



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 8/11/2015

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



Assessment Information			
Year	2015	2014	2013
Land Value	\$338,000	\$260,000	\$260,000
Building Value	\$115,730	\$111,444	\$22,289
XF Value	\$426	\$426	\$426
Market Value	\$454,156	\$371,870	\$282,715
Assessed Value	\$342,084	\$310,986	\$282,715

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	\$112,072	\$60,884	

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

Short Legal Description
CORAL GABLES SEC K REV P B 30-60 LOTS 15 & 16 BLK 2 LOT SIZE 50.000 X 104 OR 19137-2182 05 2000 1

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$342,084	\$310,986	\$282,715
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$454,156	\$371,870	\$282,715
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$342,084	\$310,986	\$282,715
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$342,084	\$310,986	\$282,715

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
03/14/2011	\$275,000	27618-3998	Financial inst or "In Lieu of Forclosures" stated
01/19/2011	\$100	27561-2004	Corrective, tax or QCD; min consideration
09/24/2010	\$135,100	27450-1399	Financial inst or "In Lieu of Forclosures" stated
05/01/2000	\$288,000	19137-2182	2008 and prior year sales; Qual by exam of deed

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

Version:

CITY'S

EXHIBIT



- 2014



The City of Coral Gables

S-26-15 Not Complied

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

4/1/2014

VIA CERTIFIED MAIL

91 7108 2133 3932 6148 0081

217 MADEIRA LLC
5606 RIVIERA DRIVE
CORAL GABLES , FL 33146

RE: 217 MADEIRA AVE, CORAL GABLES, FL
Folio # 03-4108-005-0240
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 1944.

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

7/22/2014

217 MADEIRA LLC
5606 RIVIERA DRIVE
CORAL GABLES, FL 33146

VIA CERTIFIED MAIL

91 7108 2133 3932 6262 1766

Re: Building Recertification
217 MADEIRA AVE
Folio # 03-4108-005-0240

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 7/1/2014 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 10/22/2014, 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

6/2/2015

217 MADEIRA LLC
5606 RIVIERA DRIVE
CORAL GABLES, FL 33146

****FINAL NOTICE****

VIA CERTIFIED MAIL

91 7108 2133 3932 6185 5308

Re: Building Recertification
217 MADEIRA AVE
Folio # 03-4108-005-0240

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

6/2/2015

217 MADEIRA LLC
5606 RIVIERA DRIVE
CORAL GABLES, FL 33146

****FINAL NOTICE****

VIA CERTIFIED MAIL

Re: Building Recertification
217 MADEIRA AVE
Folio # 03-4108-005-0240

91 7108 2133 3932 6185 5308

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
405 BILTMORE WAY
P.O. BOX 141549
CORAL GABLES, FLORIDA 33114-1549

USPS MAIL PERMIT NO. 1000 CORAL GABLES FL 33134



91 7108 2133 3732 6185 5308

US POSTAGE FITNEY BOWES
ZIP 33312 \$ 006.73⁵
02 1W
0001399225 JUN 03 2015



217 MADEIRA LLC
3605 RIVIERA DRIVE
CORAL GABLES, FL 33146

*NY
1/20/15*

NIXIE 333 DE 1009 0008/09/15

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

BC: 33114154949 *2306-04822-04-45

331141549
3314632749 006

CITY OF CORAL GABLES,

Case # 15-4409

Petitioner,

vs.

217 MADEIRA, LLC,
a Florida limited liability company,

Respondent.

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

Date: October 8, 2015

To:

<p><u>Owner</u> 217 Madeira, LLC 5606 Riviera Drive Coral Gables, FL 33146-2749</p> <p>Return receipt number: 91 7108 2133 3932 6009 7419</p>	<p><u>Mortgagee</u> Union Credit Bank Ricardo Ortiz, Relationship Manager 1150 South Miami Avenue Miami, FL 33130-4111</p> <p>Return receipt number: 91 7108 2133 3932 6009 7402</p>
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<p><u>Owner</u> 217 Madeira, LLC 1390 S. Dixie Highway, Suite 2206 Coral Gables, FL 33146-2945</p> <p>Return receipt number: 91 7108 2133 3932 6009 7280</p>	
<p><u>Owner (Registered Agent)</u> 217 Madeira, LLC c/o Julio M. San Juan Registered Agent 2462 Tequesta Lane Coconut Grove, FL 33133-3176</p> <p>Return receipt number: 91 7108 2133 3932 6009 7273</p>	

Re: The two-story multifamily building (“Structure”) built in 1944 and located at 217 Madeira Avenue, Coral Gables, FL 33146-3924, legally described as: Lots 15 and 16, in Block 2, of CORAL GABLES SECTION K, according to the Revised Plat thereof, as recorded in Plat Book 30, at Page 60, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-005-0240 (“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 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 July 22, 2014 and June 2, 2015, the City sent the Property Owner the City sent the Property Owner notices that the Report was past due.

To date, the Owner has not completed has not submitted a Compliance Report and completed any required repairs ("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 October 19, 2015, at 2:00 p.m.

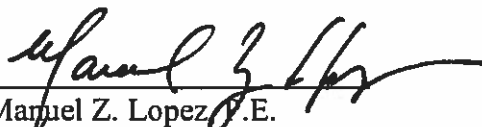
You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence, however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the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

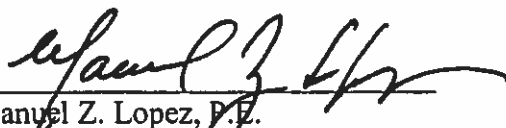
Please address any questions to Virginia Goizueta, Building Services Coordinator, Telephone: (305) 460-5250, or Manuel Z. Lopez, P.E., Building Official, Telephone: (305) 460-5242, Monday through Friday, 7:30 a.m. to 3:30 p.m.

Please govern yourself accordingly.


Manuel Z. Lopez, P.E.
Building Official

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that, on October 8, 2015, a true and correct copy of the foregoing notice was served via certified mail, return receipt requested, on all of the parties listed above and by hand delivery or posting at the Property.



Manuel Z. Lopez, P.E.
Building Official

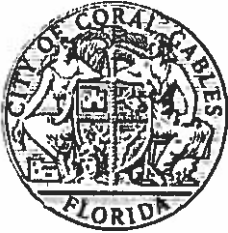
NOTICES

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.

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</p> <p>X <i>Karen E. Escobedo</i> <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>																
<p>1. Article Addressed to:</p> <p><i>Union Credit Bank Ricardo Ortiz, Relationship Manager 1150 South Miami Avenue Miami, Florida 33130</i></p>  <p><i>9590 9401 0033 5168 6866 81</i></p>	<p>B) Received by (Printed Name) <i>Karen Escobedo</i> C. Date of Delivery <i>10/13/15</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><i>1-9998</i> <i>1-3-2015</i> <i>FLAGLER STATION</i> <i>WINDY</i></p>																
<p>2. Article Number (Transfer from service label)</p> <p><i>9171082133393266097402</i></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)	
<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																
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<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)																	
<p>PS Form 3811, April 2015 PSN 7530-02-000-9053 Domestic Return Receipt</p>																	



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint/Case #: 15-4409

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 217 MADEIRA AVE, ON 10/9/2015
AT 9:30 am.

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 13th day of October, 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

CITY OF CORAL GABLES

Case #

Petitioner,

vs.

217 MADIRA, LLC,
a Florida limited liability company.

Respondent.

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

Date: October 8, 2015

To: Owner 217 Madira, LLC 5000 Riviera Drive Coral Gables, FL 33146-2740	Mortgage Union Credit Bank Racaelo Ortiz, Relationship Manager 1150 South Miami Avenue Miami, FL 33136-4111
Return receipt number: 51 7108 2133 3932 4009 7402	Return receipt number: 51 7108 2133 3932 4009 7402

2015-10-08 10:00 AM



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. 15-4409

Petitioner,

vs.

217 MADEIRA, LLC,
a Florida limited liability company,

Respondent.

ORDER DECLARING STRUCTURE UNSAFE

This cause was brought before the Construction Regulation Board (“Board”) of the City of Coral Gables (“City”), on October 19, 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, 217 Madeira, LLC (“Owner”), and any lienholders of record of the two-story multifamily building (“Structure”) built in 1944 and located at **217 Madeira Avenue**, Coral Gables, FL 33146-3924, legally described as: Lots 15 and 16, in Block 2, of CORAL GABLES SECTION K, according to the Revised Plat thereof, as recorded in Plat Book 30, at Page 60, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-005-0240 (“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 July 22, 2014 and 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 submit the Report within 30 days of the date of this order; b) the Owner shall apply for all required permits to meet the minimum requirements as noted in the Report (“Permits”) within 30 days of the date the Report is submitted, and, in any event, no later than 60 days of the date of this Order; c) the Owner shall obtain all Permits within 30 days from the date that the application is complete and, in any event, no later than 90 days from the date of this Order; and d) the Owner shall pass final inspection on all Permits and shall submit a Compliance Report within 30 days from the date that the Permits are issued and, in any event, no later than 120 days from the date of this Order.

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.

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

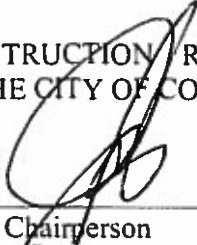
interest, or assigns, and the findings herein shall be binding upon the Owner and any subsequent purchasers, successors in interest or assigns.

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 an Affidavit of Non-Compliance ("Affidavit"). 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 Affidavit 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 ^{19th}~~18th~~ day of October, 2015.
28th

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 ^{19th}~~18th~~ day of October, 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:

Owner 217 Madeira, LLC 5606 Riviera Drive Coral Gables, FL 33146-2749 Return receipt number: 91 7108 2133 3932 6009 7181	Mortgagee Union Credit Bank Ricardo Ortiz, Relationship Manager 1150 South Miami Avenue Miami, FL 33130-4111 Return receipt number: 91 7108 2133 3932 6009 7174
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<p>Owner 217 Madeira, LLC 1390 S. Dixie Highway, Suite 2206 Coral Gables, FL 33146-2945</p> <p>Return receipt number: 91 7108 2133 3932 6009 7167</p>	
<p>Owner (Registered Agent) 217 Madeira, LLC c/o Julio M. San Juan Registered Agent 2462 Tequesta Lane Coconut Grove, FL 33133-3176</p> <p>Return receipt number: 91 7108 2133 3932 6009 7150</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. 15-4409

Petitioner,

vs.

217 MADEIRA, LLC,
a Florida limited liability company,

Respondent.

ORDER DECLARING STRUCTURE UNSAFE

This cause was brought before the Construction Regulation Board ("Board") of the City of Coral Gables ("City"), on October 19, 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, 217 Madeira, LLC ("Owner"), and any lienholders of record of the two-story multifamily building ("Structure") built in 1944 and located at 217 Madeira Avenue, Coral Gables, FL 33146-3924, legally described as: Lots 15 and 16, in Block 2, of CORAL GABLES SECTION K, according to the Revised Plat thereof, as recorded in Plat Book 30, at Page 60, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-005-0240 ("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 July 22, 2014 and 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 submit the Report within 30 days of the date of this order; b) the Owner shall apply for all required permits to meet the minimum requirements as noted in the Report ("Permits") within 30 days of the date the Report is submitted, and, in any event, no later than 60 days of the date of this Order; c) the Owner shall obtain all Permits within 30 days from the date that the application is complete and, in any event, no later than 90 days from the date of this Order; and d) the Owner shall pass final inspection on all Permits and shall submit a Compliance Report within 30 days from the date that the Permits are issued and, in any event, no later than 120 days from the date of this Order.

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.

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

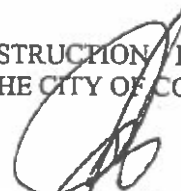
interest, or assigns, and the findings herein shall be binding upon the Owner and any subsequent purchasers, successors in interest or assigns.

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 an Affidavit of Non-Compliance ("Affidavit"). 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 Affidavit 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 19th day of October, 2015.

CONSTRUCTION REGULATION BOARD
OF THE CITY OF CORAL GABLES



Board Chairperson

Notice of Deadline to Appeal

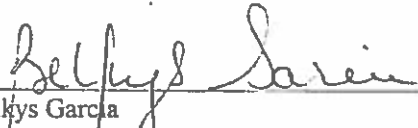
PURSUANT TO SECTION 105-192(b) OF THE CITY CODE, AN APPEAL OF THIS ORDER MAY BE FILED IN THE CIRCUIT COURT IN MIAMI-DADE COUNTY, FLORIDA, WITHIN THIRTY DAYS OF THE FILING OF THIS ORDER.

Certificate of Filing and Service

I HEREBY CERTIFY that the original of this order was filed with the Secretary of the Board, on this 19th day of October, 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>Owner 217 Madeira, LLC 5606 Riviera Drive Coral Gables, FL 33146-2749</p> <p>Return receipt number: 91 7108 2133 3932 6009 7181</p>	<p>Mortgagee Union Credit Bank Ricardo Ortiz, Relationship Manager 1150 South Miami Avenue Miami, FL 33130-4111</p> <p>Return receipt number: 91 7108 2133 3932 6009 7174</p>
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<p>Owner 217 Madeira, LLC 1390 S. Dixie Highway, Suite 2206 Coral Gables, FL 33146-2945</p> <p>Return receipt number: 91 7108 2133 3932 6009 7167</p>	
<p>Owner (Registered Agent) 217 Madeira, LLC c/o Julio M. San Juan Registered Agent 2462 Tequesta Lane Coconut Grove, FL 33133-3176</p> <p>Return receipt number: 91 7108 2133 3932 6009 7150</p>	


Belkys Garcia
Secretary to the Board



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint/Case #: 15-4409

Title of Document Posted: Construction Regulation Board Case

I, JOSE "JOE" PAZ, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 217 MADEIRA AVE. ON 10-28-15
AT 10:12 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 28th day of October, in the
year 2015, by Jose Paz who is personally known to me
or has produced _____ as identification.

My Commission Expires:



Belkys Garcia
Notary Public

217 Madeira Ave





CITY OF CORAL GABLES.

CASE NO. 15-4409

Petitioner,

vs.

217 MADEIRA, LLC,
a Florida limited liability company.

Respondent.

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

Date: January 5, 2016

To:

<p><u>Owner</u> 217 Madeira, LLC 5606 Riviera Drive Coral Gables, FL 33146-2749</p> <p>Return receipt number: 91 7108 2133 3931 8979 7919</p>	<p><u>Mortgagee</u> Union Credit Bank Ricardo Ortiz, Relationship Manager 1150 South Miami Avenue Miami, FL 33130-4111</p> <p>Return receipt number: 91 7108 2133 3931 8979 7926</p>
<p><u>Owner</u> 217 Madeira, LLC 1390 S. Dixie Highway, Suite 2206 Coral Gables, FL 33146-2945</p> <p>Return receipt number: 91 7108 2133 3931 8979 7940</p>	

<p>Owner (Registered Agent) 217 Madeira, LLC c/o Julio M. San Juan Registered Agent 2462 Tequesta Lane Coconut Grove, FL 33133-3176</p> <p>Return receipt number: 91 7108 2133 3931 8979 7933</p>	
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Re: The two-story multifamily building ("Structure") built in 1944 (70-year recertification required) and located at **217 Madeira Avenue**, Coral Gables, FL 33146-3924, legally described as Lots 15 and 16, Block 2, of CORAL GABLES SECTION K, according to the Revised Plat thereof, as recorded in Plat Book 30, Page 60, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-005-0240 ("Property").

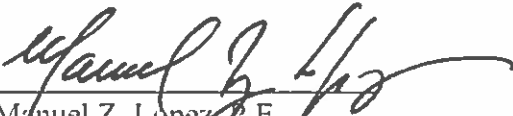
BEFORE ME, the undersigned authority, personally appeared Manuel Z. Lopez, P.E., Building Official for the City of Coral Gables ("City"), Florida who, after being duly sworn, deposes and says:

1. I am the City Building Official.
2. On October 19, 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 16, 2015.
5. On January 5, 2016, I completed a review of the relevant City records and determined that the Owner has not taken the Required Action or demolished the Structure and that the Owner has not paid the administrative costs.
6. **NOTICE: The Owner may request an administrative hearing which shall be strictly limited to determining whether and when the Owner took the Required Action or demolished the Structure and paid the administrative costs as required by the Order. The Owner may file a written request for hearing within seven (7) days of the date of this notice. Failure to timely request an administrative hearing shall constitute a waiver of the Owner's right to the administrative hearing. The Owner shall be liable for the reasonable costs of the administrative hearing if the Owner is unsuccessful at the hearing.**

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

FURTHER AFFIANT SAYETH NOT:


DATED: January 5, 2016.


Manuel Z. Lopez, P.E.
Building Official

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

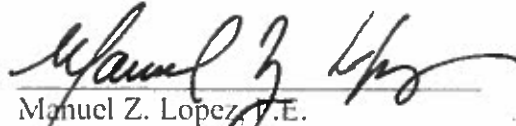
The foregoing was sworn to (or affirmed) and subscribed before me, on January 5, 2016, by Manuel Z. Lopez, P.E., as the Building Official for the City of Coral Gables, who is personally known to me.


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



CERTIFICATE OF SERVICE

I HEREBY CERTIFY that, on January 5, 2016, a true and correct copy of the foregoing notice was served via certified mail, return receipt requested, by first class mail, via e-mail at any e-mail address indicated above, and by hand-delivery or posting at the Property.


Manuel Z. Lopez, P.E.
Building Official

NOTICES

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

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

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



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint/Case #: 15-4409

Title of Document Posted: Construction Regulation Board Case

I, JOSÉ IGLESÍAS, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 217 Madeira Ave, ON 1-5-16
AT 9:30 AM.

JOSÉ IGLESÍAS
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 5th day of January, in
the year 20 16, by Jose Iglesias who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

217 Madeira Avenue



BEFORE THE CONSTRUCTION REGULATION BOARD
OF THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,

CASE NO. 15-4409

Petitioner,

vs.

217 MADEIRA, LLC,
a Florida limited liability company,

Respondent.

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

Date: January 28, 2016

To:

<p><u>Owner</u> 217 Madeira, LLC 5606 Riviera Drive Coral Gables, FL 33146-2749</p> <p>Return receipt number: 91 7108 2133 3932 6926 2450</p>	<p><u>Mortgagee</u> Union Credit Bank Ricardo Ortiz, Relationship Manager 1150 South Miami Avenue Miami, FL 33130-4111</p> <p>Return receipt number: 91 7108 2133 3932 6926 2467</p>
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<p><u>Owner</u> 217 Madeira, LLC 1390 S. Dixie Highway, Suite 2206 Coral Gables, FL 33146-2945</p> <p>Return receipt number: 91 7108 2133 3932 6926 2474</p>	<p><u>Owner (Registered Agent)</u> 217 Madeira, LLC c/o Julio M. San Juan Registered Agent 2462 Tequesta Lane Coconut Grove, FL 33133-3176</p> <p>Return receipt number: 91 7108 2133 3932 6926 2481</p>
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Re: The two-story multifamily building ("Structure") built in 1944 (70-year recertification required) and located at **217 Madeira Avenue**, Coral Gables, FL 33146-3924, legally described as Lots 15 and 16, Block 2, of CORAL GABLES SECTION K, according to the Revised Plat thereof, as recorded in Plat Book 30, Page 60, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-005-0240 ("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.

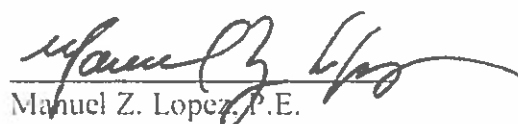
The hearing will be held regarding the Notice of Non-Compliance with Unsafe Structures Order and Right to Request Hearing. **The hearing shall be strictly limited to determining whether and when you took the Required Action or demolished the Structure and paid the administrative costs as required by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

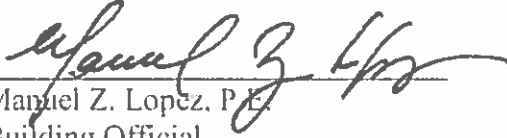
If you comply with the Board's prior order before the hearing, please contact Virginia Goizueta, Building Services Coordinator, tel.: (305) 460-5250, email: vgoizueta@coralgables.com, or Manuel Z. Lopez, P.E., Building Official, tel.: (305) 460-5242, email: mlopez@coralgables.com. The Development Services 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 28, 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 #: 15-4409

Title of Document Posted: Construction Regulation Board Case

I, JORGE PICO, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 217 Madeira Ave, ON 1-28-16
AT 9:30 AM.

JORGE PICO
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 28TH day of JANUARY, in
the year 20 16, by J. PICO who is personally known to
me.

My Commission Expires:



[Signature]
Notary Public

SOURCE: THE CONSULTING ENGINEERS' BOARD
OF THE CITY OF TAMPA, FLORIDA

STY: CP CORAL GABLES

CASE NO: 154499

Personnel

PA

217 MADEIRA, LLC
a Florida limited liability company

217 Madeira
Qserna

Supervisor:

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

Date: January 28, 2016

To:

Owner:
217 Madeira, LLC
One Research Drive
Coral Gables, FL 33146-2239

Structure:

Florida Condominium
Research Drive, Coral Gables, FL 33146
1102 South Miami Ave
Miami, FL 33136-4111

Owner receipt number:

71 7108 2133 3932 4286 2450

Owner receipt number:

71 7108 2133 3932 4286 2450

Owner:

217 Madeira, LLC
1599 N. Dixie Highway, Suite 2206
Coral Gables, FL 33146-2943

Owner: Research Drive

217 Madeira, LLC
5000 NW 2nd Street
Pigeon Forge, TN
2462, Espectra Lane
Coral Gables, FL 33133-3877

Return receipt number:

71 7108 2133 3932 4286 2474

Return receipt number:

71 7108 2133 3932 4286 2455

15-
4409

Page 1 of 1

217 MADEIRA

01/28/2016 09:28

Date: January 5, 2016

Office Drop

217

Handwritten notes on a piece of paper taped to the door.

01/28/2016 09:28

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

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

**CITY OF CORAL GABLES
CONSTRUCTION REGULATION BOARD**

CITY OF CORAL GABLES,

CASE NO. 15-4409

Petitioner,

vs.

217 MADEIRA, LLC,
a Florida limited liability company,

Respondent.

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

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

Findings of Fact

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

Conclusions of Law

4. The Structure is in non-compliance with the Board's Order and, as such, is presumed to be and is hereby declared unsafe pursuant to Section 105-186(j)(13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

Order

It is, therefore, ORDERED:

5. *Required Action.* The Owner shall take the Required Action as follows: a) the Owner shall correct any fire code violations within 15 days from the date of this Order; b) the Owner shall apply for and obtain all required permits to meet the minimum requirements as noted in the Report ("Permits") within 30 days from the date of this Order; c) the Owner shall pass final inspection on all Permits and shall submit a Compliance Report within 150 days from the date that the Permits are issued; and, in any event, no later than 180 days from the date of this Order; and d) the Owner shall not allow any new occupancy of the Structure.

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

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

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

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

Certificate of Filing and Service

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

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


 Belkys Garcia
 Secretary to the Board

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 15-4409

vs.

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

Return receipt number:

91 7108 2133 3932 7314 2472

Respondent.

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

Date: July 28, 2016

Re: **217 Madeira Avenue**, Coral Gables, Florida 33146 and legally described as Lot 15 and 16, Block 2, of CORAL GABLES SECTION K, according to the Revised Plat thereof, as recorded in Plat Book 30, Page 60, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-005-0240 ("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 August 8, 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

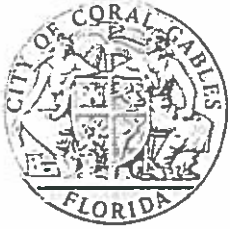
Any person who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, must register with the City Clerk, prior to engaging in lobbying activities before the city staff, boards, committees and/or the City Commission. A copy of the Ordinance is available in the Office of the City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

C:

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



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint Case #: 15-4409

Title of Document Posted: Construction Regulation Board Case

I, JOSE ISLESIAS, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 217 MADEIRA AVE, ON JULY 28, 2016
AT 10:00 AM.

JOSE ISLESIAS
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 28th day of July, in
the year 20 16, by JOSE ISLESIAS who is personally known to
me.

My Commission Expires:

Belkys Garcia
Notary Public



217 Madeira Avenue





Detail by Entity Name

Florida Limited Liability Company

217 MADEIRA, LLC

Filing Information

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

Principal Address

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

Changed: 11/02/2012

Mailing Address

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

Changed: 11/02/2012

Registered Agent Name & Address

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

Name Changed: 01/15/2015

~~Address Changed: 11/02/2012~~

Authorized Person(s) Detail

Name & Address

Title MGR

CITY'S

EXHIBIT

4

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

Annual Reports

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

Document Images

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



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

THIS INSTRUMENT PREPARED BY:

Manuel Chica, Esq.
Mercantil Commercebank, N.A.
220 Alhambra Circle
Coral Gables, Florida 33134

AND WHEN RECORDED RETURN TO:
Concept Title Services, Inc.
3400 Coral Way, Suite 203
Miami, FL 33145

Tax Identification Number: 03-4108-005-0240

Special Warranty Deed

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

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

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

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

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

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

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

[Signatures on following page]

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

Signed, sealed and delivered in our presence:

MCNA Properties, LLC, Florida limited liability company

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

[Signature]
Witness Name: Oscar A. Casanova
[Signature]
Witness Name: Carlos L. Perez

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

State of Florida
County of Miami-Dade

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

[Notary Seal]

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



1 00000 0000 0000 0000 0000 0000 0000 0000

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

Prepared by and return to:

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

[Space Above This Line For Recording]

MORTGAGE DEED AND SECURITY AGREEMENT

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

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

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

WITNESSETH:

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

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

Mortgage - File No: 97316.00181

DoubleTime®

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

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

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

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

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

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

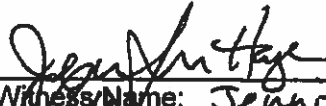
MATERIAL INDUCEMENT FOR MORTGAGEE ENTERING INTO THE LOAN EVIDENCED BY THIS MORTGAGE.

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


Witnessed By:

MORTGAGOR:

217 MADEIRA LLC, a Florida limited liability company


Witness Name: Jennifer Hage


By: 
CARMEN KUZNIK, Manager


Witness Name: BRIAN YATES

State of Florida
County of Miami-Dade

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

[Notary Seal]


Notary Public

Printed Name: Jennifer Hage

My Commission Expires: 7/17/13

97316.00181



EXHIBIT "A"

LEGAL DESCRIPTION

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

**Federal Deposit
Insurance Corporation**

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

UNION CREDIT BANK (FDIC #: 35599)

Status: Active • Insured Since October 1, 2001

UNION CREDIT BANK was renamed to Apollo Bank

Data as of: September 30, 2015

Overview

Locations

History

Identifications

Financials

N/A

Bank Holding Company

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

UNION CREDIT BANK
Banking Institution

Contact the FDIC about UNION CREDIT BANK or Apollo Bank

N/A

Branches (Offices)

**Federal Deposit
Insurance Corporation**

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

Apollo Bank (FDIC #: 35599)

Status: Active • Insured Since October 1, 2001

Apollo Bank is an active bank

Data as of: September 30, 2015

Overview

Locations

History

Identifications

Financials

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

● **Apollo Bank**
Banking Institution

● **7 Locations**
Branches (Offices)

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

Established: October 1, 2001

FDIC Certificate #: 35599

Insured: October 1, 2001

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

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

Regulated By: Federal Deposit Insurance
Corporation

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

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

Contact the FDIC about [Apollo Bank](#)



**City of Coral Gables
Fire Department**

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

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

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

**FL NFPA 101 13
Floor 1**

Fire extinguishers

9.7.4.1 Excerpt: Where required by the provisions of another section of...
Provide one 2A10BC for every 1,500SF ordinary hazard or 75 feet travel distance. Serviced and tagged annually
Failure to supply fire extinguisher to single tenant
OK Violation cleared on 3/20/2015

Inspector Comments:

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

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

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

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

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

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

CITY'S
EXHIBIT 5

3/20/2015

Signature on file

Company

Representative:

No Signature

3/16/2015

Signature on file

Inspector:

Leonard Veight

3/16/2015

Garcia, Belkys

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

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



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

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

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

NFPA 72 07
Floor 1

Detectors

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

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

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

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

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

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

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

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



Home Citizen Services Business Services Back to Coral Gables.com

Permits and Inspections: Search Results

Logon Help Contact

New Permit Search

Permit Search Results

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

CITY'S EXHIBIT 6

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

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



Home Citizen Services Business Services Back to Coral Gables.com

Logon Help Contact

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

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

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

Garcia, Belkys

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

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

Alexander L. Palenzuela
Law Offices of Alexander L. Palenzuela, P.A.
1200 Brickell Avenue, Suite 1440
Miami, FL 33131-3205
main (305) 375-9510, ext. 303
alp@alp-law.com

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

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

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

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

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

CITY'S

EXHIBIT

7



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

DATE: JANUARY 15, 2016

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

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

DEAR BELKYS,

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

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

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

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

CITY'S

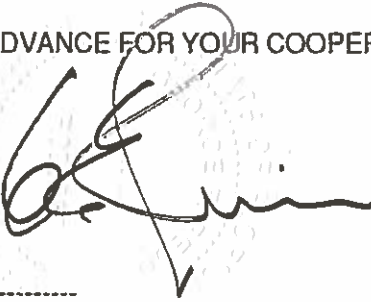
EXHIBIT

8

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

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

SINCERELY,

A handwritten signature in black ink, appearing to read 'G. Peon', is written over a circular, dotted watermark or seal.

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

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



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

Date: Jan. 28, 2016

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

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

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

217
Madeira
Avenue

Dear Ms. Delgado

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

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

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

Sincerely,

George Peon

c/c Carmen Kuznick



2016 AUG -3 AM 10:34

DEVELOPMENT SERVICES DEPARTMENT
CITY OF CORAL GABLES

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

DATE: AUGUST 1, 2016

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

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

Dear Belkis;

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

Thanking you in advance.
Sincerely

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

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING ELECTRICAL RECERTIFICATION

INSPECTION COMMENCED Date: 11-4-15

INSPECTION MADE BY: GEORGE PETRU SIGNATURE: [Signature]

INSPECTION COMPLETED Date: 11-5-15

PRINT NAME: GEORGE E. PETRU TITLE: ARCHITECT

ADDRESS: 4143 S.W. 14th "D" MIAMI, FL. 33185

DESCRIPTION OF STRUCTURE

- a. Name on Title: 217 MADEIRA LLC
b. Street Address: 217 MADEIRA C.G. FLA
c. Legal Description: CORAL GABLES SEC. K. REV P.B. 30-60/40S 15 E6 BLK 2
d. Owner's Name: CARMEN KUSNICK
e. Owner's Mailing Address: 5606 MANICHA DRIVE C.G. FL. 33146
f. Folio Number of Property on which Building is Located: 03-4106-005-0240
g. Building Code Occupancy Classification: R- APTS. MULTI-FAMILY 4 UNITS
h. Present Use: RESIDENTIAL - 4 UNITS APJ
i. General Description, Type of Construction, Size, Number of Stories, and Special Features

Additional Comments: CBS/STRUCTURE, WOOD FRAMING, FLOORS IN ROOF, TWO-STORIES, ONE BATH APT EACH. 2 1ST FLOOR / 2 SECOND FLOOR.

[Signature]

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

1. ELECTRIC SERVICE

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

Comments:

2. METER AND ELECTRIC ROOM

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

Comments:

3. GUTTERS

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

Comments:

N/A



4. ELECTRICAL PANELS

Location: Good () Needs Repair ()

1. Panel #(1)

Good () Needs Repair ()

2. Panel #(2)

Good () Needs Repair ()

3. Panel #(3)

Good () Needs Repair ()

4. Panel #(4)

Good () Needs Repair ()

5. Panel #()

Good () Needs Repair ()

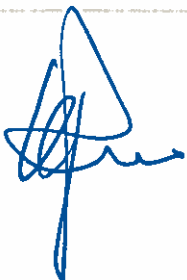
Comments: ALL ELECTRICAL PANELS NEED TO BE REPLACED

5. BRANCH CIRCUITS:

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

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

Comments: ALL WIRING IN ALL THE APARTS MUST BE REPLACED



6. GROUNDING SERVICE:

Good () Repairs Required (✓)

Comments:

7. GROUNDING OF EQUIPMENT:

Good () Repairs Required (✓)

Comments:

8. SERVICE CONDUITS/RACEWAYS:

Good () Repairs Required (✓)

Comments:

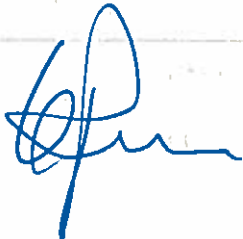
SERVICE CONDUITS SHALL BE REPLACED

9. SERVICE CONDUCTOR AND CABLES:

Good () Repairs Required (✓)

Comments:

SERVICE CONDUCTORS SHALL BE REPLACED



10. TYPES OF WIRING METHODS:

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

KNOB-AND-TUBS

USED REPLACE ✓

11. FEEDER CONDUCTORS:

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

Comments:

12. EMERGENCY LIGHTING:

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

Comments:

13. BUILDING EGRESS ILLUMINATION:

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

Comments:



14. FIRE ALARM SYSTEM:

Good () Repairs Required ()

Comments:

N/A

15. SMOKE DETECTORS:

Good () Repairs Required ()

Comments:

16. EXIT LIGHTS:

Good () Repairs Required ()

Comments:

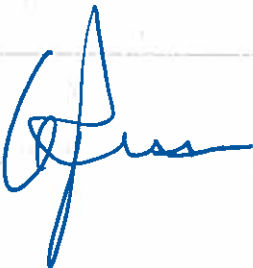
N/A

17. EMERGENCY GENERATOR:

Good () Repairs Required ()

Comments:

N/A



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

Require Additional

Good

()

Repairs Required

()

Comments:

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

Require Additional

Good

()

Repairs Required

()

Comments:

N/A

20. SWIMMING POOL WIRING:

Good

()

Repairs Required

()

Comments:

N/A

21. WIRING TO MECHANICAL EQUIPMENT:

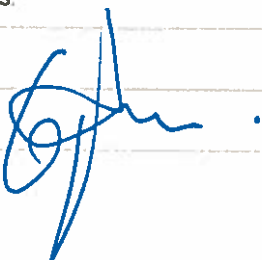
Good

()

Repairs Required

()

Comments:



22. ADDITIONAL COMMENTS:

Unit - 10000 + 5000 = 15000

SD:rs:vc:mb:js:rtc1:8/5/2011:40yrtrackingsystem



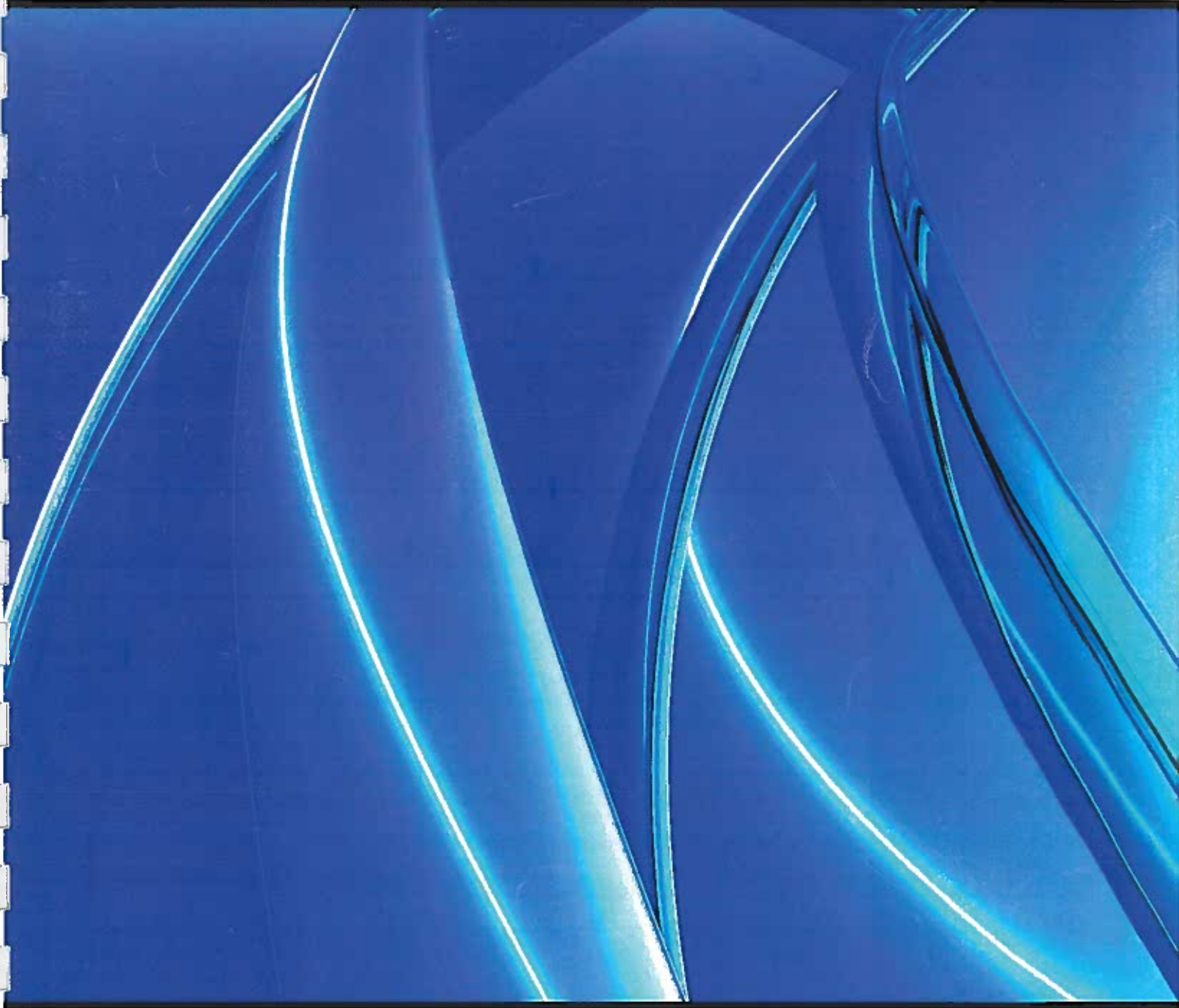


Juan Fernandez-Barquin, P.E.

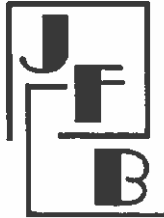
Structural Engineers 40114
Threshold Inspectors 0947
State Plans Examiner PX 1305
State Building Inspector BN 3318

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

www.juanfernandezbarquinpe.com



PROJECT: 217 MADEIRA



Juan Fernandez-Barquin, P.E.

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

NOVEMBER 5th, 2015

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

ATTN: BUILDING OFFICIAL

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

Dear Sir:

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

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

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

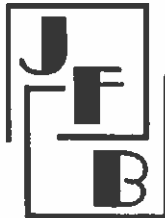
If you have any questions, please call.

Respectfully,

Juan Fernandez-Barquin, P.E.

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

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



Juan Fernandez-Barquin, P.E.

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

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING STRUCTURAL RECERTIFICATION

1. DESCRIPTION OF STRUCTURE:

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

Additions to original structure: N/A

2. PRESENT CONDITION OF STRUCTURE:

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

NOV 17 2015

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

3. INSPECTIONS:

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

4. SUPPORTING DATA:

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

NOV 1 2015

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

k. Rebar corrosion - check appropriate line:

1. None visible: NONE VISIBLE

2. Minor - patching will suffice: N/A

3. Significant - but patching will suffice: N/A

4. Significant - structural repairs required (describe): ENTIRE SECOND FLOOR TIE-BEAM MUST BE REPAIRED

l. Samples chipped out for examination in spall areas:

1. No NOT REQUIRED

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

6. FLOOR AND ROOF SYSTEMS:

a. Roof:

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

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

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

b. Floor system(s):

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

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

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

7. STEEL FRAMING SYSTEMS:

a. Description: NO STEEL FRAMING

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

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

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

8. CONCRETE FRAMING SYSTEM:

a. Full description of structural system:

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

b. Cracking:

1. Not significant: _____

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

c. General condition: FAIR

d. Rebar corrosion - check appropriate line:

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

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

3. Significant but patching will suffice: N/A

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

e. Samples chipped out in spall areas:

1. No: NOT REQUIRED

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

9. WINDOWS:

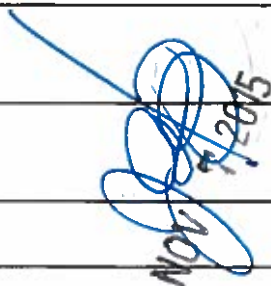
a. Type (wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other):
ALUMINUM, SINGLE HUNG

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

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

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

e. General condition: GOOD



10. WOOD FRAMING:

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

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



Juan Fernandez-Barquin, P.E.

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

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



**217 MADEIRA AVENUE
CORAL GABLES, FLORIDA**



217 MADEIRA AVENUE
CORAL GABLES, FLORIDA





City of Coral Gables
Development Services

OFFICE SET



RC-15-10-5495

217 MADEIRA AVE #

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

EL _____

ME _____

PL _____

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

R
R-11/17/15

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

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

RC-15-10-5495



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

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

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

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

CITY'S

EXHIBIT

10

Permit Action Report
CITY OF CORAL GABLES

pmPermitActions
7/28/2016 2:46:06PM

Permit #: BL-16-01-2664 Permit type: b1360 - INT / EXT ALTERATIONS Address: 217 MADEIRA AVE
Master permit #: Routing queue: b1202 - 15 LEVEL PLAN REVIEW/PP/C CORAL GABLES, FL 33134-3924

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

To the members of the hearing in reference to building:

217 Madeira Avenue

Coral Gables, Florida 33146

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

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

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

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

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

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

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

RESPONDENT'S
EXHIBIT

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

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

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

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

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

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

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

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

February 8, 2016

To Whom It May Concern:

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

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

Sincerely,



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

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

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

CITY OF CORAL GABLES, Petitioner

vs
217 Madeira LLC, Respondent

Violation No: CE262265
T56323

Address of Violation: 217 Madeira Avenue

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

Findings of Fact

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

Conclusions of Law

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

- NO CONTEST
is ~~guilty~~ of the violation as noted there on the Civil Citation Notice and shall pay a fine of \$2500 and an administrative cost of \$108.75 to the City of Coral Gables (30/60 days to pay).
- is not guilty of the violation as noted on the Civil Citation Notice.
- shall be advised that the case is continued until _____ at 9:00 a.m., at which time additional testimony and evidence shall be heard by the Hearing Officer.

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

DONE and ORDERED this 5th day of April, 2016

* Compliance may be extended if a hurricane hits South Florida from MAY 1 - 08/16/2016.

Hearing Officer

Respondent

In which case Respondent shall request a hearing with this Body for mitigation.

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