



# 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
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$342,084	\$310,986	\$282,715
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$454,156	\$371,870	\$282,715
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$342,084	\$310,986	\$282,715
<b>Regional</b>			
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



217 Madeira Avenue

<b><u>Owner (Sunbiz Principal and Mailing Addresses)</u></b> 217 Madeira, LLC 5606 Riviera Drive Coral Gables, FL 33146-2749	<b><u>Owner (Registered Agent)</u></b> 217 Madeira, LLC c/o Julio M. San Juan Registered Agent 2462 Tequesta Lane Coconut Grove, FL 33133-3176
---------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------

- 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



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><b><u>Owner</u></b> 217 Madeira, LLC 5606 Riviera Drive Coral Gables, FL 33146-2749</p> <p>Return receipt number: 91 7108 2133 3932 6009 7419</p>	<p><b><u>Mortgagee</u></b> 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>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------



<p><b><u>Owner</u></b>  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><b><u>Owner (Registered Agent)</u></b>  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.**

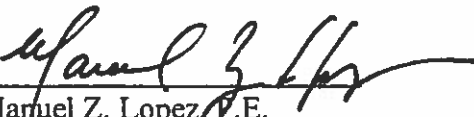
You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence, however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the 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](mailto:bgarcia@coralgables.com), tel: (305) 460-5229.

If the Required Action is not completed before the above hearing date, the Building Official may order that the structure be vacated, boarded, secured, and posted 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.

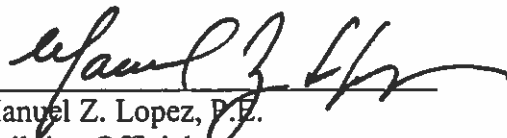
Please address any questions to Virginia Goizueta, Building Services Coordinator, Telephone: (305) 460-5250, or Manuel Z. Lopez, P.E., Building Official, Telephone: (305) 460-5242, Monday through Friday, 7:30 a.m. to 3:30 p.m.

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 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.

1. Article Addressed to:

Union Credit Bank  
Ricardo Ortiz,  
Relationship Manager  
1150 South Miami Avenue  
Miami, Florida 33130



9590 9401 0033 5168 6866 81

2. Article Number (Transfer from service label)

9171082133393266097402

PS Form 3811, April 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

x Karen E. Escobedo

- Agent
- Addressee

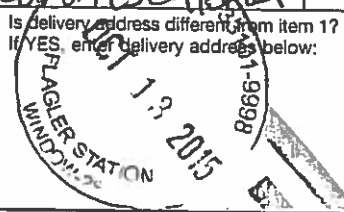
B) Received by (Printed Name)

Karen Escobedo

C. Date of Delivery

10/13/15

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No



3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt



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 13<sup>th</sup> 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 MADERA, LLC,  
a Florida limited liability company,

Respondent.

---

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

---

Date: October 21, 2015

To:

**Owner**  
217 Madera, LLC  
5026 Riviera Drive  
Coral Gables, FL 33146-2740

**Mortgagee**  
Union Credit Bank  
Ricardo Ortiz, Relationship Manager  
1150 South Miami Avenue  
Miami, FL 33136-4111

Service receipt number:

41 7104 2123 2932 6009 7402

Return receipt number:

41 7104 2123 2932 6009 7402

[www.coralgables.com/Customer](http://www.coralgables.com/Customer)



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.

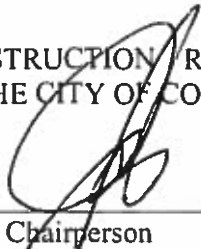
10. *Lien for costs and notice to subsequent purchasers.* The City shall have a special assessment lien for its administrative costs and the costs of corrective action, including but not limited to, securing the Structure and demolition (“Costs”), against the real and personal property of the Owner, 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](mailto: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 19<sup>th</sup> day of October, 2015.  
28<sup>th</sup>

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 19<sup>th</sup> 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><b>Owner</b> 217 Madeira, LLC 5606 Riviera Drive Coral Gables, FL 33146-2749</p> <p>Return receipt number: 91 7108 2133 3932 6009 7181</p>	<p><b>Mortgagee</b> 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>
---------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p><b><u>Owner</u></b>  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><b><u>Owner (Registered Agent)</u></b>  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

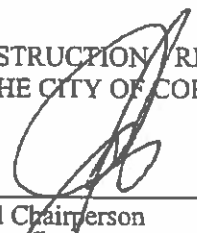
interest, or assigns, and the findings herein shall be binding upon the Owner and any subsequent purchasers, successors in interest or assigns.

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](mailto: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 19<sup>th</sup> 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 19<sup>th</sup> 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><b>Owner</b> 217 Madeira, LLC 5606 Riviera Drive Coral Gables, FL 33146-2749</p> <p>Return receipt number: 91 7108 2133 3932 6009 7181</p>	<p><b>Mortgagee</b> 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>
---------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p><b>Owner</b> 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><b>Owner (Registered Agent)</b> 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 28<sup>th</sup> 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><b><u>Owner</u></b> 217 Madeira, LLC 5606 Riviera Drive Coral Gables, FL 33146-2749</p> <p>Return receipt number: 91 7108 2133 3931 8979 7919</p>	<p><b><u>Mortgagee</u></b> 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><b><u>Owner</u></b> 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><b>Owner (Registered Agent)</b>  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>	
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--

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.

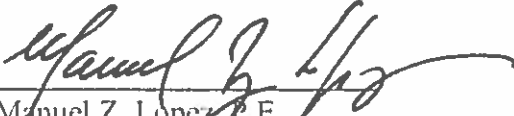
5. On January 5, 2016, I completed a review of the relevant City records and determined that the Owner has not taken the Required Action or demolished the Structure and that the Owner has not paid the administrative costs.

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](mailto: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

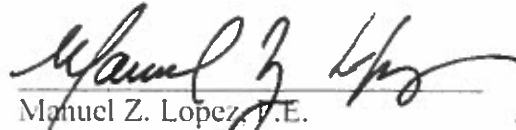
The foregoing was sworn to (or affirmed) and subscribed before me, on January 5, 2016, by Manuel Z. Lopez, P.E., as the Building Official for the City of Coral Gables, who is personally known to me.

  
(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 IGLESIAS, 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 IGLESIAS  
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 5<sup>th</sup> 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><b><u>Owner</u></b> 217 Madeira, LLC 5606 Riviera Drive Coral Gables, FL 33146-2749</p> <p>Return receipt number: <u>91 7108 2133 3932 6926 2450</u></p>	<p><b><u>Mortgagee</u></b> Union Credit Bank Ricardo Ortiz, Relationship Manager 1150 South Miami Avenue Miami, FL 33130-4111</p> <p>Return receipt number: <u>91 7108 2133 3932 6926 2467</u></p>
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p><b><u>Owner</u></b> 217 Madeira, LLC 1390 S. Dixie Highway, Suite 2206 Coral Gables, FL 33146-2945</p> <p>Return receipt number: <u>91 7108 2133 3932 6926 2474</u></p>	<p><b><u>Owner (Registered Agent)</u></b> 217 Madeira, LLC c/o Julio M. San Juan Registered Agent 2462 Tequesta Lane Coconut Grove, FL 33133-3176</p> <p>Return receipt number: <u>91 7108 2133 3932 6926 2481</u></p>
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

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.

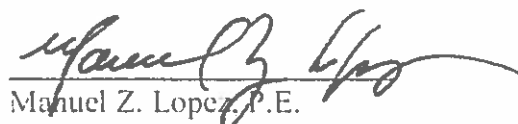
The hearing will be held regarding the Notice of Non-Compliance with Unsafe Structures Order and Right to Request Hearing. **The hearing shall be strictly limited to determining whether and when you took the Required Action or demolished the Structure and paid the administrative costs as required by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

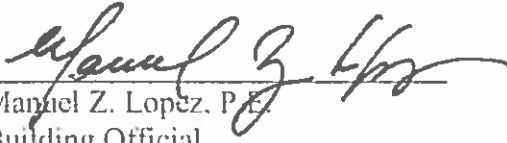
If you comply with the Board's prior order before the hearing, please contact Virginia Goizueta, Building Services Coordinator, tel.: (305) 460-5250, email: [vgoizueta@coralgables.com](mailto:vgoizueta@coralgables.com), or Manuel Z. Lopez, P.E., Building Official, tel.: (305) 460-5242, email: [mlopez@coralgables.com](mailto:mlopez@coralgables.com). The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m.

Please govern yourself accordingly.

  
Manuel Z. Lopez, P.E.  
Building Official

## CERTIFICATE OF SERVICE

I HEREBY CERTIFY that, on 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 28<sup>TH</sup> day of JANUARY, in  
the year 20 16, by J. PICO who is personally known to  
me.

My Commission Expires:



[Signature]  
Notary Public

600 ONE THE CONSTRUCTION SERVICES BOARD  
OF THE CITY OF CHARLES, MICHIGAN

CODE NO. 15-409

CITY OF CHARLES, MICHIGAN

Notice

*217 Madeira  
Qserue*

217 MADEIRA, LLC  
c/o South Street Building Company

Respondent

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

Date: January 28, 2016

**Owner:**  
217 Madeira, LLC  
1500 Main Street  
Troy, Michigan, MI 48063-2799

**MATERIAL:**  
Faintly visible text, possibly related to building materials or codes.

Reason receipt number:  
71 7108 2133 3932 1-926 2950

Reason receipt number:  
71 7108 2133 3932 1-926 2949

**Owner:**  
217 Madeira, LLC  
1500 Main Street  
Troy, Michigan, MI 48063-2799

**Owner/Registered Agent:**  
217 Madeira, LLC  
c/o John A. Smith  
Registered Agent  
2002 Lakeside Lane  
Covington, Georgia, GA 30038

Reason receipt number:

71 7108 2133 3932 1-926 2974

Reason receipt number:

71 7108 2133 3932 1-926 2955

15-  
4409

Page 1 of 2

217 MADEIRA

01/28/2016 09:28

Date: January 5, 2016

Office 870-6101

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,



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

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

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

CONSTRUCTION REGULATION BOARD  
OF THE CITY OF CORAL GABLES

  
\_\_\_\_\_  
Board Chairperson

**Notice of Deadline to Appeal**

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

**Certificate of Filing and Service**

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

<p><b><u>Owner</u></b>                  217 Madeira, LLC                  5606 Riviera Drive                  Coral Gables, FL 33146-2749</p> <p>Return receipt number:                  91 7108 2133 3932 6926 2153</p>	<p><b><u>Mortgagee</u></b>                  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><b><u>Owner</u></b>                  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><b><u>Owner (Registered Agent)</u></b>                  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](mailto:bgarcia@coralgables.com), tel: (305) 460-5229.


If the Required Action is not completed before the above hearing date, the Building Official may order

that the structure be vacated, boarded, secured, and posted (including but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy until the Required Action is completed. The Building Official may also order demolition of the Structure and 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 IGLESIAS, 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 IGLESIAS  
Employee's Printed Name

[Signature]  
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 28<sup>th</sup> day of July, in  
the year 20 16, by JOSE IGLESIAS who is personally known to  
me.

My Commission Expires:

Belkys Garcia  
Notary Public



217 Madeira Avenue



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

---

**BEFORE THE CONSTRUCTION REGULATION BOARD**  
**FOR THE CITY OF CORAL GABLES**

CITY OF CORAL GABLES,  
Petitioner,

Case No. 15-4409

vs.

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

Return receipt number:

91 7108 2133 3932 7314 2137

Respondent.

**NOTICE OF ORDER DECLARING STRUCTURE UNSAFE**

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

**Findings of Fact**

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

Order

3. It is, therefore, **ORDERED**: The Owner shall take the Required Action as follows: a) the owner shall recertify the property within 150 days of the date of this Order; to include permits and inspections, if applicable, and submittal of Recertification Report; b) if all requirements are not completed within the 150 days the owner shall pay a daily fine of \$250 for each day the violation continues.

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

5. *Payment of costs, fines, and demolition by City.* The Owner shall pay, within seven (7) days of the date of this Order, the City's administrative costs to date of \$600, in addition to the costs of recording this Order. If the Owner does not comply with any of the applicable deadlines above, the Building Official may immediately and without further order from this Board, order that the structure be vacated, boarded, secured, and posted (including, but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy and the City may demolish the Structure. The City may sell as salvage or require the demolition contractor to dispose of the contents of the Structure. In addition, the Owner shall pay a fine of \$250 for each day the violation continues past the date set for compliance, for which the City shall have a lien against the Owner and the Property. The Board may also enter an order of demolition and assess all costs of the proceedings and demolition and other required action for which the City shall have a lien against the Owner and the Property. Until the Structure is recertified in compliance the terms of this Order, the City shall not issue any further development approvals for the Property, including, but not limited to, building permits, unless the development approval is required to comply with the terms of this Order.

6. Lien for costs and notice to subsequent purchasers. The City shall have a special assessment lien for its administrative costs, the costs of corrective action, and any fines imposed by the Board, including but not limited to, securing the Structure and demolition ("Costs"), against the real and personal property of the Owner, including the Property. The lien for Costs shall have equal dignity with a lien for taxes. In order to have this lien, the City shall record this Order and an affidavit for any additional Costs, as applicable. Once recorded in the Public Records of Miami-Dade County, Florida, a copy of this Order shall constitute notice to any subsequent purchasers, successors in interest, or assigns, and the findings herein shall be binding upon the Owner and any subsequent purchasers, successors in interest or assigns.


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

8. **NOTICE:** If the Respondent does not comply with the terms of this Order, the City may issue a Notice of Non-Compliance ("Notice"). The Respondent may request an administrative hearing that shall be strictly limited to determining whether the Respondent complied with the terms of this Order. Requests for a hearing must be made in writing to Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134-5717, bgarcia@coralgables.com, tel: (305) 460-5229. Failure to request an administrative hearing within seven (7) days after service of the Notice shall constitute a waiver of the Respondent's right to the hearing. The Respondent shall be liable for the reasonable costs of the administrative hearing, if the Respondent does not prevail at the hearing.



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

CONSTRUCTION REGULATION BOARD  
OF THE CITY OF CORAL GABLES

  
Secretary to the Board

**Notice of Deadline to Appeal**

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

C:  
Union Credit Bank, Ricardo Ortiz, Relationship Manager, 1150 South Miami Avenue, Miami, Florida 33130-4111  
217 Madeira, LLC, 1590 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

**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

Return receipt number:

91 7108 2133 3932 5889 0749

Respondent.

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

Date: March 29, 2018

Re: **217 Madeira Avenue**, Coral Gables, Florida 33146 and legally described as Lots 15 & 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.

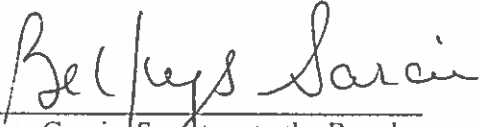
**Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on April 16, 2018, at 2:00 p.m.**

You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, [bgarcia@coralgables.com](mailto:bgarcia@coralgables.com), tel: (305) 460-5229. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m., tel: (305) 460-5235.

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 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.

Presentations made to this Board are subject to the City's False Claims Ordinance, Chapter 39 of the City of Coral Gables Code.

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

Any person who needs assistance in another language in order to speak during the public hearing or public comment portion of the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (E-mail: [relejabarrieta@coralgables.com](mailto:relejabarrieta@coralgables.com), Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

Any person with a disability requiring communication assistance (such as a sign language interpreter or other auxiliary aide or service) in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (E-mail: [relejabarrieta@coralgables.com](mailto:relejabarrieta@coralgables.com), Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

c:

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

Case #: 15-4409

Title of Document Posted: Construction Regulation Board, Notice of Unsafe Structure Violation For Failure To Recertify and Notice of Hearing

I, JOSE IGLESIAS, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 217 Madeira Ave, ON 3-29-18  
AT 9:02 AM.

JOSE IGLESIAS  
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 29<sup>th</sup> day of March, in  
the year 2018, by Jose Iglesias who is personally known to  
me.

My Commission Expires:



[Signature]  
Notary Public

217 MADEIRA AVENUE



217

