



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 2/1/2021

Property Information	
Folio:	03-4130-023-0001
Property Address:	1205 MARIPOSA
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	1970



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

21-2020

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

EXHIBIT

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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) CONSTRUCTION REGULATION BOARD CASE #21-2020	issued	06/22/2021		0.00
EX-20-01-4154	01/06/2020	1205 MARIPOSA AVE	PERMIT EXTENSION & RENEWAL	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	stop work	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.	final	05/01/2017	08/30/2017	0.00

CITY'S

EXHIBIT

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NEW LIGHTS
SHALL NOT
CAUSE
ILLUMINATION
CODE
VIOLATIONS
SUCH AS
OVERSPILL ETC.

CE-16-06-7765	06/24/2016	1205 MARIPOSA AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	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	final	12/07/2009	12/07/2009	0.00

UNAUTHORIZED
DAY (MON)
DURING WATER
RESTRICTION.

PL-09-06-2227	06/09/2009	1205	PLUMB COMMERCIAL / MARIPOSA RESIDENTIAL WORK AVE	RE-PIPING \$5,600 final	06/09/2009 07/01/2009	0.00
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The City's online services are protected with an **SSL encryption certificate**. For technical assistance, please call 305-569-2448 (8am-5pm, M-F).



The City of Coral Gables

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

2/10/2020

VIA CERTIFIED MAIL

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

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

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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.

Feedback

In-Transit

February 17, 2020
In Transit to Next Facility

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Tracking History



Product Information



See Less ^

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FAQs

Feedback



The City of Coral Gables

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

7019 2970 0001 2374 0815

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

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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

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Tracking History



Product Information



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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".

Manuel Z. Lopez, P.E.
Building Official

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

USPS Tracking®

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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 

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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

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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 ^

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

FAQs

Feedback



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
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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
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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
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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
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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
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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)
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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
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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

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 105-186(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.

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

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

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

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

HEARING:

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

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

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

RULES OF PROCEDURE:

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

in a civil action.

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


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

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

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

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

Please govern yourself accordingly.


Virginia Goizueta
Secretary to the Board

ADA NOTICES

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

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

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

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

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

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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

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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.

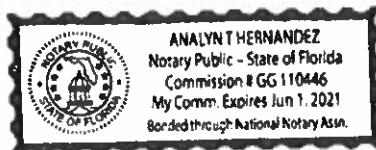
EDUARDO MARTIN
Employee's Printed Name

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, 2021



Analyt Hernandez
Notary Public





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

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 21-2020

vs.

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

NOTICE OF ORDER DECLARING STRUCTURE UNSAFE

This cause was brought before the Construction Regulation Board ("Board") of the City of Coral Gables ("City"), on February 8, 2021, on the Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing ("Notice"). The Board, having heard the arguments of the parties and having considered any evidence presented, hereby enters this Order Declaring Structure Unsafe ("Order") and finds, concludes, and orders as follows:

Findings of Fact

1. The City properly served all required notices on the owner, Villa Capri Condominium Association Inc., and any lienholders of record for the structure located on the property at 1205 Mariposa Ave, Coral Gables, Fl. 33146 (the "Structure"), and having folio number 03-4130-023-0001, and legally described as LOTS 6 THRU 11 BLK 4, VILLA CAPRI CONDO, COGA SUB PB 78-62 .
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.

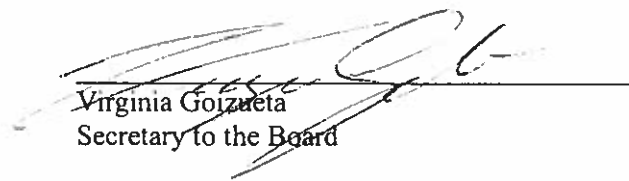
Order

3. It is, therefore, **ORDERED**: The Owner shall take the Required Action as follows:
A. The owner shall Submit a Recertification Report prepared by a licensed Architect or Engineer within sixty days (60) days of the Board's Order Recertifying the property. B. The owner shall repair the Fire Department deficiencies as to the Fire Alarm, Fire Sprinklers and exit signs prior to the fire re-inspection deadline of 2/22/21. C. If any of the requirement are not completed within the deadlines, the owner shall pay a daily fine of \$ 250 for each day the violation continues.
4. *Request for compliance inspection.* It is the responsibility of the Owner to request an inspection of City records and of the Property, as applicable, to determine compliance with this Order and to notify the City of any compliance action taken.
5. *Payment of costs, fines, and demolition by City.* The Owner shall pay, within 7 days of the date of this Order, the City's administrative costs to date of \$600, in addition to the costs of recording this Order. If the Owner does not comply with any of the applicable deadlines above, the Building Official may immediately and without further order from this Board, order that the structure be vacated, boarded, secured, and posted (including, but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy and the City may demolish the Structure. The City may sell as salvage or require the demolition contractor to dispose of the contents of the Structure. In addition, the Owner shall pay a fine of \$250 for each day the violation continues past the date set for compliance, for which the City shall have a lien against the Owner and the Property. The Board may also enter an order of demolition and assess all costs of the proceedings and demolition and other required action for which the City shall have a lien against the Owner and the Property. Until the Structure is recertified in compliance the terms of this Order, the City shall not issue any further development approvals for the Property, including, but not limited to, building permits, unless the development approval is required to comply with the terms of this Order.
6. *Lien for costs and notice to subsequent purchasers.* The City shall have a special assessment lien for its administrative costs, the costs of corrective action, and any fines imposed by the Board, including but not limited to, securing the Structure and demolition ("Costs"), against the real and personal property of the Owner, including the Property. The lien for Costs shall have equal dignity with a lien for taxes. In order to have this lien, the City shall record this Order and an affidavit for any additional Costs, as applicable. Once recorded in the Public Records of Miami-Dade County, Florida, a copy of this Order shall constitute notice to any subsequent purchasers, successors in interest, or assigns, and the findings herein shall be binding upon the Owner and any subsequent purchasers, successors in interest or assigns.
7. City's remedies are cumulative. This Order notwithstanding, the City may enforce its code by any other lawful means.
8. **NOTICE:** If the Respondent does not comply with the terms of this Order, the City may issue a Notice of Non-Compliance ("Notice"). The Respondent may request an administrative hearing that shall be strictly limited to determining whether the Respondent complied with the terms of this Order. Requests for a hearing must be made in writing to Virginia Goizueta, Secretary

to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134-5717, vgoizueta@coralgables.com, tel: (305) 460-5250. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 p.m. Failure to request an administrative hearing within twenty (20) days after service of the Notice shall constitute a waiver of the Respondent's right to the hearing. The Respondent shall be liable for the reasonable costs of the administrative hearing, if the Respondent does not prevail at the hearing.

DONE AND ORDERED at the City of Coral Gables, Miami-Dade County, Florida, on this 5th day of April, 2021.

CONSTRUCTION REGULATION BOARD
OF THE CITY OF CORAL GABLES



Virginia Goizueta
Secretary to the Board

Notice of Deadline to Appeal

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

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

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 21-2020

vs.

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

NOTICE OF CORRECTED ORDER DECLARING STRUCTURE UNSAFE

This NOTICE OF CORRECTED ORDER DECLARING STRUCTURE UNSAFE replaces and supersedes the NOTICE OF ORDER DECLARING STRUCTURE UNSAFE, dated April 5, 2021 and recorded on 04/14/2021, at Book 32447 Page 392 of the Public Records of Miami-Dade County.

This cause was brought before the Construction Regulation Board ("Board") of the City of Coral Gables ("City"), on February 8, 2021, on the Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing ("Notice"). The Board, having heard the arguments of the parties and having considered any evidence presented, hereby enters this Order Declaring Structure Unsafe ("Order") and finds, concludes, and orders as follows:

Findings of Fact

1. The City properly served all required notices on the owner, Villa Capri Condominium Association Inc., and any lienholders of record for the structure located on the property at 1205 Mariposa Ave, Coral Gables, Fl. 33146 (the "Structure"), and having folio number 03-4130-023-0001, and legally described as LOTS 6 THRU 11 BLK 4, VILLA CAPRI CONDO, COGA SUB PB 78-62 .

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 Submit a Recertification Report prepared by a licensed Architect or Engineer within sixty days (60) days from the Board's meeting date, February 8, 2021. B. The owner shall Submit a Recertification Report prepared by a licensed Architect or Engineer within one hundred and twenty days (120) days from the Board's meeting date, February 8, 2021, Recertifying the property. C. The owner shall repair the Fire Department deficiencies as to the Fire Alarm, Fire Sprinklers and exit signs prior to the fire re-inspection deadline of 2/22/21. D. If any of the requirements are not completed within the deadlines, the owner shall pay a daily fine of \$ 250 for each day the violation continues.

4. *Request for compliance inspection.* It is the responsibility of the Owner to request an inspection of City records and of the Property, as applicable, to determine compliance with this Order and to notify the City of any compliance action taken.

5. *Payment of costs, fines, and demolition by City.* The Owner shall pay, within 7 days of the date of this Order, the City's administrative costs to date of \$600, in addition to the costs of recording this Order. If the Owner does not comply with any of the applicable deadlines above, the Building Official may immediately and without further order from this Board, order that the structure be vacated, boarded, secured, and posted (including, but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy and the City may demolish the Structure. The City may sell as salvage or require the demolition contractor to dispose of the contents of the Structure. In addition, the Owner shall pay a fine of \$250 for each day the violation continues past the date set for compliance, for which the City shall have a lien against the Owner and the Property. The Board may also enter an order of demolition and assess all costs of the proceedings and demolition and other required action for which the City shall have a lien against the Owner and the Property. Until the Structure is recertified in compliance the terms of this Order, the City shall not issue any further development approvals for the Property, including, but not limited to, building permits, unless the development approval is required to comply with the terms of this Order.

6. *Lien for costs and notice to subsequent purchasers.* The City shall have a special assessment lien for its administrative costs, the costs of corrective action, and any fines imposed by the Board, including but not limited to, securing the Structure and demolition ("Costs"), against the real and personal property of the Owner, including the Property. The lien for Costs shall have equal dignity with a lien for taxes. In order to have this lien, the City shall record this Order and an affidavit for any additional Costs, as applicable. Once recorded in the Public Records of Miami-Dade County, Florida, a copy of this Order shall constitute notice to any subsequent purchasers, successors in

interest, or assigns, and the findings herein shall be binding upon the Owner and any subsequent purchasers, successors in interest or assigns.

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

8. NOTICE: If the Respondent does not comply with the terms of this Order, the City may issue a Notice of Non-Compliance ("Notice"). The Respondent may request an administrative hearing that shall be strictly limited to determining whether the Respondent complied with the terms of this Order. Requests for a hearing must be made in writing to Virginia Goizueta, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134-5717, vgoizueta@coralgables.com, tel: (305) 460-5250. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 p.m. Failure to request an administrative hearing within twenty (20) days after service of the Notice shall constitute a waiver of the Respondent's right to the hearing. The Respondent shall be liable for the reasonable costs of the administrative hearing, if the Respondent does not prevail at the hearing.

DONE AND ORDERED at the City of Coral Gables, Miami-Dade County, Florida, on this 5th day of April, 2021.

CONSTRUCTION REGULATION BOARD
OF THE CITY OF CORAL GABLES


Virginia Goizueta
Secretary to the Board

Notice of Deadline to Appeal

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

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

Goizueta, Virginia

From: Goizueta, Virginia
Sent: Monday, April 5, 2021 3:00 PM
To: 'delacamara, Rosa'
Cc: Alvarez, Mikel
Subject: RE: VILLA CAPRI/Construction Board Hearing
Attachments: SINGED ORDER.pdf

Good afternoon,

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

I will e-mail you a copy of the recorded order once I've receive it.

Virginia Goizueta

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

From: delacamara, Rosa <rdelacamara@beckerlawyers.com>
Sent: Tuesday, February 2, 2021 8:20 PM
To: Goizueta, Virginia <vgoizueta@coralgables.com>
Cc: Alvarez, Mikel <MALvarez@beckerlawyers.com>
Subject: VILLA CAPRI/Construction Board Hearing

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

vgoizueta@coralgables.com

City of Coral Gables
Development Services Department
Virginia Goizueta, Secretary to the Board
405 Biltmore Way, 3rd Floor
Coral Gables, FL 33134
RE: Case No. 21-2020
Villa Capri Condominium Association
1205 Mariposa Ave

Dear Ms. Goizueta: This firm represents the Villa Capri Condominium Association which operates the condominium located at 1205 Mariposa Ave.

I am in the process of being retained by the Association to assist with what I believe to be a violation for failure to complete their 50 Year Recertification in a timely fashion.

Since this is a quasi-judicial board, as in the past, I assume I do not need to register as a lobbyist to appear before the Board?

Is it possible to have an administrative continuance granted or is it necessary at this point to appear before the Board to request same?

Finally, would you be so kind as to forward to me the Zoom link for attendance at Monday's hearing?

Thank you kindly.

ROSA M. DE LA CAMARA

Rosa M. de la Camara

Shareholder

Board Certified Specialist, Condominium and Planned Development Law

Becker

Becker & Poliakoff

Alhambra Towers | 121 Alhambra Plaza, 10th Floor

Coral Gables, FL 33134

☎ 305.260.1011

📠 305.442.2232

✉ rdelacamara@beckerlawyers.com

🌐 www.beckerlawyers.com



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Name	Meeting Date ▼	31	Meeting Time
Construction Regulation Board	12/8/2021	31	2:00 PM
Construction Regulation Board	11/8/2021	31	2:00 PM
Construction Regulation Board	10/11/2021	31	2:00 PM
Construction Regulation Board	9/13/2021	31	2:00 PM
Construction Regulation Board	8/9/2021	31	2:00 PM
Construction Regulation Board	7/12/2021	31	1:00 PM
Construction Regulation Board	6/14/2021	31	2:00 PM
Construction Regulation Board	5/10/2021	31	2:00 PM
Construction Regulation Board	4/12/2021	31	2:00 PM
Construction Regulation Board	3/8/2021	31	2:00 PM
Construction Regulation Board	2/8/2021	31	2:00 PM
Construction Regulation Board	1/11/2021	31	2:00 PM

Virginia Getzuela
Building Service Coordinator

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

From: Goizueta, Virginia
Sent: Wednesday, July 7, 2021 1:03 PM
To: Andres Correa <andycorrea@gmail.com>; Anthony Bello <tbello1054@yahoo.com>; Cabrera, Suramy <scabrera@coralgables.com>; Felix Pardo <fpardo@fpadesign.com>; Ignacio Permuy <ipermuy@permuyarchitecture.com>; Lopez, Manuel <mlopez@coralgables.com>; Sean McGrover <sean2109@gmail.com>; Secretarial Services <joanbaileyreporting@me.com>; Suarez, Cristina <csuarez@coralgables.com>; Ceballos, Gustavo <gceballos@coralgables.com>
Subject: Construction Regulation Board -July 12, 2021 Agenda

Good afternoon,

Attached please find the Construction Regulation Board -July 12, 2021 Agenda.

Please note the meeting will begin at 1:00pm and Board members must appear in person.

Thank you

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

Goizueta, Virginia

From: Diego Palacios <palacidr@gmail.com>
Sent: Wednesday, April 7, 2021 1:24 PM
To: Goizueta, Virginia
Cc: BARREDA; ELIASON; MENDOZA; OLSON; Frank Garcia
Subject: Villa Capri - 1205 Mariposa Ave, Case No. 21-2020 Fire Safety Inspection
Attachments: Villa Capri Fire Safety Inspection 3_2_2021.pdf

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

Good Afternoon Ms. Goizueta,

Thank you for speaking with me today. I wish to confirm the due date for the architectural/engineer report is 60 days from the date of the latest order dated 5 April 2021.

Attached find the latest fire safety inspection report. We are working diligently to comply with all inspection requirements. I request that you note the new inspection date of 4/30/2021.

I request an invoice for the city cost pending thus far.

Thank you,

Diego Palacios
President - Villa Capri Condominium



City of Coral Gables

Fire Department

Fire Prevention Division

2151 Salzado 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:	3/2/2021 (Initial Insp. Date: 1/20/2021)
Address:	1205 Mariposa Avenue	Inspection Type:	Reinspection #2 (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 - Cleared	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

✓ **Cleared on 3/2/2021**

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.

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.

Fail - Cleared	Floor 1	FL NFPA 01 2018 General Safety	4.1.3.2.2.5 - Building Signage and/or Lighting Required
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✓ **Cleared on 3/2/2021**

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.

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.

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)

Fail

Floor 1

NFPA 72 2013
Smoke Alarms

29.5.1.1 - Smoke alarms - areas they shall be installed

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)
-

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.

A re-inspection will occur on or after 4/30/2021.

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
Diego Palacios emailed photos demonstrating corrections made
3/2/2021

Inspector:

Signature valid only in mobile-eye documents

3/2/2021 2:39:46 PM
Signature valid only in mobile-eye documents
Madelaine Mendez
3/2/2021

Ref: 91230-91977



The City of Coral Gables

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

7020 3160 0001 1022 0454

June 30, 2021

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

ADDRESS: 1205 MARIPOSA AVE

PROPERTY FOLIO #: 03-4130-023-0001

Dear Property Owner:

This Department has received the Building Recertification Report ("Report"), prepared by the Professionals listed below, that 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 continued occupancy as prescribed in the Miami-Dade County Code, Section 8-11.

The Professional that completed the Structural Report is:

Roy A. Brown, P.E.
PE # 11649
1521 Lisa Drive, P.O. Box 1778
Wauchula, Florida 33873
407-219-6906

The Professional that completed the Electrical Report is:

Roy A. Brown, P.E.
PE # 11649
1521 Lisa Drive, P.O. Box 1778
Wauchula, Florida 33873
407-219-6906

The Construction Regulation Board Order issued on April 5, 2021 required a report recertifying the property. The order expired on 6/4/2021, hence the property is still non-compliant and incurring daily fines.

In addition, if repairs are not completed within 90 days of the date of this letter, the City may declare the structure unsafe and take emergency action, pursuant to Section 105-96 of the City Code, to order that the Structure be vacated and to secure the Structure by installing a fence around the perimeter of the Property

("Emergency Action"). Additionally, the City may request that Florida Power & Light, without any further notice, disconnect the power to the Structure. The City may impose a special assessment lien on the Property for the costs of the corrective Emergency Action, pursuant to Section 105-98 of the City Code.

Please note that it shall be unlawful for any person, firm, or corporation or their agents to remove this notice without written permission from the Building Official.

Once the repairs have been completed the original architect/engineer shall provide a follow-up Report and cover letter(s) indicating the building is now recommended for recertification.

If you have any questions regarding this Report, please contact the original architect/engineer which prepared the Report.

Sincerely,

A handwritten signature in black ink, appearing to read "Manuel Z. Lopez", with a stylized flourish extending from the end.

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

Goizueta, Virginia

From: Diego Palacios <palacidr@gmail.com>
Sent: Monday, July 12, 2021 4:52 PM
To: Goizueta, Virginia
Cc: Frank Garcia; ELIASON; OLSON; BARREDA; MENDOZA; Loyalty Administrator
Subject: Re: Villa Capri - Building Recertification 1205 Mariposa - Request for Update to Signed Order Case No. 21-2020
Attachments: Villa Capri - Case 21-2020 - 020821excerpt.pdf

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

Good afternoon Ms. Goizueta,

Please see the attached excerpt from the hearing dated 02-08-21 obtained from the court reporting company that you provided. Page 16 line 15 clarifies the motion that was set. 60 days to submit the report and then 120 days to recertify. Then, we discussed the start date in the previous emails.

How do we go about getting the Signed Order properly updated?

Thank you,

Diego Palacios
President - Villa Capri

On Wed, Jul 7, 2021 at 10:26 AM Goizueta, Virginia <vgoizueta@coralgables.com> wrote:

The following is the Court reporters informaiton.

Bailey & Sanchez Court Reporting, Inc

P.O. Box 960430
Miami, FL 33296-0430

Phone
Fax
Email:

Virginia Goizueta

Building Service Coordinator
City of Coral Gables
Development Services Department
405 Biltmore Way, 3rd Floor
Coral Gables, Florida 33134

Office: 305-460-5250

From: Goizueta, Virginia
Sent: Wednesday, July 7, 2021 10:20 AM
To: Diego Palacios <palacidr@gmail.com>
Cc: Frank Garcia <fgarcia@lpmservices.info>; ELIASON <howardeliason12@gmail.com>; OLSON <brianolson64@gmail.com>; BARREDA <mnbarreda@yahoo.com>; MENDOZA <sofiagmendoza@aol.com>
Subject: RE: Villa Capri - Building Recertification 1205 Mariposa - Request for Update to Signed Order Case No. 21-2020

Mr. Palacios,

Attached please find a copy of the recorded Construction Regulation Board.

Virginia Goizueta

Building Service Coordinator
City of Coral Gables
Development Services Department
405 Biltmore Way, 3rd Floor
Coral Gables, Florida 33134

Office: 305-460-5250

From: Diego Palacios <palacidr@gmail.com>
Sent: Thursday, July 1, 2021 9:11 PM
To: Goizueta, Virginia <vgoizueta@coralgables.com>
Cc: Frank Garcia <fgarcia@lpmservices.info>; ELIASON <howardeliason12@gmail.com>; OLSON <brianolson64@gmail.com>; BARREDA <mnbarreda@yahoo.com>; MENDOZA <sofiagmendoza@aol.com>
Subject: Villa Capri - Building Recertification 1205 Mariposa - Request for Update to Signed Order Case No. 21-2020

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

Good evening Ms. Goizueta,

Attached is an email chain between myself and attorney Rosa de la Camara. Attorney de la Camara represented Villa Capri at the construction board hearing February 8, 2021. Howard Eliason (Villa Capri Board Director) and myself (Villa Capri President) also attended the hearing. In that hearing the timeline was defined as 60 days to submit an engineering report. Followed by 120 days to complete any needed work to recertify the property.

We did not receive the order (attached) until the 5th day of April, 2021 therefore, the timeline did not start until that day. This was discussed by you and I via a phone call and in an email (attached) discussing the start of the timeline.

I now realize that I do not agree with the order. Specifically, because it does not state the 120 days to complete the work to recertify the property. This was discussed during the construction board hearing on February 8, 2021 because the extent, cost, and timeline of work itself was not known. How do I get this order changed to reflect the actual intentions of the construction board hearing?

How do I get the letter (attached) from Mr. Manuel Lopez, the Deputy Building Official, to properly reflect the timeline? It appears that Mr. Lopez is not aware of the 120 day timeline either and is informing us that we are now incurring daily fines. This should not be the case!

Furthermore, in the phone discussion that we had, we brought up the possibility that we may not be able to meet the 120 day timeline because of the extent of repairs that may be needed. We discussed that we should be okay once we have permits open to prevent the accumulation of any fines.

Thank you,

Diego Palacios

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IN THE CITY OF CORAL GABLES
BUILDING & ZONING DEPARTMENT

CASE NO.: 21-2020

IN RE:)
)
1205 MARIPOSA AVENUE)
)

ZOOM VIDEO CONFERENCE
CONSTRUCTION REGULATION BOARD

Monday, 2:00 p.m.
February 8, 2021

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APPEARANCES:

BOARD MEMBERS PRESENT:

ANTHONY BELLO, CHAIRMAN
LUIS AREVALO
ANDRES J. CORREA

FROM THE CITY:

MANUEL LOPEZ, BUILDING OFFICIAL
VIRGINIA GOIZUETA, BUILDING SERVICES COORDINATOR,
BOARD SECREATRY
CRISTINA SUAREZ, ASSISTANT CITY ATTORNEY

ON BEHALF OF THE PROPERTY:

ROSA DE LA CAMARA, ESQ., BECKER POLIAKOFF
DIEGO PALACIOS

1 THEREUPON:

2 (The following proceedings were had:)

3 * * * * *

4 MR. BELLO: Would you call the next item,
5 please?

6 THE SECRETARY: Case Number 21-2020, 1205
7 Mariposa Avenue. It's a condominium with 96
8 living units.

9 MR. BELLO: Mr. Lopez.

10 MR. LOPEZ: This is also a 2020
11 re-certification. The first notice was sent in
12 February. We extended the -- we extended the
13 time from June to November, and then we sent
14 the final notice November 6. We have not
15 received a re-certification report so far for
16 the City's review.

17 My recommendation is to submit a
18 re-certification report prepared by a licensed
19 architect or engineer within sixty days of the
20 Board's order re-certifying the property, and a
21 \$250 daily fine be imposed if the property is
22 not recertified within the sixty-day deadline.

23 MR. BELLO: Thank you, Mr. Lopez.

24 Is there anyone present or on Zoom?

25 MS. DE LA CAMARA: Yes.

1 Good morning -- or good afternoon,
2 everyone. I'm Rosa de la Camara, with the Law
3 Firm of Becker Poliakoff, and my firm
4 represents the Villa Capri Condominium
5 Association.

6 I'm actually here with two of my Board
7 Members. I guess we'll swear them in, if they
8 need to speak, in a few minutes. They may not
9 need to, so let me just present what I have.

10 I've represented this association for many
11 years, but actually was brought in to assist
12 with the fifty-year re-certification just last
13 week. I will tell you that they've had some
14 delays, because they're coming up on their
15 third management company. They've had some
16 issues with management. So, you know, that's
17 part of the delay.

18 I actually haven't even seen the Notice of
19 Violation yet and I had not realized, nor have
20 the Board Members realized, that a continuance
21 or an extension was already granted to
22 November. I thought this was going to be the
23 first request.

24 But, in any event, I have spoken to the
25 Board and I have spoken to the management

1 company, which is on their way out, they're
2 going to be done on February 28th, and we have
3 a game plan. There is an engineer already
4 that's been interviewed and who will be
5 retained to do the engineering report.

6 And Mr. Lopez indicated that he wanted to
7 have this completed in 60 days or to have a
8 fine be levied thereafter, and I certainly can
9 represent to you that by then we will have a
10 report and we will know exactly what needs to
11 be done, and, quite frankly, the work will
12 probably be significantly in progress by then,
13 but to have everything completed in 60 days for
14 a condo isn't really feasible, because we have
15 to go back and do the financials, which means,
16 levy a special assessment against the unit
17 owners. That requires a 14-day notice.
18 There's a whole procedure, because it's not a
19 property owned by one owner, as a commercial
20 property would be.

21 So we are very much desirous of complying,
22 happy to come back in 60 days for a progress
23 report, but probably, realistically, compliance
24 won't be until 90 or 120 days, by the time we
25 get the engineering, the financing, the general

1 contractor and the electrical contractor. So
2 that's what we would like to request to the
3 Construction Board.

4 MR. BELLO: Thank you, Ms. De La Camara.

5 Anyone else wish to speak on this item?

6 Seeing none, I will close the public hearing.

7 Members of the Board.

8 MR. CORREA: Mr. Lopez, there was a comment
9 made by counsel that they did not receive a
10 Notice of Violence. Do you know anything about
11 that?

12 MR. LOPEZ: We believe that everyone has
13 received their notice. We're not aware that
14 anyone hasn't.

15 MS. DE LA CAMARA: It may have gone to the
16 prior manager's -- two managers ago, I think,
17 because I haven't seen it and nor has the
18 Board.

19 MR. LOPEZ: Well, we send it to the address
20 that is indicated.

21 MS. DE LA CAMARA: Okay.

22 MR. LOPEZ: How long do you need for the
23 report to be done?

24 MR. BELLO: She's asking for 120 days.

25 MS. DE LA CAMARA: That would be for full

1 completion.

2 MR. LOPEZ: Well, we need a report. The
3 repairs come later, but we need a report done
4 telling us what the problems are in the
5 building, if any.

6 MS. DE LA CAMARA: Okay.

7 MR. LOPEZ: How long will that take?

8 MS. DE LA CAMARA: 60 days is fine for
9 that.

10 MR. LOPEZ: Okay. That's what we
11 recommended.

12 MR. BELLO: Thank you, Mr. Lopez.

13 Members of the Board.

14 MR. AREVALO: Yes. I have here also a
15 concern regarding a fire report. There is a
16 report, an exhibit, that was produced January
17 20th of this year, a couple of weeks ago, and
18 we have four violations. So I would say that
19 we would -- being this is a condominium with 96
20 units, and being a life safety issue, we may
21 have to separate the two processes. One of
22 them will be the report that is going to be
23 performed by a licensed engineer or architect,
24 but we already have a report by the City Fire
25 Department, so I believe that we have to have a

1 contingency plan that is going to address --
2 they're not -- basically, the failures to
3 comply are inspections. They have to test
4 their systems, their fire system, the fire
5 sprinkler, the smoke detectors, the chute, the
6 fire alarms, but they have yet to re-certify
7 them, and I believe that we have to get the
8 association to jump into these four items
9 immediately, and separate them from the time
10 line that we are receiving here as a
11 recommendation from the Building Official.

12 I don't know what would be the correct time
13 line, but we cannot relax the time that we're
14 receiving this report.

15 MR. PALACIOS: Can I comment with regards
16 to that inspection?

17 MR. AREVALO: Do you know if the
18 association has already engaged addressing the
19 comment from the Fire Department?

20 MS. DE LA CAMARA: I was unaware of the
21 Fire Department violation, but I see my client,
22 Mr. Palacios, is raising his hand. Could he be
23 sworn in?

24 MR. BELLO: Madam Court Reporter, please
25 swear in the witness.

1 (Thereupon, the participant was sworn.)

2 MR. PALACIOS: Yes.

3 MS. DE LA CAMARA: Mr. Palacios, go ahead,
4 please.

5 MR. PALACIOS: Yes. Thank you, Board of
6 Directors, for allowing me to speak here.

7 With regards to that particular inspection,
8 I understand that some of those comments -- for
9 instance -- let me bring up that particular
10 report, if you give me a moment here. There
11 are a couple of comments in the report itself
12 that I don't believe we will be able to address
13 by the due date that's on the report. The
14 report itself gives us until the 22nd of
15 February in order to complete it.

16 We've spoken with the inspector, and the
17 inspector has given us leniency and we're
18 trying to create a plan for some of these
19 comments, particularly the comment with regards
20 to completion of verification that all of the
21 condominium unit doors are self latching and
22 self closing. We've done a preliminary survey
23 of some of the doors and we see that they have
24 the mechanisms needed for self closing and self
25 latching. However, those mechanisms aren't

1 necessarily working.

2 Additionally, there are other doors that
3 don't even have it, and so we've informed the
4 inspector about these particular comments and
5 the inspector is willing to work with us in
6 trying to determine a proper time line.

7 We've created our own checklist, for all of
8 the units to get back to us, and I can display
9 that checklist here, if you guys would allow.
10 You have to give me a minute. I wasn't
11 expecting to talk about the fire inspection.

12 Okay. If I may share my screen here. I
13 don't know if I'm allowed to.

14 MR. BELLO: Sure.

15 MR. PALACIOS: Okay. So, here, you should
16 be able to see the document that we have
17 generated for our residents. In the document
18 itself, we addressed these particular comments
19 that we don't feel we will be able to meet by
20 the 22nd of February. Specifically, these are
21 to survey all of the units and the unit owners
22 to verify that the appropriate number of smoke
23 detectors are available and verify the age of
24 the smoke detectors and the features on the
25 doors to be self latching, self closing.

1 We've set a due date on this particular
2 form to be completed by all of the unit owners
3 as February 10th. If by that particular date,
4 the unit owners do not submit this form, we
5 will take action ourselves to send our
6 maintenance person, and then perform this
7 verification.

8 Once we have all of these surveys properly
9 filled out, we can then make a determination of
10 how many units are in compliance and how many
11 are not in compliance and then determine the
12 appropriate time line for action and getting up
13 to Code on these particular comments.

14 All of the other comments, with regards to
15 the inspection itself, we are in the process of
16 completing or have already completed, but these
17 particular ones are the only ones that we don't
18 feel we can complete by the 22nd of February.

19 MR. BELLO: Board Member Arevalo has
20 questioned the four items cited by the Fire
21 Department. Where do you stand on those?

22 MR. PALACIOS: What are the specific four
23 items that are in question?

24 MR. AREVALO: Excuse me? Can you repeat
25 it?

1 MR. PALACIOS: What are the specific four
2 items that are in question, because in the
3 inspection itself, there were a total of ten
4 items?

5 MR. AREVALO: Yes. The report calls for
6 tests on the smoke alarms.

7 MR. PALACIOS: That is covered by our
8 sheet.

9 MR. AREVALO: The second is
10 re-certification of the fire sprinkler system.

11 MR. PALACIOS: The re-certification is done
12 by our annual inspection. We have scheduled an
13 annual inspection to be performed by Frontier
14 Fire. So that will be done either this week or
15 next week, once they schedule us.

16 MR. BELLO: This is the second year that's
17 been cited, so we'll take that into account.

18 MR. AREVALO: The fire alarm system needs
19 also to be recertified.

20 MR. PALACIOS: Yes. That is also done by
21 our -- by the annual fire inspection to be done
22 by Frontier Fire.

23 MR. AREVALO: Is that going to be addressed
24 before the next inspection by the Fire
25 Department?

1 MR. PALACIOS: Yes. That should be
2 addressed before the 22nd of February. The
3 only ones that we cannot -- we will not be able
4 to address by the 22nd of February are the
5 particular ones that are on this sheet, the
6 verification of all of the smoke alarms in each
7 unit, because, again, we have 96 units, testing
8 those smoke alarms, and then the self latching,
9 self closing doors, because that will require
10 actual mechanical work in order to complete.

11 MR. AREVALO: And the waste chutes -- also,
12 there are some comments regarding the access to
13 the waste chutes that needs to be certified.

14 MR. PALACIOS: Yes. Those have been
15 addressed and have been verified as
16 operational. We have created another checklist
17 with regards to that particular comment and we
18 have the certification sheet provided to us by
19 the inspector and we have performed an
20 operational check of those chutes.

21 We have performed an operational check of
22 the guillotines and an operational check of the
23 chute latching feature.

24 MR. AREVALO: Okay. Can I make a motion?

25 MR. BELLO: Yes.

1 MR. AREVALO: Okay. So I'd like to make a
2 motion to follow the recommendation by the
3 Building Official of sixty days to obtain the
4 report; however, that motion is going to be
5 conditioned that, after the 20th of February or
6 the 24th -- let me see when is the report
7 due -- the 22nd of February, the Fire
8 Department report is going to include the
9 re-certification of the fire alarm and the fire
10 sprinklers, that they have been due for the
11 last two years, and there is no work related to
12 that.

13 So, as long as that report is sent to the
14 City, then you will have the sixty days.
15 Otherwise, the fine will start counting from
16 that date.

17 MR. BELLO: That's in the form of a motion?

18 MR. AREVALO: Yes.

19 MR. BELLO: Mr. Correa, do you wish to add
20 anything?

21 MR. CORREA: I do not.

22 MS. SUAREZ: Just for clarification, you're
23 saying sixty days to submit the
24 re-certification report? I believe counsel
25 stated that they can submit the report within

1 60 days, but that it will probably show that
2 some repairs need to be made. So, I would
3 recommend a deadline for re-certification
4 beyond the sixty days to submit the report.
5 Or, alternatively, do you want them to come in
6 for an update? You know, it's up to you.

7 MR. AREVALO: No. They are waiting for the
8 Fire Department to do the second inspection
9 February 22nd. So that report, addressing the
10 two issues of the fire sprinklers and the fire
11 alarm recertification, must be satisfied. The
12 other two issues that are going to be open,
13 they have, it seems, some work to do.

14 So, as long as that report is going to be
15 brought to the City after the 22nd, let's say,
16 two days later, then the condition is going to
17 be disregarded and the recommendation of the
18 Building Official is going to take place, that
19 we're going to have sixty days for them to send
20 the report by the engineers. If that report
21 from the Fire Department is not going to be
22 brought to the City, then the fine of \$250 a
23 day will start counting.

24 MR. CORREA: If I may add, Mr. Arevalo, to
25 your motion, the City Attorney's

1 recommendation, that in addition to that there
2 also be a deadline of 120 days to actually
3 re-certify. Is that correct, Madam City
4 Attorney?

5 MS. SUAREZ: The deadline would be up to
6 you. I just recommend that there be a deadline
7 for re-certification or the Order include that
8 they come back for an update or whatever. It's
9 up to you.

10 MR. CORREA: Well, Counsel for Villa Capri
11 had said 90 to 120 days. So I'd say we may as
12 well just give them the 120 days to have that
13 done by then.

14 MS. DE LA CAMARA: That's agreeable to us.

15 MS. SUAREZ: To clarify, the motion is 60
16 days to submit the report and then 120 days
17 from today to re-certify?

18 MR. CORREA: Correct.

19 MR. BELLO: Now, because there is no Vice
20 Chair, who do I turn the Chair over to if I
21 wish to add something to the motion?

22 MS. SUAREZ: So if you want to pass the
23 gavel, it would go by seniority, which I believe
24 would be Mr. Arevalo, but he did make the
25 motion. So you could certainly, you know,

1 discuss -- are you going to make a different
2 motion?

3 MR. BELLO: Can I turn the gavel to
4 Mr. Correa?

5 MS. SUAREZ: Well, passing the gavel is by
6 order of seniority. I guess, you're saying,
7 because he made the motion?

8 MR. BELLO: But he made the motion.

9 MS. SUAREZ: Sure. Then that will work, yeah.

10 MR. BELLO: Okay. So I'll do that.

11 Mr. Correa.

12 And I would add that the exit signs be
13 included in those other two fire issues, the
14 fire alarm and the smoke alarm -- fire
15 sprinklers. So it's accepted?

16 MR. CORREA: All good.

17 MR. BELLO: Okay. I take the gavel back.

18 Madam secretary, there's a motion and
19 second. Would you please call the roll?

20 THE SECRETARY: Mr. Arevalo?

21 MR. AREVALO: Yes.

22 THE SECRETARY: Mr. Correa?

23 MR. CORREA: Yes.

24 THE SECRETARY: Mr. Bello?

25 MR. BELLO: Yes.

1 THE SECRETARY: Motion passes.

2 MR. BELLO: Ms. De la Camara, you
3 understand the action of the Board?

4 MS. DE LA CAMARA: I think I do. If you
5 would bear with me, could I just briefly
6 articulate it as I understood it?

7 In 60 days, the engineering report for the
8 fifty-year re-certification needs to be
9 submitted, but the sixty days is contingent
10 upon the association obtaining a report from
11 its fire contractor to address, One, the alarm
12 system, Two, the sprinklers, and, Three, the
13 exit signs, which report needs to be sent to
14 the City on or before February 22nd.
15 Thereafter, the association has 120 days from
16 today's date to complete the work under the
17 fifty-year re-certification.

18 MR. BELLO: I think that correctly
19 reflects -- no?

20 MR. AREVALO: Not exactly, no. The fire
21 report needs to be by the Fire Department,
22 which is going to show that there is compliance
23 with those three items, not by the
24 subcontractor.

25 MS. SUAREZ: In other words, the inspection

1 by the Fire Department should reflect
2 compliance with those items.

3 MS. DE LA CAMARA: Okay. But I don't think
4 we can control when we get fire out there.

5 MR. AREVALO: Yeah. On the fire inspection
6 report that you received from January, there is
7 a note saying that the Fire Department is going
8 to be back on the 22nd of February to verify
9 compliance with the deficiencies.

10 MS. DE LA CAMARA: I see. I haven't seen
11 that violation, so I appreciate the
12 clarification. I understand. Thank you.

13 MR. BELLO: Okay. Thank you very much.

14 MS. DE LA CAMARA: Thank you very much.

15 MR. BELLO: Madam secretary, would you call
16 the next case?

17 * * * * *

18 (Thereupon, the meeting was concluded at
19 3:02 p.m.)

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21
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23
24
25

C E R T I F I C A T E

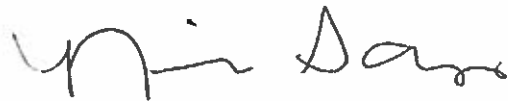
STATE OF FLORIDA:

SS.

COUNTY OF MIAMI-DADE:

I, NIEVES SANCHEZ, Court Reporter, and a Notary Public for the State of Florida at Large, do hereby certify that I was authorized to and did stenographically report the foregoing proceedings and that the transcript is a true and complete record of my stenographic notes.

DATED this 10th day of July, 2021.



NIEVES SANCHEZ

0644/8/24/21

ROY A. BROWN, P.E.

1521 Lisa Drive, P.O. Box 1778 Wauchula, Florida 33873

Phone 407 219 6006

P.E. # 11649

Facsimile 561 969 9449

Date: August 16, 2021

Dear City of Coral Gables Building Official,

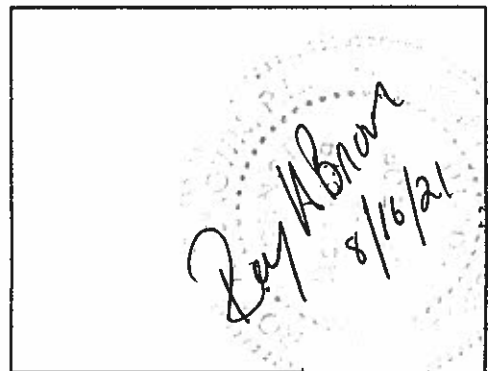
In response to the City's request for clarification of the letter/report dated April 15, 2021, by Roy A. Brown P.E for Villa Capri Condominium, located at 1205 Mariposa Avenue, Coral Gables, FL 33146, although not suitable for recertification, it does not pose an immediate threat to life and may continue occupancy until repairs are completed.

Repairs should not exceed 180 days. If more time is needed, a determination on the acceptance of continued occupancy will again be evaluated.

Sincerely



Roy A. Brown, P.E. # 11649



SEAL



City of Coral Gables
Development Services Department

PLANS DROP OFF FORM

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

PLEASE WRITE LEGIBLY

DATE OF: June 4 2021

PERMIT OR BOARD NO.: _____

PROPERTY ADDRESS: 1205 Mariposa Ave

CONTACT NAME: Frank Garcia

PHONE NUMBER: 305-908-5644

EMAIL: Fgarcia@LPMservices.info

Attn:
Virginia
Goizueta

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

Briefly describe the submittal & check where applicable:

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

COMMENTS 50 Year Re-certification

Attention: Incomplete submittals will not be reviewed.

- ☐ NEW SHEETS ADDED _____
(Site Plan/Elevation sheets added, must be submitted to the Board of Architects for approval)

- ☐ DID NOT ADD NEW SHEETS



City of Coral Gables
Development Services Department

PLANS DROP OFF FORM

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

PLEASE WRITE LEGIBLY

DATE OF: 6/8/2021

PERMIT OR BOARD NO.: _____

PROPERTY ADDRESS: 1205 Mariposa Ave

CONTACT NAME: Frank Garcia

PHONE NUMBER: (305) 908-5644

EMAIL: Fgarcia@LPMservices.info

Attn:
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- | | |
|---|--|
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| <input type="checkbox"/> CORRECTIONS TO COMMENTS
ORIGINAL SET REQUIRED | <input type="checkbox"/> NEW INTERIOR RENO |
| <input type="checkbox"/> SUBPERMIT UNDER | <input type="checkbox"/> MASTER REVISION(S)
JOB SITE SET REQUIRED |

COMMENTS 50 Year Recertification

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