



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 10/26/2017

Property Information	
Folio:	03-4118-018-0001
Property Address:	2825 GRANADA
Owner	REFERENCE ONLY BLVD
Mailing Address	
PA Primary Zone	4700 MULTI-FAMILY - CO-OPS
Primary Land Use	0000 REFERENCE FOLIO
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0 6
Actual Area	0 Sq Ft
Living Area	0 Sq Ft
Adjusted Area	0 Sq Ft
Lot Size	0 Sq Ft
Year Built	0 1957



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	
THE FOUNTAINVIEW CLUB NO 2 CONDO C GABLES COUNTRY CLUB SEC PT 2 N1/2 OF BLK 30 LESS E405FT F/A/U 03-4118-004-0931 & 03-4118-018	

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



OFFICE OF THE PROPERTY APPRAISER

Generated On : 11/8/2017

	Folio	Sub-Division	Owner	Address
1	03-4118-018-0010	THE FOUNTAINVIEW CLUB NO 2 CONDO	ERNESTO A BUCH	2825 GRANADA BLVD UNIT 1A Coral Gables
2	03-4118-018-0020	THE FOUNTAINVIEW CLUB NO 2 CONDO	MARY P O MALLEY	2825 GRANADA BLVD UNIT 1B Coral Gables
3	03-4118-018-0030	THE FOUNTAINVIEW CLUB NO 2 CONDO	MARIA EUGENIA COSCULLUELA	2825 GRANADA BLVD UNIT 2A Coral Gables
4	03-4118-018-0040	THE FOUNTAINVIEW CLUB NO 2 CONDO	JUAN B SAGUE LILIA M SAGUE	2825 GRANADA BLVD UNIT 2B Coral Gables
5	03-4118-018-0050	THE FOUNTAINVIEW CLUB NO 2 CONDO	GRAN INVESTMENT INC	2825 GRANADA BLVD UNIT 3A Coral Gables
6	03-4118-018-0060	THE FOUNTAINVIEW CLUB NO 2 CONDO	MARIA T GONZALEZ	2825 GRANADA BLVD UNIT 3B Coral Gables

2825 Granada Blvd

<u>Condominium Association</u> The Fountainview Club No. 2 Condominium Association, Inc. 2825 Granada Blvd Unit 2-A Coral Gables, FL 33134-6365	<u>Condominium Association (Registered Agent)</u> The Fountainview Club No. 2 Condominium Association, Inc. c/o Peter L. Fishel Registered Agent 4330 Sheridan St 202 B Hollywood, FL 33021-1406
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2825 GRANADA BOULEVARD




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Permits and Inspections: Search Results

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New Permit Search

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
AB-09-07-2152	07/08/2009	2825 GRANADA BLVD	BOA COMPLETE (LESS THAN \$75,000)	RE-ROOF W/EAGLE FKLAT WHITE TILE 13" \$30000	final	07/08/2009	12/09/2009	0.00
AB-11-05-5261	05/02/2011	2825 GRANADA BLVD	BOA COMPLETE (LESS THAN \$75,000)	WINDOWS (63)& DOOR \$35,000 WHITE FRAME GRAY GLASS	issued	05/02/2011		0.00
BL-08-11-0842	11/18/2008	2825 GRANADA BLVD	GARAGE DOORS	REPLACE GARAGE DOOR \$877	final	11/20/2008	02/12/2009	0.00
BL-08-11-0843	11/18/2008	2825 GRANADA BLVD	GARAGE DOORS	REPLACE GARAGE DOOR \$877	final	11/20/2008	02/12/2009	0.00
BL-08-11-0844	11/18/2008	2825 GRANADA BLVD	GARAGE DOORS	REPLACE GARAGE DOOR \$877	final	11/20/2008	02/12/2009	0.00
BL-08-11-0845	11/18/2008	2825 GRANADA BLVD	GARAGE DOORS	REPLACE GARAGE DOOR \$877	final	11/20/2008	02/12/2009	0.00
BL-09-07-2305	07/10/2009	2825 GRANADA BLVD	ROOF / LIGHT WEIGHT CONC	REROOF \$30,000 EAGLE ROOFING, 13" BEL AIRE FLAT LOW PROFILE CONCRETE TILE (WHITE), POLYFOAM, POLYPRO AH160	final	07/10/2009	12/09/2009	0.00
BL-11-05-5364	05/03/2011	2825 GRANADA BLVD	DOOR/GARAGE DOOR/SHUTTER/WINDOW	REPLACE 63 WINDOWS & 1 DOOR \$35,000 WHITE FRAME GRAY GLASS	final	06/02/2011	07/06/2011	0.00
BL-14-01-2912	01/28/2014	2825 GRANADA BLVD	INTERIOR ALTERATION ONLY	COMMERCIAL INTERIOR RENOVATIONS REPLACE FLOORING (BATHROOM) \$6,000	final	02/13/2014	02/09/2015	0.00
BL-14-02-3165	02/27/2014	2825 GRANADA BLVD	INTERIOR ALTERATION ONLY	COMMERCIAL INTERIOR RENOVATIONS (BATHROOM ONLY) \$1,400	final	03/03/2014	04/21/2015	0.00
CE-09-07-2392	07/13/2009	2825 GRANADA BLVD	CODE ENF WARNING PROCESS	WT2199 MIAMI DADE COUNTY CODE 32-8.1 USE OF SPRINKLER SYSTEM ON UNAUTHORIZED DAY (MONDAY)	final	07/13/2009	07/13/2009	0.00
CE-12-05-7765	05/05/2012	2825 GRANADA BLVD	CODE ENF WARNING PROCESS	WT9770 54-153 CITY CODE (DAY) TRASH OUT	final	05/05/2012	05/05/2012	0.00

CITY'S

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				PRIOR TO 6PM DAY BEFORE SCHEDULED PICKUP. BOXES ON SWALE					
CE-13-04-1179	04/18/2013	2825 GRANADA BLVD	CODE ENF LIEN SEARCH	LIEN SEARCH	final	04/19/2013	04/19/2013	0.00	
CE-14-01-1898	01/08/2014	2825 GRANADA BLVD	CODE ENF LIEN SEARCH	LIEN SEARCH	final	01/14/2014	01/14/2014	0.00	
EL-09-01-1639	01/09/2009	2825 GRANADA BLVD	ELEC SERVICE - CHANGE / LATERAL / REPAIR	NEW ELECTRICAL PANEL IN METER ROOM \$500	final	01/09/2009	01/15/2009	0.00	
EL-14-01-3033	01/30/2014	2825 GRANADA BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	COMMERCIAL INTERIOR RENOVATIONS (BATHROOM REPLACE SWITCHES AND OUTLETS ALSO	final	07/21/2014	08/14/2014	0.00	
EL-14-07-3406	07/21/2014	2825 GRANADA BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK		canceled		07/21/2014	0.00	
ME-09-08-1583	08/05/2009	2825 GRANADA BLVD	MECH COMMERCIAL / RESIDENTIAL WORK	INSTALL AIR CONDITIONER WITH HEATING UNIT \$3,800	final	08/06/2009	08/17/2009	0.00	
PL-08-12-0906	12/09/2008	2825 GRANADA BLVD	PLUMB COMMERCIAL / RESIDENTIAL WORK	RE-PIPING FOR THE LEFT SIDE OF BUILDING \$2,400	final	12/10/2008	02/02/2009	0.00	
PL-09-01-1775	01/13/2009	2825 GRANADA BLVD	PLUMB COMMERCIAL / RESIDENTIAL WORK	THIS IS A SUPPLEMENT TO PERMIT # P08120906: SET 3 LAVATORIES	final	01/26/2009	01/26/2009	0.00	
PL-14-01-3063	01/31/2014	2825 GRANADA BLVD	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK (BATHROOM)	final	02/19/2014	05/02/2014	0.00	
PL-14-03-1989	03/03/2014	2825 GRANADA BLVD	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMMERCIAL INTERIOR RENOVATIONS (BATHROOM) #313	final	08/25/2014	11/19/2014	0.00	
RC-17-10-2236	10/26/2017	2825 GRANADA BLVD	BUILDING RE CERTIFICATION	BUILDING RECERTIFICATION (1927) CONSTRUCTION REGULATION BOARD CASE #17-6716 AND UNSAFE STRUCTURES FEE	approved			980.63	
ZN-09-07-2381	07/13/2009	2825 GRANADA BLVD	DUMPSTER / CONTAINER	ROLL-OFF DUMPSTER	final	07/13/2009	07/13/2009	0.00	
ZN-14-01-2708	01/24/2014	2825 GRANADA BLVD	PAINT / RESURFACE FL / CLEAN	PRESSURE CLEANING ONLY ROOF AND WALLS \$3050	final	01/24/2014	02/03/2014	0.00	
ZN-14-02-2400	02/14/2014	2825 GRANADA BLVD	DUMPSTER / CONTAINER	DUMPSTER	final	02/17/2014	02/17/2014	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).



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:	2825 Granada Blvd. Condominium - 6 Units	Inspection Date:	10/31/2017
Address:	2825 Granada Boulevard Coral Gables	Inspection Type:	AA-Tactical, Apartment / Condo
		Inspected By:	Leonard Veight 305-460-5577 lveight@coralgables.com
Suite:		Occ. Sq. Ft.:	0
		Occupant Number:	015630

Insp. Result	Location	Code Set	Code
Fail	Floor 1	FL NFPA 01 13 Doors	16.3.4.4 - Key box approved type (Knox Box) and current keys to gain access

Comment: Provide city approved "Knox" box (www.knoxbox.com) at main entrance with the appropriate keys to all common areas including, main entrance to building, fire alarm panel room, access control cards (main entrance doors) electrical rooms, fire pump room, etc....

Failure to provide knox box entry system .

Inspector Comments: Posted notice of violation on front door . Picture taken 11/1/17.

A re-inspection will occur on or after 12/1/2017.

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.

CITY'S

EXHIBIT

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**Company
Representative:**

No Signature
10/31/2017 1:33:16 PM

Signature valid only in mobile-eyes documents

No Signature
10/31/2017

Inspector:

Leonard Veight
10/31/2017 1:33:16 PM

Signature valid only in mobile-eyes documents

Leonard Veight
10/31/2017



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 1378 8306

THE FOUNTAINVIEW CLUB NO II INC
ROGER V MUMM
2825 GRANADA BLVD #2A
CORAL GABLES, FL 33134

RE: 2825 GRANADA BLVD, CORAL GABLES, FL
FOLIO # 341180180001
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 1957. 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

EXHIBIT

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

CITY OF CORAL GABLES,
Petitioner,

Case No. 17-6716

vs.

THE FOUNTAINVIEW CLUB NO.2
CONDOMINIUM ASSOCIATION, INC.
2825 Granada Boulevard, Unit 2-A
Coral Gables, Florida 33134-6365

Return receipt number:

91 7108 2133 3932 5910 7556

Respondent.

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

Date: November 20, 2017

Re: **2825 Granada Boulevard**, Coral Gables, Florida 33134-6355, and legally described as n1/2 of Block 30 less e405ft, of CORAL GABLES COUNTRY CLUB SECTION PT 2, according to the Plat thereof, and having folio number 03-4118-018-0001 ("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:

The Fountainview Club No. 2 Condominium Association, Inc., c/o Peter L. Fishel, 4330 Sheridan Street #202B, Hollywood, Florida 33021-1406

Horizon Maintenance Services, Inc., c/o Kathryn S. Pecko, 5618 Hollywood Boulevard, Hollywood, Florida 33021-6351



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 17-6716

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

I, EDUARDO MARTIN, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 2825 Granada Blvd, ON 11-20-17
AT 9:00 am.

EDUARDO MARTIN
Employee's Printed Name

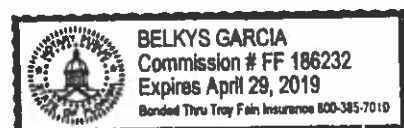
Eduardo Martin
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 20th day of November, in
the year 2017, by Eduardo Martin who is personally known to
me.

My Commission Expires:
April 29, 2019

Belkys Garcia
Notary Public



2825 GRANADA BOULEVARD





DIVISION of
CORPORATIONS
an official State of Florida website

[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Not For Profit Corporation

THE FOUNTAINVIEW CLUB NO. 2 CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number N94000002826

FEI/EIN Number 59-6064793

Date Filed 05/31/1994

State FL

Status ACTIVE

Principal Address

2825 GRANADA BLVD.

UNIT 2-A

CORAL GABLES, FL 33134 UN

Changed: 02/10/2012

Mailing Address

2825 GRANADA BLVD.

UNIT 2-A

CORAL GABLES, FL 33134

Changed: 03/19/2006

Registered Agent Name & Address

FISHEL, PETER L

4330 Sheridan Street

202 B

Hollywood, FL 33021

Name Changed: 03/19/2006

Address Changed: 03/07/2017

Officer/Director Detail

Name & Address

Title PD

COSCULLUELA, MARIA E
2825 GRANADA BLVD 2A
CORAL GABLES, FL 33134

Title VD

SAGUE, JUAN
2825 GRANADA BLVD
2B
CORAL GABLES, FL 33134

Title D

O'MALLEY, MARY P
2825 GRANADA BLVD 1B
CORAL GABLES, FL 33134

Title D

BUCH, ERNESTO
2825 GRANADA BLVD
CORAL GABLES, FL 33134

Title D

EIRAS, SELVA
2825 GRANADA BLVD
3A
CORAL GABLES, FL 33134

Title D

GONZALES, MARIA T
2825 GRANADA BLVD 3B
CORAL GABLES, FL 33134

Annual Reports

Report Year	Filed Date
2015	02/28/2015
2016	02/18/2016
2017	03/07/2017

Document Images

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