



Joseph M. Centorino, Inspector General

MEMORANDUM

To: Joseph Centorino, Inspector General
From: Dylan Hughes, Investigator

Date: July 11, 2023

Re: Closing Memorandum, Complaints regarding Golden Dreams Condominium Owners, 65-75 Washington Avenue, Miami Beach
OIG No. 23-10

Between October 2022 and February 2023, the OIG received numerous complaints from Ms. Kristina Vega of 65 Washington Avenue, Apartment 20, Miami Beach (Golden Dreams Condominium). Ms. Vega also provided these complaints to the City of Miami Beach administration, the City Commission, the Miami Beach Police Department, and various State agencies, including the Florida Department of Business and Professional Regulation and the Attorney General's office. Ms. Vega's complaints alleged multiple criminal violations, building permit violations, and code compliance violations at the premises of the Golden Dreams Condominiums by owners of various of the twenty-six-unit condominium. The OIG referred each of the complaints to the respective department heads in which the violations were alleged and were advised by each department that they would be reviewed and addressed. The OIG maintained communication with each department on the progress of their reviews and actions. The following is a summary, by Department, of allegations and the actions taken. At this time, there is no further action required by the Office of the Inspector General.

Miami Beach Police Department

The complaints alleging criminal activity were referred to Chief Clements of the Miami Beach Police Department (MBPD). Chief Clements advised that the issues identified in the complaints would be addressed and informed the OIG that Police Commander A.J. Prieto would be the contact person. Ms. Vega alleged that the online reporting method for reporting incidents did not accept her complaints and that the police department refused to take her information and accept her evidence of alleged criminal violations. The online police reporting system is not designed to accept the level of criminal allegations that Ms. Vega was making. On December 23, 2022, Commander Prieto informed the OIG by email that,

MBPD Economic Crimes Detectives have met with Ms. Vega in person to discuss her concerns. Additionally, they spoke with both her and a DBPR investigator as recently as yesterday. DBPR has advised our detectives that, even after multiple requests, Ms. Vega has not provided any evidentiary documentation regarding her claims and has not returned their messages.

On January 4, 2023, Detective Jeanette Quijano sent an email to Ms. Vega as a follow-up to the meeting that she and Detective Rene Pimentel had with Ms. Vega on December 20, 2022. In the email Detective Quijano stated,

When we met, you had a broad range of complaints/ concerns ranging from HOA violations to include misappropriation of funds, denial of insurance documents, forgery, your neighbors identify(sic) being used to purchase homes and obtain loans, your neighbors engaging in drug sales and escort business. I advised you that we would be able to assist you and I provided you with my business card along with a sworn written statement form. I requested that you contact me directly, go to the police station or call the Miami Beach Police Dept. non-emergency number in order to have the sworn written statement notarized and an offense incident report can be completed in order to be able to investigate further; I have not heard from you as of yet and I just wanted to make sure that we can assist you with all of your concerns.

Commander Prieto informed the OIG that the MBPD has exhausted all resources in dealing with the allegations brought by Ms. Vega. On January 4, 2023, Criminal Investigations Major Enrique Doce sent an email to the command staff of the MBPD and leadership of the Criminal Investigations Division that stated,

Our CID team has been in contact with this resident and have looked into every allegation she has made. We have determined through extensive investigatory work that she is perceiving things differently than they actually are. The HOA fraud investigations' were sent to the proper investigatory agencies and they have closed the allegations out as unfounded. She will continue to seek further agencies for another response. She is still very functional but her reality is not what is actually going on.

Building Department

The complaints alleging permitting and building code violations were referred to Ana Salgueiro, Building Official, and Department Director. Ms. Vega alleged that the required forty-year recertification inspection of the building was incorrect. She alleged that because the building has two physical addresses, 65 and 75 Washington Avenue that there are two physical buildings and only one was inspected. On November 22, 2022, Ms. Salgueiro provided the OIG with an email that stated,

The building recertification is a county requirement from MDC 8-11 (f). The engineer or architect provides a report on the buildings structural and electrical systems based on a visual inspection. We the city review the report and issue the recertification when certain criteria are indicated. Attached is our letter of certification. The property appraiser shown 65 and 75 as the same parcel. The report submitted referenced 65 and was submitted for the recertification on the 75 Washington address. There is no reference folio on the property appraiser site.

Ms. Salgueiro spoke with Jose Subero of Sugil Engineering, Inc., who verified that the inspection was for the entire building, 65 and 75 Washington Avenue. Ms. Salgueiro provided the OIG with a copy of the Letter of Recertification dated September 3, 2021 (attached) and a copy of the Inspection report dated August 23, 2021, signed by Jose Subero of Sugil Engineering, Inc. (attached).

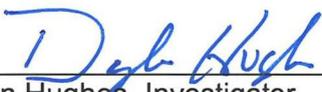
Ms. Vega also alleged that unpermitted work on several units was being done at the Golden Dreams condominium. On November 17, 2022, Building Code Compliance Officer Joshua Goehring responded to Golden Dreams Condominium to investigate the allegations. As a result, a violation for unpermitted work was issued to unit # 8 owner Arik Azulay. Building Access notices were posted on units 5, 8, 9, 11, 15, and 22. Follow-up contact continues until inspections can be completed and violations issued if necessary. Any non-compliance issues will be referred to the Special Magistrate for additional actions if necessary.

Code Compliance Department

The complaints alleging violations of the Miami Beach Code were referred to Code Compliance Director Hernan Cardeno. Ms. Vega's complaints alleged numerous code violations including illegal short-term rental activity, commercial use of the property, illegal tree cutting, and businesses operating without a license. The Code Compliance Department conducted an internal investigation and provided a copy of the report dated March 28, 2023 (attached). In addition, they provided a letter to Ms. Vega informing her of the results of their investigation (attached).

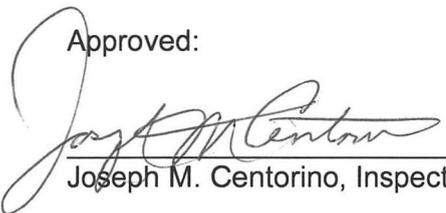
The investigation conducted by Code Compliance found no evidence of illegal short-term rental activity, commercial use, or any businesses operating without a license. They did discover that the Golden Dreams Condominium Association did not have a valid Business Tax Receipt. Code violation # CC2022-1284 was issued on April 6, 2022, and a second violation #CC2022-14329 was issued for continual non-compliance. As of March 9, 2023, the violation was remedied and BTR013573-02-2023 was issued.

The report addresses Ms. Vega's concerns, and other than the violation addressed above, they have found no other violations.



Dylan Hughes, Investigator

07/11/23
Date

Approved:


Joseph M. Centorino, Inspector General

07/11/2023
Date

**GOLDEN DREAMS CONDOMINIUM
LETTER OF RECERTIFICATION**



**Building Department
1700 Convention Center Drive, 2nd Floor
Miami Beach, FL 33139
(305) 673-7610 Ext. 6868**

40YR2001799 RECERTIFICATION

**LETTER OF 40/50 YR OR OLDER BUILDING RECERTIFICATION
IN ACCORDANCE WITH ORDINANCE SECTION 8-11(f)**

09-03-2021

GOLDEN DREAMS CONDO, INC
2655 LEJEUNE RD, #902
CORAL GABLES, FL 33134

RE: 75 WASHINGTON AVE, MASTER
Parcel #: 0242031820001
Activity #: 40YR2001799

Dear Owner:

This department has received the structural and electrical reports dated 08/23/2021 stating that an Architect/Engineer has examined the above referenced building and that he/she recommends it is structurally and electrically safe for its continued occupancy.

Based on acceptance of this report, we hereby grant this LETTER OF RECERTIFICATION for the above subject premises in accordance with Metropolitan Miami-Dade County Ordinance No. Section 8-11 (f). For the certification due in 2020.

The expiration date, 03/01/2030, of this approval as stated in said Ordinances, is 10 years from 2020. Again, based on the year of completion of the building or structure. This recertification letter does not exclude the building from subsequent inspections as deemed necessary by the Building Official.

As a routine matter, and in order to avoid possible misunderstanding, nothing in this letter should be construed directly, or indirectly, as a guarantee of the safety of any portion of the structure. However, based on the terms stated in the Ordinance Section 8-11 (f), continued occupancy of the building will be permitted in accordance with the minimum procedural guidelines for recertification A/E structural report on file with this office.

Sincerely,

Ana M. Salueiro, PE
Building Official

GOLDEN DREAMS CONDOMINIUM RECERTIFICATION REPORT

Sugil Engineering Inc

PO Box 41-4121
Miami Beach, FL 33141
(941) 223-6457

August 23, 2021

City of Miami Beach
Miami Beach Building Department
Building Re-certification Section
1700 Convention Center Drive, 2nd Floor
Miami Beach, FL 33139

Re: Building Re-Certification
Address: 65 Washington Ave
Parcel # : 02-4203-182-0001 (Reference)
Permit # : 40YR2001799

Attn: Building Director

We have inspected (structural & electrical) the building located at 65 Washington Ave . In accordance with Miami Dade County Code Section 8-11(f)

As a routine matter, in order to avoid possible misunderstanding, nothing in this report should guarantee for any portion of the structure. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to the extent reasonably possible

The report does not exclude conclusions concerning the adequacy of the components nor can we be responsible for any underlying defects that may arise in future. In accepting the report, clients agree to be bound by the condition of the inspection. The inspection consisted of a visual examination of the structure. No destructive or environmental testing was performed.

We conclude from this inspection that the above building is structurally and electrically safe for the specified use and continued occupancy.

As part of their regular compliance efforts, of the City of Miami Beach (Building Department) our inspection may be repeated at their request.

Sincerely
Sugil Engineering Inc

Jose Subero
President
SuEng40Y@gmail.com

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MIAMI BEACH

Building Department

1700 Convention Center Drive, 2nd FL

Miami Beach, Florida 33139

Telephone: 305-673-7610

<http://www.miamibeachfl.gov/city-hall/building/>

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING RECERTIFICATION - STRUCTURAL

INSPECTION COMMENCED

Date: 8/12/2021

INSPECTION COMPLETED

Date: 8/16/2021

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INSPECTION MADE BY: Jose R Subero

PRINT NAME: Jose R Subero

TITLE: President

ADDRESS: PO Box 41-4121 Miami Beach, FL 33141

E-MAIL: SuEng40Y@gmail.com

Description of Structure:

a. Name of title Golden Dreams Condominium Association Inc

b. Street address 65 Washington Ave

c. Legal description GOLDEN DREAMS CONDO OCEAN BEACH FL SUB PB 2-38 LOTS 18 & 19 BLK 10 F K A
GOLDEN DREAMS CO-OP INC FOLIO 02 4203 091 0010 THRU 0260 PARENT FOLIO 02 4203 003 1400

d. Owner's name Golden Dreams Condominium Association Inc

e. Owner's mailing address: 2655 Le Juene Rd Ste 902 Coral Gables, FL 33134

E-Mail Addresses: acorrada@corrada CPA.com

f. Folio Number of Property on which Building is Located: 02-4203-182-0001 (Reference)

g. Building Code Occupancy Classification 6502 Commercial

h. Present use 0407 Residential

i. General description, type of construction, size, number of stories, and special features. _____

Two-story buildings, Concrete block exterior.

Adjusted Area : 22,150 Sq.Ft (+/-) Lot Size 13,150 Sq.Ft (+/-) Living Units: 26

Year Built 1960

Addition Comments: _____

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j. Additions to original structure: None Visible

2. Present Condition of Structure:

a. General alignment (note good, fair, poor, explain if significant)

1. Bulging None Observed

2. Settlement None Observed

3. Defections None Observed

4. Expansion None Observed

5. Contraction None Observed

b. Portions showing distress (note, beams, columns, structural walls, floors, roofs, other)

None Observed

c. Surface conditions - describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration & stains.

Fair

d. Cracks - note location in significant members. Identify crack size as **HAIRLINE** if barely discernible; **FINE** if less than 1 mm in width; **MEDIUM** if between 1 and 2 mm in width; **WIDE** if over 2 mm.

Hairline cracking in masonry walls. No cracks were observed in significant members

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

Fair

f. Previous patching or repairs Minor repairs. Fair

g. Nature of present loading - indicate residential, commercial, other estimate magnitude.

Residential

3. Inspections:

a. Date of notice of required inspection 5/19/2020

b. Date(s) of actual inspection 8/12/2021

c. Name and qualification of individual submitting inspection report:

Jose R Subero, PE # 72361

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

Not Required

e. Structural repair - note appropriate line:

1. None required X

2. Required (describe and indicate acceptance) _____

4. Supporting data:

a. X sheets written data

b. 2 photographs

c. 1 drawings or sketches

5. Masonry Bearing Walls - indicate good, fair, poor on appropriate lines:

- a. Concrete masonry units Fair
- b. Clay tile or terra cotta units N/A
- c. Reinforced concrete tie columns No Visible
- d. Reinforced concrete tie beams No Visible
- e. Lintels No Visible
- f. Other type bond beams No Visible
- g. Masonry finishes - exterior:
1. Stucco Fair
2. Veneer N/A
3. Paint only Fair
4. Other (describe) N/A
- h. Masonry finishes - interior:
1. Vapor barrier N/A
2. Furring and plaster Fair
3. Paneling N/A
4. Paint only Fair
5. Other (describe) N/A
- i. Cracks:
1. Location - note beams, columns, other No cracks observed in beams or columns
2. Description N/A

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j. Spalling:

1. Location - note beams, columns, other No spalling observed in beams or columns

2. Description N/A

k. Rebar corrosion - check appropriate line:

1. None visible X

2. Minor - patching will suffice _____

3. Significant - but patching will suffice _____

4. Significant - structural repairs required _____

(describe) None

l. Samples chipped out for examination in spall areas:

1. No X

2. Yes - describe color texture, aggregate, general quality _____

6. Floor and Roof Systems:

a. Roof:

1. Describe (flat, slope, type roofing, type roof deck, condition)

Flat

Flat w/asphalt membrane. Fair

2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of supports: None

3. Note types of drains and scuppers and condition:

Gutter and Down-Spouts . Fair

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b. Floor system(s):

1. Describe (type of system framing, material, spans, condition)

Concrete slab w/ Tile Fair

- c. Inspection - note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.

N/A

7. Steel Framing Systems:

- a. Description

N/A

- b. Exposed Steel - describe condition of paint & degree of corrosion:

N/A

- c. Concrete or other fireproofing - note any cracking or spalling, and note where any covering was removed for inspection

N/A

- d. Elevator sheaves beams & connections, and machine floor beams - note condition:

N/A

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8. Concrete Framing Systems:

a. Full description of structural system CBS construction w/ reinforced concrete columns and beams

b. Cracking:

1. Not significant X

2. Location and description of members affected and type cracking N/A

c. General condition: No structural deficiencies were observed. Good

d. Rebar corrosion - check appropriate line:

1. None visible X

2. Location and description of members affected and type cracking N/A

3. Significant but patching will suffice N/A

4. Significant - structural repairs required (describe) N/A

e. Samples chipped out in spall areas:

1. No. X

2. Yes describe color, texture, aggregate, general quality: _____

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9. Windows:

- a. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, piv-oted, fixed, other) Aluminum -Awning - Jalousie and Vinyl -Hung Fair
- b. Anchorage - type & condition of fasteners and latches: Screws. Fair
- c. Sealants - type & condition of perimeter sealants & at mullions: Fair
- d. Interior seals - type & condition at operable vents: Caulking. Fair
- e. General condition: Fair

10. Wood Framing:

- a. Type - fully describe if mill construction, light construction, major spans, trusses:
Not Observed
- b. Note metal fittings i.e., angles, plates, bolts, split pintles, pintles, other, and note condition: Not Observed
- c. Joints - note if well fitted and still closed: Not Observed
- d. Drainage - note accumulations of moisture: No moisture was observed
- e. Ventilation - note any concealed spaces not ventilated: Ventilation opening along soffits
- f. Note any concealed spaces opened for inspection: None



65 Washington Ave

Front View



SUGIL ENGINEERING, INC
PO Box 41-4121
Miami Beach, FL 33141

Rear View

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65 Washington Ave

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MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING RECERTIFICATION - ELECTRICAL

INSPECTION COMMENCED

Date: 8/12/2021

INSPECTION COMPLETED

Date 8/16/2021

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INSPECTION MADE BY: Jose Subero

PRINT NAME: Jose Subero

TITLE: President

ADDRESS: PO Box 41-4121 Miami Beach, FL 33141

E-MAIL: SuEng40Y@gmail.com

1. DESCRIPTION OF STRUCTURE:

a. Name of title Golden Dreams Condominium Association Inc

b. Street address 65 Washington Ave

c. Legal description GOLDEN DREAMS CONDO OCEAN BEACH FL SUB PB 2-38 LOTS 18 & 19 BLK 10 F K A

GOLDEN DREAMS CO-OP INC FOLIO 02 4203 091 0010 THRU 0260 PARENT FOLIO 02 4203 003 1400

d. Owner's name Golden Dreams Condominium Association Inc

e. Owner's mailing address: 2655 Le Juene Rd Ste 902 Coral Gables, FL 33134

E-Mail Addresses acorrada@corradaacpa.com

f. Folio Number of Property on which Building is Located: 02-4203-182-0001 (Reference)

g. Building Code Occupancy Classification 6502 Commercial

h. Present use 0407 Residential

i. General description, type of construction, size, number of stories, and special features.

Two-story buildings, Concrete block exterior.

Adjusted Area : 22,150 Sq.Ft (+/-) Lot Size 13,150 Sq.Ft (+/-) Living Units: 26

Year Built 1960

Additional Comments: _____

MIAMI BEACH

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2. ELECTRIC SERVICE:

1. SIZE, AMPERAGE: (See comments) FUSES: (X) BREAKER: ()

2. PHASE: 3Phase (): 1Phase (X):

3. CONDITION: GOOD () FAIR (X): NEEDS REPAIR ()

4. COMMENTS: There are 2 Mains: 2(400 AMP/Each)

3. METER AND ELECTRIC ROOMS:

1. CLEARANCES: GOOD (): FAIR (X): REQUIRES CORRECTION ()

2. COMMENTS: Located Rear.

4. GUTTERS:

1. LOCATION: GOOD (X): REPAIRS REQUIRED ()

2. Taps and Fill: GOOD (X): REPAIRS REQUIRED ()

3. COMMENTS: No comments.

5. ELECTRICAL PANELS:

LOCATION GOOD (X): REPAIRS REQUIRED ()

a.PANEL #(2): Hall GOOD (X): REPAIRS REQUIRED ()

b.PANEL #(5): Hall GOOD (X): REPAIRS REQUIRED ()

c.PANEL #(11): Hall GOOD (X): REPAIRS REQUIRED ()

d.PANEL #(19): Hall GOOD (X): REPAIRS REQUIRED ()

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e. PANEL #(25): Hall GOOD (X): REPAIRS REQUIRED ()

f. COMMENTS: No comments.

6. BRANCH CIRCUITS:

1. IDENTIFIED: YES (X) MUST BE IDENTIFIED ()

2. CONDUCTORS: GOOD (X) DETERIORATED (): MUST BE REPLACED ()

3. COMMENTS: No comments.

7. GROUNDING OF SERVICE :

GROUNDING OF SERVICE : GOOD (X) REPAIRS REQUIRED ()

COMMENTS: No comments.

8. GROUNDING OF EQUIPMENT:

GROUNDING OF EQUIPMENT: GOOD (X) REPAIRS REQUIRED ()

COMMENTS: No comments.

9. CONDUIT RACEWAYS:

CONDUIT RACEWAY'S CONDITION: GOOD (X) REPAIRS REQUIRED ()

COMMENTS: No comments.

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10. CONDUCTOR AND CABLES:

CONDUCTOR AND CABLES' CONDITION: GOOD (X): REPAIRS REQUIRED ()

COMMENTS: No comments.

11. TYPES OF WIRING METHODS: CONDITION:

CONDUIT RACEWAYS: RIGID: GOOD (X): REPAIRS REQUIRED ()

CONDUIT PVC: GOOD (): REPAIRS REQUIRED ()

NM CABLE: GOOD (): REPAIRS REQUIRED ()

BX CABLE: GOOD (): REPAIRS REQUIRED ()

12. CONDUCTORS:

CONDUCTORS' CONDITION: GOOD (X): REPAIRS REQUIRED ()

COMMENTS: No comments.

13. EMERGENCY LIGHTING:

EMERGENCY LIGHTING'S CONDITION: GOOD (X): REPAIRS REQUIRED ()

COMMENTS: No comments.

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14. BLDG. EGRESS ILLUMINATION:

a. GOOD (X); REPAIRS REQUIRED ()

b. COMMENTS: No comments.

15. FIRE ALARM SYSTEM:

a. GOOD (X); REPAIRS REQUIRED ()

b. COMMENTS: No comments.

16. SMOKE DETECTORS:

a. GOOD (X); REPAIRS REQUIRED ()

b. COMMENTS: No comments.

17. EXIT LIGHTS:

a. GOOD (X); REPAIRS REQUIRED ()

b. COMMENTS: No comments.

18. EMERGENCY GENERATOR:

a. GOOD (); REPAIRS REQUIRED ()

b. COMMENTS: N/A. Emergency generator is not required

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19. WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS:

a. GOOD (X): REQUIRE ADDITIONAL ILLUMINATION ()

b. COMMENTS: No comments.

20. OPEN OR UNDERCOVER PARKING GARAGE AREAS AND EGRESS ILLUMINATION:

a. GOOD (X): REQUIRE ADDITIONAL ILLUMINATION ()

b. COMMENTS: No comments.

21. SWIMMING POOL WIRING:

a. GOOD (): REQUIRES REPAIR ()

b. COMMENTS: N/A. This is not swimming pool in this property.

22. WIRING TO MECHANICAL EQUIPMENT:

a. GOOD (): REQUIRES REPAIR ()

b. COMMENTS: N/A. This is not mechanical equipment.

23. GENERAL ADDITIONAL COMMENTS:

No additional comments

**CERTIFICATION OF COMPLIANCE WITH PARKING LOT ILLUMINATION
STANDARDS IN CHAPTER 8C-3 OF THE CODE OF MIAMI-DADE COUNTY**

Date **8/20/2021**

Case No. **40YR2001799**
Property Address: **65 Washington Ave, Sq Ft: 22,150 Sq.Ft (+/-)**
Folio: **02-4203-182-0001 (Reference)**
Building Description: **0407 Residential**

- 1 I am a Florida registered professional engineer or architect with an active license.

- 2 On 8/19/2021 at 10:45 PM. I measured the level of illumination in the parking lot(s) serving the above referenced building.

- 3 Maximum 1.9 foot candle
Minimum 1.0 foot candle
Maximum to Minimum ratio 1.9 : 1

- 4 The level of illumination provided in the parking lot meets does not meet the minimum standards for the occupancy classification of the building as established in Section 8C-3 of the Code of Miami-Dade County.

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Signature and Seal
Engineer or Architect

Jose Subero

(Print Name)

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

DATE: **8/20/2021**

Re: Case: **40YR2001799**
Property Address: **65 Washington Ave, Sq Ft: 22,150 Sq.Ft (+/-)**
Building Description: **0407 Residential**

The undersigned states the following:

I am a Florida registered professional engineer or architect with an active license. On **8/12/2021**, I inspected the parking lots servicing the above referenced building for compliance with Section 8C-6 and determined the following (check only one):

- The parking lot(s) is not adjacent to or abutting a canal, lake or other body of water.
- The parking lot(s) is adjacent to or abutting a canal, lake or other body of water and vehicles are protected by a guardrail that complies with Section 8C-6 of the Miami-Dade County Code
- The parking lot(s) is adjacent to or abutting a canal, lake or other body of water and parked vehicles are not protected by a guardrail that complies with Section 8C-6 of the Miami-Dade County Code. I have advised the property owner that he/she must obtain a permit for the installation of the guardrail and obtain all required inspection approvals to avoid enforcement action.

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Signature and Seal

Jose Subero

(Print Name)

**GOLDEN DREAMS CONDOMINIUM
CODE COMPLIANCE
INVESTIGATIVE REPORT**

MIAMI BEACH

CODE COMPLIANCE DEPARTMENT

TO: Hernan D. Cardeno, Esq.
Director

VIA: Tom Curitore
Assistant Code Compliance Director

FROM: Silvia M. Escobar
Administrative Services Manager

DATE: March 28, 2023

SUBJECT: IR-2022-0005, Kristina Vega Complaint at 65-75 Washington Avenue

INCIDENT DATE: November 18, 2022

STAFF INVOLVED: Code Compliance Officer (CCO) Mindy Blanco and Geraldo Guerrero

INCIDENT LOCATION: 65 Washington Avenue

ALLEGATIONS:

Kristina Vega

- Commercial Use of Property
- Transient rental accommodations operating without a visible Business Tax Receipt.
- Certificates of Registration and Certificates of Use Properly
- of Certificates of Use e.g. records in Division of Corporations, Declaration of Condominium documents, the Certificate of Insurance
- Building renovations and permit issues

INVESTIGATION:

- On November 18, 2022 at 2:08PM Code Compliance received an email complaint from the Inspector General's Office concerning Kristina Vega's complaint.
- On November 16, 2022 Code Compliance received an email complaint at webmaster@miamibeachfl.gov.
 - The complaint was assigned to CCO Mindy Blanco on November 16, 2022.
 - Ms. Vega listed the following complaints.
 - ❖ Commercial business operating out of the units
 - ❖ Major renovations in units 5, 8,9, 10, 11, 15 and 22
 - ❖ Fake Insurance certificates
 - CCO Blanco contacted Mrs. Vega via email on November 16, 2022 and requested her address and phone number, per Senate Bill 60 Code Compliance is required to have the name and address of the complainant.

- Ms. Vega responded on 11/16/2022 with her address and the following complaints:
 - ❖ Money laundering scheme and Insurance ring activity (she is reporting to higher authorities)
 - ❖ Fraudulent Permits for 40-year certification
- CCO Blanco along with CCO Guerrero conducted a site inspection for businesses operating without a license (salon, spa, medical professionals). They conducted interviews with three residents from units 8,14 and 19. In addition, they remained in the area to watch for any illegal activity. They did not find any evidence of illegal use. The Condo association (Golden Dreams Condo INC) was issued a second offense CC2022-14329 for no valid business tax receipt.
- CCO Blanco conducted an internet search and found no evidence of commercial use or the property being illegally advertised. The activity for permits, construction activity, and certificate of use are not under the purview Code Compliance. The matter was referred to the Building Department and Building Department inspected on the same day as Code Compliance. The Building Department issued violation #BVC22000970 to unit # 8 for work without permits. The email from the Building department is attached dated 11/28/2022.
- Ms. Vega responded inquiring why the property owner was not fined for the tree cutting. CCO Blanco informed Ms. Vega these issues were referred to the Building Department and the Urban Forestry Department. There was no evidence of tree cutting when CCO Blanco conducted her inspection.
- Ms. Vega then sent an email on 11/18/2022 to the Inspector General's Office, CCO Mindy Blanco and CCO Geraldo Guerrero asking the following:
 - ❖ This is a request to audit the City of Miami Beach Code Compliance Department on how the reports on:
 1. fraudulent permits
 2. fraudulent insurance certificates
 3. residential premises used for commercial uses
 4. persons providing professional services without license
 5. contractors renovating residential premises without permits are handled
- On November 29, 2022 I met with CCO Blanco to discuss how the complaint was handled. CCO Blanco conducted an online investigation for short-term rental and commercial activity. CCO Blanco and CCO Guerrero conducted their site inspection and found no evidence of any illegal activity. The property was clean and quiet at the time of the inspection. CCO Blanco did not observed any activity or traffic. The property also did not have any construction material visible throughout the courtyard or outside of any unit.

- CCO Blanco also contacted the Building Department to investigate the illegal construction. While she was on site the building inspector arrived to conduct his inspection.
- On 11/29/2022 I emailed Ms. Vega asking for a number to discuss her concerns and to date she has not responded.
- On 01/10/2023 CCO Blanco returned to 65-75 Washington Avenue and found no evidence of any commercial or illegal activity in units 8 and 11.
- On 01/10/2023 I emailed Ms. Vega asking for a number to discuss her concerns and to date she has not responded.
- On 01/10/2023 I contacted Police Officer Deborah Martineau regarding any information they received from Ms. Vega. She sent me two emails dated 12/12/2022. The emails are attached.
- On 01/11/2023 I spoke to Detective Quijano and she informed me she had met with Ms. Vega in December at her unit. Ms. Vega had many concerns that pertained to other departments and agencies. Detective Quijano communicated to Ms. Vega to send an email with her concerns so they could be investigated by the proper department or agency. Detective Quijano has reached out to Ms. Vega on several occasions to follow up on their conversation and Ms. Vega to date has not responded to Detective Quijano request. Detective Quijano stated there has been a complaint filed with internal affairs.
- On 02/22/2023 I received an email from the Inspector General's office. Attached was an email from Ms. Vega stating that at her Condo 11/22/2023 board meeting they stated Code Compliance was billing fines to their building that belonged to another building. She also stated the following:
 - Owners of 65 and 75 Washington Ave condos need to pay for the permits, licenses for the unrelated building located at 81 Washington Ave/ 230 1 ST
 - ❖ 65-75 Washington Avenue – Reference Folio 02-4203-182-0001. All violations issued to Golden Dreams Condominium Association Inc, have been paid. There are no open violations open for Code Compliance currently.
 - ❖ 81 Washington Avenue – There is no folio for this address. Avenue.
 - ❖ 230 1st Street – Owner 81 Washington Avenue LLC, Folio # 02-4203-003-1410. No Code Compliance violations issued to this folio.
 - Business Tax Receipts are issued to the dissolved companies and cancelled parcels, containing the synthetic identities in the application (even though it violates section 817.568 of Florida Statutes: Criminal use of personal identification information)
 - ❖ Two violations have been issued to Golden Dreams Condominium

Association Inc for failing to have an active business tax receipt.

- 04/06/2022 CC2022-12824 1st Offense \$1000.00. The violation had been paid.
- 11/16/2022 CC2022-14329 2nd Offense \$500.00. The violation had been paid.
- ❖ Code Compliance did not cite Golden Dreams Inc. Code Compliance cited Golden Dreams Condominium Association Inc which has an active SunBiz. The principal address is 65 Washington Avenue. Currently Golden Dreams Condominium Association Inc, 65-75 Washington Avenue, Folio 02-4203-182-0001 has no business tax receipt.
- ❖ Golden Dreams Condominium Association Inc has an active Business Tax Receipt # BTR013573-02-2023 obtained on 03/09/2023.
- ❖ RL-03000941 has the contact as Golden Dream Inc from 2017. This is entered by the Finance e department when the condo applies for the business tax receipt obtained on 03/09/2023.
- ❖ 65-75 Washington Ave LLC - The Sunbiz list the principal address as 420 S Dixie Highway 2nd floor.

CONCLUSION / FINDINGS:

After viewing the Body Worn Camera footage and reviewing the EnerGov enterprise system I found the following:

- Commercial Use of Property
 - There was no evidence during the investigation that provided any evidence of commercial use.
- Transient rental accommodations operating without visible Business Tax Receipt.
 - There was no evidence during the investigation that provided any evidence of transient use.
- Certificates of Registration and Certificates of Use.
 - This is not under Code Compliance’s purview. This was referred to the Building department (certificate of occupancy) and Planning Department (certificate of use). Planning Department stated they are reviewing the certificate of use application.
- The supplementary sources are used to detect/verify violations of Certificates of Use e.g. records in Division of Corporations, Declaration of Condominium documents, the Certificate of Insurance.
 - This is not under Code Compliance’s purview. Ms. Vega never responded to my email to obtain further clarification to refer her to the right agency.
- Building renovations and permit issues.

- This is not under Code Compliance's purview. CCO Blanco contacted the Building Department. Ms. Vega was informed by email it was a Building department issue. CCO Goehring, from the Building Department inspected for building issues. The Building department issued violation #BVC22000970 to unit # 8 for work without permits. The email from the Building department is attached dated 11/28/2022.

ATTACHMENTS:

- Email Complaint from the Inspector General dated 11/18/2022
- Email from CCO Mindy Blanco 11/18/2022
- Email from Assistant Director Curitore dated 11/28/2022
- Email from Joshua Goehring Building Code Compliance Officer, Building Department dated 11/28/2022
- Emails from Officer Deborah Martineau dated 12/15/2022
- Email from Dylan Hughes dated 02/22/2023
- Copy of Property Appraiser to Folio 02-4203-182-0001 65-75 Washington Avenue
- Copy of Sunbiz Golden Dreams Condominium Association Inc
- Copy of Sunbiz 65-75-Washington Avenue LLC
- Copy of Golden Dreams Condominium Association Inc active Business Tax Receipt


 Silvia Escobar, Administrative Services Manager 3-28-23 Date


 Thomas Curitore, Assistant Director 3-28-23 **APPROVE** **DISAPPROVE**


 Hernan D. Cardeno, Esq., Director 03.28.2023 **APPROVE** **DISAPPROVE**

From: [Centorino, Joseph](#)
To: [Hughes, Dylan](#)
Subject: FW: Request to OIG Re: City of Miami Beach Contact Form -kristinavega555@gmail.com
Date: Friday, November 18, 2022 8:03:43 AM



Joseph M. Centorino

Inspector General

Office of the Inspector General

1130 Washington Ave., 6th Floor

Miami Beach, FL 33139

Tel. 305-673-7020 | Fax: 305-587-2401 | Hotline: 786-897-1111

JosephCentorino@miamibeachfl.gov

www.mbinspectorgeneral.com

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From: Kristina Vega <kristinavega555@gmail.com>
Sent: Friday, November 18, 2022 7:05 AM
To: Blanco, Mindy <MindyBlanco@miamibeachfl.gov>; Guerrero, Gerardo <GerardoGuerrero@miamibeachfl.gov>; City of Miami Beach OIG <CityofMiamiBeachOIG@miamibeachfl.gov>
Subject: Request to OIG Re: City of Miami Beach Contact Form -kristinavega555@gmail.com

[THIS MESSAGE COMES FROM AN EXTERNAL EMAIL - USE CAUTION WHEN REPLYING AND OPENING LINKS OR ATTACHMENTS]

Dear Joseph Centorino,

This is a request to audit the City of Miami Beach Code Compliance Department on how the reports on:

1. fraudulent permits,
2. fraudulent insurance certificates,
3. residential premises used for commercial uses,
4. persons providing professional services without license,
5. contractors renovating residential premises without permits,

are handled.

I read that one of the main functions of the City Code Compliance department is to detect and combat the prohibited commercial uses of residential premises. I reported this in April and the City Code Compliance allowed the businesses to operate in our Condominium only fining us 1000 dol for no business tax receipts. The businesses continued operating and I filed another complaint. Please see below the reponses from the code compliance.

Please see

On Thu, Nov 17, 2022, 7:27 PM Blanco, Mindy <MindyBlanco@miamibeachfl.gov> wrote:

Mrs. Vega,

That is a question for the building department and Urban Forestry Department. It is not a Code Compliance issue.

Please reach out to the Building Dept.
For that inquiry at +1 (305) 673-7610

Kindest Regards,

Mindy Blanco, *Code Compliance Officer II*
Code Compliance Department
1680 Meridian Ave- Suite #602, Miami Beach, Florida 33139
Tel: [305-673-7000](tel:305-673-7000) Ext. 22144 Fax [786-394-2428](tel:786-394-2428)/ MindyBlanco@miamibeachfl.gov

On Nov 17, 2022, at 7:06 PM, Kristina Vega <kristinavega555@gmail.com> wrote:

[THIS MESSAGE COMES FROM AN EXTERNAL EMAIL - USE CAUTION WHEN REPLYING AND OPENING LINKS OR ATTACHMENTS]

Why they were not fined for not having permits for all renovations they did and tree cutting?

On Thu, Nov 17, 2022, 8:37 AM Blanco, Mindy <MindyBlanco@miamibeachfl.gov> wrote:

Good Morning,

Thank you for providing the information as requested

A site inspection was conducted and the property received a Notice of violation for not having an active City of Miami Beach business tax receipt for the fiscal year YR2023.

Case: CC2022-14329

The Building Code Department also conducted a site inspection. However, I do not know what was the result as that is not my department but you can reach out to them if you choose to.

Kindest Regards,

Mindy Blanco, Code Compliance Officer II

Code Compliance Department

1680 Meridian Avenue , Suite 602, Miami Beach, Florida 33139

Lobby Hours: Tuesday – Friday, 8:30AM – 12:00PM and 1:00PM – 4:30PM (Closed Monday)

Building Access Code: Dial 602

Tel: 305-673-7000 Ext. 22144

MindyBlanco@miamibeachfl.gov

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We are committed to providing excellent public service and safety to all who live, work and play in our vibrant, tropical, historic community.

From: Kristina Vega <kristinavega555@gmail.com>

Sent: Wednesday, November 16, 2022 6:37 PM

To: Blanco, Mindy <MindyBlanco@miamibeachfl.gov>

Cc: Guerrero, Gerardo <GerardoGuerrero@miamibeachfl.gov>

Subject: Re: FW: City of Miami Beach Contact Form -kristinavega555@gmail.com

[THIS MESSAGE COMES FROM AN EXTERNAL EMAIL - USE CAUTION WHEN REPLYING AND OPENING LINKS OR ATTACHMENTS]

Hello,

My address is 65 Washington ave apt 20, Miami Beach, FL 33139. Phone number 305-244-5095.

However, the property address for Golden Dreams Condominium goes under both 65 and 75 Washington ave and this numbering is a part of wider fraud scheme that involves real estate money laundering that has been going on for decades. Condominium's license on Department of Business and Professional Regulation, Condominium's declaration only shows 65 Washington ave. Building 75 Washington ave was fraudulently introduced in 90s, after the cooperative was converted to Condominium. Then on multiple occasions when apartment was sold, the apartment address was changed from 65 to 75 Washington ave and vice versa. Often landlords would register some business or corporation in Florida Division of Corporations on one address, and tell the tenant to use different address. This happened to me, when I was renting apartment 7 under 75 Washington ave while the deed was shown under 65 Washington ave. Then I moved to apartment 20, rented it under 65 Washington ave, while my landlord was assessing ad valorem taxes under 75 Washington ave. When I bought this unit from her in 2017, she told me to enter number 75 in my mortgage application with the year built 2000 while her original deed showed 65 Washington ave, year built 1960. Unit 19 had several of businesses registered under both 65 and 75 Washington ave and deeds changed numbers, too.

I am working on submitting the complaint on this to other authorities, and already involved the Inspector General on fraudulent 40 year old certification permit.

After looking at the permits for our Condominium on Miami Beach website, I found several fraudulent permits for 40 year old certification (permit was only given for 65 Washington ave building, not 75 Washington ave). On 2015-2017 the board falsified one of the elderly owner's name (Dariela Aranasova instead of Daniela Atanasova) and used it to obtain hotel license when Condominium's governing documents prohibit commercial use. Then Condominium's president Isabel Fine used this fraudulent permit to advertise the building for sale as approved hotel location, and sold the building 75 Washington ave to developer Arik Azulay. Now she advertises building 75 Washington as office space for lease, signing as representative of landlord. I have screenshots of everything.

Arik Azulay then used the construction, engineering, renovation businesses employees to remodel the units and placed them for sale with 300k increase in value per studio apartment. Then he bought other units from board members owned units in building 65 Washington ave but have not recorded the deeds on property appraisal office to renovate them first with renters insurance. He rented some of his units to escort girls, medical professionals, allowed landscape business to operate in unit 11, or short term rentals placing 4 people in a studio. The fact that none of those 8 remodeled apartments had permits for this work and that the construction materials, old furniture, and paint containers were left open

outside for months, even during storms and hurricanes, and that numerous code compliance officers and police officers I spoke to, did not take any action - implies the corruption is a probable reason for such indifference. For the past 5 months, I have been sending emails with videos and pictures of evidence to condohelp@miamibeach email, police officers Deborah Martineau and Laurel Firtel but they ignored all of this. We involved the Ombudsman, and things did not change.

The worst thing is that we already incurred numerous code violations and fines for extermination and overflowed garbage, yet, the board still did not exterminate the building, and decided to cut a palm tree inside of our garden, again without permit. The property manager has never been seen doing any type of work, the treasurer Marta Trueba is performing his work, and she has no license for that. In addition, she notarized 92 year old owner Isidor Okner's deed with the wrong address. Another elderly owner Vicente Gonzalez was kidnapped in March, I called police. Things are very strange, and this situation is worsening every day. I tried to complain to Attorney General and FBI but due to my thick Ukrainian accent they couldn't understand the severity of this situation.

The reason why the remaining of the board members and property manager are so indifferent is that they are acting as intermediaries for Arik Azulay's money laundering scheme, plus they do not live here and don't get to feel the burden of all of these code violations and illegally operated businesses. Some of the board's rental units tenants served time in prison, some of their dogs leave feces in garden on multiple occasions. The board hired homeless people to clean the building, 2 of them died, last one being on April 1st. After that, they did not hire a cleaning person so we are left here helpless. I am very sad for the elderly owners here, who cannot fight this, plus we are charged for these contractors services as part of maintenance fees. Again, it is very strange how both Deborah Martineau who visited the property and saw dead rats around, and Lauren Firtel who saw the videos and pictures, could not help us.

The insurance certificate I saw is fake, the number listed there never answers or calls back after voicemail, the signature looks forged.

The bank statements that the board provided me are also forged.

I will be submitting the complaint on this money laundering scheme and insurance ring activity to higher authorities. But it should not be so complicated to stop this when so many laws are being broken and the senior owners are suffering...

Kristina Vega

On Wed, Nov 16, 2022, 9:33 AM Blanco, Mindy
<MindyBlanco@miamibeachfl.gov> wrote:

Good Morning Mrs. Vega,

Can you please provide me with your address and contact phone number for this complaint so that way we may respond and document the complaint accurately.

As per Senate Bill 60 (see attached) that Governor Ron DeSantis signed into law. We are required to obtain a name and address to accept a complaint. If you could provide this information, we will address your complaint at 65 Washington Ave.

Kindest Regards,

Mindy Blanco, Code Compliance Officer II

Code Compliance Department

1680 Meridian Avenue , Suite 602, Miami Beach, Florida 33139

Lobby Hours: Tuesday – Friday, 8:30AM – 12:00PM and 1:00PM – 4:30PM (Closed Monday)

Building Access Code: Dial 602

Tel: 305-673-7000 Ext. 22144

MindyBlanco@miamibeachfl.gov

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We are committed to providing excellent public service and safety to all who live, work and play in our vibrant, tropical, historic community.

From: webmaster@miamibeachfl.gov

Date: November 16, 2022 at 7:01:18 AM EST

To: "Curitore, Thomas" <ThomasCuritore@miamibeachfl.gov>

Subject: City of Miami Beach Contact Form -
kristinavega555@gmail.com

Reply-To: kristinavega555@gmail.com

[THIS MESSAGE COMES FROM AN EXTERNAL EMAIL - USE
CAUTION WHEN REPLYING AND OPENING LINKS OR
ATTACHMENTS]

From: Kristina Vega

Email: kristinavega555@gmail.com

Message:

There are several business professionals operating spa

salon, medical services, marketing agencies In the non profit Condominium building Golden Dreams located at 65-75 Washington ave - all without certificates of use and certificates of occupancy and business tax receipts.

Also, units 5, 8,9, 10, 11, 15, 22 just underwent major renovations totalling well above 20, 000 dol each without permits. These were done by the contractors hired by the owners Marta Trueba, Arik Azulay and Lior Raviv, operating under 65-75 Washington ave LLC and 75 Washington ave 12a LLC. Their contractors left renovation materials and furniture in parking lot. Property manager has ignored all the emails.

The insurance certificates I was provided with by these businesses are fake. Please obtain the correct certificate and email it to me.

Kristina Vega

ThomasCuritore@miamibeachfl.gov

--

This e-mail was sent from a contact form on City of Miami Beach Website

Escobar, Silvia

From: Cardeno, Hernan
Sent: Wednesday, November 23, 2022 2:50 PM
To: Curitore, Thomas; Escobar, Silvia
Cc: Cardeno, Hernan
Subject: RE: Complaints RE Kristina Vega

Please start an IR. Thanks.

HC

MIAMIBEACH

Hernan D. Cardeno, Esq.
Director

CODE COMPLIANCE DEPARTMENT, ISO9001 Certified
1680 Meridian Avenue Suite 602, Miami Beach, FL 33139
E-Mail: HernanCardeno@miamibeachfl.gov

Lobby Hours: Tuesday – Friday, 8:30AM – 12:00PM and 1:00PM – 4:30PM (Closed Monday)
Building Access Code: Dial 602
Tel. 305.673.7776 Ext. 27077

*We are committed to providing excellent public service and safety
to all who live, work and play in our vibrant, tropical, historic community.*



From: Cardeno, Hernan
Sent: Friday, November 18, 2022 12:05 PM
To: Curitore, Thomas <ThomasCuritore@miamibeachfl.gov>
Subject: Fwd: Complaints RE Kristina Vega

Tom C,

Please get me the information on our investigation of the initial complaint before I respond to the OIG. Thanks.

HC

Begin forwarded message:

From: "Hughes, Dylan" <DylanHughes@miamibeachfl.gov>
Date: November 18, 2022 at 11:56:27 AM EST
To: "Cardeno, Hernan" <HernanCardeno@miamibeachfl.gov>
Cc: "Centorino, Joseph" <JosephCentorino@miamibeachfl.gov>
Subject: Complaints RE Kristina Vega

Mr. Cardeno,

The OIG has received complaints (attached) by way of email (krstinavega555gmail.com) from Ms. Kristina Vega, 65 Washington Avenue Apartment 20, Golden Dreams Condominiums requesting the audit of Code Compliance Department's Procedures used to detect prohibited commercial uses of residential premises. As well as the processes used to detect prohibited commercial uses of residential premises and transient rental accommodations operating without visible Business Tax Receipt. In addition, the complainant states that the audit needs to verify whether Code Compliance's field force is handling the inspection and enforcement of Certificates of Registration and Certificates of Use properly; and whether the supplementary sources are used to detect/verify violations of Certificates of Use e.g. records in Division of Corporations, Declaration of Condominium documents, the Certificate of Insurance. (email dated 11-2-22)

Ms. Vega alleges that "Present use of the building was falsely listed as "Residential Premises" only, but the building is utilized as an office space, landscaping business, marketing agency, and a motel for short term rentals – all of them without the Certificate of Use and Business Tax Receipts. The building located at 75 Washington Ave is being sold by President Isabel Fine as an office space. Unit 11 is used for Landscaping Business by "Tree of Knowledge Landscaping LLC with EIN Number 86-1863266, as per Division of Corporations. Unit 8 is used for marketing agency named "Gordana Z". Board members Arik Azulay and Lior Raviv are using their units as short-term rentals: Some of the units are occupied as 4 people per studio apartment, thus violating Florida Building Code for the permitted occupancy size. Here is the video from unit 15 former tenant:https://www.youtube.com/watch?v=AAmEmAV4cKo&ab_channel=Kristina. He found the ad of the rental on Facebook Marketplace and rented it as a short-term rental in February -April, 2022 together with other 3 guys that he only met at the time of the rental. They paid 750 dol each or 3000 dol per studio unit while the unit was listed as 1900 dol/month in the listing GFLR #F10317119 (<https://www.compass.com/listing/75-washington-avenue-unit-15-miamibeach-fl-33139/1036530693120804569/>)."

In an email dated 11-18-22 Ms. Vega requests that an audit be conducted regarding 1. fraudulent permits, 2. fraudulent insurance certificates, 3. residential premises used for commercial uses, 4. persons providing professional services without license, and 5. contractors renovating residential premises without permits, are handled. The email states, " I read that one of the main functions of the City Code Compliance department is to detect and combat the prohibited commercial uses of residential premises. I reported this in April and the City Code Compliance allowed the businesses to operate in our Condominium only fining us 1000 dol for no business tax receipts. The businesses continued operating and I filed another complaint." One of your Compliance Officers, Ms. Mindy Blanco responded to Ms. Vega (see attached email).

Please review the attached emails regarding the areas within the prevue of your authority. The OIG has not initiated any action regarding the complaints. We are in the process of vetting the information to determine its validity and credibility to recommend a course of action if any to the Inspector General. I would appreciate the opportunity to speak with you or one of your representatives regarding this matter.

Dylan Hughes

Investigator

Office of the Inspector General

1130 Washington Ave., 6th Floor

Miami Beach, FL 33139

Tel. 305-673-7000 ext. 26651 | Fax: 305-587-2401

Hotline: 786-897-1111

dylanhughes@miamibeachfl.gov

www.miamibeachfl.gov

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Tel: 305-673-7000 Ext. 22144

MindyBlanco@miamibeachfl.gov

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From: Kristina Vega <kristinavega555@gmail.com>
Sent: Wednesday, November 16, 2022 6:37 PM
To: Blanco, Mindy <MindyBlanco@miamibeachfl.gov>
Cc: Guerrero, Gerardo <GerardoGuerrero@miamibeachfl.gov>
Subject: Re: FW: City of Miami Beach Contact Form -kristinavega555@gmail.com

[THIS MESSAGE COMES FROM AN EXTERNAL EMAIL - USE CAUTION WHEN REPLYING AND OPENING LINKS OR ATTACHMENTS]

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I am working on submitting the complaint on this to other authorities, and already involved the Inspector General on fraudulent 40 year old certification permit.

After looking at the permits for our Condominium on Miami Beach website, I found several fraudulent permits for 40 year old certification (permit was only given for 65 Washington ave building, not 75 Washington ave). On 2015-2017 the board falsified one of the elderly owner's name (Dariela Aranasova instead of Daniela Atanasova) and used it to obtain hotel license when Condominium's governing documents prohibit commercial use. Then Condominium's president Isabel Fine used this fraudulent permit to advertise the building for sale as approved hotel location, and sold the building 75 Washington ave to developer Arik Azulay. Now she advertises building 75 Washington as office space for lease, signing as representative of landlord. I have screenshots of everything.

Arik Azulay then used the construction, engineering, renovation businesses employees to remodel the units and placed them for sale with 300k increase in value per studio apartment. Then he bought other units from board members owned units in building 65 Washington ave but have not recorded the deeds on property appraisal office to renovate them first with renters insurance. He rented some of his units to escort girls, medical professionals, allowed landscape business to operate in unit 11, or short term rentals placing 4 people in a studio. The fact that none of those 8 remodeled apartments had permits for this work and that the construction materials, old furniture, and paint containers were left open outside for months, even during storms and hurricanes, and that numerous code compliance officers and police officers I spoke to, did not take any action - implies the corruption is a probable reason for such indifference. For the past 5 months, I have been sending emails with videos and pictures of evidence to condohelp@miamibeach email, police officers Deborah Martineau and Laurel Firtel but they ignored all of this. We involved the Ombudsman, and things did not change.

The worst thing is that we already incurred numerous code violations and fines for extermination and overflown garbage, yet, the board still did not exterminate the building, and decided to cut a palm tree inside of our garden, again without permit.

The property manager has never been seen doing any type of work, the treasurer Marta Trueba is performing his work, and she has no license for that. In addition, she notarized 92 year old owner Isidor Okner's deed with the wrong address. Another elderly owner Vicente Gonzalez was kidnapped in March, I called police. Things are very strange, and this situation is worsening every day. I tried to complain to Attorney General and FBI but due to my thick Ukrainian accent they couldn't understand the severity of this situation.

The reason why the remaining of the board members and property manager are so indifferent is that they are acting as intermediaries for Arik Azulay's money laundering scheme, plus they do not live here and don't get to feel the burden of all of these code violations and illegally operated businesses. Some of the board's rental units tenants served time in prison, some of their dogs leave feces in garden on multiple occasions. The board hired homeless people to clean the building, 2 of them died, last one being on April 1st. After that, they did not hire a cleaning person so we are left here helpless. I am very sad for the elderly owners here, who cannot fight this, plus we are charged for these contractors services as part of maintenance fees. Again, it is very strange how both Deborah Martineau who visited the property and saw dead rats around, and Lauren Firtel who saw the videos and pictures, could not help us.

The insurance certificate I saw is fake, the number listed there never answers or calls back after voicemail, the signature looks forged.

The bank statements that the board provided me are also forged.

I will be submitting the complaint on this money laundering scheme and insurance ring activity to higher authorities. But it should not be so complicated to stop this when so many laws are being broken and the senior owners are suffering...

Kristina Vega

On Wed, Nov 16, 2022, 9:33 AM Blanco, Mindy <MindyBlanco@miamibeachfl.gov> wrote:

Good Morning Mrs. Vega,

Can you please provide me with your address and contact phone number for this complaint so that way we may respond and document the complaint accurately.

As per Senate Bill 60 (see attached) that Governor Ron DeSantis signed into law. We are required to obtain a name and address to accept a compliant. If you could provide this information, we will address your complaint at 65 Washington Ave.

Kindest Regards,

Mindy Blanco, Code Compliance Officer II

Code Compliance Department
1680 Meridian Avenue , Suite 602, Miami Beach, Florida 33139

Lobby Hours: Tuesday – Friday, 8:30AM – 12:00PM and 1:00PM – 4:30PM (Closed Monday)

Building Access Code: Dial 602

Tel: 305-673-7000 Ext. 22144

MindyBlanco@miamibeachfl.gov

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We are committed to providing excellent public service and safety to all who live, work and play in our vibrant, tropical, historic community.

From: webmaster@miamibeachfl.gov

Date: November 16, 2022 at 7:01:18 AM EST

To: "Curitore, Thomas" <ThomasCuritore@miamibeachfl.gov>

Subject: **City of Miami Beach Contact Form -**
kristinavega555@gmail.com

Reply-To: kristinavega555@gmail.com

[THIS MESSAGE COMES FROM AN EXTERNAL EMAIL - USE CAUTION
WHEN REPLYING AND OPENING LINKS OR ATTACHMENTS]

From: Kristina Vega
Email: kristinavega555@gmail.com

Message:

There are several business professionals operating spa
salon, medical services, marketing agencies in the non profit
Condominium building Golden Dreams located at 65-75 Washington
ave - all without certificates of use and certificates of occupancy and
business tax receipts.

Also, units 5, 8, 9, 10, 11, 15, 22 just underwent major renovations
totalling well above 20,000 dol each without permits. These were
done by the contractors hired by the owners Marta Trueba, Arik
Azulay and Lior Raviv, operating under 65-75 Washington ave LLC
and 75 Washington ave 12a LLC. Their contractors left renovation
materials and furniture in parking lot. Property manager has ignored
all the emails.

The insurance certificates I was provided with by these businesses
are fake. Please obtain the correct certificate and email it to me.

Kristina Vega

ThomasCuritore@miamibeachfl.gov

--

This e-mail was sent from a contact form on City of Miami Beach
Website

Escobar, Silvia

From: Curitore, Thomas
Sent: Monday, November 28, 2022 8:38 AM
To: Escobar, Silvia
Subject: FW: City of Miami Beach Contact Form -kristinavega555@gmail.com

MIAMIBEACH

Tom Curitore

Assistant Director

CODE COMPLIANCE DEPARTMENT ISO 9001 Certified

1680 Meridian Avenue Suite 602 Miami Beach, FL 33139

Office: 305.673.7000 Ext. 26684

E-Mail: tcuritore@miamibeachfl.gov

Lobby Hours: Tuesday – Friday, 8:30AM – 12:00PM and 1:00PM – 4:30PM (Closed Monday)

Building Access Code: Dial 602

*We are committed to providing excellent public service and safety
to all who live, work and play in our vibrant, tropical, historic community.*

From: Curitore, Thomas
Sent: Friday, November 18, 2022 12:15 PM
To: Cardeno, Hernan <HernanCardeno@miamibeachfl.gov>
Subject: FW: City of Miami Beach Contact Form -kristinavega555@gmail.com

FYI

MIAMIBEACH

Tom Curitore

Assistant Director

CODE COMPLIANCE DEPARTMENT ISO 9001 Certified

1680 Meridian Avenue Suite 602 Miami Beach, FL 33139

Office: 305.673.7000 Ext. 26684

E-Mail: tcuritore@miamibeachfl.gov

Lobby Hours: Tuesday – Friday, 8:30AM – 12:00PM and 1:00PM – 4:30PM (Closed Monday)

Building Access Code: Dial 602

*We are committed to providing excellent public service and safety
to all who live, work and play in our vibrant, tropical, historic community.*

From: Blanco, Mindy <MindyBlanco@miamibeachfl.gov>
Sent: Wednesday, November 16, 2022 12:42 PM
To: Curitore, Thomas <ThomasCuritore@miamibeachfl.gov>
Cc: Villar, Manny <MannyVillar@miamibeachfl.gov>; Thomas, Rianne <RianneThomas@miamibeachfl.gov>
Subject: Fwd: City of Miami Beach Contact Form [-kristinavega555@gmail.com](mailto:kristinavega555@gmail.com)

Tom,

PCCO Guerrero and I conducted a site inspection due to a complaint that was submitted for businesses operating without a license (salon, spa, medical professionals) out of 65. Washington Ave and also for construction activity without permits. Site inspection and interviews with 3 residents from Unit (8,14,19) did not return with any valid results. However, on 4/6/2022 the property did receive a 1st offense Notice of Violation for operating a condo without a business tax receipt for Yr2022 which is in Fine Owed status.

A second offense notice of violation was issued for operating a condo without a BTR for Yr2023.

PCCO Guerrero and I remained parked across from the building until 12:30 PM and did not observed any activity or traffic. The property also did not have any construction material visible throughout the court yard or outside of any unit.

When we concluded the investigation, Building Code Officer - Josh Goehring arrived to inspect the property.

Case: CC2022-14329

Kindest Regards,

Mindy Blanco, *Code Compliance Officer II*
Code Compliance Department
1680 Meridian Ave- Suite #602, Miami Beach, Florida 33139
Tel: [305-673-7000](tel:305-673-7000) Ext. 22144 Fax [786-394-2428](tel:786-394-2428)/ MindyBlanco@miamibeachfl.gov

From: Blanco, Mindy <MindyBlanco@miamibeachfl.gov>
Sent: Wednesday, November 16, 2022 9:53 AM
To: Curitore, Thomas <ThomasCuritore@miamibeachfl.gov>
Subject: FW: City of Miami Beach Contact Form [-kristinavega555@gmail.com](mailto:kristinavega555@gmail.com)

Tom,

I have researched the internet & Energov – There is nothing online that suggests commercial activity or businesses are operating out of that building. More so, we do not have the specifics on what units are conducting “business”. The e-mail complaint simply implies work without permits in those units. I am awaiting for the reply to conduct a site inspection. I have already reached out to Finance Dept to inquire as to whether or not they have an active BTR as a Condo for now until she provides the details needed to file the complaint.

Kindest Regards,

MIAMIBEACH

Mindy Blanco, Code Compliance Officer II

Code Compliance Department

1680 Meridian Avenue , Suite 602, Miami Beach, Florida 33139

Lobby Hours: Tuesday – Friday, 8:30AM – 12:00PM and 1:00PM – 4:30PM (Closed Monday)

Building Access Code: Dial 602

Tel: 305-673-7000 Ext. 22144

MindyBlanco@miamibeachfl.gov

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We are committed to providing excellent public service and safety to all who live, work and play in our vibrant, tropical, historic community.

From: Blanco, Mindy

Sent: Wednesday, November 16, 2022 9:53 AM

To: kristinavega555@gmail.com

Subject: FW: City of Miami Beach Contact Form [-kristinavega555@gmail.com](mailto:kristinavega555@gmail.com)

Good Morning Mrs. Vega,

Can you please provide me with your address and contact phone number for this complaint so that way we may respond, document the complaint accurately and provide a follow up call about the results of the investigation?

As per Senate Bill 60 (see attached) that Governor Ron DeSantis signed into law. We are required to obtain a name and address to accept a complaint. If you could provide this information, we will address your complaint at 65 Washington Ave.

Kindest Regards,

MIAMIBEACH

Mindy Blanco, Code Compliance Officer II

Code Compliance Department

1680 Meridian Avenue , Suite 602, Miami Beach, Florida 33139

Lobby Hours: Tuesday – Friday, 8:30AM – 12:00PM and 1:00PM – 4:30PM (Closed Monday)

Building Access Code: Dial 602

Tel: 305-673-7000 Ext. 22144

MindyBlanco@miamibeachfl.gov

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We are committed to providing excellent public service and safety to all who live, work and play in our vibrant, tropical, historic community.

From: webmaster@miamibeachfl.gov
Date: November 16, 2022 at 7:01:18 AM EST
To: "Curitore, Thomas" <ThomasCuritore@miamibeachfl.gov>
Subject: City of Miami Beach Contact Form -kristinavega555@gmail.com
Reply-To: kristinavega555@gmail.com

[THIS MESSAGE COMES FROM AN EXTERNAL EMAIL - USE CAUTION WHEN REPLYING AND OPENING LINKS OR ATTACHMENTS]

From: Kristina Vega
Email: kristinavega555@gmail.com

Message:

There are several business professionals operating spa salon, medical services, marketing agencies in the non profit Condominium building Golden Dreams located at 65-75 Washington ave - all without certificates of use and certificates of occupancy and business tax receipts.

Also, units 5, 8, 9, 10, 11, 15, 22 just underwent major renovations totalling well above 20,000 dol each without permits. These were done by the contractors hired by the owners Marta Trueba, Arik Azulay and Lior Raviv, operating under 65-75 Washington ave LLC and 75 Washington ave 12a LLC. Their contractors left renovation materials and furniture in parking lot. Property manager has ignored all the emails.

The insurance certificates I was provided with by these businesses are fake. Please obtain the correct certificate and email it to me.

Kristina Vega

ThomasCuritore@miamibeachfl.gov

--

This e-mail was sent from a contact form on City of Miami Beach Website

Escobar, Silvia

From: Goehring, Joshua
Sent: Monday, November 28, 2022 1:47 PM
To: Escobar, Silvia
Subject: 65-75 Washington Av

Good afternoon Silvia,

The Building Department responded to a complaint of several units having been renovated on site at 65-75 Washington Av without permits. Unit #'s 5 & 8 have been inspected so far. Violation has been issued to unit # 8 (BVC22000970) for interior remodel without permits, and we are awaiting confirmation for unit # 5. Building Access violations have been posted for the remaining five units to gain access into the units to inspect them.

Thank you,

JG

MIAMIBEACH

Joshua Goehring, Building Code Compliance Officer
BUILDING DEPARTMENT
1700 Convention Center Drive, Miami Beach, FL 33139
Tel: 305-673-7610 ext. 26229 / JoshuaGoehring@miamibeachfl.gov



Please do not print this e-mail unless necessary.

We are committed to providing excellent public service and safety to all who live, work and play in our vibrant, tropical, historic community. KS

Please use these e-mails for the following requests:

- Buildinginfo@miamibeachfl.gov (For general building questions—include permit number if available)
- Buildingcontractor@miamibeachfl.gov (For contractor registration/insurance related matters—include permit number and license number if available)
- Buildinginspection@miamibeachfl.gov (For Inspection related matters—include permit number if available)
- Buildingviolations@miamibeachfl.gov (For violation related matters)
- Building40yr@miamibeachfl.gov (For 40yr + recertification matters)

For up to the minute detailed information on your application status, visit our CSS website at:

- <https://eservices.miamibeachfl.gov/EnerGovProd/SelfService/#/home>
- WWW.MIAMIBEACHFL.GOV/ONLINEPERMITS
- <https://www.miamibeachfl.gov/city-hall/building/>
- <https://secure.miamibeachfl.gov/payments/>
- <https://secure.miamibeachfl.gov/inspectionroutes/>

Escobar, Silvia

From: Cardeno, Hernan
Sent: Wednesday, February 22, 2023 10:18 AM
To: Escobar, Silvia
Cc: Curitore, Thomas
Subject: FW: Complaints RE Kristina Vega
Attachments: 23-02-22_VEGA_COMPLAINT RE BUILDING PERMITS AND POLICE REPORTS.pdf

Please review and let me know. Thanks.

HC

MIAMIBEACH

Hernan D. Cardeno, Esq.
Director

CODE COMPLIANCE DEPARTMENT, ISO9001 Certified
1680 Meridian Avenue Suite 602, Miami Beach, FL 33139

E-Mail: HernanCardeno@miamibeachfl.gov

Lobby Hours: Tuesday – Friday, 8:30AM – 12:00PM and 1:00PM – 4:30PM (Closed Monday)

Building Access Code: Dial 602

Tel. 305.673.7776 Ext. 27077

*We are committed to providing excellent public service and safety
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From: Hughes, Dylan <DylanHughes@miamibeachfl.gov>
Sent: Wednesday, February 22, 2023 9:59 AM
To: Cardeno, Hernan <HernanCardeno@miamibeachfl.gov>
Subject: RE: Complaints RE Kristina Vega

Good morning Hernan,

I hope all is well with you. I am following up with you on case no. IR-2022-0005 regarding Kristina Vega. In addition I have attached the most recent complaint from Ms. Vega, that have allegations that may or may not have been addressed in your internal review. Some of the allegations in the attached complaint refer to the Building Department and some relate to Code Compliance. Please take a look at the allegations that refer to your department and let me know.

Thank you for your assistance.



Dylan Hughes

Investigator

Office of the Inspector General
1130 Washington Ave., 6th Floor
Miami Beach, FL 33139

Tel. 305-673-7000 ext. 26651 | Fax: 305-587-2401

Hotline: 786-897-1111

dylanhughes@miamibeachfl.gov

www.miamibeachfl.gov

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From: Cardeno, Hernan <HernanCardeno@miamibeachfl.gov>

Sent: Wednesday, December 28, 2022 3:33 PM

To: Hughes, Dylan <DylanHughes@miamibeachfl.gov>

Subject: RE: Complaints RE Kristina Vega

Good afternoon Dylan,

All good—hope you and yours had a great Christmas, as well. With respect to the Kristina Vega concerns, I have our Internal Review (case no. IR-2022-0005) on my desk for review. Once I go over the draft findings, we will finalize and I will send over a completed copy of the file. This will probably occur after the NYE holiday. Thanks.

Hernan

MIAMIBEACH

Hernan D. Cardeno, Esq.

Director

CODE COMPLIANCE DEPARTMENT, ISO9001 Certified
1680 Meridian Avenue Suite 602, Miami Beach, FL 33139

E-Mail: HernanCardeno@miamibeachfl.gov

Lobby Hours: Tuesday – Friday, 8:30AM – 12:00PM and 1:00PM – 4:30PM (Closed Monday)

Building Access Code: Dial 602

Tel. 305.673.7776 Ext. 27077

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From: Hughes, Dylan <DylanHughes@miamibeachfl.gov>

Sent: Wednesday, December 28, 2022 8:34 AM

To: Cardeno, Hernan <HernanCardeno@miamibeachfl.gov>

Subject: RE: Complaints RE Kristina Vega

Good morning Hernan,

I hope you had a wonderful holiday. During our meeting on November 23, 2022, you advised me that you would have your staff look into the information in the below email thread and prepare a synopsis report for me.

I am just following up on the status of that. I appreciate your assistance.

Thank you.



Dylan Hughes

Investigator

Office of the Inspector General

1130 Washington Ave., 6th Floor

Miami Beach, FL 33139

Tel. 305-673-7000 ext. 26651 | Fax: 305-587-2401

Hotline: 786-897-1111

dylanhughes@miamibeachfl.gov

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From: Hughes, Dylan

Sent: Friday, November 18, 2022 11:56 AM

To: Cardeno, Hernan <HernanCardeno@miamibeachfl.gov>

Cc: Centorino, Joseph <JosephCentorino@miamibeachfl.gov>

Subject: Complaints RE Kristina Vega

Mr. Cardeno,

The OIG has received complaints (attached) by way of email (krstinavega555gmail.com) from Ms. Kristina Vega, 65 Washington Avenue Apartment 20, Golden Dreams Condominiums requesting the audit of Code Compliance Department's Procedures used to detect prohibited commercial uses of residential premises. As well as the processes used to detect prohibited commercial uses of residential premises and transient rental accommodations operating without visible Business Tax Receipt. In addition, the complainant states that the audit needs to verify whether Code Compliance's field force is handling the inspection and enforcement of Certificates of Registration and Certificates of Use properly; and whether the supplementary sources are used to detect/verify violations of Certificates of Use e.g. records in Division of Corporations, Declaration of Condominium documents, the Certificate of Insurance. (email dated 11-2-22)

Ms. Vega alleges that “Present use of the building was falsely listed as “Residential Premises” only, but the building is utilized as an office space, landscaping business, marketing agency, and a motel for short term rentals – all of them without the Certificate of Use and Business Tax Receipts. The building located at 75 Washington Ave is being sold by President Isabel Fine as an office space. Unit 11 is used for Landscaping Business by “Tree of Knowledge Landscaping LLC with EIN Number 86-1863266, as per Division of Corporations. Unit 8 is used for marketing agency named “Gordana Z”. Board members Arik Azulay and Lior Raviv are using their units as short-term rentals: Some of the units are occupied as 4 people per studio apartment, thus violating Florida Building Code for the permitted occupancy size. Here is the video from unit 15 former tenant:https://www.youtube.com/watch?v=AAMemAV4cKo&ab_channel=Kristina. He found the ad of the rental on Facebook Marketplace and rented it as a short-term rental in February -April, 2022 together with other 3 guys that he only met at the time of the rental. They paid 750 dol each or 3000 dol per studio unit while the unit was listed as 1900 dol/month in the listing GFLR #F10317119 (<https://www.compass.com/listing/75-washington-avenue-unit-15-miamibeach-fl-33139/1036530693120804569/>).”

In an email dated 11-18-22 Ms. Vega requests that an audit be conducted regarding 1. fraudulent permits, 2. fraudulent insurance certificates, 3. residential premises used for commercial uses, 4. persons providing professional services without license, and 5. contractors renovating residential premises without permits, are handled. The email states, “ I read that one of the main functions of the City Code Compliance department is to detect and combat the prohibited commercial uses of residential premises. I reported this in April and the City Code Compliance allowed the businesses to operate in our Condominium only fining us 1000 dol for no business tax receipts. The businesses continued operating and I filed another complaint.” One of your Compliance Officers, Ms. Mindy Blanco responded to Ms. Vega (see attached email).

Please review the attached emails regarding the areas within the prevue of your authority. The OIG has not initiated any action regarding the complaints. We are in the process of vetting the information to determine its validity and credibility to recommend a course of action if any to the Inspector General. I would appreciate the opportunity to speak with you or one of your representatives regarding this matter.



Dylan Hughes

Investigator

Office of the Inspector General
1130 Washington Ave., 6th Floor
Miami Beach, FL 33139

Tel. 305-673-7000 ext. 26651 | Fax: 305-587-2401

Hotline: 786-897-1111

dylanhughes@miamibeachfl.gov

www.miamibeachfl.gov

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OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 2/22/2023

Property Information	
Folio:	02-4203-182-0001
Property Address:	
Owner	REFERENCE ONLY
Mailing Address	
PA Primary Zone	6502 COMMERCIAL
Primary Land Use	0000 REFERENCE FOLIO
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	0



Assessment Information			
Year	2022	2021	2020
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	2022	2021	2020
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
GOLDEN DREAMS CONDO
OCEAN BEACH FL SUB PB 2-38
LOTS 18 & 19 BLK 10
F K A GOLDEN DREAMS CO-OP INC
FOLIO 02 4203 091 0010 THRU 0260

Taxable Value Information			
	2022	2021	2020
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:



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Detail by Entity Name

Florida Not For Profit Corporation

GOLDEN DREAMS CONDOMINIUM ASSOCIATION INC.

Filing Information

Document Number	N04000011970
FEI/EIN Number	59-1440286
Date Filed	12/23/2004
Effective Date	12/23/2004
State	FL
Status	ACTIVE
Last Event	NAME CHANGE AMENDMENT
Event Date Filed	01/31/2005
Event Effective Date	NONE

Principal Address

65 WASHINGTON AVE
MIAMI BEACH, FL 33139

Changed: 05/02/2011

Mailing Address

Blue Leaf Management
P.O Box 190239
Miami Beach, FL 33119

Changed: 01/20/2023

Registered Agent Name & Address

Blue Leaf Management
1688 Meridian Avenue
Suite 729
Miami Beach, FL 33139

Name Changed: 01/20/2023

Address Changed: 01/20/2023

Officer/Director Detail

Name & Address

Title Treasurer

TRUEBA, MARTA
Blue Leaf Management
P.O Box 190239
Miami Beach, FL 33119

Title VP

RAVIV, LIOR
Blue Leaf Management
P.O Box 190239
Miami Beach, FL 33119

Title Secretary

Azulay, Arik
Blue Leaf Management
P.O Box 190239
Miami Beach, FL 33119

Title President

Fine, Isabel
Blue Leaf Management
P.O Box 190239
Miami Beach, FL 33119

Title Director

Gonzalez , Vincente
Blue Leaf Management
P.O Box 190239
Miami Beach, FL 33119

Annual Reports

Report Year	Filed Date
2022	04/29/2022
2022	09/21/2022
2023	01/20/2023

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03/23/2005 -- ANNUAL REPORT	View image in PDF format
01/31/2005 -- Name Change	View image in PDF format
12/23/2004 -- Domestic Non-Profit	View image in PDF format



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Detail by Entity Name

Florida Limited Liability Company
65-75 WASHINGTON AVE LLC

Filing Information

Document Number	L21000464209
FEI/EIN Number	87-3534381
Date Filed	10/25/2021
Effective Date	10/25/2021
State	FL
Status	ACTIVE
Last Event	LC NAME CHANGE
Event Date Filed	11/10/2021
Event Effective Date	NONE

Principal Address

420 S DIXIE HWY.
2ND FLOOR
HALLANDALE BEACH, FL 33009

Mailing Address

420 S DIXIE HWY
2ND FLOOR
HALLANDALE BEACH, FL 33009 UN

Registered Agent Name & Address

RAVIV, LIOR
13200 BISCAYNE BAY TER.
NORTH MIAMI BEACH, FL 33181

Authorized Person(s) Detail

Name & Address

Title MGR

RAVIV, LIOR
13200 BISCAYNE BAY TER.
NORTH MIAMI BEACH, FL 33181

Title MGR

AZULAY, ARIK
19501 NE 22ND AVENUE
MIAMI, FL 33180

Annual Reports

Report Year	Filed Date
2022	01/07/2022
2023	01/20/2023

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[11/10/2021 -- LC Name Change](#)

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[10/25/2021 -- Florida Limited Liability](#)

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CITY OF MIAMI BEACH
CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

TRADE NAME: GOLDEN DREAMS CONDOMINIUM ASSOCIATION INC
DBA:

LICENSE NUMBER: BTR013573-02-2023
Beginning: 03/09/2023

IN CARE OF:
ADDRESS: 65 Washington Ave
Miami Beach, FL 33139-0000

Expires: 09/30/2023
Parcel No: 0242031820001

TRADE ADDRESS: 65 Washington Ave

A penalty is imposed for failure to keep this Business Tax Receipt exhibited conspicuously at your place of business.

A Business Tax Receipt issued under this article does not waive or supersede other City laws, does not constitute City approval of a particular business activity and does not excuse the licensee from all other laws applicable to the licensee's business.

This Receipt may be transferred:

A. Within 30 days of a bonafide sale, otherwise a complete annual payment is due.

B. To another location within the City if proper approvals and the Receipt are obtained prior to opening of the new location.

Additional Information

Residential condominium with 26 units

Storage Locations

Code	Business Type
95800000	Condo (no state license required)

Condominiums: #Condos	26
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FROM: CITY OF MIAMI BEACH
1700 CONVENTION CENTER DRIVE
MIAMI BEACH, FL 33139-1819

PRESORTED FIRST CLASS U.S. POSTAGE PAID MIAMI BEACH, FL PERMIT No 1525

GOLDEN DREAMS CONDOMINIUM ASSOCIATION INC
65 Washington Ave
Miami Beach, FL 33139-0000

**GOLDEN DREAMS CONDOMINIUM
CODE COMPLIANCE
LETTER TO KRISTINA VEGA**

MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov
CODE COMPLIANCE DEPARTMENT
Tel: 305.673.7555

April 21, 2023

Ms. Kristina Vega
65 Washington Avenue Apt. 20
Miami Beach, FL 33139

*Sent via electronic mail only to:
kristinavega555@gmail.com*

RE: Formal Complaint of November 16, 2022 / CMB Internal Review Case No. 22-0005

Dear Ms. Vega,

Please accept this correspondence in response to issues you have raised in a formal complaint as outlined in your electronic mail of November 16, 2022. As you know, I asked for an internal review of all the issues detailed in your correspondence.

After review of report narratives, violations, body worn camera footage, and employee interviews, our investigator determined that several of the concerns you highlighted in your formal complaint are unsubstantiated.

On November 16, 2022, we responded to your complaint of illegal short-term rental activity and commercial use and the assessment was carried out in accordance with our Department guidelines. The code officer(s) that responded took the following actions:

- Emailed you the day we received your complaint to obtain your address and phone number;
- The code officers then proceeded to site inspection and conducted three separate interviews with residents from units 8, 14, and 19. Upon their inspection, they did not find any evidence of illegal use specifically for illegal short-term rental activity, commercial use, or businesses operating without a license;
- The code officers researched the business tax receipt of the condo association, Golden Dreams Condo and found that they did not have a valid business tax receipt;
 - Code violation # CC2022-12824 (1st offense) was initially issued to the condo association on April 6, 2022 when a code officer was proactively researching business tax receipts for businesses in the area;
 - Code violation # CC2022-14329 (2nd offense) was issued to the condo association since the condo association still did not have an active business tax receipt.
 - The condo association remedied the violation and now has an active business tax receipt as of March 9, 2023 – Business Tax Receipt # BTR013573-02-2023.
- The code officers referred the concerns regarding fraudulent permits for 40-year certification and illegal construction activity to the City's Building Department;
 - The Building Department issued violation # BVC22000970 to unit 8 for conducting work without permits

We are committed to providing excellent public service and safety to all who live, work, and play in our vibrant, tropical, historic community.

- Code Compliance Officer (CCO) Blanco did not find any evidence of tree cutting when she conducted her inspection, and she informed you that the tree cutting concern was referred to the Building Department and the Urban Forestry Department;
- The code officers were interviewed by the Code Compliance Department to review how they addressed the complaints;
 - On November 29, 2022 CCO Blanco conducted an online investigation for short-term rental activity, commercial use, and businesses operating without a license and did not find any evidence of any illegal activity. CCO Blanco and CCO Guerrero then conducted an onsite investigation and at that time, the CCOs did not observe any illegal activity. During their investigation, the CCOs did not observe any construction material throughout the courtyard or outside of any of the units.
- Emailed you on November 29, 2022 asking you for your contact number to discuss your concerns and you did not respond;
- On January 10, 2023, CCO Blanco returned to the property to investigate and found no evidence of any illegal activity. CCO Blanco emailed you again to discuss your concerns and you did not respond. CCO Blanco then proceeded to contact the Police Department and spoke with Police Officer Deborah Martineau regarding your concerns;
- On January 11, 2023, Detective Quijano spoke with CCO Blanco and advised her that you met with Detective Quijano to discuss your concerns. Detective Quijano advised you to send an email with your concerns and it would be forwarded to the appropriate Departments and agencies. Detective Quijano attempted to reach out to you afterwards on several occasions and she has not received a response to her request. Detective Quijano stated there has been a complaint submitted to the Miami Beach Police Internal Affairs Unit.

I have asked Silvia Escobar, our Administrative Services Manager, to provide your contact information to the Building Department to keep you abreast of the Special Magistrate hearing dates for the Building violations issued in the event you wish to be heard at the appeal hearing. We find that resident testimony is most compelling at these hearings when the Special Magistrate has an opportunity to hear first-hand of the negative impacts our residents are experiencing and conversely, affecting their quality of life. Additionally, you are welcome to communicate with Silvia for any questions you may have regarding our internal review.

In closing, we take all complaints seriously and I hope that our internal review of this matter has demonstrated our full transparency with the end-goal of providing effective and efficient service delivery to our residents.

Sincerely,



Hernan D. Cardeno, Esq.
Director

/hdc

c: Mark Taxis, Assistant City Manager