



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 2/1/2021

Property Information	
Folio:	03-4130-023-0001
Property Address:	
Owner	REFERENCE ONLY
Mailing Address	
PA Primary Zone	5000 HOTELS & MOTELS - GENERAL
Primary Land Use	0000 REFERENCE FOLIO
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	0



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

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

Short Legal Description	
VILLA CAPRI CONDO COGA SUB PB 78-62 LOTS 6 THRU 11 BLK 4	

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

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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

Version:

CITY'S

EXHIBIT

- 1) 1205 Mariposa Ave - This is a 96-unit condominium, so the address for service of the initial notice of unsafe structure is the condominium association. However, if the association does not respond, the City will have to serve each individual unit owner and any related interested parties for each unit.

<u>Condominium Association (Sunbiz mailing address)</u>	<u>Condo Association (Sunbiz RA address)</u>
Villa Capri Condominium Association Inc. 1205 Mariposa Ave Coral Gables, FL 33146-3264	Villa Capri Condominium Association Inc. c/o Rosa M. De La Camara, Esq. Registered Agent 121 Alhambra Plaza, 10th Floor Coral Gables, FL 33134

CITY'S

EXHIBIT

2



OFFICE OF THE PROPERTY APPRAISER

Generated On : 1/23/2021

	Folio	Sub-Division	Owner	Address
1	03-4130-023-0010	VILLA CAPRI CONDO	ANDRES ARLIA & LUCIA RAMOS	1205 MARIPOSA AVE UNIT: 102 Coral Gables
2	03-4130-023-0020	VILLA CAPRI CONDO	DIEGO R PALACIOS	1205 MARIPOSA AVE UNIT: 201 Coral Gables
3	03-4130-023-0030	VILLA CAPRI CONDO	MERCEDES PEREZ TRS MERCEDES PEREZ REVOCABLE TR	1205 MARIPOSA AVE UNIT: 202 Coral Gables
4	03-4130-023-0040	VILLA CAPRI CONDO	JOSE RODRIGUEZ & W KATHLEEN A	1205 MARIPOSA AVE UNIT: 203 Coral Gables
5	03-4130-023-0050	VILLA CAPRI CONDO	MIGDALIA SARRIA JTRS SILVIA SAAD JTRS	1205 MARIPOSA AVE UNIT: 204 Coral Gables
6	03-4130-023-0060	VILLA CAPRI CONDO	NOAH YABLONKA	1205 MARIPOSA AVE UNIT: 205 Coral Gables
7	03-4130-023-0070	VILLA CAPRI CONDO	YI MEI CHEN	1205 MARIPOSA AVE UNIT: 206 Coral Gables
8	03-4130-023-0080	VILLA CAPRI CONDO	ESTHER L CONSUEGRA & LUIS A CONSUEGRA & W LISSETTE	1205 MARIPOSA AVE UNIT: 207 Coral Gables
9	03-4130-023-0090	VILLA CAPRI CONDO	AVI RUSHINEK & W SARA	1205 MARIPOSA AVE UNIT: 208 Coral Gables
10	03-4130-023-0100	VILLA CAPRI CONDO	AVI RUSHINEK & W SARA	1205 MARIPOSA AVE UNIT: 209 Coral Gables
11	03-4130-023-0110	VILLA CAPRI CONDO	RICHARD WOOD TR	1205 MARIPOSA AVE UNIT: 210 Coral Gables
12	03-4130-023-0120	VILLA CAPRI CONDO	WISU PROPERTIES LTD	1205 MARIPOSA AVE UNIT: 211 Coral Gables
13	03-4130-023-0130	VILLA CAPRI CONDO	JAIVA INVESTMENT LLC	1205 MARIPOSA AVE UNIT: 212 Coral Gables
14	03-4130-023-0140	VILLA CAPRI CONDO	LILIANA CUEVA	1205 MARIPOSA AVE UNIT: 213 Coral Gables

15	03-4130-023-0150	VILLA CAPRI CONDO	WISU PROPERTIES LTD	1205 MARIPOSA AVE UNIT: 214 Coral Gables
16	03-4130-023-0160	VILLA CAPRI CONDO	HUGH F QUINN IV	1205 MARIPOSA AVE UNIT: 215 Coral Gables
17	03-4130-023-0170	VILLA CAPRI CONDO	VERA HELENA GOMES MORELLI	1205 MARIPOSA AVE UNIT: 216 Coral Gables
18	03-4130-023-0180	VILLA CAPRI CONDO	RAY M BURGESS JR MARY L FEAGA BURGESS	1205 MARIPOSA AVE UNIT: 217 Coral Gables
19	03-4130-023-0190	VILLA CAPRI CONDO	DOLORES O ROSENBERGER ROBERTO F TRELLES	1205 MARIPOSA AVE UNIT: 218 Coral Gables
20	03-4130-023-0200	VILLA CAPRI CONDO	JENNIE S MALLOY	1205 MARIPOSA AVE UNIT: 219 Coral Gables
21	03-4130-023-0210	VILLA CAPRI CONDO	ALICE HERNANDEZ LE REM VIVIAN M NUNEZ	1205 MARIPOSA AVE UNIT: 220 Coral Gables
22	03-4130-023-0220	VILLA CAPRI CONDO	LEE C SCHMACHTENBERG &W SALLY	1205 MARIPOSA AVE UNIT: 221 Coral Gables
23	03-4130-023-0230	VILLA CAPRI CONDO	MEIZI LIU	1205 MARIPOSA AVE UNIT: 222 Coral Gables
24	03-4130-023-0240	VILLA CAPRI CONDO	MOP ENTERPRISES LLC	1205 MARIPOSA AVE UNIT: 223 Coral Gables
25	03-4130-023-0250	VILLA CAPRI CONDO	LARRY M NOLAN &W BEATRICE NOLAN	1205 MARIPOSA AVE UNIT: 224 Coral Gables
26	03-4130-023-0260	VILLA CAPRI CONDO	ROBERT VIEITES ANGELA VIEITES	1205 MARIPOSA AVE UNIT: 225 Coral Gables
27	03-4130-023-0270	VILLA CAPRI CONDO	ROSE LANDOU TRS ROSE LANDOU	1205 MARIPOSA AVE UNIT: 226 Coral Gables
28	03-4130-023-0280	VILLA CAPRI CONDO	FELIPE CARLOS BARREDA MARIA DEL CARMEN NUNEZ	1205 MARIPOSA AVE UNIT: 227 Coral Gables
29	03-4130-023-0290	VILLA CAPRI CONDO	RICHARD K DALRYMPLE	1205 MARIPOSA AVE UNIT: 228 Coral Gables
30	03-4130-023-0300	VILLA CAPRI CONDO	WILLIAM P BARRY SANDRA SOZA BARRY	1205 MARIPOSA AVE UNIT: 229 Coral Gables
31	03-4130-023-0310	VILLA CAPRI CONDO	MARC HICKESON LEONOR CERCENA	1205 MARIPOSA AVE UNIT: 230 Coral Gables

Property Search Application - Miami-Dade County

<https://www.miamidadec.gov/Apps/PA/propertysearch/#/candid...>

32	03-4130-023-0320	VILLA CAPRI CONDO	WILLIAM C BURLEIN OLGA BURLEIN	1205 MARIPOSA AVE UNIT: 231 Coral Gables
33	03-4130-023-0330	VILLA CAPRI CONDO	MJSK A5 INVESTMENTS LLC	1205 MARIPOSA AVE UNIT: 233 Coral Gables
34	03-4130-023-0340	VILLA CAPRI CONDO	MPK1 LLC	1205 MARIPOSA AVE UNIT: 301 Coral Gables
35	03-4130-023-0350	VILLA CAPRI CONDO	GERALD ENGEL	1205 MARIPOSA AVE UNIT: 302 Coral Gables
36	03-4130-023-0360	VILLA CAPRI CONDO	STEPHANIE LINARES	1205 MARIPOSA AVE UNIT: 303 Coral Gables
37	03-4130-023-0370	VILLA CAPRI CONDO	NATALIO IANOVSKY	1205 MARIPOSA AVE UNIT: 304 Coral Gables
38	03-4130-023-0380	VILLA CAPRI CONDO	SAMIRA MONTOYA	1205 MARIPOSA AVE UNIT: 305 Coral Gables
39	03-4130-023-0390	VILLA CAPRI CONDO	DAVID J KRAMER	1205 MARIPOSA AVE UNIT: 306 Coral Gables
40	03-4130-023-0400	VILLA CAPRI CONDO	MICHELLE V CURTIN	1205 MARIPOSA AVE UNIT: 307 Coral Gables
41	03-4130-023-0410	VILLA CAPRI CONDO	RAFAEL VALENZUELA TERESA VALENZUELA	1205 MARIPOSA AVE UNIT: 308 Coral Gables
42	03-4130-023-0420	VILLA CAPRI CONDO	JAN DRUZKOWSKI BEATA DRUZKOWSKA	1205 MARIPOSA AVE UNIT: 309 Coral Gables
43	03-4130-023-0430	VILLA CAPRI CONDO	FAUSTO J CAMPUZANO &W MARIA E & ADRIANA & JUAN & MAYRA CAMPUZANO	1205 MARIPOSA AVE UNIT: 310 Coral Gables
44	03-4130-023-0440	VILLA CAPRI CONDO	MARY R BRADY	1205 MARIPOSA AVE UNIT: 311 Coral Gables
45	03-4130-023-0450	VILLA CAPRI CONDO	MATTHIEU CORENTIN MARIE LE HENAFF	1205 MARIPOSA AVE UNIT: 312 Coral Gables
46	03-4130-023-0460	VILLA CAPRI CONDO	HILDA SAUMELL GOZALO	1205 MARIPOSA AVE UNIT: 313 Coral Gables
47	03-4130-023-0470	VILLA CAPRI CONDO	HOWARD EDMONT ELIASON & BLANCA IRMA RUIZ REV LIV TR TRS	1205 MARIPOSA AVE UNIT: 314 Coral Gables
48	03-4130-023-0480	VILLA CAPRI CONDO	BRIAN OLSON	1205 MARIPOSA AVE UNIT: 315 Coral Gables

Property Search Application - Miami-Dade County

49 03-4130-023-0490 VILLA CAPRI CONDO

<https://www.miamidade.gov/Apps/PA/propertysearch/#/candid...>JOSEPH RENE RUIZ 1205 MARIPOSA AVE UNIT:
KATRINA ALVAREZ RUIZ 316
Coral Gables

50	03-4130-023-0500	VILLA CAPRI CONDO	HOWARD EDMOND ELIASON TRS HOWARD EDMOND ELIASON AND BLANCA	1205 MARIPOSA AVE UNIT: 317 Coral Gables
----	------------------	-------------------	--	--

51	03-4130-023-0510	VILLA CAPRI CONDO	MARY ANDERSON (TRUST) MARY ANDERSON & KEVIN ROWLAND TRS	1205 MARIPOSA AVE UNIT: 318 Coral Gables
----	------------------	-------------------	---	--

52	03-4130-023-0520	VILLA CAPRI CONDO	FERN ASSOCIATES	1205 MARIPOSA AVE UNIT: 319 Coral Gables
----	------------------	-------------------	-----------------	--

53	03-4130-023-0530	VILLA CAPRI CONDO	MADELEINE MCINTOSH FASS TRUSTEE MADELEINE MCINTOSH FASS (BEN)	1205 MARIPOSA AVE UNIT: 320 Coral Gables
----	------------------	-------------------	--	--

54	03-4130-023-0540	VILLA CAPRI CONDO	ALBERT MARURI KIARA MARURI	1205 MARIPOSA AVE UNIT: 321 Coral Gables
----	------------------	-------------------	-------------------------------	--

55	03-4130-023-0550	VILLA CAPRI CONDO	GEORGINA C HERNANDEZ	1205 MARIPOSA AVE UNIT: 322 Coral Gables
----	------------------	-------------------	----------------------	--

56	03-4130-023-0560	VILLA CAPRI CONDO	MARTA ALVAREZ& VIVIEN VERDEJA & RENE E ALVAREZ	1205 MARIPOSA AVE UNIT: 323 Coral Gables
----	------------------	-------------------	---	--

57	03-4130-023-0570	VILLA CAPRI CONDO	MARIA A QUINONES	1205 MARIPOSA AVE UNIT: 324 Coral Gables
----	------------------	-------------------	------------------	--

58	03-4130-023-0580	VILLA CAPRI CONDO	ERIC W BOYER TRS REV TR AGREEMENT OF ERIC W BOYER	1205 MARIPOSA AVE UNIT: 325 Coral Gables
----	------------------	-------------------	--	--

59	03-4130-023-0590	VILLA CAPRI CONDO	LUIS G MOSQUERA TRS LUIS G MOSQUERA LIVING TRUST	1205 MARIPOSA AVE UNIT: 326 Coral Gables
----	------------------	-------------------	---	--

60	03-4130-023-0600	VILLA CAPRI CONDO	1205 MARIPOSA AVENUE LLC	1205 MARIPOSA AVE UNIT: 327 Coral Gables
----	------------------	-------------------	--------------------------	--

61	03-4130-023-0610	VILLA CAPRI CONDO	LOIC MESTON TRS LOIC MESTON REVOCABLE TRUST	1205 MARIPOSA AVE UNIT: 328 Coral Gables
----	------------------	-------------------	--	--

62	03-4130-023-0620	VILLA CAPRI CONDO	MATTHEW M LVOFF TRS MATTHEW M LVOFF DECL OF TR	1205 MARIPOSA AVE UNIT: 329 Coral Gables
----	------------------	-------------------	---	--

63	03-4130-023-0630	VILLA CAPRI CONDO	ELICA LLC	1205 MARIPOSA AVE UNIT: 330 Coral Gables
----	------------------	-------------------	-----------	--

64	03-4130-023-0640	VILLA CAPRI CONDO	LLOYD BUCKNOR JACYNTH I MAIR BUCKNOR	1205 MARIPOSA AVE UNIT: 331 Coral Gables
----	------------------	-------------------	---	--

65	03-4130-023-0650	VILLA CAPRI CONDO	CAROLINA C SANTOS LE REM CAROLINA CAMPS	1205 MARIPOSA AVE UNIT: 333 Coral Gables
----	------------------	-------------------	--	--

66	03-4130-023-0660	VILLA CAPRI CONDO	ALEX CUELLO	1205 MARIPOSA AVE UNIT: 401 Coral Gables
67	03-4130-023-0670	VILLA CAPRI CONDO	FELIPE CARLOS BARREDA MARIA DEL CARMEN NUNEZ	1205 MARIPOSA AVE UNIT: 402 Coral Gables
68	03-4130-023-0680	VILLA CAPRI CONDO	PATRICIA A CERVI LE REM FARIS STEVEN HABBABA	1205 MARIPOSA AVE UNIT: 403 Coral Gables
69	03-4130-023-0690	VILLA CAPRI CONDO	JUAN PIZARRO SAMIRA MONTOYA	1205 MARIPOSA AVE UNIT: 405 Coral Gables
70	03-4130-023-0700	VILLA CAPRI CONDO	DAVID HENDERSON	1205 MARIPOSA AVE UNIT: 406 Coral Gables
71	03-4130-023-0710	VILLA CAPRI CONDO	CLAUDIA D ZITZMANN	1205 MARIPOSA AVE UNIT: 407 Coral Gables
72	03-4130-023-0720	VILLA CAPRI CONDO	BETTIE EVANS SECKINGER EST OF	1205 MARIPOSA AVE UNIT: 408 Coral Gables
73	03-4130-023-0730	VILLA CAPRI CONDO	JAMES T ALMON	1205 MARIPOSA AVE UNIT: 409 Coral Gables
74	03-4130-023-0740	VILLA CAPRI CONDO	WILLIAM A BUTLER & WILLIAM A BUTLER JR & ETAL JTRS	1205 MARIPOSA AVE UNIT: 410 Coral Gables
75	03-4130-023-0750	VILLA CAPRI CONDO	WADECO 1205 LLC	1205 MARIPOSA AVE UNIT: 411 Coral Gables
76	03-4130-023-0760	VILLA CAPRI CONDO	THOMAS R BLAKE PHYLLIS A BREHM	1205 MARIPOSA AVE UNIT: 412 Coral Gables
77	03-4130-023-0770	VILLA CAPRI CONDO	JOMAHAR PROPERTIES LLC	1205 MARIPOSA AVE UNIT: 413 Coral Gables
78	03-4130-023-0780	VILLA CAPRI CONDO	SOFIA G MENDOZA MARIANNA SOFIO RUIZ	1205 MARIPOSA AVE UNIT: 414 Coral Gables
79	03-4130-023-0790	VILLA CAPRI CONDO	JAY COOPER LE REM ARLYNN B SMITH	1205 MARIPOSA AVE UNIT: 415 Coral Gables
80	03-4130-023-0800	VILLA CAPRI CONDO	VILLA CAPRI 416 LLC	1205 MARIPOSA AVE UNIT: 416 Coral Gables
81	03-4130-023-0810	VILLA CAPRI CONDO	EB GABLES MARIPOSA LLC	1205 MARIPOSA AVE UNIT: 417 Coral Gables
82	03-4130-023-0820	VILLA CAPRI CONDO	LOURDES I MARTINEZ TRS LOURDES I MARTINEZ REV TR	1205 MARIPOSA AVE UNIT: 418 Coral Gables

83	03-4130-023-0830	VILLA CAPRI CONDO	DAVID HENDERSON	1205 MARIPOSA AVE UNIT: 419 Coral Gables
84	03-4130-023-0840	VILLA CAPRI CONDO	SERGIO A MARTI INGRID PAOLETTI	1205 MARIPOSA AVE UNIT: 420 Coral Gables
85	03-4130-023-0850	VILLA CAPRI CONDO	ARNOLDO MARIN &W LUISA M	1205 MARIPOSA AVE UNIT: 421 Coral Gables
86	03-4130-023-0860	VILLA CAPRI CONDO	THOMAS R BLAKE &W PHYLLIS BREHM	1205 MARIPOSA AVE UNIT: 422 Coral Gables
87	03-4130-023-0870	VILLA CAPRI CONDO	JANE M SPINNEY	1205 MARIPOSA AVE UNIT: 423 Coral Gables
88	03-4130-023-0880	VILLA CAPRI CONDO	THOMAS BARNES &W SARAH C (LE) REM SUSAN BARNES	1205 MARIPOSA AVE UNIT: 424 Coral Gables
89	03-4130-023-0890	VILLA CAPRI CONDO	LIS MARIA FERRER	1205 MARIPOSA AVE UNIT: 425 Coral Gables
90	03-4130-023-0900	VILLA CAPRI CONDO	RAYMOND G SIEVERT JTRS NANCY B SIEVERT JTRS	1205 MARIPOSA AVE UNIT: 426 Coral Gables
91	03-4130-023-0910	VILLA CAPRI CONDO	ROCIO ARROYAVE	1205 MARIPOSA AVE UNIT: 427 Coral Gables
92	03-4130-023-0920	VILLA CAPRI CONDO	JOHN GORDON MORTON IV	1205 MARIPOSA AVE UNIT: 428 Coral Gables
93	03-4130-023-0930	VILLA CAPRI CONDO	PATERNO PCN LLC	1205 MARIPOSA AVE UNIT: 429 Coral Gables
94	03-4130-023-0940	VILLA CAPRI CONDO	WILLIAM E BURDICK MARTHA SUE M BURDICK	1205 MARIPOSA AVE UNIT: 430 Coral Gables
95	03-4130-023-0950	VILLA CAPRI CONDO	6501 DOUGLAS LLC	1205 MARIPOSA AVE UNIT: 431 Coral Gables
96	03-4130-023-0960	VILLA CAPRI CONDO	IRVING ROSENFELD	1205 MARIPOSA AVE UNIT: 433 Coral Gables



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

Detail by Entity Name

Florida Not For Profit Corporation

VILLA CAPRI CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number 733604
FE/EIN Number 59-1711798
Date Filed 08/19/1975
State FL
Status ACTIVE

Principal Address

1205 MARIPOSA AVE.
CORAL GABLES, FL 33146

Changed: 03/23/2011

Mailing Address

1205 MARIPOSA AVE.
CORAL GABLES, FL 33146

Changed: 03/23/2011

Registered Agent Name & Address

de la Camara, Esq., Rosa M.
121 Alhambra Plaza, 10th Floor
Coral Gables, FL 33134

Name Changed: 09/26/2018

Address Changed: 09/26/2018

Officer/Director Detail

Name & Address

Title PD

MAKIN, ARNOLDO
1205 MARIPOSA AVE. APT. 421
CORAL GABLES, FL 33146

Title Director

Pallacios, Diego
1205 MARIPOSA AVE. APT. 201
CORAL GABLES, FL 33146

Title Director

Anderson, Mary
1205 MARIPOSA AVE APT 318
CORAL GABLES, FL 33146

Title Secretary, Director

Burdick, William
1205 MARIPOSA AVE APT 430
CORAL GABLES, FL 33146

Title VP, Director

Linares, Stephanie
1205 MARIPOSA AVE APT 303
CORAL GABLES, FL 33146

Title Officer

Kalajian, Alex
257 Park Avenue South
suite 303
New York, FL 10010

Annual Reports

Report Year	Filed Date
2018	09/26/2018
2019	04/29/2019
2020	06/08/2020

Document Images

[06/08/2020 -- ANNUAL REPORT](#) [View image in PDF format](#)

[04/29/2019 -- ANNUAL REPORT](#) [View image in PDF format](#)

[09/26/2018 -- ANNUAL REPORT](#) [View image in PDF format](#)

09/14/2017 -- ANNUAL REPORT	View image in PDF format
04/30/2016 -- ANNUAL REPORT	View image in PDF format
03/10/2015 -- ANNUAL REPORT	View image in PDF format
03/24/2014 -- ANNUAL REPORT	View image in PDF format
03/27/2013 -- ANNUAL REPORT	View image in PDF format
03/26/2012 -- ANNUAL REPORT	View image in PDF format
03/23/2011 -- ANNUAL REPORT	View image in PDF format
02/01/2010 -- ANNUAL REPORT	View image in PDF format
07/22/2009 -- ANNUAL REPORT	View image in PDF format
05/02/2008 -- ANNUAL REPORT	View image in PDF format
01/22/2007 -- ANNUAL REPORT	View image in PDF format
05/05/2006 -- ANNUAL REPORT	View image in PDF format
04/25/2005 -- ANNUAL REPORT	View image in PDF format
04/19/2004 -- ANNUAL REPORT	View image in PDF format
05/19/2003 -- ANNUAL REPORT	View image in PDF format
01/31/2002 -- ANNUAL REPORT	View image in PDF format
02/07/2001 -- ANNUAL REPORT	View image in PDF format
04/25/2000 -- ANNUAL REPORT	View image in PDF format
04/30/1999 -- ANNUAL REPORT	View image in PDF format
01/15/1998 -- ANNUAL REPORT	View image in PDF format
05/01/1997 -- ANNUAL REPORT	View image in PDF format
04/19/1996 -- ANNUAL REPORT	View image in PDF format
02/13/1995 -- ANNUAL REPORT	View image in PDF format


[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
RC-21-01-6302	01/27/2021	1205 MARIPOSA AVE	BLDG RECERT / CRB	BUILDING RECERTIFICATION (YEAR BUILT 1970)	pending			0.00
EX-20-01-4154	01/06/2020	1205 MARIPOSA AVE	PERMIT EXTENSION	PERMIT EXTENSION FOR ME-18-09-2537 *EXACT REPLACEMENT OF 10 TON AC UNIT ON ROOF TOP \$3,900	final	01/07/2020	01/07/2020	0.00
PL-19-07-5677	07/29/2019	1205 MARIPOSA AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR NEW 4" SANITARY DRAIN LINE REPLACEMENT @ LAUNDRYROOM AREA ONLY *** SEE ATTACHED PLANS ***	final	08/05/2019	12/31/2019	0.00
PL-19-04-5066	04/16/2019	1205 MARIPOSA AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR NATURAL GAS WATER HEATER REPLACEMENT { 100 GAL }	approved			133.39
ME-18-09-2537	09/14/2018	1205 MARIPOSA AVE	MECH COMMERCIAL / RESIDENTIAL WORK	EXACT REPLACEMENT OF 10 TON AC UNIT ON ROOF TOP \$3,900	issued	09/18/2018		0.00
PL-18-03-3165	03/05/2018	1205 MARIPOSA AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR REPLACEMENT OF 100 GALLON GAS WATER HEATER	final	03/07/2018	08/09/2018	0.00
EL-17-03-1209	03/06/2017	1205 MARIPOSA AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	PERMIT TO RETRO FIT 20 EXISTING GLOBE LIGHTS AT PARKING AREA WITH LED LIGHTS TO MEET PARKING LIGHT ORDINANCE. REPAIR COPNDUITS, REMOVE OR INSTALL GFI OUTLETS WITH BUBBLE COVERS. NEW LIGHTS SHALL NOT CAUSE ILLUMINATION CODE VIOLATIONS	final	05/01/2017	08/30/2017	0.00

CITY'S
EXHIBIT

3

CE-16-06-7765	06/24/2016	1205 MARIPOSA AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	SUCH AS OVERSPILL ETC. Ticket # 56589	final	06/24/2016	06/24/2016	0.00
EL-16-03-6980	03/29/2016	1205 MARIPOSA AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	EXACT CHANGE OUT OF A 5 TON SPLIT SYSTEM \$6,399	final	03/30/2016	04/08/2016	0.00
UP-16-02-2400	02/18/2016	1205 MARIPOSA AVE	UPFRONT FEE - THIS IS NOT A PERMIT	UPFRONT FEE ME-16-02-2399 EXACT CHANGE OUT OF A 5 TON SPLIT SYSTEM \$6,399	final	02/18/2016	02/18/2016	0.00
ME-16-02-2399	02/18/2016	1205 MARIPOSA AVE	MECH COMMERCIAL / RESIDENTIAL WORK	EXACT CHANGE OUT OF A 5 TON SPLIT SYSTEM \$6,399	final	02/19/2016	04/27/2016	0.00
CE-15-12-5596	12/17/2015	1205 MARIPOSA AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	GOV QA TICKET - CE261461/T56123	final	12/18/2015	12/18/2015	0.00
BL-15-06-4436	06/01/2015	1205 MARIPOSA AVE	GENERAL REPAIRS	*** SPECIAL INSPECTOR - E.O.R *** GENERAL REPAIRS OF CRACKS BROUGHT OUT IN 40 YR RECERTIFICATION INSPECTION \$15,850	final	09/11/2015	12/21/2015	0.00
PL-14-04-2746	04/14/2014	1205 MARIPOSA AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	PORTABLE TOILET	final	04/14/2014	04/17/2014	0.00
ZN-14-01-1783	01/07/2014	1205 MARIPOSA AVE	PAINT / RESURFACE FL / CLEAN	PAINT EXT WALLS BM 2018-70 (CREAM), BALCONIES BM 2005-10 (RED) \$65,000	final	01/08/2014	04/30/2014	0.00
AB-14-01-1675	01/02/2014	1205 MARIPOSA AVE	BOA COMPLETE (LESS THAN \$75,000)	PAINT EXT WALLS BM 2018-70 (CREAM), BALCONIES BM 2005-10 (RED) \$65,000	final	01/02/2014	04/30/2014	0.00
PU-13-03-0885	03/13/2013	1205 MARIPOSA AVE	PUBLIC RECORDS SEARCH	REQ COPIES OF PERMIT 20393B	final	03/15/2013	03/15/2013	0.00
PS-12-04-8514	04/17/2012	1205 MARIPOSA AVE	TREE REMOVAL/MITIGATION	REMOVAL OF 3 TREES, 1 DEAD FICUS, 1 FICUS IN REAR AND 1 SEAGRAPE BY POOL	final	06/29/2012	06/29/2012	0.00
PL-11-11-5219	11/08/2011	1205 MARIPOSA AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	INSTALL 4" AND 1 1/2" BACKFLOW PREVENTOR \$7,590	final	11/15/2011	12/06/2011	0.00
ME-11-07-7006	07/21/2011	1205 MARIPOSA AVE	MECH COMMERCIAL / RESIDENTIAL WORK	A/C ROOFTOP REPLACEMENT 5 TON UNIT \$6,790	final	07/27/2011	08/25/2011	0.00
CE-09-12-2014	12/07/2009	1205 MARIPOSA AVE	CODE ENF WARNING PROCESS	WT3085 SEC 32-8.1 MDCC - USE OF WATER SPRINKLER SYSTEM ON UNAUTHORIZED DAY (MON) DURING WATER RESTRICTION.	final	12/07/2009	12/07/2009	0.00
PL-09-06-2227	06/09/2009	1205 MARIPOSA AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	RE-PIPING \$5,600	final	06/09/2009	07/01/2009	0.00

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



City of Coral Gables

Fire Department

Fire Prevention Division

2151 Salzedo Street, Coral Gables, FL 33134

Fax (305) 460-5598

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

Occupant Name:	1205 Mariposa Ave. Condominium - 96 units	Inspection Date:	1/20/2021
Address:	1205 Mariposa Avenue	InspectionType:	Apartment/Condo
City:	Coral Gables	Inspected By:	Madelaine Mendez 305-460-5563 mmendez@coralgables.com
Suite:		Occ. Sq. Ft.:	0
		Occupant Number:	010327

Insp. Result	Location	Code Set	Code
Fail	Floor 1	FL NFPA 01 2018 General Safety	4.1.3.2.2.5 - Building Signage and/or Lighting Required

Code Text:

Buildings shall be designed and constructed to provide reasonable signage and lighting to identify hazards, exits, means of egress, and other building safety features.

Inspector Comments: Buildings shall be designed and constructed to provide reasonable signage and lighting to identify hazards, exits, means of egress, and other building safety features.

1. Provide signs throughout "Trash Chute"
2. Incorrect signage throughout building - - There are no boilers only water heaters, therefore update signs to "Mechanical Room"

Fail	Floor 1	NFPA 72 2013 Smoke Alarms	29.7.5 - Smoke Alarm - Testing its operability by the occupant, system owner, or other responsible parties
------	---------	------------------------------	--

Code Text:

Single- and multiple-station alarms, including heat alarms, shall be provided with a convenient means for testing its operability by the occupant, system owner, or other responsible parties.

Inspector Comments: Single- and multiple-station alarms, including heat alarms, shall be provided with a convenient means for testing its operability by the occupant, system owner, or other responsible parties.

Test all smoke alarms in apartment- Complete and submit "Annual Verification Report".

Fail	Floor 1	NFPA 72 2013 Smoke Alarms	29.5.1.1 - Smoke alarms - areas they shall be installed
------	---------	------------------------------	---

CITY'S

EXHIBIT

4

Code Text:

Where required by other governing laws, codes, or standards for a specific type of occupancy, approved single- and multiple-station smoke alarms shall be installed as follows:

- (1)*In all sleeping rooms and guest rooms
- (2)*Outside of each separate dwelling unit sleeping area, within 21 ft (6.4 m) of any door to a sleeping room, with the distance measured along a path of travel
- (3) On every level of a dwelling unit, including basements
- (4) On every level of a residential board and care occupancy (small facility), including basements and excluding crawl spaces and unfinished attics
- (5)*In the living area(s) of a guest suite
- (6) In the living area(s) of a residential board and care occupancy (small facility)

Inspector Comments:

Where required by other governing laws, codes, or standards for a specific type of occupancy, approved single- and multiple-station smoke alarms shall be installed as follows:

- (1)*In all sleeping rooms and guest rooms
- (2)*Outside of each separate dwelling unit sleeping area, within 21 ft (6.4 m) of any door to a sleeping room, with the distance measured along a path of travel
- (3) On every level of a dwelling unit, including basements
- (4) On every level of a residential board and care occupancy (small facility), including basements and excluding crawl spaces and unfinished attics
- (5)*In the living area(s) of a guest suite
- (6) In the living area(s) of a residential board and care occupancy (small facility)

Verify smoke alarm in all sleeping rooms and outside each sleeping room. Fill out and submit "Annual Verification Report"

Fail	Floor 1	NFPA 25 2014 Sprinklers	4.1.1 - Fire Sprinkler - Annual test and inspection required
------	---------	----------------------------	--

Code Text:

The property owner or designated representative shall be responsible for properly maintaining a water-based fire protection system.

Inspector Comments: *** CRITICAL - - 2ND YEAR THIS VIOLATION HAS BEEN WRITTEN - - - Responsibility for Inspection, Testing, Maintenance, and Impairment.

The property owner or designated representative shall be responsible for properly maintaining a water-based fire protection system.

Fire Sprinkler System - as per tag due for inspection and testing in accordance with NFPA standards and guidelines. Have system tested and inspected on an annual basis.. TAG DATE 6-4-18. Building has a partial sprinkler system (sprinkler only in the trash rooms)

Also have sprinkler company tag system where the tag can be read. Current tag is hanging from the ceiling and it is very difficult to read.

Fail	Floor 1	NFPA 72 2013 Fire Alarm	14.2.3.1 - Fire Alarm System - Annual Test and Inspect
------	---------	----------------------------	--

Code Text:

The property or building or system owner or the owner's designated representative shall be responsible for

inspection, testing, and maintenance of the system and for alterations or additions to this system.

Inspector Comments: The property or building or system owner or the owner's designated representative shall be responsible for inspection, testing, and maintenance of the system and for alterations or additions to this system.

Fire Alarm System - Must be tested and inspected on an annual basis as per Table 14.4.3.2. Per tag on fire alarm panel, fire alarm system is due for an annual test

Fail	Floor 1	NFPA 72 2013 Smoke Alarms	14.4.7.1 - Smoke Alarm - Testing and replacement
------	---------	------------------------------	--

Code Text:

Unless otherwise recommended by the manufacturer's published instructions, single- and multiple-station smoke alarms installed in one- and two-family dwellings shall be replaced when they fail to respond to operability tests but shall not remain in service longer than 10 years from the date of manufacture. (SIG-HOU)

Inspector Comments: Unless otherwise recommended by the manufacturer's published instructions, single- and multiple-station smoke alarms installed in one- and two-family dwellings shall be replaced when they fail to respond to operability tests but shall not remain in service longer than 10 years from the date of manufacture. (SIG-HOU)

Verify smoke alarms are not expired - Complete and submit "Annual Verification Report".

Fail	Floor 1	FL NFPA 101 2018 Waste/Laundry Chutes	9.5.2 - Waste/Laundry chutes - Shall be inspected annually (see photo 1.1, 1.2)
------	---------	--	---

Code Text:

Waste chutes, laundry chutes, and incinerators shall be installed and maintained in accordance with NFPA 82 unless such installations are approved existing installations, which shall be permitted to be continued in service.

Inspector Comments: Installation and Maintenance.

Waste chutes, laundry chutes, and incinerators shall be installed and maintained in accordance with NFPA 82 unless such installations are approved existing installations, which shall be permitted to be continued in service.

1. NFPA 82, Edition 2014 - 6.2.3.3.1.1 All chute intake doors into a waste chute shall be provided with a self-closing, positive latching frame . . . Test and inspect all trash chute doors and complete, sign and submit the "annual verification report"

2. NFPA 82, Edition 2014 - 11.2.2 . . . Waste and linen chutes and transport systems including chute intake and discharge doors, shall be inspected and maintained not less than annually in accordance with manufacturers' instructions. NFPA 82 Edition 2014 - 11.2.2.1 . . . If the waste and linen chute discharge door (guillotine) is equipped with a fusible link, the following shall be conducted: (1) Inspect the link to ensure it is not painted or coated with dust or grease. (2) Evaluate the condition of chains/cables, s-hooks, eyes, and other devices that operate as a result of the link melting to verify working condition (i.e., no kinked or pinched cable, no twisted or inflexible chain). (3) Remove the link for testing every 4 years to ensure full closure and positive latching. (4) Reinstall the link after testing is complete. (5) Replace the link if damaged or painted with a link of the same size, temperature, and load rating. NFPA 82 Edition 2014 - 11.2.3 . . . A written record of the inspection shall be signed and kept for inspection by the AHJ.

*** NOTE *** The trash chute discharge door (guillotine) has corrosion and may not work as designed. Door must be tested and inspected on an annual basis. RECOMMENDATION - CONTACT A LICENSED COMPANY FOR RECOMMENDATIONS AND GUIDELINES TO COMPLY WITH THIS FIRE CODE

Fail	Floor 1	FL NFPA 101 2018 Chapter 31 Existing Apartment Buildings	31.3.6.2.3 - Door Must Self-Close and Self-Latch
------	---------	---	--

Code Text:

Doors that open onto exit access corridors shall be self-closing and self-latching.

Inspector Comments: Doors that open onto exit access corridors shall be self-closing and self-latching.

Complete the "Annual Verification Form" and submit via email to the inspector.

*** NOTE *** The standard time frame for correcting fire violations is 30 days. This fire violation will probably exceed the 30 days and we are willing to work with you with the time frame. Please evaluate how long it will take to accomplish correcting this violation and email the inspector with a plan of action.

Fail	Floor 1	FL NFPA 101 2018 Ceilings, Walls, Penetrations, Flame Spread	8.3.4.7.1 - Provide firestop - Penetrations for cables passing thru wall, floor or ceiling (see photo 2.1)
------	---------	--	--

Code Text:

Membrane penetrations for cables, cable trays, conduits, pipes, tubes, combustion vents, exhaust vents, wires, and similar items to accommodate electrical, mechanical, plumbing, and communications systems that pass through a membrane of a wall, floor, or floor/ceiling assembly constructed as a fire barrier shall be protected by a firestop system or device and shall comply with 8.3.4.2 through 8.3.4.6.2.

Inspector Comments:

Membrane penetrations for cables, cable trays, conduits, pipes, tubes, combustion vents, exhaust vents, wires, and similar items to accommodate electrical, mechanical, plumbing, and communications systems that pass through a membrane of a wall, floor, or floor/ceiling assembly constructed as a fire barrier shall be protected by a firestop system or device and shall comply with 8.3.4.2 through 8.3.4.6.2.

Repair/replace cover that has become unattached from ceiling - heater room (see picture attached)

Fail	Floor 1	FL NFPA 101 2018 Exit Sign and Emergency light	7.9.3.1.2 - Exit sign and emergency light battery-operated - Test and Inspect
------	---------	---	---

Code Text:

Testing of required emergency lighting systems shall be permitted to be conducted as follows:

- (1) Self-testing/self-diagnostic battery-operated emergency lighting equipment shall be provided.
- (2) Not less than once every 30 days, self-testing/self-diagnostic battery-operated emergency lighting equipment shall automatically perform a test with a duration of a minimum of 30 seconds and a diagnostic routine.
- (3) Self-testing/self-diagnostic battery-operated emergency lighting equipment shall indicate failures by a status indicator.
- (4) A visual inspection shall be performed at intervals not exceeding 30 days.
- (5) Functional testing shall be conducted annually for a minimum of 1½ hours.
- (6) Self-testing/self-diagnostic battery-operated emergency lighting equipment shall be fully operational for the duration of the 1½-hour test.
- (7) Written records of visual inspections and tests shall be kept by the owner for inspection by the authority

having jurisdiction.

Inspector Comments:

Testing of required emergency lighting systems shall be permitted to be conducted as follows:

- (1) Self-testing/self-diagnostic battery-operated emergency lighting equipment shall be provided.
- (2) Not less than once every 30 days, self-testing/self-diagnostic battery-operated emergency lighting equipment shall automatically perform a test with a duration of a minimum of 30 seconds and a diagnostic routine.
- (3) Self-testing/self-diagnostic battery-operated emergency lighting equipment shall indicate failures by a status indicator.
- (4) A visual inspection shall be performed at intervals not exceeding 30 days.
- (5) Functional testing shall be conducted annually for a minimum of 1½ hours.
- (6) Self-testing/self-diagnostic battery-operated emergency lighting equipment shall be fully operational for the duration of the 1½-hour test.
- (7) Written records of visual inspections and tests shall be kept by the owner for inspection by the authority having jurisdiction.

*** COMPLETE, SIGN AND SUBMIT THE ANNUAL VERIFICATION FORM


A re-inspection will occur on or after 2/22/2021.

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

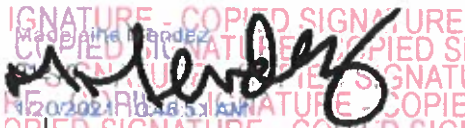
If you are unable to correct violations within 30 days please contact us at fireprevention@coralgables.com

Per City Ordinance 30-4, a Fire Inspection Fee is billed annually. All fees are subject to change without prior notice.

**Company
Representative:**


Signature valid only in mobile-eye documents
Nestor Amat
1/20/2021

Inspector:


Signature valid only in mobile-eye documents
Madelaine Mendez
1/20/2021



The City of Coral Gables

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

2/10/2020

VIA CERTIFIED MAIL

VILLA CAPRI CONDOMINIUM ASSOCIATION INC
1205 MARIPOSA AVE
CORAL GABLES, FL 33146

7019 1120 0000 2229 3005

RE: 1205 MARIPOSA AVE
FOLIO # 341300230001

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

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is forty (40) years old, or older, having been built in YEAR. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a Florida Registered Architect or Professional Engineer must inspect said building and a completed Recertification Report ("Report") must be submitted by you to this Department within **ninety (90) calendar days** from the date of this letter. A completed Report includes 1) cover letter(s) stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form and 5) Parking Lot Guardrails Requirements Form; no additional documents or photographs are necessary. Note all paperwork submitted must be the original signed and sealed documents (**no copies**). Submittal of the Report does not constitute recertification; it must be **approved** by this Department and the Letter of Recertification must be issued.

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

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

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

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

Thank you for your prompt attention to this matter.

Manuel Z. Lopez, P.E.
Building Official

CITY'S

EXHIBIT

5

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

USPS Tracking®

[FAQs >](#)

Track Another Package +

Tracking Number: 70191120000022293005

[Remove X](#)

Your package is moving within the USPS network and is on track to be delivered to its final destination. It is currently in transit to the next facility.

In-Transit

February 17, 2020
In Transit to Next Facility

Get Updates 

Feedback

Text & Email Updates



Tracking History



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

Feedback



The City of Coral Gables

7019 2970 0001 2374 0815

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

5/11/2020

VILLA CAPRI CONDOMINIUM ASSOCIATION INC
1205 MARIPOSA AVE
CORAL GABLES FL 33146

RE: 1205 MARIPOSA AVE
FOLIO # 341300230001

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

Dear Property Owner:

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

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

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

Please govern yourself accordingly.

Sincerely,

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

Manuel Z. Lopez, P.E.
Building Official

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

USPS Tracking®**FAQs >****Track Another Package +****Tracking Number:** 70192970000123740815

Remove X

Your item was delivered to the front desk, reception area, or mail room at 5:08 pm on May 18, 2020 in MIAMI, FL 33146.

Feedback

 **Delivered**

May 18, 2020 at 5:08 pm
Delivered, Front Desk/Reception/Mail Room
MIAMI, FL 33146

Get Updates ∨

Text & Email Updates

Tracking History

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

Feedback



The City of Coral Gables

7019 1120 0000 2229 3623

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

6/12/2020

VILLA CAPRI CONDOMINIUM ASSOCIATION INC
1205 MARIPOSA AVE
CORAL GABLES FL 33146

RE: 1205 MARIPOSA AVE
FOLIO # 341300230001

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

Dear Property Owner:

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

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

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

Please govern yourself accordingly.

Sincerely,

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

Manuel Z. Lopez, P.E.
Building Official

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

USPS Tracking®**FAQs >****Track Another Package +****Tracking Number:** 70191120000022293623

Remove X

Your item was delivered to the front desk, reception area, or mail room at 3:49 pm on June 18, 2020 in MIAMI, FL 33146.

Feedback

 **Delivered**

June 18, 2020 at 3:49 pm
Delivered, Front Desk/Reception/Mail Room
MIAMI, FL 33146

Get Updates ▾

Text & Email Updates

Tracking History

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

Feedback



The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY

CORAL GABLES, FLORIDA 33134

11/6/2020

VILLA CAPRI CONDOMINIUM ASSOCIATION INC
1205 MARIPOSA AVE
CORAL GABLES, FL 33146

7019 1120 0000 2229 4323

RE: 1205 MARIPOSA AVE

FOLIO # 341300230001

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

Dear Property Owner:

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

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

Please govern yourself accordingly.

Sincerely,

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

Manuel Z. Lopez, P.E.
Building Official

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

USPS Tracking®**FAQs >****Track Another Package +****Tracking Number:** 70191120000022294323

Remove X

Your item was delivered to the front desk, reception area, or mail room at 6:11 pm on November 13, 2020 in MIAMI, FL 33146.

Feedback

 **Delivered**

November 13, 2020 at 6:11 pm
Delivered, Front Desk/Reception/Mail Room
MIAMI, FL 33146

Get Updates ∨

Text & Email Updates

Tracking History

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

Feedback

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No 21-2020

vs.

Return receipt number:

Villa Capri Condominium Association Inc.
1205 Mariposa Ave
Coral Gables, FL 33146-3264

7020 3160 0001 1022 4360

Respondent.

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

Date: January 25, 2021

Re: 1205 Mariposa Ave, Coral Gables, Fl. 33146 LOTS 6 THRU 11 BLK 4, VILLA CAPRI CONDO,
COGA SUB PB 78-62 and 03-4130-023-0001 ("Property").

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

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

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

CITY'S

EXHIBIT 6

TESTIMONY AND ALL PERSONS MUST MAINTAIN 6 FEET BETWEEN EACH OTHER. To speak on an Agenda Item, please "Raise your Hand" or send a message to one of the meeting hosts using the Zoom Platform. If you joined the meeting via telephone you can "Raise your Hand" by pressing *9.

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

HEARING:

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

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

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

RULES OF PROCEDURE:

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

in a civil action.

9. IF YOU WISH TO INTRODUCE EXHIBITS AS EVIDENCE, YOU MUST PROVIDE THE CITY WITH A COPY OF THOSE EXHIBITS AT LEAST 5 DAYS PRIOR TO THE HEARING. PLEASE EMAIL YOUR EXHIBITS TO vgoizueta@coralgables.com AND INCLUDE THE PROPERTY ADDRESS AND CASE NUMBER IN YOUR EMAIL.
 - a. A list of all proposed exhibits and a copy of the proposed exhibits shall be provided in a format that is easily viewable on the Zoom platform. All exhibits shall be clearly labeled to allow for efficient retrieval and display on the Zoom platform during the hearing.
10. Each party shall have the right to call and examine witnesses; to introduce exhibits; to cross examine opposing witnesses on any matter relevant to the issues, even though that matter was not covered in the direct examination; to impeach any witnesses regardless of which party first called that witness to testify; and to offer rebuttal of the evidence.


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

You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to Virginia Goizueta, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, vgoizueta@coralgables.com, tel: (305) 460-5250. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m.

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

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

Please govern yourself accordingly.


Virginia Goizueta
Secretary to the Board

ADA NOTICES

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

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

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

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

c: Villa Capri Condominium Association Inc. c/o Rosa M. De La Camara, Esq. Registered Agent, 121 Alhambra Plaza, 10th Floor
Coral Gables, FL 33134

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

USPS Tracking®[FAQs >](#)**Track Another Package +****Tracking Number:** 70203160000110224360[Remove X](#)

Your item was delivered to the front desk, reception area, or mail room at 4:21 pm on February 1, 2021 in MIAMI, FL 33146.

 **Delivered**

February 1, 2021 at 4:21 pm
Delivered, Front Desk/Reception/Mail Room
MIAMI, FL 33146

Get Updates 

Text & Email Updates

Tracking History

Product Information

See Less 

Feedback

Can't find what you're looking for?

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

FAQs

Feedback



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 21-2020

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

I, EDUARDO MARTIN, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 1205 Mariposa Ave, ON January 26, 2021 AT 10:30 a.m.

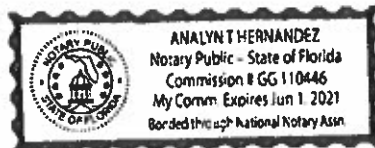
EDUARDO MARTIN
Employee's Printed Name

Eduardo Martin
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 26 day of January, in the
year 2020, by Eduardo Martin who is personally known to me.

My Commission Expires: Jun 1, 2024



Analyt Hernandez
Notary Public

CITY'S

EXHIBIT

7



CITY'S

EXHIBIT 8

