



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 10/26/2017

Property Information	
Folio:	03-4108-108-0001
Property Address:	124-26 MENDOZA
Owner	REFERENCE ONLY AVE
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 31
Actual Area	0 Sq Ft
Living Area	0 Sq Ft
Adjusted Area	0 Sq Ft
Lot Size	0 Sq Ft
Year Built	0 1927



Assessment Information			
Year	2017	2016	2015
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	2017	2016	2015
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
MENDOZA CONDO	
CORAL GABLES DOUGLAS SEC PB 25-69	
LOTS 5 & 6 BLK 39	
AS DESC IN DECL OR 24954-3013	
LOT SIZE 11500 SQ FT	

Taxable Value Information			
	2017	2016	2015
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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

Version:

CITY'S

EXHIBIT

124-26 Mendoza

<u>Condominium Association</u> Mendoza Condominium Association, Inc. 124 & 126 Mendoza Ave Coral Gables, FL 33134-4068	<u>Condominium Association (Registered Agent)</u> Mendoza Condominium Association, Inc. c/o Moran and Associates, Inc. Registered Agent 12260 SW 8 St Suite 164 Miami, FL 33184-1508
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OFFICE OF THE PROPERTY APPRAISER

Generated On : 11/8/2017

	Folio	Sub-Division	Owner	Address
1	03-4108-108-0010	MENDOZA CONDO	RENAISSANCE INVEST LLC C/O PAUL A MCKENNA ET AL	124 MENDOZA AVE UNIT: 1 Coral Gables
2	03-4108-108-0020	MENDOZA CONDO	DIANA LIA LOPEZ TIRADO	124 MENDOZA AVE UNIT: 1A Coral Gables
3	03-4108-108-0030	MENDOZA CONDO	LUCY PEZO	124 MENDOZA AVE UNIT: 2 Coral Gables
4	03-4108-108-0040	MENDOZA CONDO	DENNIS KROGER CAROLINE KROGER	124 MENDOZA AVE UNIT: 2A Coral Gables
5	03-4108-108-0050	MENDOZA CONDO	ZAYER GROUP LLC	124 MENDOZA AVE UNIT: 3 Coral Gables
6	03-4108-108-0060	MENDOZA CONDO	EUGENIA SUSANA ACHU CORP	124 MENDOZA AVE UNIT: 4 Coral Gables
7	03-4108-108-0070	MENDOZA CONDO	ADACA LLC	124 MENDOZA AVE UNIT: 5 Coral Gables
8	03-4108-108-0080	MENDOZA CONDO	RICHARD VERNON JENNER	124 MENDOZA AVE UNIT: 6 Coral Gables
9	03-4108-108-0090	MENDOZA CONDO	HUMBERTO BENITEZ GONZALEZ &W LISSETTE B BENITEZ	124 MENDOZA AVE UNIT: 7 Coral Gables
10	03-4108-108-0100	MENDOZA CONDO	KAREN V DELGADO	124 MENDOZA AVE UNIT: 7A Coral Gables
11	03-4108-108-0110	MENDOZA CONDO	KAREN V DELGADO	124 MENDOZA AVE UNIT: 8 Coral Gables
12	03-4108-108-0120	MENDOZA CONDO	KAREN V DELGADO	124 MENDOZA AVE UNIT: 8A Coral Gables
13	03-4108-108-0130	MENDOZA CONDO	LUCY PEZO	124 MENDOZA AVE UNIT: 9 Coral Gables
14	03-4108-108-0140	MENDOZA CONDO	LUCY PEZO	124 MENDOZA AVE UNIT: 10 Coral Gables
15	03-4108-108-0150	MENDOZA CONDO	BANK OF AMERICA NA C/O OCWEN LOAN SERVICING LLC	124 MENDOZA AVE UNIT: 11 Coral Gables

124 – 26 MENDOZA AVENUE




[Home](#) [Citizen Services](#) [Business Services](#) [Back to Coral Gables.com](#)
Permits and Inspections: Search Results
[Logon](#) [Help](#) [Contact](#)
New Permit Search
Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
AB-12-10-0550	10/09/2012	124 MENDOZA AVE	BOA COMPLETE (LESS THAN \$75,000)	AWNING RECOVER \$650	issued	10/09/2012		0.00
BL-09-04-2994	04/27/2009	124 MENDOZA AVE	ROOF / LIGHT WEIGHT CONC	FLAT ROOF REPAIR \$3,500 GAF MATERIAL, GAF CONVENTIONAL BUILT-UP ROOF SYSTEM FOR WOOD DECKS	final	04/29/2009	05/06/2009	0.00
PU-15-01-0260	01/08/2015	124 MENDOZA AVE	PUBLIC RECORDS SEARCH	REQ COPY OF FLOOR PLAN	final	01/08/2015	01/08/2015	0.00
RC-17-10-2228	10/26/2017	124 - 26 MENDOZA AVE	BUILDING RE CERTIFICATION	BUILDING RECERTIFICATION (1927) CONSTRUCTION REGULATION BOARD CASE #17-6717 AND UNSAFE STRUCTURES FEE	approved			980.63
ZN-12-10-1165	10/17/2012	124 MENDOZA AVE	AWNING / CANOPY - RECOVER	AWNING RECOVER \$650	final	10/24/2012	11/30/2012	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'S
EXHIBIT
2



City of Coral Gables Fire Department

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

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

Occupant Name:	124 Mendoza Ave. Condo 16 units	Inspection Date:	7/26/2017
Address:	124 Mendoza Avenue Coral Gables	InspectionType:	AA-Tactical, Apartment / Condo
		Inspected By:	Leonard Veight 305-460-5577 lveight@coralgables.com
Suite:		Occ. Sq. Ft.:	0
		Occupant Number:	012466

Insp. Result	Location	Code Set	Code
Fail	Floor 1	FL NFPA 101 13 Tactical	4.6.12.1 - Fire Alarm system tagged and free of trouble conditions

Comment: Whenever or wherever any device, equipment, system, condition, arrangement, level of protection, fire-resistive construction, or any other feature is required for compliance with the provisions of this Code, such device, equipment, system, condition, arrangement, level of protection, fire-resistive construction, or other feature shall thereafter be continuously maintained. Maintenance shall be provided in accordance with applicable NFPA requirements or requirements developed as part of a performance-based design, or as directed by the authority having jurisdiction.

Failure to certify fire alarm for the year.

Fail	Floor 1	NFPA 72 07 Chapter 10 Inspection, Testing, and Maintenance	10.2.1.1 - Is the fire alarm system tagged and all system is normal?
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Comment: Performance Verification.

To ensure operational integrity, the fire alarm system shall have an inspection, testing, and maintenance program. Inspection, testing, and maintenance programs shall satisfy the requirements of this Code, shall conform to the equipment manufacturer's published instructions, and shall verify correct operation of the fire alarm system.

Failure to certify fire extinguisher for the year.

Fail	Floor 1	FL NFPA 101 13 Emergency lights	7.9.3.1 - Excerpt: Required emergency lighting systems shall be tested in accordance...
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Comment: Required emergency lighting systems shall be tested in accordance with one of the three options offered by 7.9.3.1.1, 7.9.3.1.2, or 7.9.3.1.3.

Failure to repair emergency lighting throughout building.

A re-inspection will occur on or after 8/28/2017.

CITY'S

EXHIBIT

3

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

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

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

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

No Signature
67753
7/26/2017 3:34:38 PM

Company
Representative:

Signature valid only in mobile-eyes documents

No Signature
7/26/2017

Leonard Veight
67753
7/26/2017 3:24:18 PM

Inspector:

Signature valid only in mobile-eyes documents

Leonard Veight
7/26/2017



City of Coral Gables Fire Department

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

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

Occupant Name:	126 Mendoza Ave. Condo 16 units	Inspection Date:	7/31/2017
Address:	126 Mendoza Avenue	InspectionType:	AA-Tactical, Apartment / Condo
	Coral Gables	Inspected By:	Leonard Veight 305-460-5577 lveight@coralgables.com
Suite:		Occ. Sq. Ft.:	0
		Occupant Number:	010395

Insp. Result	Location	Code Set	Code
Fail	Floor 1	FL NFPA 101 13 Tactical	4.6.12.1 - Fire Alarm system tagged and free of trouble conditions

Comment: Whenever or wherever any device, equipment, system, condition, arrangement, level of protection, fire-resistive construction, or any other feature is required for compliance with the provisions of this Code, such device, equipment, system, condition, arrangement, level of protection, fire-resistive construction, or other feature shall thereafter be continuously maintained. Maintenance shall be provided in accordance with applicable NFPA requirements or requirements developed as part of a performance-based design, or as directed by the authority having jurisdiction.

Failure to certify fire alarm system for the year.

Fail	Floor 1	NFPA 72 07 Chapter 10 Inspection, Testing, and Maintenance	10.2.1.1 - Is the fire alarm system tagged and all system is normal?
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Comment: Performance Verification.

To ensure operational integrity, the fire alarm system shall have an inspection, testing, and maintenance program. Inspection, testing, and maintenance programs shall satisfy the requirements of this Code, shall conform to the equipment manufacturer's published instructions, and shall verify correct operation of the fire alarm system.

Failure to certify fire alarm system for the year

Fail	Floor 1	Coral Gables Code of Ordinance Business License Coral Gables Sec. 14-146	14-146 - Business License displayed
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Comment: Fee and display

Upon commencement of any permanent closing sale, the permit therefor shall be conspicuously displayed near the entrance to the premises.

Fail	Floor 1	FL NFPA 101 13 Doors	8.5.4.4 - Smoke doors failure to close upon alarm.
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Comment: Doors in smoke barriers shall be self-closing or automatic-closing in accordance with 7.2.1.8 and shall comply with the provisions of 7.2.1.

Failure to repair smoke partition doors in hallways all floors.

Fail	Floor 1	FL NFPA 101 13 Walls and penetrations	8.3.5.1 - Penetrations wall, floor and ceiling - Provide Firestop
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Comment: Penetrations for cables, cable trays, conduits, pipes, tubes, combustion vents and exhaust vents, wires, and similar items to accommodate electrical, mechanical, plumbing, and communications systems that pass through a wall, floor, or floor/ceiling assembly constructed as a fire barrier shall be protected by a firestop system or device. The firestop system or device shall be tested in accordance with ASTM E 814, Standard Test Method for Fire Tests of Through-Penetration Fire Stops, or ANSI/UL 1479, Standard for Fire Tests of Through- Penetration Firestops, at a minimum positive pressure differential of 0.01 in. water column (2.5 N/m²) between the exposed and the unexposed surface of the test assembly.

Failure to cover crawl space in ceiling second floor north stair.

A re-inspection will occur on or after 9/1/2017.

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

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

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

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

**Company
Representative:**

No Signature
7/31/2017 10:42:03 AM

Signature valid only in mobile-eyes documents

No Signature
7/31/2017

Leonard Veight
677.15
7/31/2017 10:42:03 AM



Inspector:

Signature valid only in mobile-eyes documents

Leonard Veight
7/31/2017



The City of Coral Gables

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

4/25/2017

VIA CERTIFIED MAIL

7015 3010 0001 0620 0143

MENDOZA CONDOMINIUM ASSOCIATION INC
C/O MORAN & ASSOCIATES, INC.
12260 SW 8 St, suite 164
Miami, FL 33184

RE: 124-26 MENDOZA AVE, CORAL GABLES, FL
FOLIO # 341081080001
Recertification of Building 40 Years or Older

Gentlemen:

As 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 1927. 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 to this Department within **ninety (90)** calendar days from the date of this letter. Submittal of the Report does not constitute recertification; it must be **approved** by this department.

In addition to the Report you must submit a cover letter stating the structure meets the requirement for the building recertification. Furthermore, the Parking Lot Illumination and Guardrails Compliance forms will also be required; no additional documents or photographs are necessary.

In the event 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. Recertification will take place once a *revised* Report is 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/propertyrecertification.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 please 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. The Board may impose additional fines of \$250.00 for each day the violation continues, may enter an order of demolition, may assess all costs of the proceedings along with the cost of demolition and any other required action.

The Department's working hours are Monday through Friday, 7:30am to 3:30pm, tel: (305) 460-5235.

Thank you for your prompt attention to this matter.

Manuel Z. Lopez, P.E.,
Building Official

CITY'S composite
EXHIBIT 4

SENDER: COMPLETE THIS SECTION

- Complete Items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MENDOZA CONDOMINIUM ASSOCIATION INC
MORAN & ASSOCIATES, INC.
12260 SW 8 St, suite 164
Miami, FL 33184



9590 9403 0940 5223 8117 67

2. Article Number (Transfer from service label)

7015 3010 0001 0620 0143

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Signature]

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

[Signature]

C. Date of Delivery

[Signature]

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

3. Service Type

- | | |
|--|--|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation™ Restricted Delivery |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) | |

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

2017 Recert

Domestic Return Receipt

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 17-6717

vs.

MENDOZA CONDOMINIUM ASSOCIATION, INC.
124 – 26 Mendoza Avenue
Coral Gables, Florida 33134-4068

Return receipt number:

91 7108 2133 3932 5910 7570

Respondent.

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

Date: November 20, 2017

Re: **124-26 Mendoza Avenue**, Coral Gables, Florida 33134-4068, and legally described as Lots 5 & 6, Block 39, of CORAL GABLES DOUGLAS SECTION, according to the Plat thereof, as recorded in Plat Book 25, Page 69, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-108-0001 ("Property").

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

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on December 11, 2017, at 2:00 p.m.


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

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

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

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

Please govern yourself accordingly.


Belkys Garcia, Secretary to the Board

ADA NOTICES

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

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

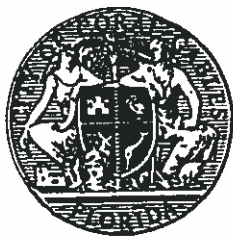
Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Board, with respect to any matter considered at such hearing or meeting, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record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

Any person who needs assistance in another language in order to speak during the public hearing or public comment portion of the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (E-mail: relejabarrieta@coralgables.com, 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:

Mendoza Condominium Association, Inc.. c/o Moran and Associates, Inc., 12260 S.W. 8th Street, Suite 164, Miami, Florida 33184-1508



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 17-6717

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

I, Claudio Ramos, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 124-26 Mendoza Ave, ON 11-20-17
AT 10⁴⁰ am.

Claudio Ramos
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 20th day of November, in
the year 2017, by Claudio Ramos who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

124-26 MENDOZA AVENUE



BEFORE THE CONSTRUCTION REGULATION BOARD
 FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
 Petitioner,

vs.
 MINIDOWA CONDOMINIUM ASSOCIATION, INC.
 124 - 20 Minidowa Avenue
 Coral Gables, Florida 33134-4068
 Respondent

Case No: 17-0717

Return receipt number:
 91 7106 2333 3732 8710 7870

NOTICE OF UNSAFE STRUCTURE VIOLATION FOR FAILURE TO REPAIR IT
 AND NOTICE OF HEARING

Date: November 20, 2017.

Re: 124-20 Minidowa Avenue, Coral Gables, Florida 33134-4068, and legally described as Lots 3 & 4, Block 79, of CORAL GABLES DOUGLAS SEC 001, according to the Plat thereof, as recorded in Plat Book 25, Page 90, of the Public Records of Miami-Dade County, Florida; and having folio number 02, 4108, 108-0001 ("Property").

The City of Coral Gables ("City") Building Official has inspected the records relating to this 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 that City, pertaining to existing buildings. The Structure is hereby declared unsafe by the Building Official and is presumed unsafe pursuant to Section 105-4, Section 111 of the City Code for failure to comply with the maintenance and rehabilitation 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 Communications Chambers, City Hall, 489 Biltmore Way, Coral Gables, Florida 33134, on December 11, 2017, at 2:30 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 examine witnesses and evidence; however, formal rules of evidence shall not apply. I alert you to appear at the hearing or I will seek to the extent being heard in your absence. Please be advised that if someone other than an attorney will be attending the hearing, 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 Melby Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 485 Biltmore Way, 2nd Floor, Coral Gables, FL 33134, melby.garcia@coralgables.com, tel. (305) 460-5229 or The Development Services Department's hours are 9:00am-5:00pm, Monday through Friday, 7:30 a.m. to 3:30 p.m. on Saturdays and (305) 460-5233. If the Requested Action is not completed before the above hearing date, the Building Official may order



DIVISION of
CORPORATIONS
an official State of Florida website

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Detail by Entity Name

Florida Not For Profit Corporation

MENDOZA CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	N05000007187
FEI/EIN Number	20-3894638
Date Filed	07/13/2005
State	FL
Status	ACTIVE
Last Event	CANCEL ADM DISS/REV
Event Date Filed	03/17/2008
Event Effective Date	NONE

Principal Address

124 & 126 MENDOZA AVE
CORAL GABLES, FL 33134

Changed: 03/17/2008

Mailing Address

124 & 126 MENDOZA AVE
CORAL GABLES, FL 33134

Changed: 03/17/2008

Registered Agent Name & Address

MORAN AND ASSOCIATES, INC.
12260 SW 8 STREET
SUITE 164
MIAMI, FL 33184

Name Changed: 03/08/2010

Address Changed: 03/04/2015

Officer/Director Detail

Name & Address**Title PD**

CRESPO, ESPERANZA
126 MENDOZA AVE UNIT 9
CORAL GABLES, FL 33134

Title D

PEZO, LUCY
126 MENDOZA AVENUE #7
CORAL GABLES, FL 33134

Title D

DELGADO, KAREN
2280 SW 16 STREET
MIAMI, FL 33130

Annual Reports

Report Year	Filed Date
2015	03/04/2015
2016	04/14/2016
2017	02/27/2017

Document Images

02/27/2017 -- ANNUAL REPORT	View image in PDF format
04/14/2016 -- ANNUAL REPORT	View image in PDF format
03/04/2015 -- ANNUAL REPORT	View image in PDF format
02/26/2014 -- ANNUAL REPORT	View image in PDF format
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07/09/2008 -- ANNUAL REPORT	View image in PDF format
09/04/2008 -- ANNUAL REPORT	View image in PDF format
03/17/2006 -- REINSTATEMENT	View image in PDF format
08/09/2007 -- Amendment	View image in PDF format
10/10/2005 -- REINSTATEMENT	View image in PDF format
07/19/2005 -- Domestic Non Profit	View image in PDF format



CFN 2013R0930738
OR Bk 28925 Pgs 4012 - 4014; (3pgs)
RECORDED 11/25/2013 11:40:23
HARVEY RUBIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

**CITY OF CORAL GABLES
FINANCE DEPARTMENT
MIAMI-DADE COUNTY, FLORIDA**

SPECIAL ASSESSMENT LIEN

THE CITY OF CORAL GABLES

vs.

**MENDOZA CONDO ASSOCIATION
03-4108-108-0001**

DEBT INCURRED AT:

126 MENDOZA AVE

DATE OF INVOICE: 8/29/2013

172955+002

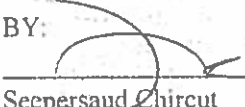
The City of Coral Gables' Finance Department has determined that the above referenced property has defaulted on payment of Solid Waste Fees due and owed in accordance with Article 3, Division 4, Section 54-181 of the City of Coral Gables' Code of Ordinances. Said default is currently a debt due to the City of Coral Gables pursuant to Article 3, Division 4, Section 54-191 of the City of Coral Gables' Code of Ordinances.

Pursuant to Section 54-191 of the City of Coral Gables' Code of Ordinances, a certified copy of the delinquent invoice delineating the debt due to the City of Coral Gables shall be recorded in the Public Records of Miami-Dade County, Florida and thereafter shall constitute a lien against the premises to the same extent and character as a lien for special assessments, and with the same penalties, and with the same rights of collection, foreclosure, sale and forfeiture as obtained for special assessment liens, which lien shall further accrue interest at the rate of six percent (6%) per annum from the date the same became a debt due the city, against the following described property:

**LOTS 5 & 6; BLK 39; CORAL GABLES DOUGLAS SEC; as recorded in Plat Book ; Page ;
in the Public Records of Dade County, Florida.**

DATED in Coral Gables, Miami Dade County, Florida on this 19th day of November 2013.

BY:


Secpersaud Chircut
City Treasurer
City of Coral Gables



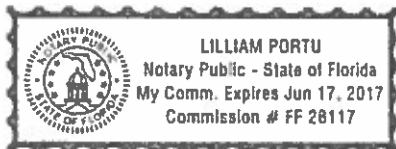
172955+002

STATE OF FLORIDA):

COUNTY OF MIAMI-DADE):

The foregoing instrument was acknowledged before me this 19th day of November 2013 by Seepersaud Chircut, who is personally known to me.

My Commission Expires:



Lillian Portu
NOTARY PUBLIC, STATE OF FLORIDA



Finance Department Collection Division
PO Box 141549
Coral Gables, FL 33114-1549
305-460-5301

Messages

This invoice statement includes Waste Collection Fees for residences that are payable in advance for garbage and trash services or unpaid refuse charges for accounts serviced by Waste Management. ****IMPORTANT**** - Please see reverse side for terms and conditions.

OR BK 28925 PG 4014
LAST PAGE

Account Information

Customer Number:	172955+002
Service Location:	124 MENDOZA AVE
Billing Date:	8/29/13
Due Date:	9/28/13
Last Payment Date:	
Previous Balance:	5,176.82
Payments:	
Current Charges:	1,281.83
Adjustments:	
Total Due:	6,458.65

*If total due includes past due balance, service is subject to additional charges.

..D...N...B...C...O...S...F...U...B...I...E...

MENDOZA CONDO ASSOCIATION
124-126 MENDOZA AVE
CORAL GABLES FL 33134-4028

Billing Details

Account #: 4108-009-3930-002 124 MENDOZA AVE -- 126 MENDOZA AVE

Private Contr	Private Contractor.....	1,256.70
Interest for P	Interest for PCB.....	25.13
Total Current Charges.....		1,281.83
SERVICE PROVIDED BY WASTE MANAGEMENT FOR THE FOLLOWING PERIOD:		

APRIL, MAY & JUNE 2013

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT. MAKE CHECK PAYABLE TO: CITY OF CORAL GABLES

Customer Number: 172955+002
Service Location: 124 MENDOZA AVE
Billing Date: 8/29/13
Due Date: 9/28/13

AMOUNT DUE	6,458.65
Total amount due by	9/28/13

AMOUNT ENCLOSED \$



12345678910111213141516171819202122232425262728293031323334353637383940414243444546474849505152535455565758596061626364656667686970717273747576777879808182838485868788899091929394959697989910010110210310410510610710810911011111211311411511611711811912012112212312412512612712812913013113213313413513613713813914014114214314414514614714814915015115215315415515615715815916016116216316416516616716816917017117217317417517617717817918018118218318418518618718818919019119219319419519619719819920020120220320420520620720820921021121221321421521621721821922022122222322422522622722822923023123223323423523623723823924024124224324424524624724824925025125225325425525625725825926026126226326426526626726826927027127227327427527627727827928028128228328428528628728828929029129229329429529629729829930030130230330430530630730830931031131231331431531631731831932032132232332432532632732832933033133233333433533633733833934034134234334434534634734834935035135235335435535635735835936036136236336436536636736836937037137237337437537637737837938038138238338438538638738838939039139239339439539639739839940040140240340440540640740840941041141241341441541641741841942042142242342442542642742842943043143243343443543643743843944044144244344444544644744844945045145245345445545645745845946046146246346446546646746846947047147247347447547647747847948048148248348448548648748848949049149249349449549649749849950050150250350450550650750850951051151251351451551651751851952052152252352452552652752852953053153253353453553653753853954054154254354454554654754854955055155255355455555655755855956056156256356456556656756856957057157257357457557657757857958058158258358458558658758858959059159259359459559659759859960060160260360460560660760860961061161261361461561661761861962062162262362462562662762862963063163263363463563663763863964064164264364464564664764864965065165265365465565665765865966066166266366466566666766866967067167267367467567667767867968068168268368468568668768868969069169269369469569669769869970070170270370470570670770870971071171271371471571671771871972072172272372472572672772872973073173273373473573673773873974074174274374474574674774874975075175275375475575675775875976076176276376476576676776876977077177277377477577677777877978078178278378478578678778878979079179279379479579679779879980080180280380480580680780880981081181281381481581681781881982082182282382482582682782882983083183283383483583683783883984084184284384484584684784884985085185285385485585685785885986086186286386486586686786886987087187287387487587687787887988088188288388488588688788888989089189289389489589689789889990090190290390490590690790890991091191291391491591691791891992092192292392492592692792892993093193293393493593693793893994094194294394494594694794894995095195295395495595695795895996096196296396496596696796896997097197297397497597697797897998098198298398498598698798898999099199299399499599699799899910001001100210031004100510061007100810091010101110121013101410151016101710181019102010211022102310241025102610271028102910301031103210331034103510361037103810391040104110421043104410451046104710481049105010511052105310541055105610571058105910601061106210631064106510661067106810691070107110721073107410751076107710781079108010811082108310841085108610871088108910901091109210931094109510961097109810991100110111021103110411051106110711081109111011111112111311141115111611171118111911201121112211231124112511261127112811291130113111321133113411351136113711381139114011411142114311441145114611471148114911501151115211531154115511561157115811591160116111621163116411651166116711681169117011711172117311741175117611771178117911801181118211831184118511861187118811891190119111921193119411951196119711981199120012011202120312041205120612071208120912101211121212131214121512161217121812191220122112221223122412251226122712281229123012311232123312341235123612371238123912401241124212431244124512461247124812491250125112521253125412551256125712581259126012611262126312641265126612671268126912701271127212731274127512761277127812791280128112821283128412851286128712881289129012911292129312941295129612971298129913001

City of Coral Gables
Finance Dept. Collection Division
PO Box 141549
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