables ("City"), and Florida who, after being duly sworn, depose and say:

- 1 I am the City Building Official.
- 2 On February 8, 2016, the City Construction Regulation Board ("Board") held a public hearing and issued an Order Declaring Structure Unsafe in the above-captioned matter ("Order").
- 3 The Order found the Structure to be unsafe and ordered the abated owner of the Property ("Owner") to take action to remedy the Structure ("Required Action") or to demolish the Structure and pay the administrative costs by a certain deadline.
- 4 The deadline to take the Required Action or to demolish the Structure, expired on April 17, 2016.
- 5 On April 18, 2016, I completed a review of the relevant City records and determined that the Owner has not taken the Required Action as completely as the Order. Accordingly, you are in violation of the Board's Order.
- 6 NOTICE: The Owner may request an administrative hearing, which shall be strictly

15-4460

514

SANTANDER

04/18/2016 09:35



BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES.
Petitioner,

Case No. 16-4945

vs.

THE 514 SANTANDER CONDOMINIUM
ASSOCIATION, INC.
c/o Dennis Loleng, President
514 Santander Avenue, Unit 5
Coral Gables, Florida 33134-6546

Return receipt number:

91 7108 2133 3932 7177 0097

Respondent.

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

Date: April 29, 2016

Re: **514 Santander Avenue**, Coral Gables, Florida 33134-6546, and legally described as Lot 10, Block 34, of CORAL GABLES BILTMORE SECTION, according to the Plat thereof, as recorded in Plat Book 20, Page 28, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4117-023-0001 ("Property").

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

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on May 16, 2016, at 2:00 p.m.

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

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

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

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

Please govern yourself accordingly.


Belkys Garcia, Secretary to the Board

ADA NOTICES

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

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

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



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint/Case #: 16-4945

Title of Document Posted: Construction Regulation Board Case

I, DENNIS POIN, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 514 Santander Ave ON 4-29-16
AT 9:00 AM.

DENNIS POIN
Employee's Printed Name

Dennis Poin
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 29th day of April, in
the year 20 16, by Dennis Poin who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public



Detail by Entity Name

Florida Not For Profit Corporation

THE 514 SANTANDER CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	737041
FEI/EIN Number	87-0778758
Date Filed	10/14/1976
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	05/05/2005

Principal Address

514 SANTANDER AVENUE ~~no unit #~~
CORAL GABLES, FL 33134 Unit 5 for President

Changed: 04/18/2006

Mailing Address

2080 NW 191 AVENUE
PEMBROKE PINES, FL 33029

Changed: 05/05/2005

Registered Agent Name & Address

MIRABAL, JORGE
2080 NW 191 AVENUE
PEMBROKE PINES, FL 33029

Name Changed: 04/18/2006

Address Changed: 05/05/2005

Officer/Director Detail

Name & Address

Title P

LOLENG, DENNIS
C/O TMS PO BOX 822431

CITY'S

EXHIBIT 4

PEMBROKE PINES, FL 33082

Title V

PANTOJA, JUDITH
C/O TMS PO BOX 822431
PEMBROKE PINES, FL 33082

Title S

FRIGNANI, YARA
C/O TMS PO BOX 822431
PEMBROKE PINES, FL 33082

Title T

KAMBERGER, LESTER
C/O TMS PO BOX 822431
PEMBROKE PINES, FL 33082

Annual Reports

Report Year	Filed Date
2013	03/22/2013
2014	03/18/2014
2015	04/27/2015

Document Images

04/27/2015 -- ANNUAL REPORT	View image in PDF format
03/18/2014 -- ANNUAL REPORT	View image in PDF format
03/22/2013 -- ANNUAL REPORT	View image in PDF format
04/18/2012 -- ANNUAL REPORT	View image in PDF format
04/18/2011 -- ANNUAL REPORT	View image in PDF format
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02/28/2009 -- ANNUAL REPORT	View image in PDF format
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05/08/2007 -- ANNUAL REPORT	View image in PDF format
04/18/2006 -- ANNUAL REPORT	View image in PDF format
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03/13/2002 -- ANNUAL REPORT	View image in PDF format
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State of Florida, Department of State

EXACT MATCH NOT FOUND FOR SEARCH CRITERIA ENTERED. 5 POSSIBLE MATCHES ARE LISTED BELOW.

Click on the Folio number to view property details.

1
FOLIO: 03-4117-023-0010
SUB-DIVISION: 514 SANTANDER CONDO
OWNER: LESTER KAMBERGER
PROP. ADDR: 514 SANTANDER AVE UNIT: 1
CORAL GABLES

2
FOLIO: 03-4117-023-0020
SUB-DIVISION: 514 SANTANDER CONDO
OWNER: JUDITH I PANTOJA
PROP. ADDR: 514 SANTANDER AVE UNIT: 2
CORAL GABLES

3
FOLIO: 03-4117-023-0030
SUB-DIVISION: 514 SANTANDER CONDO
OWNER: YARA M FRIGNANI
PROP. ADDR: 514 SANTANDER AVE UNIT: 3
CORAL GABLES

4
FOLIO: 03-4117-023-0040
SUB-DIVISION: 514 SANTANDER CONDO
OWNER: JOSE A LOPEZ & W MARIA M
PROP. ADDR: 514 SANTANDER AVE UNIT: 4
CORAL GABLES

5
FOLIO: 03-4117-023-0050
SUB-DIVISION: 514 SANTANDER CONDO
OWNER: RUSSELL RISING
DENNIS LOLENG
PROP. ADDR: 514 SANTANDER AVE UNIT: 5
CORAL GABLES

Silio, Antonio

From: Silio, Antonio
Sent: Monday, June 16, 2014 11:00 AM
To: 'jorgemirabal@bellsouth.net'
Subject: 514 Santander Ave

Mr. Mirabal; I am the recertification section secretary I was given your letter sent to Mr. Manny Lopez, reference the Building Recertification.

The answer is; If the deadline cannot be met, then you can request an extension by writing Mr. Lopez and requesting that extension.

If you have any further questions or concerns please do not hesitate to contact me again, have a great day.

Antonio Silió
Plans Processor
Coral Gables
Asilio@coralgables.com
305-569-1807

Silio, Antonio

From: Lopez, Manuel
Sent: Friday, July 18, 2014 1:21 PM
To: 'Jorge Mirabal'
Cc: Silio, Antonio
Subject: RE: 514 Santander Ave

OK, you have an extension for 60 days.

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

From: Jorge Mirabal [<mailto:jorgemirabal@bellsouth.net>]
Sent: Friday, July 18, 2014 1:09 PM
To: Lopez, Manuel
Subject: Re: 514 Santander Ave

No more than 60 days

Sent from my iPad

On Jul 18, 2014, at 10:05 AM, "Lopez, Manuel" <mlopez@coralgables.com> wrote:

> How much time do you need?

>

> -----Original Message-----

> **From:** Jorge Mirabal [<mailto:jorgemirabal@bellsouth.net>]
> **Sent:** Friday, July 18, 2014 9:44 AM
> **To:** Lopez, Manuel
> **Subject:** RE: 514 Santander Ave

>

> not good. Is there a possible way to get an extension on it. I dont want to go with the cheapest inspection company and then have them nickel and dime me to death with other fees. I ned to find the right engineer for the 5 units.

>

> Jorge

>

> Treasure Management Services

> PO Box 822431

> Pembroke Pines, FL 33082

> (305)934-4340 Direct

> (954)432-3594 fax

> Hours: Monday - Friday 9am-5pm

>

>

>

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notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

>
> -----
> On Fri, 7/18/14, Lopez, Manuel <mlopez@coralgables.com> wrote:

>
> Subject: RE: 514 Santander Ave
> To: "'jorgemirabal@bellsouth.net'" <jorgemirabal@bellsouth.net>
> Date: Friday, July 18, 2014, 7:13 AM

>
> You had 90 days from
> April 1.

>
> -----Original
> Message-----
> From: Jorge Mirabal [mailto:jorgemirabal@bellsouth.net]
> Sent: Thursday, July 17, 2014 12:35 PM
> To: Lopez, Manuel
> Subject: 514
> Santander Ave

>
> Mr. Lopez,
> please let me know the deadline for the above referenced property for the 40 year certification. We did a special assessment and 2 owners have still not made their payments.
> I would also need to know if you have a list of preferred vendors. We have engineers that want to charge \$2500, another \$4000 and then have home inspectors that say they will do it for \$695

>
> Please
> advise,
> Jorge

>
>
> Treasure Management
> Services
> PO Box 822431
> Pembroke Pines, FL 33082
> (305)934-4340 Direct
> (954)432-3594 fax
> Hours: Monday
> - Friday 9am-5pm

>
>
>
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> transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager. This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail.
> Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

>

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

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

Garcia, Belkys

From: Garcia, Belkys
Sent: Friday, October 30, 2015 2:58 PM
To: 'jorgemirabal@bellsouth.net'
Cc: Goizueta, Virginia; Figueroa, Yaneris; 'alp@alp-law.com'; 'inomkin@alp-law.com'
Subject: RE: 514 Santander Ave - Contact Attorney

Good afternoon,

Please contact the attorney assisting the City with these particular cases. Info is below:

Alexander Palenzuela
305-375-9510, ext. 303
Email - alp@alp-law.com

Thank you,

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

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

From: Jorge Mirabal [<mailto:jorgemirabal@bellsouth.net>]
Sent: Friday, October 30, 2015 2:51 PM
To: Garcia, Belkys
Cc: Goizueta, Virginia; Figueroa, Yaneris; 'alp@alp-law.com'; 'inomkin@alp-law.com'
Subject: Re: 514 Santander Ave

the interior of the units are done, I will have the engineer provide a letter regarding it.

Treasure Management Services
PO Box 822431
Pembroke Pines, FL 33082
(305)934-4340 Direct
(954)432-3594 fax
Hours: Monday - Friday 9am-5pm

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On Wed, 10/28/15, Garcia, Belkys <bgarcia@coralgables.com> wrote:

Subject: 514 Santander Ave

To: "jorgemirabal@bellsouth.net" <jorgemirabal@bellsouth.net>

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

Date: Wednesday, October 28, 2015, 8:07 AM

Good morning,

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

Thank you,

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

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

From: ds-pln@coralgables.com

[<mailto:ds-pln@coralgables.com>]

Sent: Tuesday, October 27, 2015 2:25 PM

To: Garcia, Belkys

Subject: Sent from the City of Coral Gables Development Services Department

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

Attachment File Type: pdf, Multi-Page

Multifunction Printer Location:
Device Name: CTHDS3FL-7970A

Please Note: Florida has a very broad Public Records Law.

Most written communications to or from State and Local Officials regarding State or Local business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

Garcia, Belkys

From: alp@alp-law.com
Sent: Thursday, November 05, 2015 11:51 AM
To: Goizueta, Virginia; Garcia, Belkys; Figueroa, Yaneris
Subject: FW: 514 Santander Ave - Contact Attorney

FYI

Very truly yours,

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

PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING

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

On 11/5/15, 11:50 AM, "alp@alp-law.com" <alp@alp-law.com> wrote:

>Dear Mr. Mirabal:

>

>Please note that the owner must still submit a compliance report
>showing that the building has no deficiencies to be corrected and can
>be rectified. Please call me to discuss.

>

>Thank you.

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

>>
>>

>>PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING

>>

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>>303, or by return e-mail and delete this message, along with any reply
>>and attachments.

>>

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

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>>On 10/30/15, 2:57 PM, "Garcia, Belkys" <bgarcia@coralgables.com> wrote:

>>

>>>Good afternoon,

>>>

>>>Please contact the attorney assisting the City with these particular
>>>cases. Info is below:

>>>

>>>Alexander Palenzuela
>>>305-375-9510, ext. 303
>>>Email - alp@alp-law.com

>>>

>>>Thank you,

>>>

>>>Belkys Garcia
>>>City of Coral Gables
>>>Development Services Department

>>>405 Biltmore Way, 3rd Floor
>>>Coral Gables, Florida 33134
>>>Office: (305) 460-5229

>>>
>>>
>>>
>>>

>>>-----Original Message-----

>>>From: Jorge Mirabal [mailto:jorgemirabal@bellsouth.net]
>>>Sent: Friday, October 30, 2015 2:51 PM
>>>To: Garcia, Belkys
>>>Cc: Goizueta, Virginia; Figueroa, Yaneris; 'alp@alp-law.com';
>>>'inomkin@alp-law.com'
>>>Subject: Re: 514 Santander Ave

>>>
>>>the interior of the units are done, I will have the engineer provide
>>>a letter regarding it.

>>>
>>>
>>>Treasure Management Services
>>>PO Box 822431
>>>Pembroke Pines, FL 33082
>>>(305)934-4340 Direct
>>>(954)432-3594 fax
>>>Hours: Monday - Friday 9am-5pm

>>>
>>>
>>>

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>>>contents of this information is strictly prohibited.

>>>

>>>-----

>>>On Wed, 10/28/15, Garcia, Belkys <bgarcia@coralgables.com> wrote:

>>>
>>> Subject: 514 Santander Ave
>>> To: "jorgemirabal@bellsouth.net" <jorgemirabal@bellsouth.net>
>>> Cc: "Goizueta, Virginia" <vgoizueta@coralgables.com>, "Figueroa,
>>>Yaneris" <yfigueroa@coralgables.com>, "alp@alp-law.com"
>>><alp@alp-law.com>, "inomkin@alp-law.com" <inomkin@alp-law.com>
>>> Date: Wednesday, October 28, 2015, 8:07 AM

>>>
>>> Good morning,

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

>>>address. Please contact us if you have any questions.

>>>

>>>

>>> Thank you,

>>>

>>> Belkys Garcia

>>> City of Coral Gables

>>> Development Services Department

>>> 405 Biltmore Way, 3rd Floor

>>> Coral Gables, Florida 33134

>>> Office: (305) 460-5229

>>>

>>>

>>>

>>>

>>> -----Original Message-----

>>> From: ds-pln@coralgables.com

>>> [mailto:ds-pln@coralgables.com]

>>> Sent: Tuesday, October 27, 2015 2:25 PM

>>> To: Garcia, Belkys

>>> Subject: Sent from the City of Coral Gables Development Services

>>>Department

>>>

>>>

>>>

>>> Please open the attached document. It was scanned and sent to you

>>>using a Xerox Multifunction Printer.

>>>

>>> Attachment File Type: pdf, Multi-Page

>>>

>>> Multifunction Printer Location:

>>> Device Name: CTHDS3FL-7970A

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>>>

>>>

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>>>written communications to or from State and Local Officials regarding

>>>State or Local business are public records available to the public

>>>and media upon request. Your email communications may therefore be

>>>subject to public disclosure.

>>

>

Garcia, Belkys

From: Garcia, Belkys
Sent: Thursday, February 18, 2016 2:30 PM
To: 'Jorge Mirabal'
Cc: Goizueta, Virginia; Figueroa, Yanneris; 'alp@alp-law.com'
Subject: RE: 514 Santander Ave - Admin Fees
Attachments: RECORDED ORDER.pdf; 514 Santander Ave Order & Invoice

Good afternoon,

Please note when the Board makes an Order the administrative fees are not waived or discussed at the meeting. The Notices and Orders sent include a section on fees that are incurred (see Attached).

Your Invoice:

1. \$600 fee for the original appearance before the Board in November.
2. \$12 for the first page and \$8.50 for each additional page of the Orders to record with the Miami-Dade County Clerk of Courts (4 pages from the first Order, 4 pages from the second Order).
3. \$150 when an owner requests to appear before the Board.

Total: \$\$821.50

Thank you,

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

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

From: Jorge Mirabal [mailto:jorgemirabal@bellsouth.net]
Sent: Thursday, February 18, 2016 1:43 PM
To: Garcia, Belkys
Subject: Re: 514 Santander Ave Order & Invoice

why are they charging \$800+, at the hearing they gave me 60 days to obtain new design, get estimates and complete the job, they did not mention a bill?

Treasure Management Services
PO Box 822431
Pembroke Pines, FL 33082
(305)934-4340 Direct
(954)432-3594 fax
Hours: Monday - Friday 9am-5pm

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On Wed, 2/17/16, Garcia, Belkys <bgarcia@coralgables.com> wrote:

Subject: 514 Santander Ave Order & Invoice
To: "jorgemirabal@bellsouth.net" <jorgemirabal@bellsouth.net>
Cc: "Goizueta, Virginia" <vgoizueta@coralgables.com>, "Figueroa, Yaneris" <yfigueroa@coralgables.com>, "alp@alp-law.com" <alp@alp-law.com>
Date: Wednesday, February 17, 2016, 11:51 AM

Good morning,

Please see Attached.

Thank you,

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

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

From: ds-pln@coralgables.com
[<mailto:ds-pln@coralgables.com>]
Sent: Wednesday, February 17, 2016 11:07 AM
To: Garcia, Belkys
Subject: Sent from the City of Coral Gables Development Services Department

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

Attachment File Type: pdf, Multi-Page

Multifunction Printer Location:
Device Name: CTHDS3FL-7970A

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Garcia, Belkys

From: Jorge Mirabal <jorgemirabal@bellsouth.net>
Sent: Thursday, March 24, 2016 10:28 AM
To: 'Jorge Mirabal'; Garcia, Belkys
Cc: Goizueta, Virginia; Figueroa, Yaneris
Subject: RE: 514 Santander Ave - Fees

the engineer redid his plans, we sent out to bid and have received the bids back, We will ask the electrician to open the permit next week as we obtain the funds from the owners.

Treasure Management Services
PO Box 822431
Pembroke Pines, FL 33082
(305)934-4340 Direct
(954)432-3594 fax
Hours: Monday - Friday 9am-5pm

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On Thu, 3/24/16, Garcia, Belkys <bgarcia@coralgables.com> wrote:

Subject: RE: 514 Santander Ave - Fees
To: "'Jorge Mirabal'" <jorgemirabal@bellsouth.net>
Cc: "Goizueta, Virginia" <vgoizueta@coralgables.com>, "Figueroa, Yaneris" <yfigueroa@coralgables.com>
Date: Thursday, March 24, 2016, 7:56 AM

Good morning,

No, the Board cannot waive the Administrative fees.
Currently, that amount is \$821.50.

Regarding the separate citation (includes a daily running fine) issued to the property owner by the Code Enforcement Division: since the citation was issued in December the time for requesting a hearing has expired. Please note a lien has been issued to the property as the violation continues and the property is not in compliance. Once the property is in compliance you can contact the Code Enforcement Director, William Ortiz, to request a mitigation meeting and discuss the citation fine.

What is the status of the electrical permit to correct the violations listed by the engineer on the Report? As of this time, no permits have been applied for.

Thank you,

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

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

From: Jorge Mirabal [mailto:jorgemirabal@bellsouth.net]
Sent: Wednesday, March 23, 2016 6:24 PM
To: Garcia, Belkys
Subject: RE: 514 Santander Ave - Admin Fees

are those fees being charged something that the board can help me remove after the job is completed?

Treasure Management Services
PO Box 822431
Pembroke Pines, FL 33082
(305)934-4340 Direct
(954)432-3594 fax
Hours: Monday - Friday 9am-5pm

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*514 Santander Condominium
C/o Treasure Management Services
PO Box 822431
Pembroke Pines, FL 33082-2431
305-934-4340
954-432-3594 fax
jorgemirabal@bellsouth.net*

May 28, 2014

The City Of Coral Gables
Manuel Z. Lopez
405 Biltmore Way
Coral Gables, FL 33134

Re: 514 Santander Avenue, Folio 30-4117-023-0001, 40 year certification

We are in receipt of your letter regarding the 40 year certification of 514 Santander Avenue in Coral Gables, FL. Our company manages the property and we are currently in the process of obtaining the funds from the owners to conduct the inspection from the engineer and any repairs that are necessary to be in compliance. We hope to meet the deadline provided.

Please advise what form or process is in place in case the deadline cannot be met so that we may have all of the information completed since we do not know how long the vendors will take to complete the tasks. Please contact us at our address above.

Thank you,


Jorge Mirabal
Association Manager

CITY'S
EXHIBIT 6

Treasure Management Services

PO Box 822431

Pembroke Pines, FL 33082-2431

305-934-4340 telephone

jorgemirabal@bellsouth.net

.....

June 26, 2015

City Of Coral Gables
Manuel Lopez – Building Official
405 Biltmore Way
Coral Gables, FL 33134

Re: 514 Santander Avenue, Coral Gables, FL *folio 03-4117-023-0001*

We are in receipt of your letter regarding the 40 year Certification. I'm replying to ask for an extension of time since we have not been able to force the tenants and owners to do the interior modifications needed to be in compliance. There are 2 units of the 5 that still need the repairs and we are using your letter to demand that the repairs are done.

We hired an engineer to certify the building and they told us of the changes to be made. We estimated the certification to be \$5,000 and we are at \$4,000 and have not completed the lighting of the exterior. Is there a way that we can certify the inside and have the exterior done at a later date. I will need to ask the owners for more money to complete the exterior lighting portion since we used the \$5,000 for survey, inspections and reports done by the engineer, Bhamani, Ford and Associates, 305-663-1964.

Please call me directly at 305-934-4340 to see what solution would be best.

Sincerely,



Jorge Mirabal
Association Manager

Treasure Management Services

PO Box 822431

Pembroke Pines, FL 33082-2431

305-934-4340 telephone

jorgemirabal@bellsouth.net


July 7, 2015

City Of Coral Gables
Manuel Lopez – Building Official
405 Biltmore Way
Coral Gables, FL 33134

Re: 514 Santander Avenue, Coral Gables, FL

Thank you for calling me back about 514 Santander. Enclosed are the documents you requested of the inspection done by the Engineer, Tom Ford 305-663-1964. Please give me a call after your review.

Sincerely,


Jorge Mirabal
Association Manager

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Complimentary Shipping. Shop Now.

Sponsored

FW: Re: 514 Santander Condo BFA Job # 14028

Monday, September 8, 2014 11:20 AM

From: "Tom Ford" <tomford.bfa@gmail.com>

To: jorgemirabal@bellsouth.net

1 Files 432KB Download All

PDF 432KB

11/02

Save

From: Tom Ford [mailto:tomford.bfa@gmail.com]
Sent: Thursday, September 04, 2014 1:33 PM
To: 'jorgemirabal@bellsouth.net'
Subject: Re: 514 Santander Condo BFA Job # 14028

Hi Jorge,

On Saturday 30 September Feroz and I visited the condo and found the following deficiencies.

Unit #	Electrical		
	Identify Circuit Breakers	GFCI receptacle must be installed in kitchen	Panel clearance
1.	YES	YES	GOOD
2.	YES	YES	NOT GOOD
3.	YES	YES	GOOD
4.	YES	YES	NOT GOOD
5.	YES	OK	GOOD

• Unit 2:

The existing panel does not have a cover with a door. The range hood interferes with the panel clearance. Reverse the panel so that is accessible from the opposite side of the wall. If a cover with door cannot be obtained like the type that was UL listed with the panel, than a new panel must be installed.

A GFCI receptacle must be installed on the left side of the range and one on the right side of the kitchen sink (all counter top kitchen receptacles must be GFCI).

• Unit 4:

Need to reverse the accessible side of the panel to the opposite side of the wall. The kitchen cabinets interfere with the panel clearance. Add a GFCI receptacle on the left side of range not to exceed 2 feet from the side of the range.

We still must enter the electric meter room. It appears that the under building parking and access thereto does not meet the 1 foot candle requirement.

II Structural windows and sliding glass doors

UNIT 1: Sliding glass door handle in living room needs repair

Kitchen swing window needs repair (left window)

UNIT2 : Right screen in living room needs repair

UNIT 3: OK

UNIT 4: Single hung kitchen window needs caulking

UNIT 5 : OK

III Stairway railing:
The stairs to the second floor of units 2,3,4 and 5 need railings.

IV Hairline cracks:
Unit 2 and 4 balcony needs repair
Unit 3 balcony at sliding glass door, repair concrete.

Will you please fill out the information on the cover page of the report, see attached and forward a survey of the property to me.

Thanks,

Tom.

Thomas H. Ford
Bhamani, Ford and Associates Inc.
4900 SW 74 Court
Miami FL 33155
Office : 305-663-1964



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Permits and Inspections: Search Results

New Permit Search

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
CE-11-06-6946	06/17/2011	514 SANTANDER AVE	CODE ENF BOARD/MITIGATION	CASE #12444 PAVING \$75 ADMIN. COST	issued	06/17/2011		0.00
ZN-11-01-4433	01/07/2011	514 SANTANDER AVE	PAINT / RESURFACE FL / CLEAN	CLEANING AND PAINTING OF EXTERIOR WALLS SW 6379 (BEIGE) AND TRIM WHITE \$2500	final	01/07/2011	01/31/2011	0.00

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New Permit Search

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
CE-11-06-6946	06/17/2011	514 SANTANDER AVE	CODE ENF BOARD/MITIGATION	CASE #12444 PAYING \$75 ADMIN. COST	issued	06/17/2011		0.00
RC-15-11-5314	11/09/2015	514 SANTANDER AVE	BUILDING RE CERTIFICATION	CONSTRUCTION REGULATION BOARD CASE #15-4460 UNSAFE STRUCTURES FEE	approved			787.50
RC-15-11-5333	11/09/2015	514 SANTANDER AVE	BUILDING RE CERTIFICATION	40 YR RECERTIFICATION (1974)	issued	11/09/2015		0.00
ZN-11-01-4433	01/07/2011	514 SANTANDER AVE	PAINT / RESURFACE FL / CLEAN	CLEANING AND PAINTING OF EXTERIOR WALLS SW 6379 (BEIGE) AND TRIM WHITE \$2500	final	01/07/2011	01/31/2011	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).



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:	514 Santander Ave. Condominium - 5 Units	Inspection Date:	9/11/2015
Address:	514 Santander Avenue	InspectionType:	AA-Tactical, Apartment / Condo
City:	Coral Gables	Inspected By:	Leonard Veight 305-460-5577 lveight@coralgables.com
Suite:		Occ. Sq. Ft.:	0

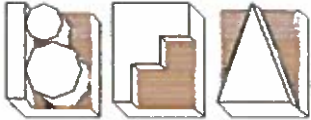
No violations noted at this time.

Company Representative:	Signature on file
	No Signature
	9/11/2015
	Signature on file
Inspector:	Leonard Veight
	9/11/2015

CITY'S

EXHIBIT

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11 09 15

BHAMANI, FORD & ASSOCIATES, INC.
CONSULTING ENGINEERS & PLANNERS

EB0004228

November 3, 2015

**Building Recertification Section
Coral Gables Building & Zoning Department
405 Biltmore Way
Coral Gables, FL 33134**

**Re: Name of Proj. The 514 Santander Condominium Association Inc.
Address: 514 Santander Ave. Coral Gables Florida 33134
Folio #: 03-4117-023-0001
BFA Job # 14028
40 Year Electrical & Structural reports attached**

To whom it may concern,

In accordance with Metro Miami Dade County ordinance 75-34, Bhamani, Ford & Associates Inc. has inspected the **5 Unit Residential Condominium Building** located at the above address and determines the building is structurally and electrically safe for use of the present occupancy.

This office has completed a visual inspection of the structural and electrical conditions of the building and presents the attached **“minimum inspection procedure guidelines for building recertification.”**


There are no repairs indicated in the above stated reports that are required to be accomplished. Our office recommends the above referenced building for recertification.

As a routine matter, and in order to avoid possible misunderstandings, nothing in these reports should be construed directly, or indirectly, as a guarantee for any portion of the electrical and structural systems.

To the best of our knowledge and ability, these reports represent an accurate appraisal of the present electrical and structural conditions of the building located at the above address. This appraisal is based upon the careful evaluation of observed conditions, to an extent which is reasonably possible.

Please feel free to contact our office directly should any questions arise.

Sincerely,
Bhamani, Ford & Associates, Inc.



Thomas H. Ford, RA
Florida Registration No.0008401

CITY'S

EXHIBIT



BUILDING & NEIGHBORHOOD COMPLIANCE DEPARTMENT

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING ELECTRICAL RECERTIFICATION

INSPECTION COMMENCED Date: 20 AUG 2014

INSPECTION MADE BY: THOMAS H. FORD SIGNATURE: [Signature]

INSPECTION COMPLETED Date: 3 NOV 2015

PRINT NAME: DHAMANI FORD & ASSOC, INC. TITLE: ARCHITECT

ADDRESS: 4900 SW 74 CT MIAMI FL 33156

DESCRIPTION OF STRUCTURE

a. Name on Title: SEE ITEM 22 ADDITIONAL COMMENTS FOR NAMES ON TITLE

b. Street Address: 514 SANTANDER AV. CORAL GABLES FL 33134

c. Legal Description: SEE BELOW

d. Owner's Name: THE SANTANDER CONDOMINIUM ASSOCIATION

e. Owner's Mailing Address: C/O JORGE MIRABEL, TREASURE MANAGEMENT SERVICES

f. Folio Number of Property on which Building is Located: 03-4117-023-0001

g. Building Code Occupancy Classification: R-2 RESIDENTIAL

h. Present Use: RESIDENTIAL CONDOMINIUM BLDG

i. General Description, Type of Construction, Size, Number of Stories, and Special Features

Additional Comments:

2 STORY CBS BLDG WITH GABLE ROOF W/ CEMENT BARREL ROOF TILES 1 APT & COVERED PARKING GROUND FLOOR, 4 UNITS 2ND FLOOR 5250 SQ. FT. (2ND FLOOR UNITS HAVE AN UPPER LEVEL)

JORGE MIRABEL, TREASURE MANAGEMENT SERVICES P.O. BOX 822481 PEMBROKE PINES FL 33082

LEGAL DECCRIPTION

LOT 10, BLOCK 34, CORAL GABLES BILTMORE SECTION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, AT PAGE 28, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

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

00

4015

1. ELECTRIC SERVICE

1. Size: Amperage (400) 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

[Handwritten Signature]
3 NOV 15

00

4. ELECTRICAL PANELS

Location: Good () Needs Repair ()

1. Panel # (H) METER ROOM

Good () Needs Repair ()

2. Panel # (1) UNIT 1

Good () Needs Repair ()

3. Panel # (2) UNIT 2

Good () Needs Repair ()

4. Panel # (3) UNIT 3

Good () Needs Repair ()

5. Panel # (4) UNIT 4

Good () Needs Repair ()

Comments: 6 PANEL UNITS () GOOD

5. BRANCH CIRCUITS:

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

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

Comments:

[Handwritten Signature]
3 NOV 15

00

6. GROUNDING SERVICE:

Good

(✓)

Repairs Required

()

Comments:

7. GROUNDING OF EQUIPMENT:

Good

(✓)

Repairs Required

()

Comments:

8. SERVICE CONDUITS/RAGEWAYS:

Good

(✓)

Repairs Required

()

Comments:

9. SERVICE CONDUCTOR AND CABLES:

Good

(✓)

Repairs Required

()

Comments:

Handwritten signature
3 NOV 15

00

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	()

11. FEEDER CONDUCTORS:

Good (✓) Repairs Required ()

Comments:

12. EMERGENCY LIGHTING:

Good () Repairs Required ()

Comments: SEE ITEM 22 ADDITIONAL COMMENTS

13. BUILDING EGRESS ILLUMINATION:

Good () Repairs Required ()

Comments: SEE ITEM 22 ADDITIONAL COMMENTS

Handwritten signature and date '3 NOV 17' over a circular official stamp.

00

14. FIRE ALARM SYSTEM:

Good

()

Repairs Required

()

Comments: N/A

15. SMOKE DETECTORS:

Good

()

Repairs Required

()

Comments: N/A

16. EXIT LIGHTS:

Good

(✓)

Repairs Required

()

Comments:

17. EMERGENCY GENERATOR:

Good

()

Repairs Required

()

Comments: N/A

[Handwritten Signature]
3 NOV 11

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

Require Additional

Good

(✓)

Repairs Required

()

Comments:

Three empty lines for comments.

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

Require Additional

Good

()

Repairs Required

(✓)

Comments:

Three empty lines for comments.

20. SWIMMING POOL WIRING:

Good

()

Repairs Required

()

Comments: N/A

Three empty lines for comments.

21. WIRING TO MECHANICAL EQUIPMENT:

Good

(✓)

Repairs Required

()

Comments:

Three empty lines for comments.

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2. ADDITIONAL COMMENTS

1001

NAMES ON TITLE

UNIT 1 LESTER KAMBERGER

UNIT 2 JUDITH PANTOJA

UNIT 3 YARA FRIGNATI

UNIT 4 JOSE & MARIAM LOPEZ

UNIT 5 RUSSELL RISING & DENNIS LOLENG

CONTRACT DOCUMENTS ARE BEING PREPARED TO SATISFY ITEMS 12, 13 AND 19. PARKING LOT & EGRESS ILLUMINATION AND EMERGENCY LTG

3 NOV 15

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING STRUCTURAL RECERTIFICATION

INSPECTION COMMENCED Date: 20 AUG 2014

INSPECTION MADE BY: THOMAS H. FORD SIGNATURE: [Signature] 3 NOV 14

INSPECTION COMPLETED Date: 3 NOV 2015

PRINT NAME: THAMANI FORD & ASSOC, INC. TITLE: ARCHITECT

ADDRESS: 4900 SW 74 CT MIAMI FL 33156

DESCRIPTION OF STRUCTURE

- a. Name on Title: SEE LAST PAGE OF REPORT FOR NAMES ON TITLE
b. Street Address: 514 SANTANDER AV. CORAL GABLES FL 33134
c. Legal Description: SEE BELOW
d. Owner's Name: THE SANTANDER CONDOMINIUM ASSOCIATION
e. Owner's Mailing Address: C/O JORGE MIRABEL, TREASURE MANAGEMENT SERVICES
f. Folio Number of Property on which Building is Located: 05-4117-023-0001
g. Building Code Occupancy Classification: R-2 RESIDENTIAL
h. Present Use: RESIDENTIAL CONDOMINIUM BLDG
i. General Description, Type of Construction, Size, Number of Stories, and Special Features

Additional Comments:

2 STORY CBS BLDG WITH GABLE ROOF W/ CEMENT BARREL ROOF TILES
1 APT & COVERED PARKING GROUND FLOOR, 4 UNITS 2ND FLOOR
5250 SQ. FT. (2ND FL UNITS HAVE AN UPPER FLOOR)
JORGE MIRABEL, TREASURE MANAGEMENT SERVICES
P.O. BOX 822491
PEMBROKE PINES
FL. 33082

LEGAL DESCRIPTION

LOT 10, BLOCK 34, CORAL GABLES BILTMORE SECTION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, AT PAGE 28, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

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110911

Additions to original structure: **NONE**

2. PRESENT CONDITION OF STRUCTURE

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

1. Bulging **NONE**

2. Settlement **NONE**

3. Defections **NONE**

4. Expansion **NONE**

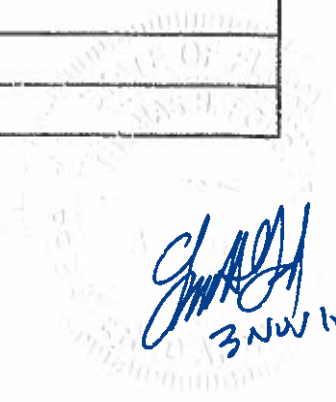
5. Contraction **NONE**

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

NO DISTRESS OBSERVED

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

SURFACE CONDITION GOOD



Signature
3/24/11

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

NONE OBSERVED

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

NO DETEIORATION OBSERVED

f. Previous patching or repairs NONE OBSERVED

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

3. INSPECTIONS

a. Date of notice of required inspection 4/1/2014

b. Date(s) of actual inspection 30 AUG 2014, FORMAL INSPECTION

c. Name and qualifications of individual submitting inspection report:

THOMAS H. FORD JR. FL REGISTRATION NO 8401 ARCHITECT

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

NONE

e. Structural repair-note appropriate line:

1. None required

2. Required (describe and indicate acceptance)

4 SUPPORTING DATA

a. NONE sheet written data

b. NONE photographs

c. NONE drawings or sketches:

Seal of the State of Florida, Professional Engineer, Thomas H. Ford Jr., No. 8401, dated 3 NOV 15.

02

5. MASONRY BEARING WALL = 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 **GOOD**

e. Lintel **GOOD**

f. Other type bond beams **N/A**

g. Masonry finishes - exterior

1. Stucco **GOOD**

2. Veneer **N/A**

3. Paint only **NA**

4. Other(describe) **N/A**

h. Masonry finishes - interior

1. Vapor barrier **NONE OBSERVED**

2. Purring and plaster **✓**

3. Paneling **N/A**

4. Paint only **N/A**

5. Other (describe) **N/A**

i. Cracks: **NONE OBSERVED**

1. Location - note beams, columns, other **NONE OBSERVED**

2. Description

j. Spalling: **NONE OBSERVED**

1. Location - note beams, columns, other

2. Description

k. Rebar corrosion-check appropriate line:

1. None visible **✓**

2. Minor-patching will suffice

3. Significant-but patching will suffice

4. Significant-structural repairs required

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION
3/26/15

b. Exposed Steel - describe condition of paint & 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 & connections, and machine floor beams – note condition:

N/A

B. CONCRETE FRAMING SYSTEM

a. Full description of structural system **PARKING UNDER 2ND FLOOR**

REINFORCED CONCRETE COLUMNS W/ CONC SLAB 2ND FLOOR

b. Cracking **NON VISIBLE**

1. Not significant

2. Location and description of members affected and type cracking

c. General condition **GOOD**

d. Rebar corrosion - check appropriate line:

1. None visible

2. Location and description of members affected and type cracking

3. Significant but patching will suffice

4. Significant - structural repairs required (describe)

e. Samples chipped out in spall areas:

1. No.

2. Yes, describe color, texture, aggregate, general quality:

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1. Samples chipped out for examination in spall areas: N/A

1. No.

2. Yes - describe color, texture, aggregate, general quality

6. FLOOR AND ROOF SYSTEM

a. Roof:

1. Describe (flat, slope) type roofing, type roof deck, condition. GABLE ENDS, WOOD TRUSSES, ROOF DECK W/ BARREL CEMENT TILES,

2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support: N/A

3. Note types of drains and scuppers and condition: WATER DRAINS OFF DRIP EDGE OF ROOF. NO GUTTERS, SCUPPERS OR ROOF DRAINS.

b. Floor system(s)

1. Describe (type of system framing, material, spans, condition) GROUND FLOOR - SLAB ON GRADE
2ND FLOOR, SPANS OF REINFORCED CONCRETE SLAB 14', 9' & 18'
THE 2ND FL UNITS HAVE A 2ND FLOOR, WOOD JOISTS, SPANS 17' & 2 1/2'
WOOD JOISTS GOOD CONDITION.

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

ATTIC SCUTTLE

7. STEEL FRAMING SYSTEM

a. Description N/A

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3 NOV 15



WINDOWS

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

b. Anchorage – type & condition of fasteners and latches: **WOOD SCREWS, GOOD CONDITION**

c. Sealant – type of condition of perimeter sealant & at mullions: **VINYL SEALANT**

d. Interiors seals – type & condition at operable vents: **BULB VINYL**

e. General condition: **GOOD**

WOOD FRAMING

a. Type – fully describe if mill construction, light construction, major spans, trusses, **ROOF 29'**

b. Note metal fitting i.e., angles, plates, bolts, split pintles, pintles, other, and note condition: **STRAP ANCHORS**

c. Joints – note if well fitted and still closed: **GOOD**

d. Drainage – note accumulations of moisture: **NONE OBSERVED**

e. Ventilation –note any concealed spaces not ventilated: **NO**

f. Note any concealed spaces opened for inspection: **NONE NEEDED TO BE OPENED**

SD:ra:vc:mb:js:rtc1:2/11/2010:40yrtrackingssystem

NAMES ON TITLE

- UNIT 1 LESTER KAMBERGER
- UNIT 2 JUDITH PANTOJA
- UNIT 3 YARA FRIGNATI
- UNIT 4 JOSE & MARIAM LOPEZ
- UNIT 5 RUSSELL RISING & DENNIS LOLENG





City of Coral Gables
Development Services

OFFICE SET



RC-15-11-5333

514 SANTANDER AVE # COMMON AREAS

Folio #: 03-4117-023-0001
Permit Description: 40 YR RECERTIFICATION
(1974)

EL _____
ME _____
PL _____

Section	Approved	
	By	Date
<input type="checkbox"/> BUILDING	<i>[Signature]</i>	<i>11/10/12</i>
<input type="checkbox"/> CONCURRENCY		
<input type="checkbox"/> ELECTRICAL		<i>11/12/11</i>
<input type="checkbox"/> FEMA		
<input type="checkbox"/> FIRE		
<input type="checkbox"/> HANDICAP		
<input type="checkbox"/> HISTORICAL		
<input type="checkbox"/> MECHANICAL		
<input type="checkbox"/> PLUMBING		
<input type="checkbox"/> PUBLIC WORKS		
<input type="checkbox"/> STRUCTURAL		
<input type="checkbox"/> ZONING		
<input type="checkbox"/>		
<input type="checkbox"/>		
<input type="checkbox"/>		
<input type="checkbox"/> OWNER BUILDER		

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

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

RC-15-11-5333



Permit #: RC-15-11-5333 Permit type: rc010 - BUILDING RE CERTIFICATION Address: 514 SANTANDER AVE
 Master permit #: Routing queue: rc012 - STRUCTURE CERTIFICATION COMMON AREAS
 CORAL GABLES, FL 33134

Group # - Name	Action Code	Action Description	Completion Date	Completion Code	Completed By	Comments
1 - BOARDS - GENERATE F	calc fees	CALCULATE FEES	11/9/2015	comp	ebermudez1	
2 - CASHIER	collect	COLLECT FEES	11/9/2015		iwebuser	
3 - PLAN REVIEW	prbuild	BUILDING PLAN REVIEW	11/10/2015	apvd	mlopez	
3 - PLAN REVIEW	prelec	ELECTRICAL PLAN REVIEW				
3 - PLAN REVIEW	prelec	ELECTRICAL PLAN REVIEW	11/12/2015	reject	areyes	PLEASE CLARIFY LINE ITEM #22 AS OF THE THE SHORTFALL OF THIS REPORT.
4 - RE CERTIFIED LETTER	letter	GENERATE LETTER				

CITY'S

EXHIBIT

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