



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 11/13/2018

Property Information	
Folio:	03-4117-048-0001
Property Address:	427 SANTANDER
Owner	REFERENCE ONLY AUSE
Mailing Address	
PA Primary Zone	5000 HOTELS & MOTELS - GENERAL
Primary Land Use	0000 REFERENCE FOLIO
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	0 1968



Assessment Information			
Year	2018	2017	2016
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	2018	2017	2016
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
VILLA SANTANDER CONDO
CORAL GABLES BILTMORE SEC
PB 20-28
LOT 18 & 19 BLK 27 AS DESC IN
OFF REC 22044-1442

Taxable Value Information			
	2018	2017	2016
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
<b>Regional</b>			
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 1

427 Santander Avenue

<p><b><u>Condominium Association (Sunbiz principal address)</u></b> Villa Santander Condominium Assoc., Inc. 427 Santander Ave Coral Gables, FL 33134-6598</p>	<p><b><u>Condominium Association (Sunbiz principal address)</u></b> Villa Santander Condominium Assoc., Inc. 2050 Coral Way, Ste 402 Miami, FL 33145-2634</p>
<p><b><u>Condominium Association (Registered Agent)</u></b> Villa Santander Condominium Assoc., Inc. c/o Rosa de la Camara 121 Alhambra Plaza, 10<sup>th</sup> Floor Coral Gables, FL 33134</p>	



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 12/9/2018

	Folio	Sub-Division	Owner	Address
1	03-4117-048-0010	VILLA SANTANDER CONDO	PICADILLY INVESTMENT LLC	427 SANTANDER AVE UNIT 101 Coral Gables
2	03-4117-048-0020	VILLA SANTANDER CONDO	MILEIDYS AGUILAR	427 SANTANDER AVE UNIT 201 Coral Gables
3	03-4117-048-0030	VILLA SANTANDER CONDO	ELOUNDA LLC	427 SANTANDER AVE UNIT 301 Coral Gables
4	03-4117-048-0040	VILLA SANTANDER CONDO	ALEXANDRA GIVNER JTRS BARRY GIVNER JTRS	427 SANTANDER AVE UNIT 401 Coral Gables
5	03-4117-048-0050	VILLA SANTANDER CONDO	JOLI CT AND COMPANY LLC	427 SANTANDER AVE UNIT 202 Coral Gables
6	03-4117-048-0060	VILLA SANTANDER CONDO	JUAN ALBERTO ANTONIO R HUDEC	427 SANTANDER AVE UNIT 302 Coral Gables
7	03-4117-048-0070	VILLA SANTANDER CONDO	GLORIA NIETO CAMACHO	427 SANTANDER AVE UNIT 402 Coral Gables
8	03-4117-048-0080	VILLA SANTANDER CONDO	ZBP HOLDINGS LLC	427 SANTANDER AVE UNIT 203 Coral Gables
9	03-4117-048-0090	VILLA SANTANDER CONDO	ELIAS J SABA CARPIO	427 SANTANDER AVE UNIT 303 Coral Gables
10	03-4117-048-0100	VILLA SANTANDER CONDO	JAMES A MOLINA	427 SANTANDER AVE UNIT 403 Coral Gables
11	03-4117-048-0110	VILLA SANTANDER CONDO	FELMAC LLC	427 SANTANDER AVE UNIT 204 Coral Gables
12	03-4117-048-0120	VILLA SANTANDER CONDO	MARIA RODRIGUEZ MANUEL R RODRIGUEZ	427 SANTANDER AVE UNIT 304 Coral Gables
13	03-4117-048-0130	VILLA SANTANDER CONDO	MARIA C SPRIEGEL MICHELLE M SPRIEGEL	427 SANTANDER AVE UNIT 404 Coral Gables
14	03-4117-048-0140	VILLA SANTANDER CONDO	GALBAR INVESTMENT INC	427 SANTANDER AVE UNIT 205 Coral Gables

Property Search Application - Miami-Dade County

<https://www.miamidade.gov/propertysearch/index.html#/candidate...>

15	03-4117-048-0150	VILLA SANTANDER CONDO	RACAR PROPERTIES LLC	427 SANTANDER AVE UNIT 305 Coral Gables
16	03-4117-048-0170	VILLA SANTANDER CONDO	CHIQUITICA LLC	427 SANTANDER AVE UNIT 206 Coral Gables
17	03-4117-048-0180	VILLA SANTANDER CONDO	MARITZA MORENO	427 SANTANDER AVE UNIT 306 Coral Gables

427 SANTANDER 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-12-08-1290	08/21/2012	427 SANTANDER AVE	BOA COMPLETE (LESS THAN \$75,000)	INSTALLATION OF IMPACT WINDOWS AND DOOR \$5370	final	08/21/2012	08/23/2016	0.00
AB-12-08-1292	08/21/2012	427 SANTANDER AVE	BOA COMPLETE (LESS THAN \$75,000)	INSTALLATION OF IMPACT WINDOWS AND DOORS \$5474	final	08/21/2012	08/23/2016	0.00
AB-12-08-1293	08/21/2012	427 SANTANDER AVE	BOA COMPLETE (LESS THAN \$75,000)	CHANGED OUT WINDOWS IN STAIRWELL TO IMPACT \$2909	final	08/21/2012	08/23/2016	0.00
BL-09-08-2307	08/17/2009	427 SANTANDER AVE	MISCELLANEOUS WORK	REPAIR SOFFIT & INSTALL DOWNSPOUT \$3,000	final	08/18/2009	02/22/2010	0.00
BL-17-02-1292	02/23/2017	427 SANTANDER AVE	BLD SIMPLE CHANGE OF CONTRACTOR	**CHANGE OF CONT FROM WINTEGRATE P# 6110265 5 BLUE CANOPY/AWNINGS \$14,500	approved			167.30
BL-17-05-2323	05/24/2017	427 SANTANDER AVE	INTERIOR ALTERATION ONLY	COMM INTER RENOVATIONS -KITCHEN \$3,700	final	07/24/2017	10/04/2017	0.00
CE-10-09-5063	09/23/2010	427 SANTANDER AVE	CODE ENF LIEN SEARCH	LIEN SEARCH (427 SANTANDER AVE. UNIT #305)	final	09/27/2010	09/27/2010	0.00
CE-10-09-5065	09/23/2010	427 SANTANDER AVE	CODE ENF LIEN SEARCH	LIEN SEARCH (427 SANTANDER AVE. 305)	final	09/27/2010	09/27/2010	0.00
CE-10-10-3797	10/01/2010	427 SANTANDER AVE	CODE ENF LIEN SEARCH	LIEN SEARCH (427 SANTANDER AVE. #206)	final	10/06/2010	10/06/2010	0.00
CE-10-11-3296	11/09/2010	427 SANTANDER AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	11/09/2010	11/09/2010	0.00
CE-10-11-3314	11/08/2010	427 SANTANDER AVE	CODE ENF WARNING PROCESS	WT8519 5-1907 ZONING CODE (SNR) SIGN TOO LARGE "HUDSON AND MARSHALL"	final	11/08/2010	11/09/2010	0.00
CE-10-11-4566	11/23/2010	427 SANTANDER AVE	CODE ENF WARNING PROCESS	WT7708 3-208 ZONING CODE (INT) INTERIOR WORK WITHOUT PERMIT	final	11/23/2010	11/29/2010	0.00
CE-11-01-5023	01/19/2011	427 SANTANDER AVE	CODE ENF LIEN SEARCH	LIEN SEARCH (427 SANTANDER AVE.)	final	01/19/2011	01/19/2011	0.00
CE-11-04-5216	04/04/2011	427 SANTANDER AVE	CODE ENF LIEN SEARCH	LIEN SEARCH (427 SANTANDER AVE.)	final	04/05/2011		0.00

**CITY'S**

**EXHIBIT 2**

CE-11-05-7028	05/25/2011	427 SANTANDER AVE	CODE ENF LIEN SEARCH	LIEN SEARCH (427 SANTANDER AVE. #201)	final	05/31/2011	05/31/2011	0.00
CE-11-06-6719	06/16/2011	427 SANTANDER AVE	CODE ENF LIEN SEARCH	LIEN SEARCH (427 SANTANDER AVE. #204)	final	06/20/2011	06/20/2011	0.00
CE-12-06-9650	06/22/2012	427 SANTANDER AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	06/25/2012	06/25/2012	0.00
CE-15-03-5232	03/27/2015	427 SANTANDER AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	03/30/2015	03/30/2015	0.00
CE-16-04-6698	04/20/2016	427 SANTANDER AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	04/25/2016	04/25/2016	0.00
CE-16-08-6008	08/08/2016	427 SANTANDER AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	08/16/2016	08/16/2016	0.00
CE-17-01-0153	01/05/2017	427 SANTANDER AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	01/06/2017	01/06/2017	0.00
CE-17-05-2279	05/23/2017	427 SANTANDER AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	05/30/2017	05/30/2017	0.00
CE-18-01-1880	01/11/2018	427 SANTANDER AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	01/29/2018	01/29/2018	0.00
CE-18-01-1919	01/12/2018	427 SANTANDER AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	01/29/2018	01/29/2018	0.00
EL-11-12-5512	12/08/2011	427 SANTANDER AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	ELECTRICAL REPAIRS TO ELEVATOR SERVICE: 60 AMP DISCONNECT	final	01/17/2012	02/10/2012	0.00
EL-17-05-2520	05/30/2017	427 SANTANDER AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	COMM INTER RENOVATIONS -KITCHEN 6 OUTLETS ANDS 2 SPECIAL OPUTLETS	final	08/22/2017	09/27/2017	0.00
EX-13-01-1523	01/30/2013	427 SANTANDER AVE	PERMIT EXTENSION	PERMIT RENEWAL OF ME-12-06-9558	final	01/30/2013	01/30/2013	0.00
EX-16-11-6505	11/02/2016	427 SANTANDER AVE	PERMIT EXTENSION	PERMIT EXTENSION FOR ZN-10-11-4627	final	11/03/2016	11/03/2016	0.00
ME-12-06-9558	06/21/2012	427 SANTANDER AVE	MECH COMMERCIAL / RESIDENTIAL WORK	REPLACEMENT OF 2 TON WITH 5 KW HEAT CONDENSER UNIT ON ROOF TOP \$2400	final	06/21/2012	04/18/2014	0.00
ME-12-08-0843	08/14/2012	427 SANTANDER AVE	MECH COMMERCIAL / RESIDENTIAL WORK	EXACT A/C CHANGE OUT \$3,000	final	08/15/2012	07/15/2013	0.00
ME-14-04-3435	04/24/2014	427 SANTANDER AVE	MECH COMMERCIAL / RESIDENTIAL WORK	REPLACEMENT OF 1.5 TON SPLIT SYSTEM WITH 5KW HEATER \$2000	final	04/28/2014	07/07/2014	0.00
ME-14-04-3436	04/24/2014	427 SANTANDER AVE	MECH COMMERCIAL / RESIDENTIAL WORK	REPLACEMENT OF 2 TON CONDENSING UNIT ONLY \$1500	final	04/28/2014	07/07/2014	0.00
ME-16-07-7054	07/19/2016	427 SANTANDER AVE	MECH COMMERCIAL / RESIDENTIAL WORK	EXACT CHANGE OUT OF AC UNIT ( 2 TON & 5 KW ) \$2,400	final	07/22/2016	10/14/2016	0.00
PL-17-05-2580	05/30/2017		PLUMB COMMERCIAL /	PLUMBING WORK FOR COMM INTER	final	08/25/2017	08/28/2017	0.00

		427 SANTANDER AVE	RESIDENTIAL WORK	RENOVATIONS @ UNIT #202 ( KITCHEN )					
PU-11-12-6408	12/20/2011	427 SANTANDER AVE	PUBLIC RECORDS SEARCH	REQ COPY OF PERMIT 19773B CRM INV 015093	final	12/21/2011	12/21/2011	0.00	
PU-12-07-1166	07/19/2012	427 SANTANDER AVE	PUBLIC RECORDS SEARCH	REQ COPY OF PERMIT 19773B	final	07/20/2012	07/20/2012	0.00	
RC-18-08-3822	08/20/2018	427 SANTANDER AVE	BLDG RECERT / CRB	BUILDING RECERTIFICATION (1968) BUILDING RECERTIFICATION (1968) CONSTRUCTION REGULATION BOARD CASE #18- 8170 AND UNSAFE STRUCTURES FEE	issued	08/20/2018		600.00	
UP-16-07-7055	07/19/2016	427 SANTANDER AVE	UPFRONT FEE	UPFRONT FEE FOR ME-16-07-7054, EXACT CHANGE OUT OF AC UNIT ( 2 TON & 5 KW ) \$2,400	final	07/19/2016	07/19/2016	0.00	
UP-17-05-2324	05/24/2017	427 SANTANDER AVE	UPFRONT FEE	UPFRONT FEE FOR BL17052323 COMM INTER RENOVATIONS -KITCHEN \$3700	final	05/24/2017	05/24/2017	0.00	
ZN-09-08-2931	08/27/2009	427 SANTANDER AVE	PAINT / RESURFACE FL / CLEAN	TOUCH UP EXT PAINT \$1,100 WALLS BM2153-5 DESERT TAN & (25) DOORS WHITE (REF: PERMIT # 04010170)	canceled	08/28/2009	07/25/2011	0.00	
ZN-10-11-4627	11/30/2010	427 SANTANDER AVE	PAINT / RESURFACE FL / CLEAN	REPAIR EXISTING TILE (INTERIOR) \$500	final	11/30/2010	11/09/2016	0.00	
ZN-11-07-7218	07/25/2011	427 SANTANDER AVE	PAINT / RESURFACE FL / CLEAN	PAINT/CLEAN WALLS BM 2153 50 (BEIGE) AND TRIM (WHITE) \$1,100	final	07/26/2011	07/28/2011	0.00	
ZN-14-05-3449	05/20/2014	427 SANTANDER AVE	PAINT / RESURFACE FL / CLEAN	PRESSURE CLEAN AND PAINT EXTERIOR WALLS BM 2152 50 GOLDEN STRAW (GOLD) AND TRIM WHITE \$12,000	final	05/21/2014	10/12/2016	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).



[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-12-08-1290	08/21/2012	427 SANTANDER AVE	BOA COMPLETE (LESS THAN \$75,000)	INSTALLATION OF IMPACT WINDOWS AND DOOR \$5370	final	08/21/2012	08/23/2016	0.00
AB-12-08-1292	08/21/2012	427 SANTANDER AVE	BOA COMPLETE (LESS THAN \$75,000)	INSTALLATION OF IMPACT WINDOWS AND DOORS \$5474	final	08/21/2012	08/23/2016	0.00
AB-12-08-1293	08/21/2012	427 SANTANDER AVE	BOA COMPLETE (LESS THAN \$75,000)	CHANGED OUT WINDOWS IN STAIRWELL TO IMPACT \$2909	final	08/21/2012	08/23/2016	0.00
BL-09-08-2307	08/17/2009	427 SANTANDER AVE	MISCELLANEOUS WORK	REPAIR SOFFIT & INSTALL DOWNSPOUT \$3,000	final	08/18/2009	02/22/2010	0.00
BL-17-02-1292	02/23/2017	427 SANTANDER AVE	BLD SIMPLE CHANGE OF CONTRACTOR	**CHANGE OF CONT FROM WINGTEGRATE P# 6110265 5 BLUE CANOPY/AWNINGS \$14,500	approved			167.30
BL-17-05-2323	05/24/2017	427 SANTANDER AVE	INTERIOR ALTERATION ONLY	COMM INTER RENOVATIONS -KITCHEN \$3,700	final	07/24/2017	10/04/2017	0.00
CE-10-09-5063	09/23/2010	427 SANTANDER AVE	CODE ENF LIEN SEARCH	LIEN SEARCH (427 SANTANDER AVE. UNIT #305)	final	09/27/2010	09/27/2010	0.00
CE-10-09-5065	09/23/2010	427 SANTANDER AVE	CODE ENF LIEN SEARCH	LIEN SEARCH (427 SANTANDER AVE. 305)	final	09/27/2010	09/27/2010	0.00
CE-10-10-3797	10/01/2010	427 SANTANDER AVE	CODE ENF LIEN SEARCH	LIEN SEARCH (427 SANTANDER AVE. #206)	final	10/06/2010	10/06/2010	0.00
CE-10-11-3296	11/09/2010	427 SANTANDER AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	11/09/2010	11/09/2010	0.00
CE-10-11-3314	11/08/2010	427 SANTANDER AVE	CODE ENF WARNING PROCESS	WT8519 5-1907 ZONING CODE (SNR) SIGN TOO LARGE "HUDSON AND MARSHALL"	final	11/08/2010	11/09/2010	0.00
CE-10-11-4566	11/23/2010	427 SANTANDER AVE	CODE ENF WARNING PROCESS	WT7708 3-208 ZONING CODE (INT) INTERIOR WORK WITHOUT PERMIT	final	11/23/2010	11/29/2010	0.00
CE-11-01-5023	01/19/2011	427 SANTANDER AVE	CODE ENF LIEN SEARCH	LIEN SEARCH (427 SANTANDER AVE.)	final	01/19/2011	01/19/2011	0.00
CE-11-04-5216	04/04/2011	427 SANTANDER AVE	CODE ENF LIEN SEARCH	LIEN SEARCH (427 SANTANDER AVE.)	final	04/05/2011	04/05/2011	0.00

CE-11-05-7028	05/25/2011	427 SANTANDER AVE	CODE ENF LIEN SEARCH	LIEN SEARCH (427 SANTANDER AVE. #201)	final	05/31/2011	05/31/2011	0.00
CE-11-06-6719	06/16/2011	427 SANTANDER AVE	CODE ENF LIEN SEARCH	LIEN SEARCH (427 SANTANDER AVE. #204)	final	06/20/2011	06/20/2011	0.00
CE-12-06-9650	06/22/2012	427 SANTANDER AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	06/25/2012	06/25/2012	0.00
CE-15-03-5232	03/27/2015	427 SANTANDER AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	03/30/2015	03/30/2015	0.00
CE-16-04-6698	04/20/2016	427 SANTANDER AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	04/25/2016	04/25/2016	0.00
CE-16-08-6008	08/08/2016	427 SANTANDER AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	08/16/2016	08/16/2016	0.00
CE-17-01-0153	01/05/2017	427 SANTANDER AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	01/06/2017	01/06/2017	0.00
CE-17-05-2279	05/23/2017	427 SANTANDER AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	05/30/2017	05/30/2017	0.00
CE-18-01-1880	01/11/2018	427 SANTANDER AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	01/29/2018	01/29/2018	0.00
CE-18-01-1919	01/12/2018	427 SANTANDER AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	01/29/2018	01/29/2018	0.00
CE-18-12-2752	12/10/2018	427 SANTANDER AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	12/10/2018	12/10/2018	0.00
CE-18-12-2870	12/12/2018	427 SANTANDER AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	12/12/2018	12/12/2018	0.00
EL-11-12-5512	12/08/2011	427 SANTANDER AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	ELECTRICAL REPAIRS TO ELEVATOR SERVICE: 60 AMP DISCONNECT	final	01/17/2012	02/10/2012	0.00
EL-17-05-2520	05/30/2017	427 SANTANDER AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	COMM INTER RENOVATIONS - KITCHEN 6 OUTLETS ANDS 2 SPECIAL OPUTLETS	final	08/22/2017	09/27/2017	0.00
EX-13-01-1523	01/30/2013	427 SANTANDER AVE	PERMIT EXTENSION	PERMIT RENEWAL OF ME-12-06-9558	final	01/30/2013	01/30/2013	0.00
EX-16-11-6505	11/02/2016	427 SANTANDER AVE	PERMIT EXTENSION	PERMIT EXTENSION FOR ZN-10-11-4627	final	11/03/2016	11/03/2016	0.00
ME-12-06-9558	06/21/2012	427 SANTANDER AVE	MECH COMMERCIAL / RESIDENTIAL WORK	REPLACEMENT OF 2 TON WITH 5 KW HEAT CONDENSER UNIT ON ROOF TOP \$2400	final	06/21/2012	04/18/2014	0.00
ME-12-08-0843	08/14/2012	427 SANTANDER AVE	MECH COMMERCIAL / RESIDENTIAL WORK	EXACT A/C CHANGE OUT \$3,000	final	08/15/2012	07/15/2013	0.00
ME-14-04-3435	04/24/2014	427 SANTANDER AVE	MECH COMMERCIAL / RESIDENTIAL WORK	REPLACEMENT OF 1.5 TON SPLIT SYSTEM WITH 5KW HEATER \$2000	final	04/28/2014	07/07/2014	0.00
ME-14-04-3436	04/24/2014	427 SANTANDER AVE	MECH COMMERCIAL / RESIDENTIAL WORK	REPLACEMENT OF 2 TON CONDENSING UNIT ONLY \$1500	final	04/28/2014	07/07/2014	0.00

ME-16-07-7054	07/19/2016	427 SANTANDER AVE	MECH COMMERCIAL / RESIDENTIAL WORK	EXACT CHANGE OUT OF AC UNIT ( 2 TON & 5 KW ) \$2,400	final	07/22/2016	10/14/2016	0.00
PL-17-05-2580	05/30/2017	427 SANTANDER AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMM INTER RENOVATIONS @ UNIT #202 ( KITCHEN )	final	08/25/2017	08/28/2017	0.00
PU-11-12-6408	12/20/2011	427 SANTANDER AVE	PUBLIC RECORDS SEARCH	REQ COPY OF PERMIT 19773B CRM INV 015093	final	12/21/2011	12/21/2011	0.00
PU-12-07-1166	07/19/2012	427 SANTANDER AVE	PUBLIC RECORDS SEARCH	REQ COPY OF PERMIT 19773B	final	07/20/2012	07/20/2012	0.00
RC-18-08-3822	08/20/2018	427 SANTANDER AVE	BLDG RECERT / CRB	BUILDING RECERTIFICATION (1968) CONSTRUCTION REGULATION BOARD CASE #18- 8170 AND UNSAFE STRUCTURES FEE	issued	08/20/2018		600.00
UP-16-07-7055	07/19/2016	427 SANTANDER AVE	UPFRONT FEE	UPFRONT FEE FOR ME-16-07-7054, EXACT CHANGE OUT OF AC UNIT ( 2 TON & 5 KW ) \$2,400	final	07/19/2016	07/19/2016	0.00
UP-17-05-2324	05/24/2017	427 SANTANDER AVE	UPFRONT FEE	UPFRONT FEE FOR BL17052323 COMM INTER RENOVATIONS -KITCHEN \$3700	final	05/24/2017	05/24/2017	0.00
ZN-09-08-2931	08/27/2009	427 SANTANDER AVE	PAINT / RESURFACE FL / CLEAN	TOUCH UP EXT PAINT \$1,100 WALLS BM2153-5 DESERT TAN & (25) DOORS WHITE (REF: PERMIT # 04010170)	canceled	08/28/2009	07/25/2011	0.00
ZN-10-11-4627	11/30/2010	427 SANTANDER AVE	PAINT / RESURFACE FL / CLEAN	REPAIR EXISTING TILE (INTERIOR) \$500	final	11/30/2010	11/09/2016	0.00
ZN-11-07-7218	07/25/2011	427 SANTANDER AVE	PAINT / RESURFACE FL / CLEAN	PAINT/CLEAN WALLS BM 2153 50 (BEIGE) AND TRIM (WHITE) \$1,100	final	07/26/2011	07/28/2011	0.00
ZN-14-05-3449	05/20/2014	427 SANTANDER AVE	PAINT / RESURFACE FL / CLEAN	PRESSURE CLEAN AND PAINT EXTERIOR WALLS BM 2152 50 GOLDEN STRAW (GOLD) AND TRIM WHITE \$12,000	final	05/21/2014	10/12/2016	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.

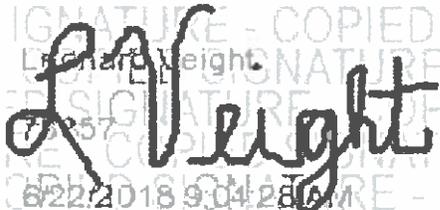
<b>Occupant Name:</b>	427 Santander Ave. Condominium - 17 Units	<b>Inspection Date:</b>	6/22/2018
<b>Address:</b>	427 Santander Avenue  Coral Gables	<b>InspectionType:</b>	AA-Tactical, Apartment / Condo
<b>Suite:</b>		<b>Inspected By:</b>	Leonard Veight 305-460-5577 lveight@coralgables.com
		<b>Occ. Sq. Ft.:</b>	0
		<b>Occupant Number:</b>	017630

**No violations noted at this time.**

**Company Representative:**

  
 No Signature - COPIED SIGNATURE  
 73857  
 6/22/2018 9:04:28 AM  
 Signature valid only in mobile-eyes documents

**Inspector:**

No Signature  
 6/22/2018  
  
 Leonard Veight  
 73857  
 6/22/2018 9:04:28 AM  
 Signature valid only in mobile-eyes documents

Leonard Veight  
6/22/2018

**CITY'S**

**EXHIBIT**

3



The City of Coral Gables

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

March 6, 2018

VIA CERTIFIED MAIL

VILLA SANTANDER CONDOMINIUM ASSOCIATION INC  
2050 CORAL WAY #402  
MIAMI, FL 33145

91 7108 2133 3932 5853 8443

RE: 427 SANTANDER AVE  
FOLIO # 0341170480001  
Recertification of Building 40 Years or Older

To whom it may concern:

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 1968. 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**. A completed Report includes the Building Structural Report, the Building Electrical Report, cover letter(s) stating the structure meets the electrical and structural requirements for recertification, the Parking Lot Illumination Standards Form and the 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.

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. 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/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, 3<sup>rd</sup> 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, and 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

4

ALERT: ALL USPS® RETAIL LOCATIONS WILL BE CLOSED ON WED., DEC. 5 TO HON...

# USPS Tracking® FAQs > (<https://www.usps.com/faqs/uspstracking-faqs.htm>)

**Track Another Package +**

**Tracking Number:** 9171082133393258538443

Remove X

Your item was delivered to the front desk, reception area, or mail room at 1:12 pm on March 9, 2018 in MIAMI, FL 33145.

 **Delivered**

March 9, 2018 at 1:12 pm  
Delivered, Front Desk/Reception/Mail Room  
MIAMI, FL 33145

Feedback

---

## Tracking History

**March 9, 2018, 1:12 pm**  
Delivered, Front Desk/Reception/Mail Room  
MIAMI, FL 33145

Your item was delivered to the front desk, reception area, or mail room at 1:12 pm on March 9, 2018 in MIAMI, FL 33145.

**March 9, 2018**  
In Transit to Next Facility

**March 8, 2018, 3:11 am**  
Departed USPS Regional Facility  
MIAMI FL DISTRIBUTION CENTER

**March 7, 2018, 9:47 pm**

Arrived at USPS Regional Facility

MIAMI FL DISTRIBUTION CENTER

---

**Product Information**



---

**See Less** ^

## Can't find what you're looking for?

Go to our FAQs section to find answers to your tracking questions.

**FAQs** (<https://www.usps.com/faqs/uspstracking-faqs.htm>)

Feedback

**The easiest tracking number is the one you don't have to know.**

With Informed Delivery®, you never have to type in another tracking number. Sign up to:



## The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY

CORAL GABLES, FLORIDA 33134

June 6, 2018

VILLA SANTANDER CONDOMINIUM ASSOCIATION INC  
2050 CORAL WAY #402  
MIAMI, FL. 33145

**RE: 427 SANTANDER AVE**

**FOLIO # 0341170480001**

**Recertification of Building 40 Years or Older – SECOND NOTICE**

Dear Property Owner:

In a certified letter dated March 6, 2018, 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 a 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.**

Please govern yourself accordingly.

Sincerely,

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

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

# CADISA INC

A Property Management Company

June 14, 2018

Mr. Manuel Z Lopez, P.E  
Development Services Department  
City Hall 405 Biltmore Way  
Coral Gables, Fl. 33134

**Re: 427 SANTANDER AVE**  
**FOLIO # 0341170480001**  
**Recertification of Building 40 Years or Older**

Dear Mr. Lopez

We acknowledge receipt of your letter dated March 6, 2018 to Villa Santander Condominium Association regarding the 50year certification.

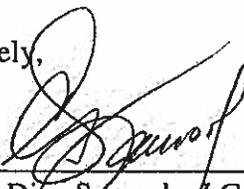
Please be advised that the Association's Board of Directors of Villa Santander retained Buchanan P.E. Consulting Inc and an *electrical and structural inspection of the building was conducted on May 15, 2018*

The engineers should have the results of the inspection sometime in June. Once the engineer's report is provided to us we can then begin the bidding process in order to correct any deficiencies and comply with the 50-year recertification

We respectfully request from the City of Coral Gables an extension in order to comply with the 50year recertification.

Should you have any questions, please do not hesitate to contact me,

Sincerely,



\_\_\_\_\_  
Carlos Diaz-Sampol - LCAM  
[carlos@cadisainc.com](mailto:carlos@cadisainc.com)

For the Board of Directors of Villa Santander Condominium



## The City of Coral Gables

### Development Services Department

CITY HALL 405 BILTMORE WAY

CORAL GABLES, FLORIDA 33134

June 19, 2018

Villa Santander Condominium Association Inc.  
2050 Coral Way #402  
Miami, Florida 33145

**ADDRESS: 427 Santander Avenue**  
**PROPERTY FOLIO #: 03-4117-048-0001**

Dear Property Owner/Manager:

This Department has received your request for an extension to provide the Building Recertification Report ("Report") for the above property address. By these means, I am granting you 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; therefore, repairs to comply with the recertification criteria shall take place during these thirty (30) 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", with a long horizontal flourish extending to the right.

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

**CADISA INC**  
A Property Management Company

July 18, 2018

Mr. Manuel Z Lopez, P.E  
Development Services Department  
City Hall 405 Biltmore Way  
Coral Gables, Fl. 33134

**Re: 427 SANTANDER AVE**  
**FOLIO # 0341170480001**  
**Recertification of Building 40 Years or Older**

Dear Mr. Lopez

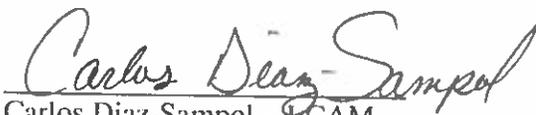
Thank you for the 30day extension you offered for the 50year certification, however, we need to request another 30 days extension from the date of this letter.

Please be advised that the Association's Board of Directors of Villa Santander retained Buchanan P.E. Consulting Inc and an *electrical and structural inspection of the building was conducted on May 15, 2018*

The engineers have not been able to provide us with the results of the inspection. We anticipate having the report no later than the ending of the next week. Once the engineer's report is provided to us we can then begin the bidding process in order to correct any deficiencies and comply with the 50-year recertification

Should you have any questions, please do not hesitate to contact me,

Sincerely,



Carlos Diaz-Sampol - ECAM

[carlos@cadisainc.com](mailto:carlos@cadisainc.com)

For the Board of Directors of Villa Santander Condominium



## The City of Coral Gables

### Development Services Department

CITY HALL 405 BILTMORE WAY  
CORAL GABLES, FLORIDA 33134

July 19, 2018

Villa Santander Condominium Association, Inc.  
2050 Coral Way, Suite 402  
Miami, Florida 33145

**ADDRESS: 427 Santander Avenue**  
**PROPERTY FOLIO #: 03-4117-048-0001**

Dear Property Owner/Manager:

This Department has received your request for an extension to provide the Building Recertification Report ("Report") for the above property address. By these means, I am granting you 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; therefore, repairs to comply with the recertification criteria shall take place during these thirty (30) 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", with a long, sweeping horizontal line extending to the right.

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



## The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY

CORAL GABLES, FLORIDA 33134

August 22, 2018

Villa Santander Condominium Association, Inc.  
2050 Coral Way, Suite 402  
Miami, Florida 33145

**ADDRESS: 427 Santander Avenue**  
**PROPERTY FOLIO #: 03-4117-048-0001**

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".

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

## Garcia, Belkys

---

**From:** Carlos Diaz-Sampol <carlos@cadisainc.com>  
**Sent:** Friday, October 19, 2018 3:30 PM  
**To:** Garcia, Belkys  
**Cc:** Maria; Lopez, Manuel  
**Subject:** RE: Villa Santander 50 Year Re-Certification - 427 Santander Avenue

Thank you for your quick reply

Carlos Diaz-Sampol -LCAM  
**CADISA INC**  
Association & Property Management  
2050 Coral Way Suite 402  
Miami, FL 33145  
t.305.860.2935  
f.305.860.2871  
carlos@cadisainc.com  
www.cadisainc.com

The information contained herein is privileged, confidential and proprietary to CADISA INC. Unauthorized use, dissemination, distribution and duplication are strictly prohibited. This message is intended only for the individual(s) named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. E-mail transmission cannot be guaranteed to be secured or error-free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. The sender therefore does not accept liability for any errors or omissions in the contents of this message, which arise as a result of e-mail transmission.

**From:** Garcia, Belkys <bgarcia@coralgables.com>  
**Sent:** Friday, October 19, 2018 3:24 PM  
**To:** Carlos Diaz-Sampol <carlos@cadisainc.com>  
**Cc:** Maria <Maria@cadisainc.com>; Lopez, Manuel <mlopez@coralgables.com>  
**Subject:** RE: Villa Santander 50 Year Re-Certification - 427 Santander Avenue

Good afternoon,

Thank you for the update. As you know, the last administrative extension granted gave you an additional 60-days to recertify, which expires this weekend.

I asked the Building Official regarding this matter and he stated that if the structure is not recertified by November 9, 2018, the matter will be forwarded to the December Construction Regulation Board hearing for review.

Let me know if you have any questions.

Thank you,

*Belkys Garcia*  
City of Coral Gables

Development Services Department  
405 Biltmore Way, 3rd Floor  
Coral Gables, Florida 33134  
Office: 305.460.5229



**From:** Carlos Diaz-Sampol [<mailto:carlos@cadisainc.com>]  
**Sent:** Friday, October 19, 2018 3:01 PM  
**To:** Garcia, Belkys <[bgarcia@coralgables.com](mailto:bgarcia@coralgables.com)>  
**Cc:** Maria <[Maria@cadisainc.com](mailto:Maria@cadisainc.com)>  
**Subject:** RE: Villa Santander 50 Year Re-Certification - 427 Santander Avenue

Dear Ms. Garcia

I wanted to give you a quick update on the progress at Villa Santander.

Please know that the association is currently in the bidding process and working with the engineers in helping them select a contractor for this job. The association has already obtained 3 bids for the electrical component of the 40 year which are currently under review by the electrical engineers to ensure the bids meet the specs provided by the electrical engineer.

We are waiting on the structural engineer to put together the scope of work that will need to be provided to the structural General Contractors so they can bid on this job

I will continue to provide you with periodic updates during this process; however we need the City's assistance as we will need more time from the City in order to comply.

If you have any questions, please feel free to reach out to me.

Kind Regards,

Carlos Diaz-Sampol -LCAM  
**CADISA INC**  
Association & Property Management  
2050 Coral Way Suite 402  
Miami, Fl 33145  
t.305.860.2935  
f.305.860.2871  
carlos@cadisainc.com  
www.cadisainc.com

**The information contained herein is privileged, confidential and proprietary to CADISA INC. Unauthorized use, dissemination, distribution and duplication are strictly prohibited. This message is intended only for the individual(s) named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. E-mail transmission cannot be guaranteed to be secured or error-free as information could be intercepted, corrupted,**

lost, destroyed, arrive late or incomplete, or contain viruses. The sender therefore does not accept liability for any errors or omissions in the contents of this message, which arise as a result of e-mail transmission.

**From:** Garcia, Belkys <[bgarcia@coralgables.com](mailto:bgarcia@coralgables.com)>  
**Sent:** Friday, August 17, 2018 7:45 AM  
**To:** Maria <[Maria@cadisainc.com](mailto:Maria@cadisainc.com)>  
**Cc:** Carlos Diaz-Sampol <[carlos@cadisainc.com](mailto:carlos@cadisainc.com)>  
**Subject:** RE: Villa Santander 50 Year Re-Certification - 427 Santander Avenue

Good morning,

Please note we do not accept submittals via email. The submittal must be complete and must be original paperwork. Additionally, there are fees due at time of submittal. The cashier's working hours are 7:30 am to 3:20 pm, weekdays.

See list below for all required documents:

1. Cover letter(s) to the Building Official from the architect or engineer that performed the inspection certifying the structure is safe (or not) for its intended use (electrically and structurally)
2. Building Structural Recertification Report
3. Certification of Compliance With Parking Lot Guardrails Requirements Form
4. Building Electrical Recertification Report
5. Certification of Compliance With Parking Lot Illumination Standards Form
6. All original signed and sealed documents must be included at time of submittal – no copies

<http://www.miamidade.gov/permits/library/recertification-building.pdf>

<http://www.miamidade.gov/permits/library/structural-recertification.pdf>

<http://www.miamidade.gov/permits/library/electrical-recertification.pdf>

Thank you,

*Belkys Garcia*

City of Coral Gables  
Development Services Department  
405 Biltmore Way, 3rd Floor  
Coral Gables, Florida 33134  
Office: 305.460.5229



**From:** Maria [<mailto:Maria@cadisainc.com>]  
**Sent:** Thursday, August 16, 2018 4:52 PM  
**To:** Garcia, Belkys <[bgarcia@coralgables.com](mailto:bgarcia@coralgables.com)>  
**Cc:** Carlos Diaz-Sampol <[carlos@cadisainc.com](mailto:carlos@cadisainc.com)>  
**Subject:** Villa Santander 50 Year Re-Certification

Hello Belkys,

Hope all is well, attached you will find the Structural and Electrical reports for the 50-year re-certification of Villa Santander Condominium Association located at 427 Santander Avenue, Coral Gables Fl.

If you can kindly advise me what address will I need to go to take the hard copies? If you have any questions, feel free to contact me.

Best regards,

**Maria Fernandez**

Assistant Property Manager

## **CADISA INC**

A Property Management Company

2050 Coral Way Suite 402

Miami, Fl 33145

t.305.860.2935

f.305.860.2871

maria@cadisainc.com

www.cadisainc.com

**The information contained herein is privileged, confidential and proprietary to CADISA INC. Unauthorized use, dissemination, distribution and duplication are strictly prohibited. This message is intended only for the individual(s) named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. E-mail transmission cannot be guaranteed to be secured or error-free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. The sender therefore does not accept liability for any errors or omissions in the contents of this message, which arise as a result of e-mail transmission.**

Please Note: Florida has a very broad Public Records Law. Most written communications to or from State and Local Officials regarding State or Local business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

Please Note: Florida has a very broad Public Records Law. Most written communications to or from State and Local Officials regarding State or Local business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

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

CITY OF CORAL GABLES,  
Petitioner,

Case No. 18-8170

vs.

VILLA SANTANDER CONDOMINIUM ASSOCIATION INC.  
427 Santander Avenue  
Coral Gables, Florida 33134-6598

Return receipt number:

7018 0680 0001 3977 3064

Respondent.

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

Date: December 18, 2018

Re: **427 Santander Avenue**, Coral Gables, Florida 33134-6598 and legally described as Lot 18 & 19, Block 27 as desc in Off Rec 22044-1442, of CORAL GABLES BILTMORE SECTION, according to the Plat thereof, as recorded in Plat Book 20, Page 28, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4117-048-0001 ("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, 2<sup>nd</sup> Floor, Coral Gables, Florida 33134, on January 14, 2019, at 2:00 p.m.**

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

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

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

Please govern yourself accordingly.

  
Belkys Garcia, Secretary to the Board

#### ADA NOTICES

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

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

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

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

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

c:  
Villa Santander Condominium Association, Inc., 2050 Coral Way, Suite 402, Miami, Florida 33145-2634  
Villa Santander Condominium Association, Inc., c/o Rosa de la Camara, 121 Alhambra Plaza, 10<sup>th</sup> Floor, Coral Gables, Florida 33134



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Case #: 18-8170

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

I, JOE PAZ, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 427 SANTANDER, ON DECEMBER 18, 2018  
AT 9:35 am AVENUE.

JOE PAZ  
Employee's Printed Name

[Signature]  
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 18<sup>th</sup> day of December, in  
the year 2018, by JOSE PAZ who is personally known to  
me.

My Commission Expires:



Belkys Garcia  
Notary Public

427 SANTANDER AVENUE



# **CSE** Consulting Structural Engineers

Building Design- Renovations - Additions - Concrete Restoration  
Waterproofing- Deck -Garage- Balcony - Repair Supervision

January 14, 2019

Dear Building Official:

In accordance with Section §8-11(f) of the Code of Miami-Dade County, I have performed an structural inspection of the building located at 427 Santander Ave Coral Gables FL, and determined the building is structurally safe for continued use under present occupancy.

The findings of my inspection are summarized in this written report that follows the Minimum Inspection Procedural Guidelines for Building Recertification.

This report does not preclude the building from subsequent inspections as deemed necessary by the Building Official. 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. Should you have any questions concerning this report, please contact Alejandro Vargas P.E. at 954 439 0194.



**JAN 14 2019**

Alejandro Vargas P.E.  
License # 63894 FL

**BUCHANAN P.E. CONSULTING, INC.**  
*ELECTRICAL ■ MECHANICAL ■ PLUMBING ■ STRUCTURAL*  
**E N G I N E E R I N G**

6191 W. Atlantic Blvd. Suite #2 Margate FL 33063 Ph. (954)590-3300 Fax (954) 590-2232 Cell (954)292-4988

Letter of Transmittal

Date: January 14, 2019

To: City of Coral Gables  
Building Department, Building Official

Re: Villa Santander Condominium  
427 Santander Avenue  
Coral Gables, FL 33134  
Folio Number: 03-4117-048-0001

This office has visually inspected the building located at the above address in accordance with section 8-11 (f) and presents the attached inspection report.

Repairs are required as the outline in the attached inspection report.

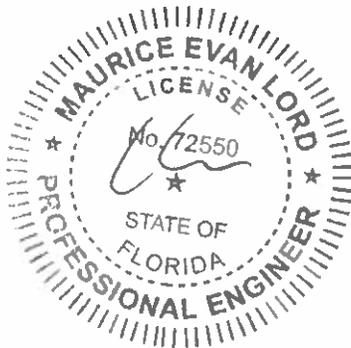
We recommend repairs noted in the report, however, it is our opinion that the building is electrically safe for the specified use and continued occupancy during the repairs activity.

As a routine matter and in order to avoid possible misunderstandings, nothing in this report should be construed, directly or indirectly, as a guarantee for any portion of the building.

To the best of our 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.

If I can be any further assistance please don't hesitate to contact me.

Sincerely,



Maurice Lord P.E.  
Buchanan P.E. Consulting, Inc.

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

---

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

CITY OF CORAL GABLES,

Case No. 18-8170

Petitioner,

vs.

VILLA SANTANDER CONDOMINIUM ASSOCIATION INC.  
427 Santander Avenue  
Coral Gables, Florida 33134-6598

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 January 14, 2019, 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, VILLA SANTANDER CONDOMINIUM ASSOCIATION INC., and any lienholders of record for the structure located on the property at **427 Santander Avenue**, having folio number 03-4117-048-0001 (the "Structure").
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: a) the owner shall provide proof of a signed contract detailing the required repairs, financing for the repairs and permits issued to the Board within 60 days of the date of this Order; b) if the requirements are not completed within the 60 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 Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134-5717, bgarcia@coralgables.com, tel: (305) 460-5229. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m. Failure to request an administrative hearing within seven (7) days after service of the Notice

shall constitute a waiver of the Respondent's right to the hearing. The Respondent shall be liable for the reasonable costs of the administrative hearing, if the Respondent does not prevail at the hearing.

DONE AND ORDERED at the City of Coral Gables, Miami-Dade County, Florida, on this 15<sup>th</sup> day of January, 2019.

CONSTRUCTION REGULATION BOARD  
OF THE CITY OF CORAL GABLES

  
Secretary to the Board

**Notice of Deadline to Appeal**

**PURSUANT TO SECTION 105-192(b) OF THE CITY CODE, AN APPEAL OF THIS ORDER MAY BE FILED IN THE CIRCUIT COURT IN MIAMI-DADE COUNTY, FLORIDA, WITHIN THIRTY (30) DAYS OF THE FILING OF THIS ORDER.**

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

---

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

CITY OF CORAL GABLES,

Case No. 18-8170

Petitioner,

vs.

VILLA SANTANDER CONDOMINIUM ASSOCIATION INC.  
427 Santander Avenue  
Coral Gables, Florida 33134-6598

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 January 14, 2019, 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, VILLA SANTANDER CONDOMINIUM ASSOCIATION INC., and any lienholders of record for the structure located on the property at **427 Santander Avenue**, having folio number 03-4117-048-0001 (the "Structure").
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: a) the owner shall provide proof of a signed contract detailing the required repairs, financing for the repairs and permits issued to the Board within 60 days of the date of this Order; b) if the requirements are not completed within the 60 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.

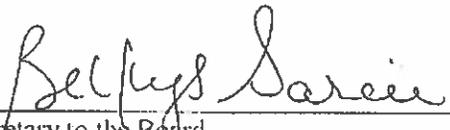
7. City's remedies are cumulative. This Order notwithstanding, the City may enforce its code by any other lawful means.

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 Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134-5717, bgarcia@coralgables.com, tel: (305) 460-5229. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m. Failure to request an administrative hearing within seven (7) days after service of the Notice

shall constitute a waiver of the Respondent's right to the hearing. The Respondent shall be liable for the reasonable costs of the administrative hearing, if the Respondent does not prevail at the hearing.

DONE AND ORDERED at the City of Coral Gables, Miami-Dade County, Florida, on this 15<sup>th</sup> day of January, 2019.

CONSTRUCTION REGULATION BOARD  
OF THE CITY OF CORAL GABLES

  
Secretary to the Board

**Notice of Deadline to Appeal**

**PURSUANT TO SECTION 105-192(b) OF THE CITY CODE, AN APPEAL OF THIS ORDER MAY BE FILED IN THE CIRCUIT COURT IN MIAMI-DADE COUNTY, FLORIDA, WITHIN THIRTY (30) DAYS OF THE FILING OF THIS ORDER.**

c:  
Villa Santander Condominium Association, Inc., 2050 Coral Way, Suite 402, Miami, Florida 33145-2634  
Villa Santander Condominium Association, Inc., c/o Rosa de la Comara, 121 Alhambra Plaza, 10<sup>th</sup> Floor, Coral Gables, Florida 33134

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

CITY OF CORAL GABLES,  
Petitioner,

Case No. 18-8170

vs.

VILLA SANTANDER CONDOMINIUM ASSOCIATION INC.  
427 Santander Avenue  
Coral Gables, Florida 33134-6598

Return receipt number:

7018 2290 0001 6693 7571

Respondent.

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

Date: February 19, 2019

Re: **427 Santander Avenue**, Coral Gables, Florida 33134-6598 and legally described as Lot 18 & 19, Block 27 as desc in Off Rec 22044-1442, of CORAL GABLES BILTMORE SECTION, according to the Plat thereof, as recorded in Plat Book 20, Page 28, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4117-048-0001 ("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.

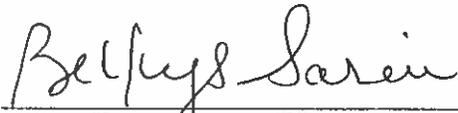
**Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, 2<sup>nd</sup> Floor, Coral Gables, Florida 33134, on March 11, 2019, at 2:00 p.m.**

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

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

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

Please govern yourself accordingly.



Belkys Garcia, Secretary to the Board

#### ADA NOTICES

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

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

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

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

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

c:

Villa Santander Condominium Association, Inc., 2050 Coral Way, Suite 402, Miami, Florida 33145-2634

Villa Santander Condominium Association, Inc., c/o Rosa de la Camara, 121 Alhambra Plaza, 10<sup>th</sup> Floor, Coral Gables, Florida 33134



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Case #: 18-8170

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 427 Santander Avenue ON Feb. 19, 2019  
AT 10 am.

Claudio Ramos  
Employee's Printed Name

[Signature]  
Employee's Signature

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

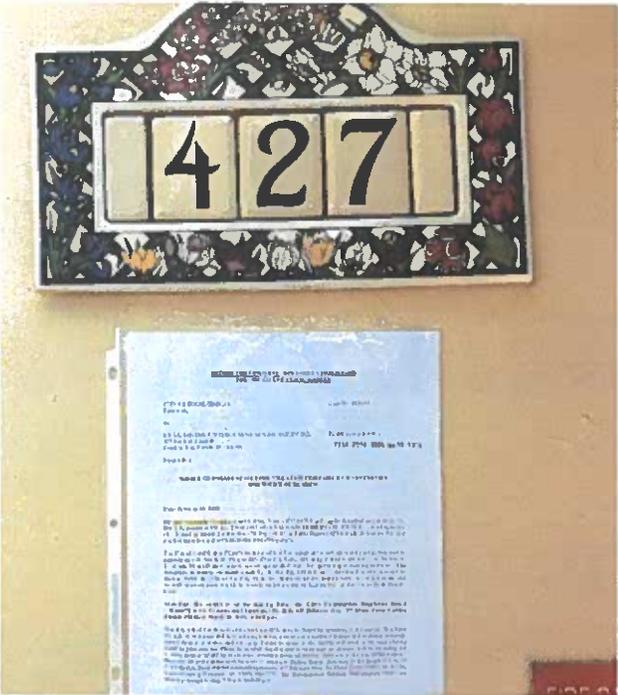
Sworn to (or affirmed) and subscribed before me this 19<sup>th</sup> day of February, in  
the year 2019, by Claudio Ramos who is personally known to  
me.

My Commission Expires:



Belkys Garcia  
Notary Public

427 SANTANDER AVENUE





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

## Detail by Entity Name

Florida Not For Profit Corporation

VILLA SANTANDER CONDOMINIUM ASSOCIATION, INC.

### Filing Information

<b>Document Number</b>	N03000007029
<b>FE/EIN Number</b>	20-2465412
<b>Date Filed</b>	08/15/2003
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	CANCEL ADM DISS/REV
<b>Event Date Filed</b>	11/06/2008
<b>Event Effective Date</b>	NONE

### Principal Address

427 SANTANDER AVENUE  
CORAL GABLES, FL 33134

Changed: 06/08/2017

### Mailing Address

2050 CORAL WAY  
STE 402  
MIAMI, FL 33145

Changed: 06/08/2017

### Registered Agent Name & Address

DE LA CAMARA, ROSA  
121 Alhambra Plaza, 10th Floor  
Coral Gables, FL 33134

Name Changed: 06/08/2017

Address Changed: 06/08/2017

### Officer/Director Detail

**Name & Address**

Title President

CORTESI, JOSE  
 2050 CORAL WAY  
 STE 402  
 MIAMI, FL 33145

Title Treasurer

MOLINA, JAMES  
 2050 CORAL WAY  
 STE 402  
 MIAMI, FL 33145

Title Secretary

NIN, BRETT  
 2050 CORAL WAY  
 STE 402  
 MIAMI, FL 33145

**Annual Reports**

Report Year	Filed Date
2017	03/14/2017
2018	04/28/2018
2018	07/17/2018

**Document Images**

<a href="#">07/17/2018 -- AMENDED ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/28/2018 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">06/08/2017 -- AMENDED ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/14/2017 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/05/2016 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">11/04/2015 -- AMENDED ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/28/2015 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/28/2014 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/19/2013 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/20/2012 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/01/2011 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">09/22/2010 -- ADDRESS CHANGE</a>	View image in PDF format
<a href="#">03/26/2010 -- ANNUAL REPORT</a>	View image in PDF format

<a href="#">10/28/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/23/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">11/06/2008 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/23/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">08/28/2006 -- Reg. Agent Change</a>	<a href="#">View image in PDF format</a>
<a href="#">04/24/2006 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">10/11/2005 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/23/2005 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/22/2005 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/23/2004 -- Amendment</a>	<a href="#">View image in PDF format</a>
<a href="#">08/15/2003 -- Domestic Non-Profit</a>	<a href="#">View image in PDF format</a>

# **CSE Consulting Structural Engineers**

Building Design- Renovations - Additions - Concrete Restoration  
Waterproofing- Deck -Garage- Balcony - Repair Supervision

August 16, 2018

Dear Building Official:

In accordance with Section §8-11(f) of the Code of Miami-Dade County, I have performed an inspection of the building located at 427 Santander Ave. Coral Gables FL and determined that the building is structurally safe for continued use under present occupancy.

The findings of my inspection are summarized in this written report that follows the Minimum Inspection Procedural Guidelines for Building Recertification. This report does not preclude the building from subsequent inspections as deemed necessary by the Building Official.

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.

Should you have any questions concerning this report please contact Alejandro Vargas

Respectfully,



Alejandro Vargas P.E.  
License # 63894



MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING STRUCTURAL RECERTIFICATION

INSPECTION COMMENCED
Date: May 15th 2018

INSPECTION COMPLETED
Date: May 15th 2018

INSPECTION MADE BY: Alejandro Vargas P.E.

SIGNATURE: [Handwritten Signature]

PRINT NAME: Alejandro Vargas P.E.

TITLE: CSE - President License # 63894 FL

ADDRESS: 1025 Cedar Falls Dr Weston FL 33327

JUN 19 2018

1. DESCRIPTION OF STRUCTURE
a. Name on Title: Villa Santander Condo
b. Street Address: 427 Santander Avenue Coral Gables FL 33134
c. Legal Description: Coral Gables Biltmore Sec PB 20-28 Lot 18 & 19 Blk 27 as Desc in Off Rec 22044-1442
d. Owner's Name:
e. Owner's Mailing Address: 427 Santander Avenue Coral Gables FL 33134
f. Folio Number of Property on which Building is Located: 03-4117-048-0001
g. Building Code Occupancy Classification: R-2
h. Present Use: Residential
i. General Description: 4 Story CBS Concrete Frame Residential Building, with 18 Units
Ground Floor Parking, Ground Floor Pool, Flat BUR Roof, Single Hung Aluminum Windows
Interior Catwalks with Coated Floors and Aluminum Railings. A/C units at Roof Deck.
Addition Comments:

j. Additions to original structure: <b>None</b>

<b>2. PRESENT CONDITION OF STRUCTURE</b>
a. General alignment (Note: good, fair, poor, explain if significant) <b>Fair Condition</b>
1. Bulging <b>Fair</b>
2. Settlement <b>Fair</b>
3. Deflections <b>Fair</b>
4. Expansion <b>Fair</b>
5. Contraction <b>Fair</b>
b. Portion showing distress (Note, beams, columns, structural walls, floor, roofs, other)
<b>Main Elevation; ground floor east gate column and 2nd floor east beam. See List of Repairs.</b>
c. Surface conditions – describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration and stains.
<b>Concrete Spalling at ground floor east column; some horizontal spalls, overhead and edge spalls at catwalks. See List of Repairs</b>
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.
<b>Cracks at mentioned spalled areas</b>

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

**Some Concrete Restoration shall be done. See List of repairs**

f. Previous patching or repairs

**At east elevation old location of wall A/C units.**

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 **May 15 2018**

c. Name and qualifications of individual submitting report: **Alejandro Vargas P.E. License # 63894 FL**

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

**None**

e. Structural repair-note appropriate line: **See List of Repairs**

1. None required

2. Required (describe and indicate acceptance)

### 4. SUPPORTING DATA

a. **List of Repairs** \_\_\_\_\_ sheet written data

b. **Photos** \_\_\_\_\_ photographs

c. \_\_\_\_\_ drawings or sketches

**5. MASONRY BEARING WALL = Indicate good, fair, poor on appropriate lines:**

a. Concrete masonry units **Fair Condition**

b. Clay tile or terra cotta units

c. Reinforced concrete tie columns **Fair Condition. See list of repairs.**

d. Reinforced concrete tie beams

e. Lintel

f. Other type bond beams

g. Masonry finishes -exterior **Fair Condition**

1. Stucco **Fair Condition**

2. Veneer

3. Paint only

4. Other (describe)

h. Masonry finishes - interior

1. Vapor barrier

2. Furring and plaster **Fair Condition**

3. Paneling

4. Paint only

5. Other (describe)

i. Cracks

1. Location – note beams, columns, other **See List of Repairs**

2. Description

j. Spalling

1. Location – note beams, columns, other **See List of Repairs**

2. Description

k. Rebar corrosion-check appropriate line

1. None visible

2. Minor-patching will suffice

3. Significant-but patching will suffice

4. Significant-structural repairs required <b>See List of Repairs</b>
I. Samples chipped out for examination in spall areas:
1. No <b>No.</b>
2. Yes – describe color, texture, aggregate, general quality

<b>6. FLOOR AND ROOF SYSTEM</b>
a. Roof <b>BUR Flat Roof</b>
1. Describe (flat, slope, type roofing, type roof deck, condition)
<b>Flat roof concrete deck in fair condition with A/C equipment units.</b>
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support:
<b>Air condition equipment units</b>
3. Note types of drains and scuppers and condition:
<b>Downspouts in fair condition</b>
b. Floor system(s)
1. Describe (type of system framing, material, spans, condition)
<b>Solid Concrete Floor System in Fair Condition</b>
c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.
<b>No.</b>

<b>7. STEEL FRAMING SYSTEM</b>
a. Description <b>None Visible</b>

b. Exposed Steel- describe condition of paint and degree of corrosion
c. Concrete or other fireproofing – note any cracking or spalling and note where any covering was removed for inspection
<b>See List of Repairs</b>
d. Elevator sheave beams and connections, and machine floor beams – note condition:
<b>Fair Condition</b>

<b>8. CONCRETE FRAMING SYSTEM</b>
a. Full description of structural system <b>4 Story Concrete frame building with concrete block masonry walls</b>
b. Cracking <b>See List of Repairs</b>
1. Not significant
2. Location and description of members affected and type cracking
c. General condition <b>See List of Repairs</b>
d. Rebar corrosion – check appropriate line
1. None visible
2. Location and description of members affected and type cracking
3. Significant but patching will suffice
4. Significant – structural repairs required (describe) <b>See List of repairs</b>
e. Samples chipped out in spall areas:
1. No <b>No.</b>
2. Yes, describe color, texture, aggregate, general quality:

<b>9. WINDOWS</b>	
a. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other)	
<b>Old Single Hung Aluminum Windows in Fair Condition</b>	
b. Anchorage- type and condition of fasteners and latches	<b>Fair condition</b>
c. Sealant – type of condition of perimeter sealant and at mullions:	<b>Polyurethane in fair condition</b>
d. Interiors seals – type and condition at operable vents	<b>Fair Condition</b>
e. General condition:	<b>Fair Condition</b>

<b>10. WOOD FRAMING</b>	
a. Type – fully describe if mill construction, light construction, major spans, trusses:	
<b>None visible</b>	
b. Note metal fitting i.e., angles, plates, bolts, split pintles, other, and note condition:	
c. Joints – note if well fitted and still closed:	
d. Drainage – note accumulations of moisture	
e. Ventilation – note any concealed spaces not ventilated:	
f. Note any concealed spaces opened for inspection:	

js:lm:jg:rtc:10/13/2015:40yearrecertificationsystem

BORA Approved – Revised September 17, 2015/RER-10/13/2015



# **CSE Consulting Structural Engineers**

Building Design- Renovations - Additions - Concrete Restoration  
Waterproofing- Deck -Garage- Balcony - Repair Supervision

## **List of Repairs for 427 Santander Ave Coral Gables FL** **June 19, 2018**

### **Main Elevation:**

First Floor West Gate 10 SF of Colum Repair  
2<sup>nd</sup> Floor 10 SF of Beam Repair at West Side

### **4<sup>th</sup> Floor Catwalk:**

72 SF of Horizontal Spall  
RegROUT 2 Railing posts  
10 LF of Eyebrow or Edge Repair

### **3<sup>rd</sup> Floor Catwalk:**

90 SF of Horizontal Spall  
North Stairway 5 LF of Eyebrow or Edge Repair

### **2<sup>nd</sup> Floor Catwalk:**

174 SF of Horizontal Spall  
RegROUT 6 Railing Posts  
3 SF of Overhead Repair Next to Elevator



**JUN 19 2018**

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

DATE: AUG 16 2018

Re: Case No. \_\_\_\_\_ FYear \_\_\_\_\_  
Property Address: 427 SANTANDER AVE, Bldg. No.: \_\_\_\_\_, Sq. Ft.: \_\_\_\_\_  
CORAL GABLES  
Building Description: 4 STORY CBS CONCRETE FRAME  
RESIDENTIAL BUILDING

The undersigned states the following:

I am a Florida registered professional engineer or architect with an active license. On MAY 15, 2018, 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

**AUG 16 2018**

\_\_\_\_\_  
(Print Name)  
**ALEJANDRO VARGAS P.E.**  
**License # 63894**  
**1025 Cedar Falls Dr.**  
**Weston, FL 33327**

# **CSE Consulting Structural Engineers**

Building Design- Renovations - Additions - Concrete Restoration  
Waterproofing- Deck -Garage- Balcony - Repair Supervision

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

August 16, 2018

Case No.      Year

Property Address: 427 Santander Avenue, Coral Gables, FL. 25000 Sq. Ft. approx.

Building Description: 4 Story CBS Concrete Frame Residential Building.

The undersigned states the following:

I am a Florida registered professional engineer or architect with an active license # 63894 FL. On May 15, 2018, I inspected the parking lots servicing the above referenced building for compliance with Section 8C-6 and determined the following:

The parking lot is not adjacent to or abutting a canal, lake or other body of water.

Sincerely,



**Alejandro Vargas P.E.  
License # 63894**

**BUCHANAN P.E. CONSULTING, INC.**  
*ELECTRICAL ■ MECHANICAL ■ PLUMBING ■ STRUCTURAL*  
**E N G I N E E R I N G**

6191 W. Atlantic Blvd. Suite #2 Margate FL 33063 Ph. (954)590-3300 Fax (954) 590-2232 Cell (954)292-4988

Letter of Transmittal

Date: July 11, 2018

To: City of Coral Gables  
Building Department, Building Official

Re: Villa Santander Condominium  
427 Santander Avenue  
Coral Gables, FL 33134  
Folio Number: 03-4117-048-0001

This office has visually inspected the building located at the above address in accordance with section 8-11 (f) and presents the attached inspection report.

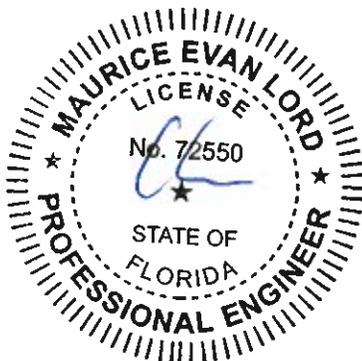
Repairs are required as the outline in the attached inspection report.

We recommend repairs noted in the report, however, it is our opinion that the building is electrically safe for the specified use and continued occupancy during the repairs activity.

As a routine matter and in order to avoid possible misunderstandings, nothing in this report should be construed, directly or indirectly, as a guarantee for any portion of the building.

To the best of our knowledge and ability, this report represents and accurate appraisal of the present condition of the building based upon careful evaluation of observe conditions, to the extent reasonably possible.

If I can be any further assistance please don't hesitate to contact me.  
Sincerely,



Maurice Lord P.E.  
Buchanan P.E. Consulting, Inc.



MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING ELECTRICAL RECERTIFICATION

INSPECTION COMMENCED Date: MAY 15, 2018

INSPECTION MADE BY: MAURICE LORD, P.E. SIGNATURE: [Signature]

INSPECTION COMPLETED Date: MAY 15, 2018

PRINT NAME: MAURICE LORD, P.E. TITLE: PROJECT ENGINEER

ADDRESS: 6191 W. ATLANTIC BLVD, SUITE #2 MARGATE, FL 33063

DESCRIPTION OF STRUCTURE

- a. Name on Title: VILLA SANTANDER CONDOMINIUM
b. Street Address: 427 SANTANDER AVENUE, CORAL GABLES, FL 33134
c. Legal Description: VILLA SANTANDER CONDO CORAL GABLES BILTMORE SEC
d. Owner's Name: VILLA SANTANDER CONDOMINIUM ASSOCIATION, INC
e. Owner's Mailing Address: 2050 CORAL WAY, #402, MIAMI, FL 33145
f. Folio Number of Property on which Building is Located: 03-4117-048-0001
g. Building Code Occupancy Classification: 5000 HOTELS & MOTELS - GENERAL
h. Present Use: 0407 RESIDENTIAL - TOTAL VALUE : CONDOMINIUM - RESIDENTIAL
i. General Description, Type of Construction, Size, Number of Stories, and Special Features --- FOUR STORY MASONRY CONSTRUCTION.

Additional Comments:

[Signature] JUL 11 2018

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

**1. ELECTRIC SERVICE**

1. Size:	Amperage	( 1 x 600A )	Fuses	( X )	Breakers	( )
	Amperage	( 1 x 60A )	Fuses	( X )	Breakers	( )
	Amperage	( 1 x 20A )	Fuses	( X )	Breakers	( )
	Amperage	( 1 x 100A )	Fuses	( X )	Breakers	( )
	Amperage	( 1 x 60A )	Fuses	( X )	Breakers	( )
2. Phase:	Three Phase	( X )	Single Phase	( X )		
3. Condition:	Good	( )	Fair	( )	Needs Repair	( X )

Comments: SEE ADDITIONAL COMMENTS

---



---

**2. METER AND ELECTRIC ROOM**

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

Comments: EXISTING ROOM DOES NOT MEET CLEARANCE REQUIREMENTS

---



---

**3. GUTTERS**

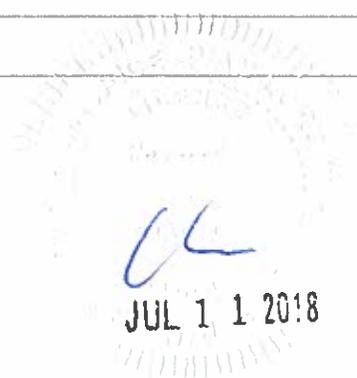
Location:                Good ( X )        Requires Repair (        )  
 Taps and Fill:        Good ( X )        Requires Repair (        )

Comments:

---



---





**7. GROUNDING OF EQUIPMENT:**

Good ( ) Repairs Required ( X )

Comments: SEE ADDITIONAL COMMENTS

**8. SERVICE CONDUITS/RACEWAYS:**

Good ( ) Repairs Required ( X )

Comments: SEE ADDITIONAL COMMENTS

**9. SERVICE CONDUCTOR AND CABLES:**

Good ( X ) Repairs Required ( )

Comments:

**10. TYPES OF WIRING METHODS:**

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



**11. FEEDER CONDUCTORS:**

Good ( X ) Repairs Required ( )

Comments:

**12. EMERGENCY LIGHTING:**

Good ( ) Repairs Required ( )

Comments:

**13. BUILDING EGRESS ILLUMINATION:**

Good ( ) Repairs Required ( X )

Comments: SEE ADDITIONAL COMMENTS

**14. FIRE ALARM SYSTEM:**

Good ( X ) Repairs Required ( )

Comments:

*Ch*  
JUL 11 2018

**15. SMOKE DETECTORS:**

Good ( ) Repairs Required ( X )

Comments: SEE ADDITIONAL COMMENTS

**16. EXIT LIGHTS:**

Good ( ) Repairs Required ( X )

Comments: SEE ADDITIONAL COMMENTS

**17. EMERGENCY GENERATOR:**

Good ( ) Repairs Required ( )

Comments: NOT APPLICABLE. NO EMERGENCY GENERATOR.

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

Good ( X ) Repairs Required ( )

Comments:

JUL 1 1 2018

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

Good ( ) Repairs Required ( X )

Comments: SEE ADDITIONAL COMMENTS

**20. SWIMMING POOL WIRING:**

Good ( ) Repairs Required ( X )

Comments: SEE ADDITIONAL COMMENTS

**21. WIRING TO MECHANICAL EQUIPMENT:**

Good ( ) Repairs Required ( X )

Comments: SEE ADDITIONAL COMMENTS

**22. ADDITIONAL COMMENTS:**

**UNIT 101**

- PANEL MISSING SPACE COVER
- LOOSE GROUND WIRE IN PANEL



**UNIT 201**

- CIRCUIT BREAKER MANUFACTURER IS DIFFERENT FROM PANEL MANUFACTURER
- GROUND WIRES TERMINATED IN NEUTRAL BAR

**UNIT 202**

- GROUND WIRES TERMINATED IN NEUTRAL BAR

**UNIT 203**

- CIRCUIT BREAKER MANUFACTURER IS DIFFERENT FROM PANEL MANUFACTURER
- GROUND WIRES TERMINATED IN NEUTRAL BAR

**UNIT 204**

- CIRCUIT BREAKER MANUFACTURER IS DIFFERENT FROM PANEL MANUFACTURER
- GROUND WIRES TERMINATED IN NEUTRAL BAR
- OPEN JUNCTION BOX WITH WIRES EXPOSED AT TANKLESS WATER HEATER
- SMOKE DETECTOR NOT WORKING
- RECEPTACLE NOT WORKING IN LIVING ROOM

**UNIT 205**

- NO SMOKE DETECTOR
- RECEPTACLE WITH REVERSED HOT & NEUTRAL IN LIVING ROOM & BEDROOM

**UNIT 206**

- RECEPTACLE WITH REVERSED HOT & NEUTRAL IN BEDROOM

**UNIT 301**

- NO SMOKE DETECTOR
- CIRCUIT BREAKER MANUFACTURER IS DIFFERENT FROM PANEL MANUFACTURER
- PANEL MISSING SPACE COVER
- GFCI CIRCUIT BREAKER NOT TRIPPING IN KITCHEN

**UNIT 302**

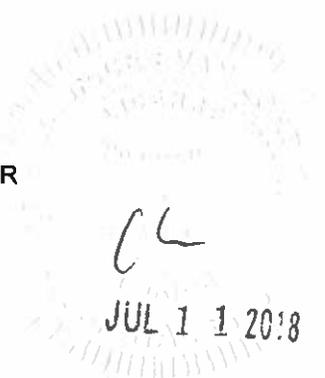
- RECEPTACLE WITH REVERSED HOT & NEUTRAL IN KITCHEN
- PANEL COVER BLOCKED BY CABINET

**UNIT 304**

- SMOKE DETECTOR IS NOT WORKING
- GROUND WIRES TERMINATED IN NEUTRAL BAR
- ROMEX CABLE IN CONDUIT
- OPEN "KNOCK OUT" IN PANEL WITH WIRES PASSING THROUGH

**UNIT 305**

- CIRCUIT BREAKER MANUFACTURER IS DIFFERENT FROM PANEL MANUFACTURER
- SMOKE DETECTOR IS NOT WORKING
- GFCI CIRCUIT BREAKER NOT TRIPPING IN KITCHEN
- RECEPTACLE WITH OPEN GROUND IN BATHROOM



**UNIT 306**

- CIRCUIT BREAKER MANUFACTURER IS DIFFERENT FROM PANEL MANUFACTURER

**UNIT 401**

- CIRCUIT BREAKER MANUFACTURER IS DIFFERENT FROM PANEL MANUFACTURER
- GROUND WIRE TERMINATED IN NEUTRAL LUG
- MULTIPLE WIRES IN SINGLE WIRE BREAKER LUG

**UNIT 402**

- MULTIPLE WIRES IN SINGLE WIRE BREAKER LUG
- SMOKE DETECTOR IS BEEPING

**UNIT 403**

- CIRCUIT BREAKER MANUFACTURER IS DIFFERENT FROM PANEL MANUFACTURER

**UNIT 404**

- RECEPTACLE WITH OPEN GROUND IN KITCHEN
- NO SMOKE DETECTOR
- CIRCUIT BREAKER MANUFACTURER IS DIFFERENT FROM PANEL MANUFACTURER
- GROUND WIRE NOT TERMINATED IN GROUND LUG

**UNIT 405**

- GROUND WIRE NOT TERMINATED IN GROUND LUG
- CIRCUIT BREAKER MANUFACTURER IS DIFFERENT FROM PANEL MANUFACTURER

**MAIN ELECTRICAL ROOM**

- GROUND WIRE NOT TERMINATED IN GROUND LUG IN LOAD CENTER PANEL
- GROUND WIRE NOT TERMINATED IN GROUND LUG IN LOAD HOUSE PANEL
- GROUNDING ELECTRODE IS NOT CONNECTED TO EACH SERVICE MAIN DISCONNECT

**POOL EQUIPMENT ROOM**

- RUSTED DISCONNECT SWITCH
- RUSTED RECEPTACLES
- NON-GFCI RECEPTACLES INSTALLED
- RUSTED CONDUIT

**ROOF**

- LOOSE JUNCTION BOXES ON ROOF
- BROKEN CONDUITS ON ROOF

**GENERAL**

- LOOSE WIRES AND EQUIPMENT AT THE TOP OF THE STAIR
- BROKEN EXIST SIGN ON SECOND FLOOR
- SUPPLEMENTAL EXTERIOR LIGHTING REQUIRED



**NOTE:**

TO AVOID POSSIBLE MISUNDERSTANDING, NOTHING IN THIS REPORT SHOULD BE CONSTRUED DIRECTLY OR INDIRECTLY AS A GUARANTEE FOR ANY PORTION OF THE ELECTRICAL SYSTEM IS FREE OF DEFECTS. TO THE BEST OF MY KNOWLEDGE AND ABILITY, THIS REPORT REPRESENTS AN ACCURATE APPRAISAL OF THE PRESENT CONDITION OF THE BUILDING ELECTRICAL SYSTEM BASED UPON CAREFUL EVALUATION OF OBSERVED CONDITIONS, TO THE EXTENT REASONABLY POSSIBLE.

INSPECTIONS ARE NON-DESTRUCTIVE, VISUAL WITH MINOR NON-INVASIVE TESTING. RECEPTACLES BEHIND HEAVY FURNITURE, WIRING INSIDE WALLS AND ABOVE DRYWALL CEILING ARE NOT INSPECTED. CONNECTIONS ARE NOT CHECKED FOR CONTACT AND WIRING AND GROUND ARE NOT CHECKED FOR CONTINUITY.

IT IS RECOMMENDED THAT A LICENSED ELECTRICIAN INSPECT THE GROUNDING SYSTEM, TEST FOR CONTINUITY AND TIGHTEN ALL GROUNDING CONNECTIONS AND ALL WIRING CONNECTIONS IN PANELS AND MAINS AND DISCONNECTS.



**CERTIFICATION OF COMPLIANCE WITH PARKING LOT ILLUMINATION STANDARDS IN CHAPTER 8C OF THE CODE OF MIAMI-DADE COUNTY AND OUTDOOR LIGHTING OVERSPILL IN SECTION 33-4.1 OF THE CODE OF MIAMI-DADE COUNTY**

DATE: August 17, 2018

Re: Folio No. 03-4117-048-0001

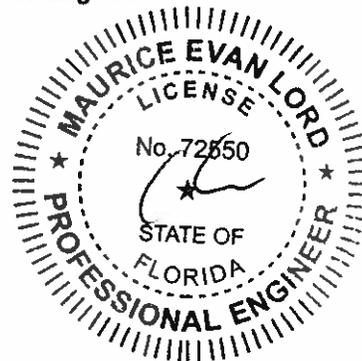
Property Address: 427 Santander Avenue, Coral Gables, FL 33134

Building Description: Four Story Masonry Construction

The undersigned states the following:

- 1 I am a Florida registered professional engineer or architect with an active license.
- 2 On June 19th, 2018, at 9:30 PM, I measured the level of illumination in the parking lot(s) serving the above referenced building.
- 3 Maximum 3.5 foot candle per SF, Minimum 0.1 foot candle per SF, Minimum to Maximum ratio 1: 35, foot candle 1.1 average per SF.
- 4 The level of illumination provided in the parking lot(s) does not meet the minimum standards for the occupancy classification of the building as established in Section 8C-3 of the Code of Miami-Dade County.
- 5 The level of outdoor lighting overspill meets the limitations established in Section 33-4.1 of the Code of Miami-Dade County.

Signature and Seal of Architect  
or Engineer



Maurice Lord, P.E.

# **CSE Consulting Structural Engineers**

Building Design- Renovations - Additions - Concrete Restoration  
Waterproofing- Deck -Garage- Balcony - Repair Supervision

Photos for 427 Santander Condo  
427 Santander Ave Coral Gables FL



**South Elevation**

# **CSE Consulting Structural Engineers**

Building Design- Renovations - Additions - Concrete Restoration  
Waterproofing- Deck -Garage- Balcony - Repair Supervision



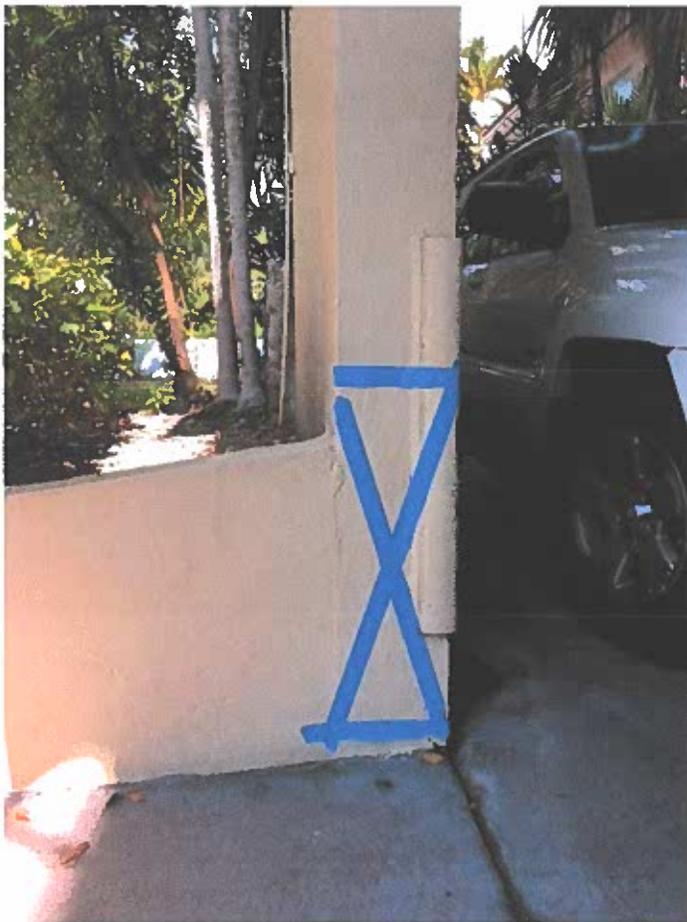
**Partial East Elevation**

# **CSE** Consulting Structural Engineers

Building Design- Renovations - Additions - Concrete Restoration  
Waterproofing- Deck -Garage- Balcony - Repair Supervision



**Garage at Ground Floor**



**Column Spall at Garage East Entrance**

# **CSE Consulting Structural Engineers**

Building Design- Renovations - Additions - Concrete Restoration  
Waterproofing- Deck -Garage- Balcony - Repair Supervision



**Beam Spall at 2<sup>nd</sup> Floor West Main Elevation**



**Partial West Elevation**

# **CSE** Consulting Structural Engineers

Building Design- Renovations - Additions - Concrete Restoration  
Waterproofing- Deck -Garage- Balcony - Repair Supervision



**Partial West Elevation**



**Partial North Elevation**

# **CSE Consulting Structural Engineers**

Building Design- Renovations - Additions - Concrete Restoration  
Waterproofing- Deck -Garage- Balcony - Repair Supervision



**Partial North Elevation**



**West Ground Floor Garage Entrance Beam Repair**

# CSE Consulting Structural Engineers

Building Design- Renovations - Additions - Concrete Restoration  
Waterproofing- Deck -Garage- Balcony - Repair Supervision



4<sup>th</sup> Floor Catwalk Spalls

# CSE Consulting Structural Engineers

Building Design- Renovations - Additions - Concrete Restoration  
Waterproofing- Deck -Garage- Balcony - Repair Supervision



4<sup>th</sup> Floor catwalk Spalls



# **CSE Consulting Structural Engineers**

Building Design- Renovations - Additions - Concrete Restoration  
Waterproofing- Deck -Garage- Balcony - Repair Supervision



**3<sup>rd</sup> Floor Eyebrow or Edge Spall Repair**



**3<sup>rd</sup> Floor Catwalk Horizontal Spalls**

# **CSE** Consulting Structural Engineers

Building Design- Renovations - Additions - Concrete Restoration  
Waterproofing- Deck -Garage- Balcony - Repair Supervision



**3<sup>rd</sup> Floor Overhead Spall**



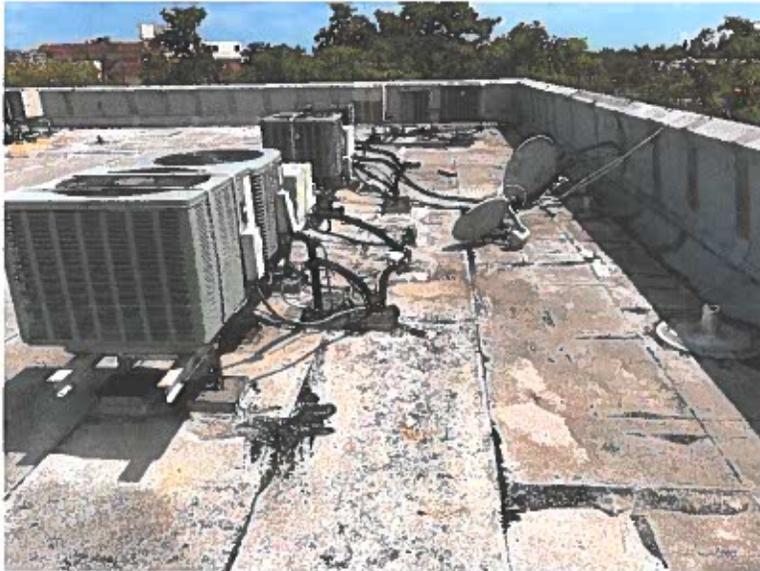
**BUR Roof in Fair Condition**

# **CSE** Consulting Structural Engineers

Building Design- Renovations - Additions - Concrete Restoration  
Waterproofing- Deck -Garage- Balcony - Repair Supervision



**Roof & Parapet Wall**



**A/C Compressors at Roof Deck**



City of Coral Gables  
Development Services

# OFFICE SET



**RC-18-08-3822**

427 SANTANDER AVE # COMMON AREAS

Folio #: 03-4117-048-0001  
Permit Description: BUILDING  
RECERTIFICATION

EL \_\_\_\_\_  
ME \_\_\_\_\_  
PL \_\_\_\_\_

Section	Approved	
	By	Date
<input checked="" type="checkbox"/> BUILDING		
<input type="checkbox"/> CONCURRENCY		
<input checked="" type="checkbox"/> ELECTRICAL		
<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.

R  
R-8/21/18

**Special Inspector required for the following:**

- Special Inspector for PILING
- Special Inspector for REINFORCED MASONRY
- Special Inspector for \_\_\_\_\_

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

**RC-18-08-3822**



**RC-18-08-3822**

