



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 2/1/

Property Information	
Folio:	03-4117-027-0001
Property Address:	400 Valencia
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	1980



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
VALENCIA TOWNHOUSE CONDO
CORAL GABLES BILTMORE SEC
PB 20-28
LOTS 22-23-24 BLK 15
LOT SIZE 9671 SQ FT

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) 400 Valencia Ave - This is a 7-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.

<u>Condominium Association (Sunbiz mailing address)</u>	<u>Condo Association (Sunbiz RA address)</u>
Valencia Townhouse Association, Inc. c/o Clear Sky Property Management P.O. Box 144216 Coral Gables, FL 33114-4216	Valencia Townhouse Association, Inc. c/o Clear Sky Property Management Registered Agent 2929 SW 3rd Ave, Ste 330 Miami, FL 33129-2710

CITY'S

EXHIBIT

2

City of Coral Gables

ONLINE SERVICES

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New Permit Search

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
UP-21-06-8646	06/30/2021	400 VALENCIA AVE	UPFRONT FEE - THIS IS NOT A PERMIT	*** UPFRONT FEE FOR BL21068645 ***	pending			0.00
BL-21-06-8645	06/30/2021	400 VALENCIA AVE	GENERAL REPAIRS	COMMERCIAL - (CONCRETE REPAIRS) \$7,500	pending			0.00
RC-20-10-6745	10/19/2020	400 VALENCIA AVE	BLDG RECERT / CRB	BUILDING RECERTIFICATION (YEAR BUILT 1980) CONSTRUCTION REGULATION BOARD CASE #21-2026	issued	10/23/2020		0.00
RV-15-06-4952	06/10/2015	400 VALENCIA AVE	REVISION TO PERMIT	*CONDO* REVISION. CHANGING TO WALLS BM HC-172 (GRAY), TRIM - BM 2141-60 (LIGHT GRAY), DOORS, RAILINGS & BALCONY TRIM - BLACK FROM PAINTING - BACK / RECESSED WALLS SW 6238 (LIGHT GRAY) FIELD SW6239 (BLUISH GRAY), BALCONY TRIM SW6242 (NAVY BLUE) \$14500	final	06/15/2015	06/15/2015	0.00
ZN-15-04-4038	04/03/2015	400 VALENCIA AVE	PAINT / RESURFACE FL / CLEAN	*CONDO* PAINTING - WALLS BM HC-172 (GRAY), TRIM - BM 2141-60 (LIGHT GRAY), DOORS, RAILINGS & BALCONY TRIM - BLACK-\$14500	final	04/21/2015	09/01/2015	0.00
AB-15-03-5193	03/27/2015	400 VALENCIA AVE	BOA COMPLETE (LESS THAN \$75,000)	*CONDO* REVISION. CHANGING TO WALLS BM HC-172 (GRAY), TRIM - BM 2141-60 (LIGHT GRAY), DOORS, RAILINGS & BALCONY TRIM - BLACK FROM PAINTING - BACK /	final	03/27/2015	09/01/2015	0.00

CITY'S
EXHIBIT 3

8/31/2021

Search Results

				RECESSED WALLS SW 6238 (LIGHT GRAY) FIELD SW6239 (BLUISH GRAY), BALCONY TRIM SW6242 (NAVY BLUE) \$14500				
PU-15-03-5126	03/26/2015	400 VALENCIA AVE	PUBLIC RECORDS SEARCH	REQ COPY OF ELEVATIONS	final	03/26/2015	03/26/2015	0.00
BL-14-07-2105	07/01/2014	400 VALENCIA AVE	ROOF / LIGHT WEIGHT CONC	RE ROOF \$15,600 FLAT ONLY	final	07/15/2014	07/24/2014	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).



The City of Coral Gables

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

2/10/2020

VIA CERTIFIED MAIL

7019 1120 0000 2229 2961

VALENCIA TOWNHOUSE ASSOCIATION INC
C/O CLEAR SKY PROPERTY MANAGEMENT
2929 SW 3RD AVE, SUITE 330
MIAMI, FL 33129

RE: 400 VALENCIA AVE
FOLIO # 341170270001

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

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

USPS Tracking®

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Your item was delivered to the front desk, reception area, or mail room at 3:15 pm on February 13, 2020 in MIAMI, FL 33129.

 **Delivered**

February 13, 2020 at 3:15 pm
Delivered, Front Desk/Reception/Mail Room
MIAMI, FL 33129

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The City of Coral Gables

7019 1120 0000 2229 3371

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

5/11/2020

VALENCIA TOWNHOUSE ASSOCIATION INC
C/O CLEAR SKY PROPERTY MANAGEMENT
2929 SW 3RD AVE, SUITE 330
MIAMI FL 33129

RE: 400 VALENCIA AVE
FOLIO # 341170270001

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

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USPS Tracking®**FAQs >****Track Another Package +****Tracking Number:** 70191120000022293371

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Your item was delivered to the front desk, reception area, or mail room at 3:52 pm on May 18, 2020 in MIAMI, FL 33129.

 **Delivered**

May 18, 2020 at 3:52 pm
Delivered, Front Desk/Reception/Mail Room
MIAMI, FL 33129

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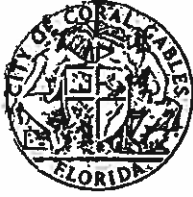
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The City of Coral Gables

7019 1120 0000 2229 3869

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

6/12/2020

VALENCIA TOWNHOUSE ASSOCIATION INC
C/O CLEAR SKY PROPERTY MANAGEMENT
2929 SW 3RD AVE, SUITE 330
MIAMI FL 33129

RE: 400 VALENCIA AVE
FOLIO # 341170270001

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

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Your item was delivered to the front desk, reception area, or mail room at 1:12 pm on June 19, 2020 in MIAMI, FL 33129.

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 **Delivered**

June 19, 2020 at 1:12 pm
Delivered, Front Desk/Reception/Mail Room
MIAMI, FL 33129

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BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 21-2026

vs.

Return receipt number:

Valencia Townhouse Association, Inc.
c/o Clear Sky Property Management,
Register Agent
2929 SW 3rd Ave, Ste 330
Miami, Fl. 33129-2710

7020 3160 0001 1022 4414

Respondent.

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

Date: January 25, 2021

Re: 400 Valencia Ave, Coral Gables, Fl. 33134, LOTS 22-23-24 BLK 15, CORAL GABLES
BILTMORE SEC, PB 20-28 and 03-4117-027-0001 ("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-I 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

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.

c: Valencia Townhouse Association, Inc c/o Clear Sky Property Management P.O. Box 144216 Coral Gables, Fl. 33114-4216

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 **Delivered**

February 1, 2021 at 1:54 pm
Delivered, Front Desk/Reception/Mail Room
MIAMI, FL 33129

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CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 21-2026

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

I, EUGENIO LAGO, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 400 Valencia Ave, ON January 26, 2021 AT 8:48 A.M.

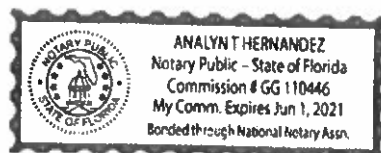
EUGENIO LAGO
Employee's Printed Name

[Signature]
Employee's Signature

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

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

My Commission Expires: Jun 1, 2021



[Signature]
Notary Public



**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:	400 Valencia Ave. Condominium -7 units-	Inspection Date:	3/16/2020
Address:	400 Valencia Avenue	Inspection Type:	AA-Tactical, Apartment/Condo
City:	Coral Gables	Inspected By:	Leonard Veight 305-460-5577 lveight@coralgables.com
Suite:		Occ. Sq. Ft.:	0
		Occupant Number:	017181

No violations noted at this time.

**Company
Representative:**

Signature - COPIED SIGNATURE
No Signature
3/16/2020 1:45:54 PM
Signature valid only in mobile-eye documents
No Signature
3/16/2020

Inspector:

Signature - COPIED SIGNATURE
Leonard Veight
3/16/2020 1:45:54 PM
Signature valid only in mobile-eye documents
Leonard Veight
3/16/2020

Ref: 85648







This instrument prepared by and
after recording return to:
Virginia Goizueta
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. 21-2026

vs.

Valencia Townhouse Association, Inc.
c/o Clear Sky Property Management,
Register Agent
2929 SW 3rd Ave, Ste 330
Miami, Fl. 33129-2710
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 February 8, 2021, 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, Valencia Townhouse Association, Inc., and any lienholders of record for the structure located on the property at 400 Valencia Ave, Coral Gables, Fl. 33134 (the "Structure"), and having folio number 03-4117-027-0001, and legally described as LOTS 22-23-24 BLK 15, CORAL GABLES BILTMORE SEC. PB 20-28.
2. As of the date of 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.

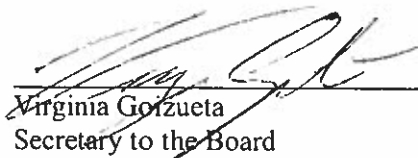
Order

3. It is, therefore, **ORDERED**: The Owner shall take the Required Action as follows: The owner shall Submit a revised Recertification Report prepared by a licensed Architect or Engineer within ninety days (90) days of the Board's Order Recertifying the property. If the requirement is not completed within ninety days (90) 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 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 Virginia Goizueta, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134-5717, vgoizueta@coralgables.com, tel: (305) 460-5250. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 p.m. Failure to request an administrative hearing within twenty (20) 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 5th day of March, 2021.

CONSTRUCTION REGULATION BOARD
OF THE CITY OF CORAL GABLES



Virginia Goizueta
Secretary to the Board

Notice of Deadline to Appeal

PURSUANT TO SECTION 105-95(6) OF THE CITY CODE, AN APPEAL OF THIS ORDER MAY BE FILED IN THE CIRCUIT COURT IN MIAMI-DADE COUNTY, FLORIDA, WITHIN THIRTY (30) DAYS OF THE FILING OF THIS ORDER.

C: Valencia Townhouse Association, Inc c/o Clear Sky Property Management P.O. Box 144216 Coral Gables, Fl. 33114-4216

This instrument prepared by and
after recording return to:
Virginia Goizueta
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. 21-2026

vs.

Valencia Townhouse Association, Inc.
c/o Clear Sky Property Management,
Register Agent
2929 SW 3rd Ave, Ste 330
Miami, Fl. 33129-2710
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 February 8, 2021, 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, Valencia Townhouse Association, Inc., and any lienholders of record for the structure located on the property at 400 Valencia Ave, Coral Gables, Fl. 33134 (the "Structure"), and having folio number 03-4117-027-0001, and legally described as LOTS 22-23-24 BLK 15, CORAL GABLES BILTMORE SEC, PB 20-28.
2. As of the date of 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.

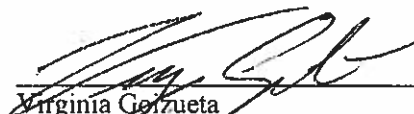
Order

3. It is, therefore, **ORDERED**: The Owner shall take the Required Action as follows: The owner shall Submit a revised Recertification Report prepared by a licensed Architect or Engineer within ninety days (90) days of the Board's Order Recertifying the property. If the requirement is not completed within ninety days (90) 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 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 Virginia Goizueta, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134-5717, vgoizueta@coralgables.com, tel: (305) 460-5250. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 p.m. Failure to request an administrative hearing within twenty (20) 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 5th day of March, 2021.

CONSTRUCTION REGULATION BOARD
OF THE CITY OF CORAL GABLES



Virginia Goizueta
Secretary to the Board

Notice of Deadline to Appeal

PURSUANT TO SECTION 105-95(6) OF THE CITY CODE, AN APPEAL OF THIS ORDER MAY BE FILED IN THE CIRCUIT COURT IN MIAMI-DADE COUNTY, FLORIDA, WITHIN THIRTY (30) DAYS OF THE FILING OF THIS ORDER.

C: Valencia Townhouse Association, Inc c/o Clear Sky Property Management P.O. Box 144216 Coral Gables, Fl. 33114-4216

Goizueta, Virginia

From: Goizueta, Virginia
Sent: Friday, March 5, 2021 2:51 PM
To: kurbay@clearskymanagement.com
Subject: Construction Regulation Board order-400 Valencia Ave
Attachments: Scanned from a Xerox Multifunction Printer.pdf

Good afternoon,

Attached please find the Construction Regulation Board order; please be mindful of the deadlines.

I will e-mail you a copy of the recorded order at a later time.

Thank you

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

Goizueta, Virginia

From: Goizueta, Virginia
Sent: Tuesday, April 27, 2021 9:39 AM
To: 'Ketty M. Urbay'; info@clearskymanagement.com
Subject: RE: FW: Scanned from a Xerox Multifunction Printer

Good morning,

I will print your e-mail and keep it in the case file.

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

From: Ketty M. Urbay <kurbay@clearskymanagement.com>
Sent: Wednesday, April 21, 2021 11:28 AM
To: Goizueta, Virginia <vgoizueta@coralgables.com>; info@clearskymanagement.com
Subject: RE: FW: Scanned from a Xerox Multifunction Printer

CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Virginia

Good morning. I hope you are having a great week so far!

I was following up on my inquiry below to see if you can please point me in the right direction.

Thank you for your kind help!
Best Regards,

Ketty M. Urbay, President
Clear Sky Property Management
Leading Community Associations through the Storms
office (305) 356-7414
fax (800) 786-3170
2929 SW 3 Avenue #330
Miami, Florida 33129

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immediately by return e-mail and delete all copies.

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

Subject: RE: FW: Scanned from a Xerox Multifunction Printer
From: "Ketty M. Urbay" <kurbay@clearskymanagement.com>
Date: Wed, April 14, 2021 7:31 am
To: "Goizueta, Virginia" <vgoizueta@coralgables.com>, ["info@clearskymanagement.com"](mailto:info@clearskymanagement.com) <info@clearskymanagement.com>

Good morning Virginia

Thank you for your assistance.

If you can please advise me the correct manner or person that I can send an update to regarding the Association's recertification work. They are passing a special assessment to fund the concrete repairs and I would like to submit proof of the progress that has been made prior to the upcoming deadline on May 8th.

Thank you once again for your assistance!

My Best Regards,

Ketty M. Urbay, President
Clear Sky Property Management
Leading Community Associations through the Storms
office (305) 356-7414
fax (800) 786-3170
2929 SW 3 Avenue #330
Miami, Florida 33129

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

Subject: FW: Scanned from a Xerox Multifunction Printer
From: "Goizueta, Virginia" <vgoizueta@coralgables.com>
Date: Tue, April 13, 2021 8:24 am
To: "info@clearskymanagement.com" <info@clearskymanagement.com>
Cc: "Ketty M. Urbay" <kurbay@clearskymanagement.com>

I do apologize; please see attached.

Virginia Goizueta
Building Service Coordinator
City of Coral Gables
Development Services Department
405 Biltmore Way, 3rd Floor

Coral Gables, Florida 33134
Office: 305-460-5250



The City of Coral Gables

EXP: 6/20/21

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

May 21, 2021

VALENCIA TOWNHOUSE ASSOCIATION INC
C/O CLEAR SKY PROPERTY MANAGEMENT,
REGISTER AGENT
2929 SW 3RD AVE, STE 330
MIAMI, FL. 33129-2710

Att.: Ms. KETTY M. URBAY, PRESIDNET

ADDRESS: 400 VALENCIA AVE
PROPERTY FOLIO #: 03-4117-027-0001

Dear Ms. Urbay:

This Department has received your request for an extension to provide the Revised Building Recertification Report ("Report") for the above property address. By these means, I am granting an additional thirty (30) calendar days from the date of this letter to provide the Recertification Report. Please note we will not be able to grant additional extensions; If non-compliant, the case will be scheduled for the July 12, 2021 meeting of the Construction Regulation Board.

If you have any questions, I can be reached at 305-460-5242.

Sincerely,

A handwritten signature in black ink, appearing to read "Manuel Z. Lopez", is written over a horizontal line.

Manuel Z. Lopez, P.E.
Building Official

Goizueta, Virginia

From: Ketty M. Urbay <kurbay@clearskymanagement.com>
Sent: Tuesday, April 27, 2021 10:43 AM
To: Lopez, Manuel
Cc: Goizueta, Virginia; Customer service
Subject: Request to be heard on May 10th by Special Board
Attachments: VAL 2021 Special assessment meeting notice with affidavit.pdf; VAL Batista Reduced Concrete Restoration Bid.pdf; VAL Bid specs and drawings for concrete repair.pdf

CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Inspector Lopez

My email is in regard to the recertification of 400 Valencia Avenue, Coral Gables, Fl. 33134

The Association was given a deadline by the Special Board of May 8th. And at this time we were able to finalize plans and drawings with the certifying engineer, as well as select the final bid and contractor. However the Association has to pass a special assessment for the funds needed and Fl. Statute requires 14 days notice to the owners. We have provided the notice and scheduled the meeting which will take place on May 3rd.

Therefore I would like to request to be heard by the Board please so I may provide an update and request one final extension.

I have provided all of the attached as well to document what I have outlined and include as an owner's exhibit in the file.

Your response and assistance is greatly appreciated!

My Best Regards,

Ketty M. Urbay, President
Clear Sky Property Management
Leading Community Associations through the Storms
office (305) 356-7414
fax (800) 786-3170
2929 SW 3 Avenue #330
Miami, Florida 33129

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Extension
June
Order date March 5, 2021
exp. 90 days June 3, 2021

Goizueta, Virginia

From: Ketty M. Urbay <kurbay@clearskymanagement.com>
Sent: Thursday, July 1, 2021 12:17 PM
To: Goizueta, Virginia; Lopez, Manuel
Cc: Customer service
Subject: RE: Request to be heard on May 10th by Special Board

CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Virginia

Good afternoon. Hope all is well.

We have submitted the permit application this week for the concrete repairs. It is process number BL21068645

How do we go about updating the file or the Board?

Thank you for your assistance!
Best Regards,

Ketty M. Urbay, President
Clear Sky Property Management
Leading Community Associations through the Storms
office (305) 356-7414
fax (800) 786-3170
2929 SW 3 Avenue #330
Miami, Florida 33129

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

Subject: RE: Request to be heard on May 10th by Special Board
From: "Goizueta, Virginia" <vgoizueta@coralgables.com>
Date: Fri, May 21, 2021 12:24 pm
To: "Ketty M. Urbay" <kurbay@clearskymanagement.com>, "Lopez, Manuel" <mlopez@coralgables.com>
Cc: Customer service <Info@clearskymanagement.com>

Ms. Urbay,

We are planning on cancelling the June 2021 Meeting but will provide you with an extension letter shortly.

Virginia Goizueta

Building Service Coordinator

City of Coral Gables

Development Services Department

405 Biltmore Way, 3rd Floor

Coral Gables, Florida 33134

Office: 305-460-5250

From: Ketty M. Urbay <kurbay@clearskymanagement.com>

Sent: Thursday, May 20, 2021 11:12 AM

To: Goizueta, Virginia <vgoizueta@coralgables.com>; Lopez, Manuel <mlopez@coralgables.com>

Cc: Customer service <Info@clearskymanagement.com>

Subject: RE: Request to be heard on May 10th by Special Board

CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Virginia

Good morning! Hope all is well.

Will we be receiving a notice via email or by the mail regarding the date and time for the June hearing? And what is the deadline to submit any documents we want included for the Board to review for this hearing?

Thanks again for your help!

Best Regards,

Ketty M. Urbay, President

Clear Sky Property Management

Leading Community Associations through the Storms

office (305) 356-7414

fax (800) 786-3170

2929 SW 3 Avenue #330

Miami, Florida 33129

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

Subject: RE: Request to be heard on May 10th by Special Board

From: "Goizueta, Virginia" <vgoizueta@coralgables.com>

Date: Tue, April 27, 2021 11:11 am

To: "Lopez, Manuel" <mlopez@coralgables.com>, "Ketty M. Urbay"

<kurbay@clearskymanagement.com>

Cc: Customer service <Info@clearskymanagement.com>

They will be scheduled for the June meeting.

The May 10th deadline has passed.

Virginia Goizueta

Building Service Coordinator

City of Coral Gables

Development Services Department

405 Biltmore Way, 3rd Floor

Coral Gables, Florida 33134

Office: 305-460-5250

From: Lopez, Manuel <mlopez@coralgables.com>

Sent: Tuesday, April 27, 2021 10:54 AM

To: Ketty M. Urbay <kurbay@clearskymanagement.com>

Cc: Goizueta, Virginia <vgoizueta@coralgables.com>; Customer service <Info@clearskymanagement.com>

Subject: RE: Request to be heard on May 10th by Special Board

Virginia are they schedule for the next meeting?

Manuel Z. Lopez P.E.

Building Official

Development Services Department

405 Biltmore Way, 3rd Floor

Coral Gables, Florida 33134

Office: (305) 460-5242

From: Ketty M. Urbay <kurbay@clearskymanagement.com>

Sent: Tuesday, April 27, 2021 10:43 AM

To: Lopez, Manuel <mlopez@coralgables.com>

Cc: Goizueta, Virginia <vgoizueta@coralgables.com>; Customer service <Info@clearskymanagement.com>

Subject: Request to be heard on May 10th by Special Board

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Good morning Inspector Lopez

My email is in regard to the recertification of 400 Valencia Avenue, Coral Gables, Fl. 33134

The Association was given a deadline by the Special Board of May 8th. And at this time we were able to finalize plans and drawings with the certifying engineer, as well as select the final bid and contractor. However

the Association has to pass a special assessment for the funds needed and Fl. Statute requires 14 days notice to the owners. We have provided the notice and scheduled the meeting which will take place on May 3rd.

Therefore I would like to request to be heard by the Board please so I may provide an update and request one final extension.

I have provided all of the attached as well to document what I have outlined and include as an owner's exhibit in the file.

Your response and assistance is greatly appreciated!

My Best Regards,

Ketty M. Urbay, President

Clear Sky Property Management

Leading Community Associations through the Storms

office (305) 356-7414

fax (800) 786-3170

2929 SW 3 Avenue #330

Miami, Florida 33129

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City of Coral Gables
Development Services Department

PLANS DROP OFF FORM

PLEASE COMPLETE THE FOLLOWING INFORMATION SO THAT WE MAY PROCESS YOUR PLANS ACCORDINGLY:

** PLANS ARE BEING PLACED IN QUARENTINE FOR 48 HRS.**

PLEASE WRITE LEGIBLY

DATE OF:

10/15/2020

PERMIT OR BOARD NO.:

PROPERTY ADDRESS:

400 VALENCIA AVE C. G. FL 33134

CONTACT NAME:

KETTY URBAY

PHONE NUMBER:

786 236-8527

EMAIL:

KURBAY@CLEARSKYMANAGEMENT.COM

cc: INFO@CLEARSKYMANAGEMENT.COM

PLEASE ENSURE NEW SHEETS ARE PERFORATED, INSERTED INTO BOTH PLANS, & ORIGINAL SHEET(S) BEING REPLACED ARE VOIDED PRIOR TO DROP OFF

Briefly describe the submittal & check where applicable:

- | | |
|---|--|
| <input type="checkbox"/> NEW BOA | <input type="checkbox"/> STAND ALONE – BLDG ELEC MECH PLUM |
| <input type="checkbox"/> BOA RESUBMITTAL | <input type="checkbox"/> SHOP DRAWINGS *JOB SITE SET REQUIRED* |
| <input type="checkbox"/> COLOR PALETTE REVIEW | <input type="checkbox"/> FIRE – SPRINKLER ALARM CIVIL |
| <input type="checkbox"/> CORRECTIONS TO COMMENTS
ORIGINAL SET REQUIRED | <input type="checkbox"/> NEW INTERIOR RENO |
| <input type="checkbox"/> SUBPERMIT UNDER | <input type="checkbox"/> MASTER REVISION(S)
JOB SITE SET REQUIRED |

COMMENTS

10 YEAR RECERTIFICATION REPORTS
STRUCTURAL, ELECTRICAL, ILLUMINATION

Attention: Incomplete submittals will not be reviewed.

- ☐ NEW SHEETS ADDED _____
(Site Plan/Elevation sheets added, must be submitted to the Board of Architects for approval)
- ☐ DID NOT ADD NEW SHEETS

Goizueta, Virginia

From: Goizueta, Virginia
Sent: Monday, October 19, 2020 1:45 PM
To: kurbay@clearskymanagement.com
Subject: Building Recertification 400 VALENCIA AVE RC-20-10-6745
Attachments: rc201067445.pdf; REGISTRATION.pdf; PAYMENTS.pdf

We have received your recertification Report for the above reference structure. Attached please find the invoice and attached the instructions on how to pay via the web.

Please let me know when payment has taken place.

Thank you

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



The City of Coral Gables

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

November 16, 2020

Valencia Townhouse Association Inc.
Board of Director
c/o Estrella Lima-Property manager
400 Valencia Ave
Coral Gables, FL 33134

ADDRESS: 400 VALENCIA AVE
PROPERTY FOLIO #: 03-4117-027-0001

Dear Property Owner/Manager:

This Department has received the Building Recertification Report ("Report") you submitted for the above property address. Please note the Report indicates remedial repairs must be done to the structure in order for it to meet minimum requirements stipulated for safe occupancy as prescribed in the Miami-Dade County Code, Section 8-11.

By these means, I am granting you sixty (60) calendar days from the date of this letter to provide a new, completed and revised Recertification Report. Please note we **will not be able to grant additional extensions**; therefore, repairs to comply with the recertification criteria shall take place during these sixty (60) calendar days.

If you have any questions, I can be reached at 305-460-5242.

Sincerely,

A handwritten signature in black ink, appearing to read "Manuel Z. Lopez", is written over a horizontal line.

Manuel Z. Lopez, P.E.
Building Official

Goizueta, Virginia

From: Goizueta, Virginia
Sent: Monday, October 26, 2020 2:29 PM
To: Ketty M. Urbay
Subject: RE: FW: Building Recertification 400 VALENCIA AVE RC-20-10-6745

Good afternoon,

Please provide the recertifying letter from the Engineer to finalize the plan review process. It must contain the paragraph shown below.

EVALUATION

Each report shall include a statement to the effect that the building is structurally safe, unsafe, safe with qualifications, or has been deemed safe by restrictive interpretation of such statements. It is suggested that each report also include the following information indicating the actual scope of the report and the engineer's liability. This paragraph may be used:

"As a routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure. To the best of my knowledge and belief, this report represents an accurate appraisal of the present condition of the building based upon a visual evaluation of observed conditions, to the extent reasonably possible."

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

*Missing
Waiting for
Letter of
Recertification*

From: Ketty M. Urbay <kurbay@clearskymanagement.com>
Sent: Friday, October 23, 2020 1:18 PM
To: Goizueta, Virginia <vgoizueta@coralgables.com>
Subject: RE: FW: Building Recertification 400 VALENCIA AVE RC-20-10-6745

CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Payment was just made online. Thank you!

Ketty M. Urbay, President

Clear Sky Property Management

Leading Community Associations through the Storms

office (305) 356-7414

fax (800) 786-3170

2929 SW 3 Avenue #330

Miami, Florida 33129

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

Subject: RE: FW: Building Recertification 400 VALENCIA AVE RC-20-10-6745

From: "Goizueta, Virginia" <vgoizueta@coralgables.com>

Date: Thu, October 22, 2020 10:18 am

To: "Ketty M. Urbay" <kurbay@clearskymanagement.com>

Thank you

Virginia Goizueta

Building Service Coordinator

City of Coral Gables

Development Services Department

405 Biltmore Way, 3rd Floor

Coral Gables, Florida 33134

Office: 305-460-5250

From: Ketty M. Urbay <kurbay@clearskymanagement.com>

Sent: Thursday, October 22, 2020 10:02 AM

To: Goizueta, Virginia <vgoizueta@coralgables.com>

Subject: RE: FW: Building Recertification 400 VALENCIA AVE RC-20-10-6745

CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you!

I have sent it to our bookkeeping clerk to pay and will confirm right away once it is as you have requested.

Best Regards,

Ketty M. Urbay, President

Clear Sky Property Management

Leading Community Associations through the Storms

office (305) 356-7414

fax (800) 786-3170

2929 SW 3 Avenue #330

Miami, Florida 33129

This e-mail transmission may contain information that is proprietary, privileged and/or confidential and is intended exclusively for the person(s) to whom it is addressed. Any use, copying, retention or disclosure by any person other than the intended recipient or the intended recipient's designees is strictly prohibited. If you are not the intended recipient or their designee, please notify the sender immediately by return e-mail and delete all copies.

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

Subject: FW: Building Recertification 400 VALENCIA AVE RC-20-10-6745
From: "Goizueta, Virginia" <vgoizueta@coralgables.com>
Date: Wed, October 21, 2020 3:17 pm
To: "kurbay@clearskymanagement.com" <kurbay@clearskymanagement.com>

Good afternoon,

We have received your recertification Report for the above reference structure. Attached please find the invoice and attached the instructions on how to pay via the web.

Please let me know when payment has taken place.

Thank you

Virginia Goizueta
Building Services Coordinator
City of Coral Gables
Development Services Department
405 Biltmore Way, 3rd floor
Coral Gables, FL 33134
(305) 460-5250

From: Goizueta, Virginia
Sent: Monday, October 19, 2020 1:45 PM
To: kurbay@clearskymanagement.com
Subject: Building Recertification 400 VALENCIA AVE RC-20-10-6745

We have received your recertification Report for the above reference structure. Attached please find the invoice and attached the instructions on how to pay via the web.

Please let me know when payment has taken place.

Thank you

Virginia Goizueta
Building Service Coordinator
City of Coral Gables

Development Services Department
405 Biltmore Way, 3rd Floor
Coral Gables, Florida 33134
Office: 305-460-5250

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 21-2026

vs.

Valencia Townhouse Association, Inc.
c/o Clear Sky Property Management,
Register Agent
2929 SW 3rd Ave, Ste 330
Miami, Fl. 33129-2710
Respondent.

Return receipt number:

7020 3160 0001 1021 9991

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

Date: August 31, 2021

Re: 400 Valencia Ave, Coral Gables, Fl. 33134, LOTS 22-23-24 BLK 15, CORAL GABLES
BILTMORE SEC, PB 20-28 and 03-4117-027-0001 ("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 September 13, 2021, 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 , Secretary to Virginia Goizueta 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 2:30 p.m.

CITY'S

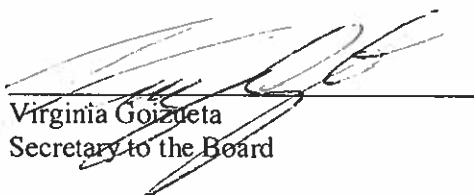
EXHIBIT

6

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.

c Valencia Townhouse Association, Inc c/o Clear Sky Property Management P.O. Box 144216 Coral Gables, Fl. 33114-4216



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 21-2026

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 400 Valencia Ave, ON August 31, 2021 AT 8:30 a.m. AND WAS
ALSO POSTED AT CITY HALL.

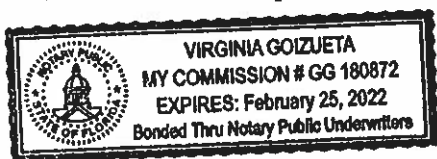
EDUARDO MARTIN
Employee's Printed Name

[Signature]
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me by means of X physical presence or online
notarization, this 31 day of August, in the year 2021, by
Eduardo Martin who is personally known to me.

My Commission Expires:



[Signature]
Notary Public

CITY'S

EXHIBIT 7



Y'S

EXHIBIT

8



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

Case No. 21-2024

CITY OF CORAL GABLES,
Respondent

Return receipt number:

7020 3140 0001 1021 9991

Virginia Townhouse Association, Inc.
c/o City of Coral Gables Property Management,
Register Agent
2625 SW 17th Ave, Ste 300
Miami, FL 33134-2770
Respondent

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

Dated August 31, 2021

Re: 405 Valencia Ave, Coral Gables, FL 33134, LOTS 23-24 BLK 13, CORAL GABLES
804 TAMAR SEC, PD 20-28 and 05-41 (17-027-0001 ("Property").

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 107 of the City Code, pertaining to unsafe structures, and Section 3-1.1 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 of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 3-1.1 of the Miami-Dade County Code.

Wherefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134, on September 13, 2021, 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, requests for 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 Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, may be made by mail or in person at (305) 660-5250. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 p.m.



OFFICE OF THE PROPERTY APPRAISER

Generated On : 1/23/2021

	Folio	Sub-Division	Owner	Address
1	03-4117-027-0010	VALENCIA TOWNHOUSE CONDO	CESAR A BADILLO JR	400 VALENCIA AVE UNIT: 1 Coral Gables
2	03-4117-027-0020	VALENCIA TOWNHOUSE CONDO	LARA SPARKS	400 VALENCIA AVE UNIT: 2 Coral Gables
3	03-4117-027-0030	VALENCIA TOWNHOUSE CONDO	LORENZ MICHEL PRUSS	400 VALENCIA AVE UNIT: 3 Coral Gables
4	03-4117-027-0040	VALENCIA TOWNHOUSE CONDO	STEPHANIE VO	400 VALENCIA AVE UNIT: 4 Coral Gables
5	03-4117-027-0050	VALENCIA TOWNHOUSE CONDO	FAUSTO X PLAZA TUMBACO FABIOLA BEATRIZ BOLANOS PLAZA	400 VALENCIA AVE UNIT: 5 Coral Gables
6	03-4117-027-0060	VALENCIA TOWNHOUSE CONDO	A-NASSER AL-ANSARI	400 VALENCIA AVE UNIT: 6 Coral Gables
7	03-4117-027-0070	VALENCIA TOWNHOUSE CONDO	VIRGINIA LOVATON	400 VALENCIA AVE UNIT: 7 Coral Gables

CITY'S

EXHIBIT

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

Detail by Entity Name

Florida Not For Profit Corporation

VALENCIA TOWNHOUSE ASSOCIATION, INC.

Filing Information

Document Number 756503
FEI/EIN Number 59-2066685
Date Filed 02/24/1981
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 11/03/2003

Principal Address

400 VALENCIA AVENUE
CORAL GABLES, FL 33134

Changed: 01/25/2012

Mailing Address

c/o Clear Sky Property Management
PO BOX 14-4216
CORAL GABLES, FL 33114

Changed: 04/30/2015

Registered Agent Name & Address

CLEAR SKY PROPERTY MANAGEMENT
2929 SW 3RD AVENUE
SUITE 330
MIAMI, FL 33129

Name Changed: 04/26/2010

Address Changed: 04/30/2014

Officer/Director Detail

Name & Address

Title PD

PRUSS, LORENZ M
2929 SW 3 AVENUE, SUITE 330
MIAMI, FL 33129

Title VPD

AL-ANSARI, A-NASSER
2929 SW 3 AVENUE, SUITE 330
MIAMI, FL 33129

Title STD

VO, STEPHANIE
2929 SW 3 AVENUE, SUITE 330
Miami, FL 33129

Annual Reports

Report Year	Filed Date
2018	04/30/2018
2019	04/20/2019
2020	04/06/2020

Document Images

04/06/2020 -- ANNUAL REPORT	View image in PDF format
04/20/2019 -- ANNUAL REPORT	View image in PDF format
04/30/2018 -- ANNUAL REPORT	View image in PDF format
04/18/2017 -- ANNUAL REPORT	View image in PDF format
04/26/2016 -- ANNUAL REPORT	View image in PDF format
04/30/2015 -- ANNUAL REPORT	View image in PDF format
04/30/2014 -- ANNUAL REPORT	View image in PDF format
01/18/2013 -- ANNUAL REPORT	View image in PDF format
01/25/2012 -- ANNUAL REPORT	View image in PDF format
03/24/2011 -- ANNUAL REPORT	View image in PDF format
04/26/2010 -- ANNUAL REPORT	View image in PDF format
02/28/2009 -- ANNUAL REPORT	View image in PDF format
07/13/2008 -- ANNUAL REPORT	View image in PDF format
05/16/2007 -- ANNUAL REPORT	View image in PDF format
05/01/2006 -- ANNUAL REPORT	View image in PDF format
04/25/2005 -- ANNUAL REPORT	View image in PDF format
08/04/2004 -- ANNUAL REPORT	View image in PDF format

09/24/2001 - REINSTATEMENT	View image in PDF format
11/03/2003 - REINSTATEMENT	View image in PDF format
09/24/2001 - REINSTATEMENT	View image in PDF format



G. Batista & Associates
3731 SW 47th Avenue, Suite 403
Davie, FL 33314
Office: 954.434.2053
Fax: 954.434.2056

June 5th, 2020

Valencia Townhouse Association, Inc.
Board of Director
c/o Estrella Lima - Property Manager
400 Valencia Avenue
Coral Gables, FL 33134
Phone: 305-356-7414, Ext. 4
e-mail: elima@clearskymanagement.com

40 Year Re-Certification
REPAIR LIST
400 Valencia Avenue
Coral Gables, FL 33134

Dear BOD:

G. Batista & Associates performed a 40-year Inspection of the above-mentioned property. Upon inspection, we have noted that there are several repairs that must be performed prior to us providing you with a 40 Year Recertification report which you will submit to the City for approval.

Our inspection reveals the following threats:

1. Beam "spalling" at the parking garage underneath units #6 & #7.
2. Edge "spalling" (exposed rebar) at the East balcony (South corner) of unit #6.

We recommend the following steps:

- a. Hire an engineer (we can provide you a proposal to do this).
- b. The engineer will provide a detailed structural inspection to provide an estimate of how much concrete is structurally unsound and needs to be repaired.
- c. The engineer will provide engineered set of plans for permitting.
- d. You will use these plans to get bids from contractors.
- e. Hire a contractor to do the work.

In case you want to do the concrete repairs by yourself, we recommend the following:

- Properly shore (or support) the floor with "Jacks" while the repairs are performed. Since the existing framing floor is actually loaded, proper shoring of the existing floor is critical to avoid over-stressing the other joist and causing a local collapse. This must be repaired and supervised

G. Batista & Associates
3731 SW 47th Avenue, Suite 403, Davie, FL 33314
www.gbanda.com

CITY'S

EXHIBIT

10

- by a licensed contractor with vast experience in concrete restoration.
- Remove all damaged or unsound concrete. Preparation of concrete surface shall be in accordance with ACI 546 R-96 Chapter 2 entitled "Concrete Removal, Preparation and Repair Techniques".
 - Saw cut the perimeter of the repair area; a minimum of 0.5-inch deep all around forming a shoulder perpendicular to the substrate.
 - Chip out the concrete to expose the entire circumference of the rebar. Removal shall continue along the length of the reinforcing steel until at least 6 inches of un-corroded rebar is observed.
 - Sandblast the concrete and exposed rebar. All scale shall be removed from rebar, restoring bars to their original "white metal" condition. Surface and existing rebar shall be prepared as per "Guide for Surface Preparation for the Repair of Deteriorated Concrete Resulting from Reinforcing Steel Corrosion" ICRI Guideline No.03730. Insert new bars of equal diameter next to those that have deteriorated by more than 10%. All new steel shall be ASTM A- 615 Grade 60. Lap splices shall be in accordance with ACI 318-14.
 - Coat all new and existing rebar with an anti-corrosive coating.
 - Repair mortar shall be approved by the ACI & ICRI standards.
 - Bonding agent shall meet ACI & ICRI standards.
 - Cure and finish as required by the mortar manufacturer.

Once the repair(s) have been made, please call us so we may perform a follow-up inspection and then issue you a signed & sealed report. The cost of this follow up inspection is included in your original fee, which you have already paid for.

Please feel free to call me with any further questions or comments at 954-434-2053.

Sincerely,



Greg Batista, PE
President

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



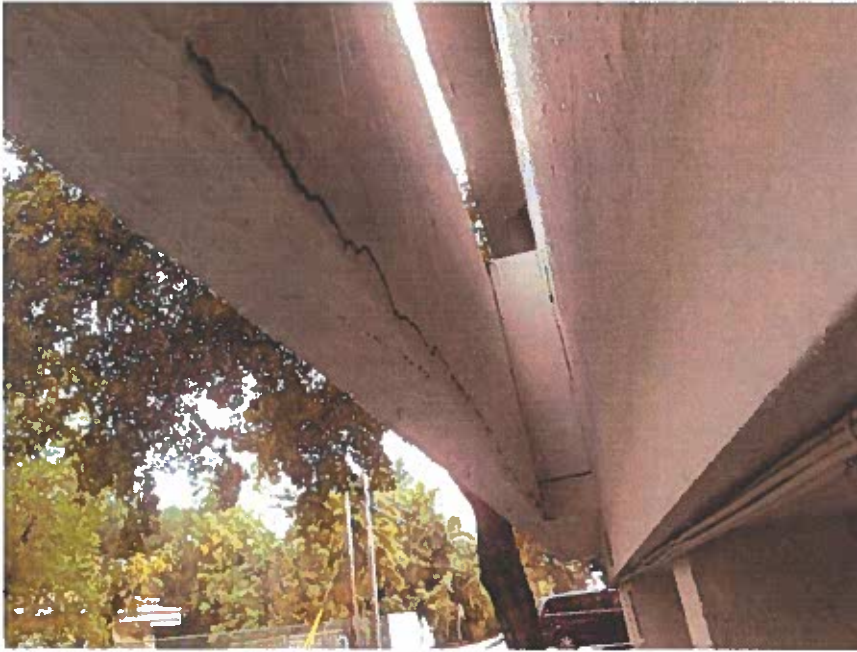
NOTE:

What is "spalling"?

Chloride Ions (of which are in abundance in the air at coastal properties) and water penetrate into concrete causing the reinforcing steel to rust. As the rust layers build, tensile forces generated by the expansion of the oxide cause the concrete to crack and delaminate. When cracking progress, accelerated corrosion takes place until spalling or breaking away of the concrete occurs. This cycle leads to the eventual collapse of the structure.

G. Batista & Associates
3731 SW 47th Avenue, Suite 403, Davie, FL 33314
www.gbanda.com

Photos



Beam "spalling" at the parking garage underneath units #6 & #7.



Edge "spalling" (exposed rebar) at the East balcony (South corner) of unit #6.

RC-20-10-6745

DEPARTMENT OF REGULATORY
AND ECONOMIC RESOURCESMINIMUM INSPECTION PROCEDURAL GUIDELINES
FOR BUILDING STRUCTURAL RECERTIFICATION

INSPECTION COMMENCED

Date: 06/4/2020

INSPECTION COMPLETED

Date: 06/4/2020

G. BATISTA
& ASSOCIATES

INSPECTION MADE BY: Greg Batista

SIGNATURE: 

PRINT NAME: Greg Batista

TITLE: PRESIDENT

ADDRESS: 3731 SW 47TH AVENUE, SUITE 403
DAVIE, FL 33314

1. DESCRIPTION OF STRUCTURE

a. Name on Title: VALENCIA TOWNHOUSE ASSOCIATION, INC.

b. Street Address: 400 VALENCIA AVENUE, CORAL GABLES, FL 33134

c. Legal Description: VALENCIA TOWNHOUSE CONDO

d. Owner's Name: VALENCIA TOWNHOUSE ASSOCIATION, INC.

e. Owner's Mailing Address: P.O. BOX 14-4216, CORAL GABLES, FL 33114-4216

f. Folio Number of Property on which Building is Located: 03-4117-027-0001

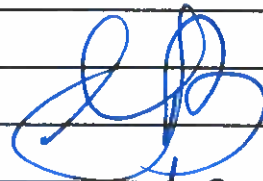
g. Building Code Occupancy Classification: R2

h. Present Use: RESIDENTIAL APARTMENTS

i. General Description: THIS IS A CBS BUILDINGS OF FOUR (4) FLOORS. THE FOUNDATION IS MADE OF CONCRETE FOOTINGS. THE BUILDIN DOES NOT CONTAIN A CRAWL SPACE. THE FLAT ROOF AND ELEVATED FLOORS ARE COMPRISED OF CAST-IN-PLACE CONCRETE SLAB.

Addition Comments:

APPROX. 7,700 SF


6/4/20

j. Additions to original structure:

2. PRESENT CONDITION OF STRUCTURE

a. General alignment (Note: good, fair, poor, explain if significant)

1. Bulging **GOOD**

2. Settlement **GOOD**

3. Deflections **GOOD**

4. Expansion **GOOD**

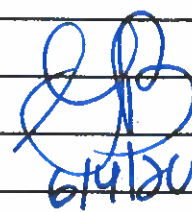
5. Contraction **GOOD**

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

NONE NOTED.

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

PLEASE REFER TO THE REPAIR LIST REPORT.



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

**SEVERAL HAIRLINE CRACKS AT EXTERIOR MANSORY WALLS HAVE BEEN NOTED
THROUGHOUT THE BUILDING WITHOUT ANY REMARKABLE STRUCTURAL SIGNIFICANCE.**

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

PLEASE REFER TO THE REPAIR LIST REPORT.

f. Previous patching or repairs

NO PATCHING WAS SEEN.

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

RESIDENTIAL

3. INSPECTIONS

a. Date of notice of required inspection

b. Date(s) of actual inspection 06/4/2020

c. Name and qualifications of individual submitting report: GREG BATISTA, PE 52349

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

NONE

e. Structural repair-note appropriate line:

1. None required ☒

2. Required (describe and indicate acceptance)

4. SUPPORTING DATA

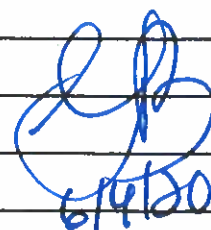
a. NONE sheet written data

b. NONE photographs

c. NONE drawings or sketches


6/4/20

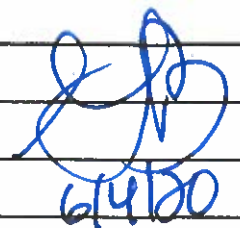
5. MASONRY BEARING WALL = Indicate good, fair, poor on appropriate lines:	
a. Concrete masonry units	GOOD
b. Clay tile or terra cotta units	N/A
c. Reinforced concrete tie columns	GOOD
d. Reinforced concrete tie beams	GOOD
e. Lintel	GOOD
f. Other type bond beams	N/A
g. Masonry finishes -exterior	
1. Stucco	GOOD
2. Veneer	N/A
3. Paint only	GOOD
4. Other (describe)	
h. Masonry finishes - interior	
1. Vapor barrier	N/A
2. Furring and plaster	FAIR
3. Paneling	N/A
4. Paint only	FAIR
5. Other (describe)	N/A
i. Cracks	
1. Location – note beams, columns, other	NO CRACKS WITH ANY REMARKABLE STRUCTURAL SIGNIFICANCE WERE NOTED
2. Description	N/A
j. Spalling	
1. Location – note beams, columns, other	N/A
2. Description	NONE
k. Rebar corrosion-check appropriate line	
1. None visible	X
2. Minor-patching will suffice	N/A
3. Significant-but patching will suffice	N/A



4. Significant-structural repairs required	N/A
I. Samples chipped out for examination in spall areas:	
1. No	X
2. Yes – describe color, texture, aggregate, general quality	N/A

6. FLOOR AND ROOF SYSTEM	
a. Roof FLAT ROOF	
1. Describe (flat, slope, type roofing, type roof deck, condition)	
MOSTLY FLAT ROOF COMPRISED OF CAST-IN-PLACE CONCRETE IN GOOD CONDITION. PENTHOUSE DENT HAS A WOOD ROOF COMPRISED OF WOOD JOISTS. THE ROOF HAS A MODIFIED BUILT-UP ROOFING SYSTEM.	
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support:	
NO EQUIPMENT WAS OBSERVED ON THE ROOF.	
3. Note types of drains and scuppers and condition: NO DRAIN WAS IDENTIFIED.	
THE ROOF DRAINS THROUGH A SCUPPERS/DOWNSPOUTS SYSTEM.	
b. Floor system(s)	
1. Describe (type of system framing, material, spans, condition)	
GROUND FLOOR AND ELEVATED FLOORS ARE COMPRISED OF CAST IN PLACE CONCRETE.	
ALL IN GOOD CONDITIONS.	
c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.	
ALL AREAS WERE AVAILABLE FOR INSPECTION.	

7. STEEL FRAMING SYSTEM	
a. Description	N/A



b. Exposed Steel- describe condition of paint and degree of corrosion
N/A
c. Concrete or other fireproofing – note any cracking or spalling and note where any covering was removed for inspection
NONE.
d. Elevator sheave beams and connections, and machine floor beams – note condition:
N/A

8. CONCRETE FRAMING SYSTEM	
a. Full description of structural system	CMU WALLS, TIE BEAMS AND COLUMNS
	IN SATISFACTORY CONDITION.
b. Cracking	
1. Not significant	X
2. Location and description of members affected and type cracking	N/A
c. General condition	GOOD CONDITION
d. Rebar corrosion – check appropriate line	
1. None visible	
2. Location and description of members affected and type cracking	PLEASE REFER TO THE REPAIR LIST REPORT.
3. Significant but patching will suffice	
4. Significant – structural repairs required (describe)	PLEASE REFER TO THE REPAIR LIST REPORT.
e. Samples chipped out in spall areas:	
1. No	X
2. Yes, describe color, texture, aggregate, general quality:	N/A

9. WINDOWS

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

ALUMINUM SINGLE HUNG WINDOWS IN SATISFACTORY CONDITION.

b. Anchorage- type and condition of fasteners and latches **TAPCON SCREWS IN GOOD CONDITION.**

c. Sealant – type of condition of perimeter sealant and at mullions: **CAULKING IN GOOD CONDITION.**

d. Interiors seals – type and condition at operable vents **CAULKING IN GOOD CONDITION.**

e. General condition: **FAIR CONDITION.**

10. WOOD FRAMING

a. Type – fully describe if mill construction, light construction, major spans, trusses:

N/A

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

N/A

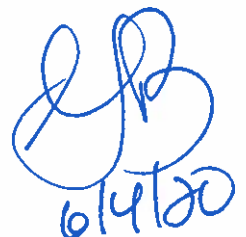
c. Joints – note if well fitted and still closed: **N/A**

d. Drainage – note accumulations of moisture **N/A**

e. Ventilation – note any concealed spaces not ventilated: **N/A**

f. Note any concealed spaces opened for inspection: **N/A**

ALL SPACES WERE OPENED FOR INSPECTIONS.



**CERTIFICATION OF COMPLIANCE WITH PARKING LOT ILLUMINATION
STANDARDS IN CHAPTER 8C OF THE CODE OF MIAMI-DADE COUNTY**

Date: 6/4/20

RE: Case No.: _____

Property Address: 400 Valencia Avenue, Coral Gables, FL 33134

Building Description: This is a CBS building of four (4) floors. The foundation is made of concrete footings. The building does not contain a crawl space. The flat roof and elevated floors are comprised of cast-in-place concrete slab.

1. I am a Florida registered professional engineer or architect with an active license.
2. On June 4, 2020, at 8:24 pm, I measured the level of illumination in the parking lot (s) serving the above referenced building.
3. Maximum 9.66 foot candle per SF, Minimum 1.09 foot candle per SF,
Minimum to Maximum ratio 0.11 :1, foot candle 5.38 average per SF.
4. The level of illumination provided in the parking lot meets the minimum standards for the occupancy classification of the building as established in Section 8C-3 of the Code of Miami-Dade County.



Signature and Seal
of Architect or Engineer

Eng. Gregorio Batista, PE52349

(Print Name)

**CERTIFICATION OF COMPLIANCE WITH PARKING LOT GUARDRAILS
REQUIREMENTS IN CHAPTER 8C OF THE CODE OF MIAMI-DADE COUNTY**

DATE: 6/4/20

Re: Case No.

Property Address: 400 Valencia Avenue, Coral Gables, FL 33134

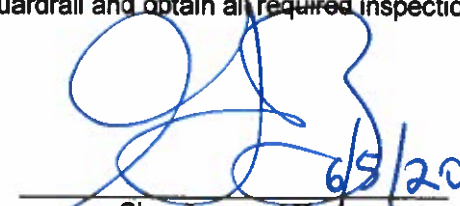
Bldg. No.: 1, Sq. Ft.: 7,700

Building Description: This is a CBS building of four (4) floors. The foundation is made of concrete footings. The building does not contain a crawl space. The flat roof and elevated floors are comprised of cast-in-place concrete slab.

The undersigned states the following:

I am a Florida registered professional engineer or architect with an active license. On June 4th, 2020, I inspected the parking lots servicing the above referenced building for compliance with Section 8C-6 and determined the following (check only one):

- ☒ The parking lot(s) is not adjacent to or abutting a canal, lake or other body of water.
- ☐ The parking lot(s) is adjacent to or abutting a canal, lake or other body of water and parked vehicles are protected by a guardrail that complies with Section 8C-6 of the Miami-Dade County Code.
- ☐ The parking lot(s) is adjacent to or abutting a canal, lake or other body of water and parked vehicles **are not** protected by a guardrail that complies with Section 8C-6 of the Miami-Dade County Code. I have advised the property owner that he/she must obtain a permit for the installation of the guardrail and obtain all required inspection approvals to avoid enforcement action.



Signature and Seal
of Architect or Engineer

Eng. Gregorio Batista, PE52349

(Print Name)

Delivering Excellence Every Day



DEPARTMENT OF REGULATOR
AND ECONOMIC RESOURCES

MINIMUM INSPECTION PROCEDURAL GUIDELINES
FOR BUILDING ELECTRICAL RECERTIFICATION

INSPECTION COMMENCED

Date: 06/4/2020

INSPECTION COMPLETED

Date: 06/4/2020



G. BATISTA
& ASSOCIATES

INSPECTION MADE BY: GREG BATISTA, PE

SIGNATURE: 

PRINT NAME: GREG BATISTA, PE #52349

TITLE: PRESIDENT

ADDRESS: 3731 SW 47TH AVENUE, SUITE 403

DAVIE, FL 33314

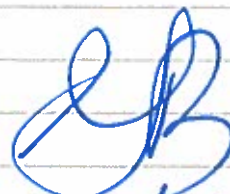
DESCRIPTION OF STRUCTURE

- a. Name on Title: VALENCIA TOWNHOUSE ASSOCIATION, INC.
- b. Street Address: 400 VALENCIA AVENUE, CORAL GABLES, FL 33134
- c. Legal Description: VALENCIA TOWNHOUSE CONDO
- d. Owner's Name: VALENCIA TOWNHOUSE ASSOCIATION, INC.
- e. Owner's Mailing Address: P.O. BOX 14-4216, CORAL GABLES, FL 33114-4216
- f. Folio Number of Property on which Building is Located: 03-4117-027-0001
- g. Building Code Occupancy Classification: R-2
- h. Present Use: RESIDENTIAL APARTMENTS
- i. General Description, Type of Construction, Size, Number of Stories, and Special Features

Additional Comments:

THIS IS A CBS BUILDINGS OF FOUR (4) FLOORS. THE FOUNDATION IS MADE OF CONCRETE FOOTINGS. THE BUILDING DOES NOT CONTAIN A CRAWL SPACE. THE FLAT ROOF AND ELEVATED FLOORS ARE COMPRISED OF CAST-IN-PLACE CONCRETE SLAB.

APPROX. 7,700 SF


6/4/20

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

1. ELECTRIC SERVICE

1. Size: Amperage (800A) Fuses () Breakers (X)
2. Phase: Three Phase (X) Single Phase ()
3. Condition: Good (X) Fair () Needs Repair ()

Comments: THE MAIN IS LOCATED AT A ELECTRICAL ROOM ON THE GROUND FLOOR.

2. METER AND ELECTRIC ROOM

1. Clearances: Good (X) Fair () Requires Correction ()

Comments: THE METERS ARE LOCATED AT A ELECTRICAL ROOM ON THE GROUND FLOOR.
EVERY UNIT HAS ITS OWN METER.

3. GUTTERS

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

Comments: N/A


6/4/20

4. ELECTRICAL PANELS

Location: Good (X) Needs Repair ()

1. Panel #(1)

Good (X) Needs Repair ()

2. Panel #(2)

Good (X) Needs Repair ()

3. Panel #(3)

Good (X) Needs Repair ()

4. Panel #(4)

Good (X) Needs Repair ()

5. Panel #(5)

Good (X) Needs Repair ()

Comments: THE PROPERTY HAS A HOUSE PANEL FOR THE EXTERIOR LIGHTS. EVERY UNIT HAS ITS OWN ELECTRICAL PANEL.

5. BRANCH CIRCUITS:

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

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

Comments: NONE.


6/4/20

6. GROUNDING SERVICE:

Good

(X)

Repairs Required

()

Comments: NONE

7. GROUNDING OF EQUIPMENT:

Good

(X)

Repairs Required

()

Comments: NONE

8. SERVICE CONDUITS/RACEWAYS:

Good

(X)

Repairs Required

()

Comments: NONE

9. SERVICE CONDUCTOR AND CABLES:

Good

(X)

Repairs Required

()

Comments: NONE


6/4/20

10. TYPES OF WIRING METHODS:

Conduit Raceways:	Good	(X)	Repairs Required	()
Conduit PVC:	Good	(X)	Repairs Required	()
NM Cable:	Good	(N/A)	Repairs Required	()
BX Cable:	Good	(N/A)	Repairs Required	()

11. FEEDER CONDUCTORS:

Good	(X)	Repairs Required	()
------	-------	------------------	-----

Comments: NONE

12. EMERGENCY LIGHTING:

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

Comments: N/A. ALL UNITS EXIT DIRECTLY TO AN EXTERIOR CATWALK.

13. BUILDING EGRESS ILLUMINATION:

Good	(X)	Repairs Required	()
------	-------	------------------	-----

Comments: NONE


6/4/20

14. FIRE ALARM SYSTEM:

Good

(X)

Repairs Required

()

Comments: NONE

15. SMOKE DETECTORS:

Good

(X)

Repairs Required

()

Comments: NONE

16. EXIT LIGHTS:

Good

(X)

Repairs Required

()

Comments: NONE

17. EMERGENCY GENERATOR:

Good

()

Repairs Required

()

Comments: NO EMERGENCY GENERATOR WAS NOTED.


6/4/20

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

Require Additional

Good

()

Repairs Required

()

Comments: N/A

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

Require Additional

Good

(X)

Repairs Required

()

Comments: NONE

20. SWIMMING POOL WIRING:

Good

()

Repairs Required

()

Comments: NO POOL ON SITE.

21. WIRING TO MECHANICAL EQUIPMENT:

Good

(X)

Repairs Required

()

Comments: NONE


6/4/00

22. ADDITIONAL COMMENTS:

NONE

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


6/4/20

City of Coral Gables
Development Services

OFFICE SET



RC-20-10-6745

400 VALENCIA AVE # COMMON AREAS

Folio #: 03-4117-027-0001

Permit Description: BUILDING
RECERTIFICATION (YEAR BUILT 19801)

EL _____
ME _____
PL _____

Section	Approved	
	By	Date
<input checked="" type="checkbox"/> BUILDING		
<input type="checkbox"/> CONCURRENCY		
<input checked="" type="checkbox"/> ELECTRICAL	epm	10-26-20
<input type="checkbox"/> FEMA		
<input type="checkbox"/> FIRE		
<input type="checkbox"/> HANDICAP		
<input type="checkbox"/> HISTORICAL		
<input type="checkbox"/> LANDSCAPE		
<input type="checkbox"/> MECHANICAL		
<input type="checkbox"/> PLUMBING		
<input type="checkbox"/> PUBLIC WORKS		
<input type="checkbox"/> STRUCTURAL		
<input type="checkbox"/> ZONING		
<input type="checkbox"/>		
<input type="checkbox"/> OWNER BUILDER		

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

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

**Special Inspector required
for the following:**

- ☐ Special Inspector for PILING
- ☐ Special Inspector for REINFORCED MASONRY
- ☐ Special Inspector for _____