



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 2/2/21

Property Information	
Folio:	03-4119-009-0001
Property Address:	
Owner	REFERENCE ONLY
Mailing Address	
PA Primary Zone	5000 HOTELS & MOTELS - GENERAL
Primary Land Use	0000 REFERENCE FOLIO
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	0



Assessment Information			
Year	2020	2019	2018
Land Value	\$0	\$0	\$0
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$0	\$0	\$0
Assessed Value	\$0	\$0	\$0

Benefits Information				
Benefit	Type	2020	2019	2018
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
FUTURA SANSONOVINO CONDO C GABLES RIVIERA SEC 3 REV PB 28-44 LOTS 15 & 16 BLK 92	

Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	\$0	\$0	
Taxable Value	\$0	\$0	
School Board			
Exemption Value	\$0	\$0	
Taxable Value	\$0	\$0	
City			
Exemption Value	\$0	\$0	
Taxable Value	\$0	\$0	
Regional			
Exemption Value	\$0	\$0	
Taxable Value	\$0	\$0	

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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

Version:

CITY'S

EXHIBIT 1

- 1) 5201 Orduna Dr - This is a 15-unit condominium, so the address for service of the initial notice of unsafe structure is the condominium association. However, if the association does not respond, the City will have to serve each individual unit owner and any related interested parties for each unit.

Condo Association (Sunbiz RA address)

Futura Sansovino Condominium Assoc., Inc.
c/o South Florida Condominium
Management, Inc.
Registered Agent
2800 Biscayne Blvd, Ste 310
Miami, FL 33137-4500

CITY'S

EXHIBIT 2



OFFICE OF THE PROPERTY APPRAISER

Generated On : 1/23/2021

	Folio	Sub-Division	Owner	Address
1	03-4119-009-0010	FUTURA SANSOVINO CONDO	DAVID M DAYAN	5201 ORDUNA DR UNIT: 9 Coral Gables
2	03-4119-009-0020	FUTURA SANSOVINO CONDO	ROBERTO TOMAS CRUZ	5201 ORDUNA DR UNIT: 15 Coral Gables
3	03-4119-009-0030	FUTURA SANSOVINO CONDO	EUGENE ANDERSON &W ANN	5201 ORDUNA DR UNIT: 2 Coral Gables
4	03-4119-009-0040	FUTURA SANSOVINO CONDO	EUGENE C ANDERSON &W ANN S	5201 ORDUNA DR UNIT: 8 Coral Gables
5	03-4119-009-0060	FUTURA SANSOVINO CONDO	MARIA KELLY	5201 ORDUNA DR UNIT: 3 Coral Gables
6	03-4119-009-0080	FUTURA SANSOVINO CONDO	ISSA BOTTO &W ANGIE B BEMDEN	5201 ORDUNA DR UNIT: 13 Coral Gables
7	03-4119-009-0090	FUTURA SANSOVINO CONDO	NLM CONSULTING LLC	5201 ORDUNA DR UNIT: 4 Coral Gables
8	03-4119-009-0100	FUTURA SANSOVINO CONDO	ORDUNA 10 INVEST INC	5201 ORDUNA DR UNIT: 10 Coral Gables
9	03-4119-009-0110	FUTURA SANSOVINO CONDO	NEERAJ THAPAR &W DEEPAL VERMA	5201 ORDUNA DR UNIT: 16 Coral Gables
10	03-4119-009-0120	FUTURA SANSOVINO CONDO	H VENTURES INC	5201 ORDUNA DR UNIT: 5 Coral Gables
11	03-4119-009-0130	FUTURA SANSOVINO CONDO	ORDUNA 11 INVEST INC	5201 ORDUNA DR UNIT: 11 Coral Gables
12	03-4119-009-0140	FUTURA SANSOVINO CONDO	ORDUNA 17 INVESTMENTS LLC	5201 ORDUNA DR UNIT: 17 Coral Gables
13	03-4119-009-0150	FUTURA SANSOVINO CONDO	JUAN MESTAS & LILA TAMARGO JTRS	5201 ORDUNA DR UNIT: 6 Coral Gables
14	03-4119-009-0160	FUTURA SANSOVINO CONDO	GISELE HAWKINS TRS REVOCABLE TRUST OF GISELE HAWKINS	5201 ORDUNA DR UNIT: 12 Coral Gables
15	03-4119-009-0170	FUTURA SANSOVINO CONDO	GERDA NOSEDA KRISTEN NOSEDA	5201 ORDUNA DR UNIT: 18 Coral Gables



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

Detail by Entity Name

Florida Not For Profit Corporation

FUTURA SANSOVINO CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number 753178
FEI/EIN Number 59-2129189
Date Filed 06/28/1980
State FL
Status ACTIVE

Principal Address

5201 ORDUNA DRIVE
CORAL GABLES, FL 33146

Changed: 04/03/2006

Mailing Address

SOUTH FLORIDA CONDOMINIUM MANAGEMENT, INC.
2800 BISCAYNE BLVD
Suite 310
MIAMI, FL 33137

Changed: 09/29/2020

Registered Agent Name & Address

SOUTH FLORIDA CONDOMINIUM MANAGEMENT, INC.
SOUTH FLORIDA CONDOMINIUM MANAGEMENT, INC.
2800 BISCAYNE BLVD
Suite 310
MIAMI, FL 33137

Name Changed: 09/29/2020

Address Changed: 09/29/2020

Officer/Director Detail

.. . . .

Name & Address

Title Secretary

ECHEVARRIA, MAITE
SOUTH FLORIDA CONDOMINIUM MANAGEMENT, INC.
2800 BISCAYNE BLVD
Suite 310
MIAMI, FL 33137

Title D

ECHEVARRIA, ALEX
SOUTH FLORIDA CONDOMINIUM MANAGEMENT, INC.
2800 BISCAYNE BLVD
Suite 310
MIAMI, FL 33137

Title President

MACKLE, JOHN C
SOUTH FLORIDA CONDOMINIUM MANAGEMENT, INC.
2800 BISCAYNE BLVD
Suite 310
MIAMI, FL 33137

Title Director

VERMA, DEEPALI
SOUTH FLORIDA CONDOMINIUM MANAGEMENT, INC.
2800 BISCAYNE BLVD
Suite 310
MIAMI, FL 33137

Title Director

Mestas, Juan, Mr.
2800 Biscayne Blvd.
SOUTH FLORIDA CONDOMINIUM MANAGEMENT, INC.
Suite 310
Miami, FL 33137

Annual Reports

Report Year	Filed Date
2020	06/10/2020
2020	09/29/2020

2020

10/14/2020

Document Images

10/14/2020 -- AMENDED ANNUAL REPORT	View image in PDF format
09/29/2020 -- AMENDED ANNUAL REPORT	View image in PDF format
06/10/2020 -- ANNUAL REPORT	View image in PDF format
04/23/2019 -- ANNUAL REPORT	View image in PDF format
02/08/2018 -- ANNUAL REPORT	View image in PDF format
03/15/2017 -- ANNUAL REPORT	View image in PDF format
06/22/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
03/23/2016 -- ANNUAL REPORT	View image in PDF format
03/24/2015 -- ANNUAL REPORT	View image in PDF format
04/25/2014 -- ANNUAL REPORT	View image in PDF format
02/18/2013 -- ANNUAL REPORT	View image in PDF format
01/11/2012 -- ANNUAL REPORT	View image in PDF format
03/31/2011 -- ANNUAL REPORT	View image in PDF format
07/28/2010 -- Reg. Agent Change	View image in PDF format
03/05/2010 -- ANNUAL REPORT	View image in PDF format
10/28/2009 -- Reg. Agent Change	View image in PDF format
01/26/2009 -- ANNUAL REPORT	View image in PDF format
02/07/2008 -- ANNUAL REPORT	View image in PDF format
04/11/2007 -- ANNUAL REPORT	View image in PDF format
08/03/2006 -- ANNUAL REPORT	View image in PDF format
04/03/2006 -- ANNUAL REPORT	View image in PDF format
02/04/2005 -- ANNUAL REPORT	View image in PDF format
02/25/2004 -- ANNUAL REPORT	View image in PDF format
02/03/2003 -- ANNUAL REPORT	View image in PDF format
02/01/2002 -- ANNUAL REPORT	View image in PDF format
08/06/2001 -- ANNUAL REPORT	View image in PDF format
03/03/2000 -- ANNUAL REPORT	View image in PDF format
05/04/1999 -- ANNUAL REPORT	View image in PDF format
03/20/1998 -- ANNUAL REPORT	View image in PDF format
05/20/1997 -- ANNUAL REPORT	View image in PDF format
06/06/1996 -- ANNUAL REPORT	View image in PDF format
03/15/1995 -- ANNUAL REPORT	View image in PDF format


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Permits and Inspections: Search Results
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New Permit Search**Permit Search Results**

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
RC-21-01-6306	01/27/2021	5201 ORDUNA DR	BLDG RECERT / CRB	BUILDING RECERTIFICATION (YEAR BUILT 1980)	pending			0.00
BL-19-08-5519	08/20/2019	5201 ORDUNA DR	RAIN GUTTERS & DOWNSPOUTS	CANCELLED ***INSTALL 6' ALUMINUM GUTTERS & 3 X 4 ALUMINUM DOWNSPOUTS IN ALMOND COLOR \$800	canceled		09/18/2019	0.00
ZN-16-06-7642	06/23/2016	5201 ORDUNA DR	PAINT / RESURFACE FL / CLEAN	PRESSURE CLEAN & PAINT EXTERIOR WALLS SW6099 SAND DOLLAR (TAUPE) TRIM SW6068 BREVITY (BROWN) TO MATCH EXISTING TRIM AS PER PREV PERMIT #94020473 \$12,550	stop work	06/23/2016		0.00
CE-16-03-6110	03/11/2016	5201 ORDUNA DR	CODE ENF TICKET PROCESS - NO RUNNING FINE	GOVQA TICKET - CE262163/T56059 FINE REDUCED TO \$250. by CE DIRECTOR - WILL ORTIZ	final	03/14/2016	03/14/2016	0.00
PS-16-01-2770	01/27/2016	5201 ORDUNA DR	TREE REMOVAL/MITIGATION	AFTER THE FACT REMOVAL OF A DALBERGIA TREE	final	02/05/2016	02/05/2016	0.00
EX-15-05-5462	05/20/2015	5201 ORDUNA DR	PERMIT EXTENSION	PERMIT RENEWAL PL-12-10-1488	final	05/20/2015	05/20/2015	0.00
PL-12-10-1488	10/23/2012	5201 ORDUNA DR	PLUMB COMMERCIAL / RESIDENTIAL WORK	INSTALL SUMP PUMP IN ELEVATOR AND INSTALL OIL INTERCEPTOR ON WALL \$3,975	final	11/06/2012	05/28/2015	0.00
PW-10-08-3850	08/11/2010	5201 ORDUNA DR	UTILITIES (MIAMI DADE WATER & SEWER) PERMIT	REPAIR LEAK ON WATER SERVICE RESTORATION AS PER CITYS SPECS EMERGENCY PERMIT	final	08/11/2010	09/04/2019	111.00
PU-10-02-3856	02/23/2010	5201 ORDUNA DR	PUBLIC RECORDS SEARCH	REQ CERT COPIES OF PERMITS BL09011888 RV 09032279 CRM INV 009694	final	02/24/2010	02/24/2010	0.00
BL-10-02-3480	02/17/2010				final	02/18/2010	06/08/2010	0.00

CITY'S

EXHIBIT

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		5201 ORDUNA DR	ROOF / LIGHT WEIGHT CONC	CHANGE OF CONTRACTOR FROM BL-09-01- 1888 -- 2 TYPE RE-ROOF \$83,500 SANTA FE TILE, SANTA FE SPANISH "S" CLAY ROOF TILE TERRACOTTA - POLYGLASS TU PLUS & GAF CONVENTIONAL BUILT UP ROOF SYS FOR CONC DECKS				
EX-09-06-3135	06/25/2009	5201 ORDUNA DR	PERMIT EXTENSION	EXTENSION FOR FIRE ALARM PERMIT #EL08110169	final	06/26/2009	06/26/2009	0.00
RV-09-03-2279	03/19/2009	5201 ORDUNA DR	REVISION TO PERMIT	REVISION: CHANGE 3" DRIP TO 6" & FROM HOT MOP TO PEEL& STICK POLYGLASS TU PLUS 2 TYPE RE- ROOF \$83,500 SANTA FE, SANTA FE SPANISH "S" CLAY TILE TERRACOTTA , GAF CONVEN. BUILTUP ROOF SYS FOR CONC DECKS	final	03/24/2009	03/24/2009	0.00
ME-09-01-2040	01/20/2009	5201 ORDUNA DR	MECH MISCELLANEOUS WORK	INSTALL SERVICE & RETROFIT @ ROOF	final	01/23/2009	05/21/2009	0.00
EL-09-01-2045	01/20/2009	5201 ORDUNA DR	ELEC MISCELLANEOUS WORK	RAISE A/C UNIT FOR ROOF REPAIR	final	01/22/2009	04/30/2009	0.00
BL-09-01-1888	01/15/2009	5201 ORDUNA DR	ROOF / LIGHT WEIGHT CONC	CHANGE OF CONTRACTOR TO BL-10-02-34802 -- 2 TYPE RE- ROOF \$83,500 SANTA FE TILE, SANTA FE SPANISH "S" CLAY ROOF TILE TERRACOTTA - POLYGLASS TU PLUS & GAF CONVENTIONAL BUILT UP ROOF SYS FOR CONC DECKS	final	01/15/2009	02/17/2010	0.00
AB-08-12-1612	12/29/2008	5201 ORDUNA DR	BOA PRELIMINARY/MED BONUS/FINAL	RE-ROOF W/SANTA FE SPANISH "S" TERRACOTTA COLOR \$83500 (POSTED 01/08/09)	final	12/29/2008	06/08/2010	0.00
EL-08-11-0169	11/04/2008	5201 ORDUNA DR	ELEC LOW VOLTAGE SYSTEM	INSTALL FIRE ALARM \$4,750	final	06/25/2009	07/15/2009	0.00

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



City of Coral Gables
Fire Department
Fire Prevention Division
2151 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: 5201 Orduna Dr. Condominium - 18 Units
Address: 5201 Orduna Drive
City: Coral Gables
Inspection Date: 10/17/2019
InspectionType: No Access
Inspected By: Leonard Veight
305-460-5577
lveight@coralgables.com
Suite:
Occ. Sq. Ft.: 0
Occupant Number: 018242

Insp. Result	Location	Code Set	Code
Fail	Floor 1	FL NFPA 01 2015 Chapter 1 Administration	1.7.7.1 - Right to inspect

Code Text:

The AHJ shall be authorized to inspect, at all reasonable times, any building or premises for dangerous or hazardous conditions or materials as set forth in this Code.

Inspector Comments: ** NO ACCESS ** Attention business owner/occupant. The Coral Gables Fire Department attempted to conduct an annual fire inspection your business as per City Ordinance and was not able to gain access. Please contact the Coral Gables Fire Prevention Division at (305) 460-5563 to schedule an inspection within 5 business days. Failure to contact the Coral Gables Fire Prevention Division will result in the issuance of a notice of violation.

Fail	Floor 1	FL NFPA 01 2015 Chapter 1 Administration	1.7.7.3 - Right to inspect.
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Code Text:

To the full extent permitted by law, any AHJ engaged in fire prevention and inspection work shall be authorized at all reasonable times to enter and examine any building, structure, marine vessel, vehicle, or premises for the purpose of making fire safety inspections.

Inspector Comments: No access to conduct fire inspection. Fire Inspector was unable to gain access due to business closed at time of inspection, or business refused the Fire Inspector the "Right to Inspect."

A re-inspection will occur on or after 11/18/2019.

Thank you for your assistance. If you have any additional questions, would like to submit pictures, documents, or need to schedule a re-inspection, please send an email to fireprevention@coralgables.com.

CITY'S
EXHIBIT

4

If you are unable to correct violations within 30 days please contact us at fireprevention@coralgables.com
Per City Ordinance 30-4, a Fire Inspection Fee is billed annually. All fees are subject to change without prior notice.

Company
Representative:

Signature - COPIED SIGNATURE
No Signature
82240
10/17/2019 9:55:05 AM
Signature valid only in mobile eyes documents
No Signature
10/17/2019

Inspector:

Signature - COPIED SIGNATURE
Leonard Veight
82240
10/17/2019 9:55:05 AM
Signature valid only in mobile eyes documents
Leonard Veight
10/17/2019

Ref: 82240



The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

2/10/2020

VIA CERTIFIED MAIL

FUTURA SANSONO CONDOMINIUM ASSOCIATION INC
SUN CITY CONDO SOLUTIONS, INC
1301 NW 89 CT, SUITE 202
DORAL, FL 33172

7018 2290 0001 6693 9506

RE: 5201 ORDUNA DR

FOLIO # 341190090000

Notice of Required Inspection For Recertification of 40 Years or Older Building

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is forty (40) years old, or older, having been built in YEAR. 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 completed Recertification Report ("Report") must be submitted by you to this Department within ninety (90) calendar days from the date of this letter. A completed Report includes 1) cover letter(s) stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form and 5) Parking Lot Guardrails Requirements Form; no additional documents or photographs are necessary. Note all paperwork submitted must be the original signed and sealed documents (no copies). Submittal of the Report does not constitute recertification; it must be approved by this Department and the Letter of Recertification must be issued.

Once a completed Report is submitted to this Department and repairs or modifications are found to be necessary, the Building Official is able to grant an extension of one hundred fifty (150) calendar days from the date of this letter to obtain the necessary permits and perform the repairs. The structure will be recertified once a *revised* Report is submitted and approved, and all required permits are closed.

The Architect or Engineer may obtain the required Form, "*Minimum Inspection Procedural Guidelines for Building Recertification*," from the following link: http://www.miamidade.gov/pa/property_recertification.asp. The Recertification Report fee of \$380.63 and additional document and filing fees shall be submitted to the Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, Florida, 33134. In order to avoid delays submit in person in order to calculate the fees accordingly.

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

The completed Report may be submitted Monday through Friday, 7:30am to 3:20pm to this Department. Contact Virginia Goizueta at vgoizueta@coralgables.com if any questions regarding building recertification.

Thank you for your prompt attention to this matter.

Manuel Z. Lopez, P.E.
Building Official

CITY'S

EXHIBIT

5

ALERT: USPS IS EXPERIENCING UNPRECEDENTED VOLUME INCREASES AND LIM...



FAQs >

Track Another Package +

Tracking Number: 70182290000166939506

Remove X

Your item was delivered to an individual at the address at 1:30 pm on February 13, 2020 in MIAMI, FL 33172.

 **Delivered**

February 13, 2020 at 1:30 pm
Delivered, Left with Individual
MIAMI, FL 33172

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Feedback

Text & Email Updates	▾
Tracking History	▾
Product Information	▾

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FAQs

Feedback



The City of Coral Gables

7019 1120 0000 2229 3494

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

5/11/2020

FUTURA SANSOVINO CONDOMINIUM ASSOCIATION INC
SUN CITY CONDO SOLUTIONS, INC
1301 NW 89 CT, SUITE 202
DORALFL33172

RE: 5201 ORDUNA DR
FOLIO # 341190090000

Notice of Required Inspection For Recertification of 40 Years or Older Building – **SECOND NOTICE**

Dear Property Owner:

In a certified letter dated 2/10/2020, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). The letter informed you it was necessary to submit to this Department a completed Report prepared by a licensed architect or engineer within ninety (90) calendar days certifying the structure meets the requirements for recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

Please be advised the submittal of the Report is overdue and the **structure has been deemed unsafe** due to non-compliance. This may result in the revocation of the Certificate of Occupancy, as well as, being subject to other penalties as provided in the Code. A completed Report includes: 1) cover letter(s) stating the structure meets the electrical and structural requirements for recertification from a Florida Registered Architect or Professional Engineer that inspects said building, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form and 5) Parking Lot Guardrails Requirements Form; no additional documents or photographs are necessary. Note all paperwork submitted must be the original signed and sealed documents (no copies).

Failure to submit the completed Report within thirty (30) calendar days from the date of this letter will result in forwarding the matter to the City's Construction Regulation Board for further review and determination. The completed Report may be submitted Monday through Friday, 7:30am to 3:20pm to this Department. Contact Belkys Garcia at bgarcia@coralgables.com if any questions regarding building recertification.

Please govern yourself accordingly.

Sincerely,

A handwritten signature in black ink, appearing to read "Manuel Z. Lopez".

Manuel Z. Lopez, P.E.
Building Official

ALERT: USPS IS EXPERIENCING UNPRECEDENTED VOLUME INCREASES AND LIMI...

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Tracking Number: 70191120000022293494

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Feedback

 **Delivered**

May 18, 2020 at 1:06 pm
Delivered, Left with Individual
MIAMI, FL 33172

Get Updates 

Text & Email Updates	
Tracking History	
Product Information	

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FAQs

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The City of Coral Gables

7019 1120 0000 2229 3968

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

6/12/2020

FUTURA SANSOVINO CONDOMINIUM ASSOCIATION INC
SUN CITY CONDO SOLUTIONS, INC
1301 NW 89 CT, SUITE 202
DORALFL33172

RE: 5201 ORDUNA DR
FOLIO # 341190090000

Notice of Required Inspection for Recertification of 40 Years or Older Building – Covid-19 Extension

Dear Property Owner:

This department has sent two certified letters dated 2/10/2020 and 5/11/2020, notifying you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, and Section 8-11 (f). These letters informed you it was necessary to submit to this Department a completed Report prepared by a licensed architect or engineer certifying the structure meets the requirements for recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

Due to the Covid-19 Pandemic, the DEADLINE for submittal of the Building Recertification Report for the above referenced property will be extended until Monday, November 2, 2020.

The completed Report may be submitted Monday through Friday, 7:30am to 3:20pm to this Department. Contact Virginia Goizueta at vgoizueta@coralgables.com if any questions regarding building recertification.

Please govern yourself accordingly.

Sincerely,

A handwritten signature in black ink, appearing to read "Manuel Z. Lopez".

Manuel Z. Lopez, P.E.
Building Official

ALERT: USPS IS EXPERIENCING UNPRECEDENTED VOLUME INCREASES AND LIM...

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 **Delivered**

June 18, 2020 at 1:36 pm
Delivered, Left with Individual
MIAMI, FL 33172

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Text & Email Updates	
Tracking History	
Product Information	

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FAQs

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The City of Coral Gables

7019 1120 0000 2229 4453

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

11/6/2020

FUTURA SANSOVINO CONDOMINIUM ASSOCIATION INC
SUN CITY CONDO SOLUTIONS, INC
1301 NW 89 CT, SUITE 202
DORAL, FL 33172

RE: 5201 ORDUNA DR

FOLIO # 341190090000

Notice of Required Inspection For Recertification of 40 Years or Older Building – FINAL NOTICE

Dear Property Owner:

In a certified letter dated 2/10/2020, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). A Second Notice, dated 5/11/2020, informed you it was necessary to submit to this Department a completed Report prepared by a licensed architect or engineer within thirty (30) calendar days certifying the structure meets the requirements for recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification. A Covid-19 recertification letter dated 6/12/2020, extended the deadline to provide the Recertification Report until Monday, November 2, 2020.

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

Please govern yourself accordingly.

Sincerely,

A handwritten signature in black ink, appearing to read "Manuel Z. Lopez".

Manuel Z. Lopez, P.E.
Building Official

ALERT: USPS IS EXPERIENCING UNPRECEDENTED VOLUME INCREASES AND LIMI...

USPS Tracking®

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Tracking Number: 70191120000022294453

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BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No 21-2021

vs.

Return receipt number:

Futura Sansovino Condominium Assoc., Inc.
c/o South Florida Condominium Management, Inc.
Registered Agent
2800 Biscayne Blvd, Ste 310
Miami, FL 33137-4500

7020 3160 0001 1022 4377

Respondent.

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

Date: January 25, 2021

Re: 5201 Orduna Dr. Coral Gables, Fl. 33146, LOTS 15 & 16 BLK 92, FUTURA SANSOVINO CONDO, C GABLES RIVIERA SEC 3 REV, PB 28-44 and 03-4119-009-0001 ("Property").

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

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, 2nd Florida, Coral Gables, Florida 33134, on February 8, 2021, at 2:00 p.m.

The Construction Regulation Board Meeting will be holding a regular board meeting on Monday, February 8, 2021, commencing at 2:00 p.m. Only the Board Members and required City Staff will be physically present in the Commission Chambers at Coral Gables City Hall. Members of the public may join the meeting via Zoom at <https://zoom.us/j/92859826458>. In addition, a dedicated phone line will be available so that any individual who does not wish (or is unable) to use Zoom may listen to and participate in the meeting by dialing: 305-461-6769 Meeting ID: 928 5982 6458. Any person wishing to provide testimony must be sworn in and appear by video conference. An individual who wishes to testify but does not have video conference capabilities, may provide testimony by using a dedicated station for video

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EXHIBIT

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conferencing located in the City Hall courtyard. PLEASE NOTE THAT ALL PERSONS MUST WEAR A FACIAL COVERING/MASK EXCEPT WHEN PROVIDING TESTIMONY AND ALL PERSONS MUST MAINTAIN 6 FEET BETWEEN EACH OTHER. To speak on an Agenda Item, please "Raise your Hand" or send a message to one of the meeting hosts using the Zoom Platform. If you joined the meeting via telephone you can "Raise your Hand" by pressing *9.

Please be advised that the following Rules of Procedure will apply:

HEARING:

The video conference platform Zoom will be used for virtual and hybrid CRB hearings. The electronic device (computer, smartphone) must have the microphone, audio, and camera enabled. If you do not have access to an electronic device with audio and a camera enabled, a computer with Zoom capabilities will be available in the courtyard at City Hall.

In advance of the hearing date, please review the following rules of procedure carefully as they contain important instructions and deadlines for submission of exhibits. In addition, please also review Resolution Nos. 2020-74 and 2020-90 which contain general rules of procedure that also apply to hearings before the Construction Regulation Board (available at <https://bit.ly/33byeZy> and <https://bit.ly/3373Hw5>, and also available upon request made to vgoizueta@coralgables.com). Anyone attending a hearing must do so by following these instructions:

1. Go to <https://zoom.us/>.
2. Click on "Join a Meeting" at the top of the page, right of center.
3. Enter the Meeting ID: 928 5982 6458
4. Click "Join"

RULES OF PROCEDURE:

1. A quorum of the members of the CRB must be present in the room. The remaining members of the CRB may appear via Zoom and may vote and participate as they would if they were present in person.
2. The City Attorney and Building Division Staff may appear in person or via Zoom.
3. Witnesses, property owners/representatives, members of the public and other participations shall appear virtually.
4. Upon commencement of the hearing, the Chair of the CRB shall provide an explanation of the hearing procedures.
5. The Chair shall proceed to call the cases listed by the agenda.
6. Once each case is called, those who will be testifying during the hearing shall be sworn in. All persons testifying must appear by video conference as required by the rules of procedure adopted by Resolution No. 2020-90.
7. Each case before the CRB shall be prosecuted by the Building Official or his or her designee.
8. The hearing need not be conducted in accordance with the formal rules relating to evidence and witnesses, but fundamental due process shall be observed and shall govern the proceedings. Any relevant evidence shall be admitted if the Chair finds it competent and reliable, regardless of the existence of any common law or statutory rule to the contrary. Hearsay evidence may be accepted for the purpose of supplementing or explaining any

direct evidence, but such hearsay evidence shall not in and of itself be considered sufficient to support a finding or decision unless the evidence would be admissible over objections in a civil action.

9. IF YOU WISH TO INTRODUCE EXHIBITS AS EVIDENCE, YOU MUST PROVIDE THE CITY WITH A COPY OF THOSE EXHIBITS AT LEAST 5 DAYS PRIOR TO THE HEARING. PLEASE EMAIL YOUR EXHIBITS TO vgoizueta@coralgables.com AND INCLUDE THE PROPERTY ADDRESS AND CASE NUMBER IN YOUR EMAIL.

a. A list of all proposed exhibits and a copy of the proposed exhibits shall be provided in a format that is easily viewable on the Zoom platform. All exhibits shall be clearly labeled to allow for efficient retrieval and display on the Zoom platform during the hearing.

10. Each party shall have the right to call and examine witnesses; to introduce exhibits; to cross examine opposing witnesses on any matter relevant to the issues, even though that matter was not covered in the direct examination; to impeach any witnesses regardless of which party first called that witness to testify; and to offer rebuttal of the evidence.

Should you wish to review the Construction Regulation Board case exhibits prior to the hearing, you may access them at <https://coralgables.legistar.com/Calendar.aspx> or email your request to vgoizueta@coralgables.com and include the property address and case number.

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 Virginia Goizueta, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, vgoizueta@coralgables.com, tel: (305) 460-5250. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m.

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.


Virginia Goizueta
Secretary to the Board

ADA NOTICES

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

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

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

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CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 21-2021

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

I, EDUARDO MARTIN, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 5201 Orduna Dr., ON January 26, 2021 AT 9:30 a.m.

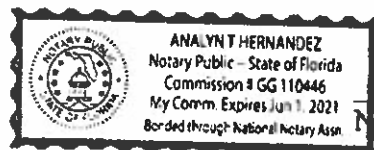
EDUARDO MARTIN
Employee's Printed Name

Eduardo Martin
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 26 day of January, in the
year 2021, by Eduardo Martin who is personally known to me.

My Commission Expires: Jun 1, 2021



Analyt Hernandez
Notary Public

CITY'S

EXHIBIT 7



CITY'S
EXHIBIT 8



