



# PROPERTY APPRAISER OF MIAMI-DADE COUNTY

## Summary Report

Generated On: 03/11/2026

PROPERTY INFORMATION	
<b>Folio</b>	03-4117-004-2160
<b>Property Address</b>	624 ESCOBAR AVE CORAL GABLES, FL 33134-0000
<b>Owner</b>	OMAR MONTEJO & W KAREN
<b>Mailing Address</b>	624 ESCOBAR AVE CORAL GABLES, FL 33134-7012
<b>Primary Zone</b>	0100 SINGLE FAMILY - GENERAL
<b>Primary Land Use</b>	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
<b>Beds / Baths /Half</b>	2 / 2 / 0
<b>Floors</b>	1
<b>Living Units</b>	1
<b>Actual Area</b>	1,886 Sq.Ft
<b>Living Area</b>	1,350 Sq.Ft
<b>Adjusted Area</b>	1,604 Sq.Ft
<b>Lot Size</b>	7,875 Sq.Ft
<b>Year Built</b>	1940



ASSESSMENT INFORMATION				
Year	2025	2024	2023	
<b>Land Value</b>	\$866,250	\$803,310	\$590,727	
<b>Building Value</b>	\$194,405	\$194,405	\$194,405	
<b>Extra Feature Value</b>	\$0	\$0	\$0	
<b>Market Value</b>	\$1,060,655	\$997,715	\$785,132	
<b>Assessed Value</b>	\$336,328	\$326,850	\$317,331	

TAXABLE VALUE INFORMATION				
Year	2025	2024	2023	
<b>COUNTY</b>				
<b>Exemption Value</b>	\$50,722	\$50,000	\$50,000	
<b>Taxable Value</b>	\$285,606	\$276,850	\$267,331	
<b>SCHOOL BOARD</b>				
<b>Exemption Value</b>	\$25,000	\$25,000	\$25,000	
<b>Taxable Value</b>	\$311,328	\$301,850	\$292,331	
<b>CITY</b>				
<b>Exemption Value</b>	\$50,722	\$50,000	\$50,000	
<b>Taxable Value</b>	\$285,606	\$276,850	\$267,331	
<b>REGIONAL</b>				
<b>Exemption Value</b>	\$50,722	\$50,000	\$50,000	
<b>Taxable Value</b>	\$285,606	\$276,850	\$267,331	

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
<b>Save Our Homes Cap</b>	Assessment Reduction	\$724,327	\$670,865	\$467,801
<b>Homestead</b>	Exemption	\$25,000	\$25,000	\$25,000
<b>Second Homestead</b>	Exemption	\$25,722	\$25,000	\$25,000

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

SHORT LEGAL DESCRIPTION	
CORAL GABLES COUNTRY CLUB SEC 6	
PB 20-1	
LOT 8 & E1/2 LOT 7 BLK 139	
LOT SIZE IRREGULAR	
OR 17448-3613 1196 1	

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
11/01/1996	\$255,000	17448-3613	Sales which are qualified
01/01/1994	\$215,000	16247-1381	Sales which are qualified

The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser of Miami-Dade County is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser of Miami-Dade County and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <https://www.miamidadepa.gov/pa/disclaimer.page>

# CITY OF CORAL GABLES, FLORIDA UNIFORM CIVIL VIOLATION NOTICE

## INSTRUCTIONS

Ticket #: TICK-26-03-23233

DATE/TIME ISSUED **3/6/2026 8:39** CODE INSPECTOR **Rose Martinez** DEPARTMENT **Code Enf.**

NAME OF VIOLATOR **OMAR MONTEJO & W KAREN** FOLIO **0341170042160**  
**624 ESCOBAR AVE** REPEAT VIOLATOR  
**CORAL GABLES, FL 33134** **Yes No**

NAME OF REGISTERED AGENT (IF APPLICABLE):

THIS NOTICE SUMMONS YOU TO ANSWER THE COMPLAINT THAT ON THE FOLLOWING DATE **3/6/2026** AT **8:39** VIOLATION OF THE FOLLOWING SECTION(S) OF CORAL GABLES CITY CODE WAS OBSERVED

Sec. 34-105. - Abandoned or junk motor vehicles on public or private property prohibited; exceptions.&#x0D;  
(a)It shall be unlawful for any person to park, store, or leave any motor or other vehicle maintained on cement blocks, with flat tires, partially dismantled, not properly registered or insured, or in a wrecked, junked, dilapidated or abandoned condition on public or private property in the city:(1)Unless it is in connection with a purpose or business enterprise lawfully situated and licensed.  
(2)Or if the vehicle is kept on private property, the vehicle shall be kept under a form-fitting car cover with clips or drawstrings.(3)A maximum of two vehicles shall be allowed under car covers on or within the property lines on any private property within the city and must be parked on an approved parking surface as provided in the city zoning code.(b)Violations of this section are punishable as provided in section 1-7.&#x0D;  
(Code 1958, § 19A-21; Code 1991, § 16-72; Code 2006, § 34-78; Ord. No. 1958, § 1, 3-28-1972; Ord. No. 3589, § 1, 8-20-2002; Ord. No. 2008-21, § 2, 9-23-2008)

TO WIT:

**Abandoned / inoperable boat on side-rear yard.**

**Comply with section 34-105(a) - Must remove boat or have boat in an operable condition**

AT **624 ESCOBAR AVE**

YOU SHALL PAY THE CIVIL PENALTY OF \$ **200.00** PLEASE CORRECT THE VIOLATION ON OR BEFORE **3/16/2026** . YOU MAY REQUEST AN ADMINISTRATIVE HEARING BEFORE A HEARING OFFICER TO APPEAL THE DECISION OF THE CODE OFFICER ON OR BEFORE **3/27/2026**

FAILURE TO PAY CIVIL PENALTY AND CORRECT VIOLATION OR FILE A REQUEST FOR ADMINISTRATIVE HEARING BY THE DATE SHOWN SHALL CONSTITUTE A WAIVER OF YOUR RIGHT TO HEARING AND SUCH WAIVER SHALL CONSTITUTE AN ADMISSION OF VIOLATION. EACH DAY OF CONTINUED VIOLATION SHALL BE DEEMED A CONTINUING VIOLATION SUBJECT TO ADDITIONAL PENALTY IN THE SAME AMOUNT WITHOUT THE NEED FOR ISSUANCE OF ADDITIONAL CIVIL VIOLATION NOTICE.

I ACKNOWLEDGE RECEIPT OF THIS CIVIL VIOLATION NOTICE. I UNDERSTAND THAT ACCEPTANCE OF THIS VIOLATION NOTICE IS NOT AN ADMISSION OF GUILT.

\_\_\_\_\_  
VIOLATOR

\_\_\_\_\_  
DATE

\_\_\_\_\_  
CODE ENFORCEMENT OFFICER

\_\_\_\_\_  
DATE

### PAYMENTS AND REQUEST FOR HEARING SHOULD BE MADE TO:

CITY OF CORAL GABLES  
CLERK OF THE CODE ENFORCEMENT BOARD  
DEVELOPMENT SERVICES DEPARTMENT  
P.O. BOX 341549  
CORAL GABLES, FLORIDA 33114  
(305) 441-5777

**HEARING WILL BE SET NO SOONER THAN TWENTY (20) DAYS FROM THE DATE OF THE CIVIL VIOLATION NOTICE. ALL PARTIES WILL BE NOTIFIED AT THE MAILING ADDRESS SHOWN ON THIS NOTICE.**

**YOU MAY APPEAR WITH OR WITHOUT COUNSEL AND PRODUCE WITNESSES ON YOUR OWN BEHALF.**

**YOU WILL BE LIABLE FOR REASONABLE COSTS OF THE ADMINISTRATIVE HEARING UPON A FINDING OF GUILT.**

**LIENS IN THE AMOUNT OF UNPAID PENALTIES WILL BE FILED AGAINST YOUR REAL OR PERSONAL PROPERTY AND WILL BE FORECLOSED UPON.**

**FAILURE TO PAY CIVIL PENALTY AND CORRECT VIOLATION OR FILE A REQUEST FOR ADMINISTRATIVE HEARING BY THE DATE SHOWN SHALL CONSTITUTE A WAIVER OF YOUR RIGHT TO HEARING AND SUCH WAIVER SHALL CONSTITUTE AN ADMISSION OF VIOLATION. EACH DAY OF CONTINUED VIOLATION SHALL BE DEEMED A CONTINUING VIOLATION SUBJECT TO ADDITIONAL PENALTY IN THE SAME AMOUNT WITHOUT THE NEED FOR ISSUANCE OF ADDITIONAL CIVIL VIOLATION NOTICE.**

**THE FILING OF A REQUEST FOR AN ADMINISTRATIVE HEARING WILL NOT HALT THE ACCRUAL OF CONTINUING VIOLATION.**



SCAN ME

City's Exhibit #2



# City of Coral Gables

Code Enforcement Division  
427 Biltmore Way, Suite 100



**SCAN ME**  
Need to search or appeal  
your citation?

## Code Enforcement Violation Warning

March 6, 2026

Case #: TICK-26-03-23233

**OMAR MONTEJO & W KAREN  
624 ESCOBAR AVE  
CORAL GABLES, FL 33134**

Folio #: 0341170042160

Dear Property Owner and/or Occupant:

As part of an ongoing effort to enhance the health, safety, and welfare of the citizens of Coral Gables, a recent inspection was made to the premises at:

624 ESCOBAR AVE, Coral Gables, FL 33134---0000

At that time, a Code Enforcement Officer found the following violation(s) evident on the property:

**Abandoned or junk motor vehicles private property - Sec. 34-105. - Abandoned or junk motor vehicles on public or private property prohibited; exceptions.**

**(a) It shall be unlawful for any person to park, store, or leave any motor or other vehicle maintained on cement blocks, with flat tires, partially dismantled, not properly registered or insured, or in a wrecked, junked, dilapidated or abandoned condition on public or private property in the city:**

**(1) Unless it is in connection with a purpose or business enterprise lawfully situated and licensed.**

**(2) Or if the vehicle is kept on private property, the vehicle shall be kept under a form-fitting car cover with clips or drawstrings.**

**(3) A maximum of two vehicles shall be allowed under car covers on or within the property lines on any private property within the city and must be parked on an approved parking surface as provided in the city zoning code.**

**(b) Violations of this section are punishable as provided in section 1-7.**

**(Code 1958, § 19A-21; Code 1991, § 16-72; Code 2006, § 34-78; Ord. No. 1958, § 1, 3-28-1972; Ord. No. 3589, § 1, 8-20-2002; Ord. No. 2008-21, § 2, 9-23-2008)**

**Code Enforcement Officer Comments: Abandoned / inoperable boat on side-rear yard.**

**Comply with section 34-105(a) - Must remove boat or have boat in an operable condition**

**The following steps should be taken to correct the violation:**

**Comply with section 34-105(a) - Must remove boat or have boat in an operable condition.**

**\*\*THIS IS A WARNING, THERE IS NO FINE ATTACHED TO THIS WARNING. PLEASE COMPLY BY MARCH 16, 2026.\*\***


Coral Gables has earned the title of "The City Beautiful" with the help of the residents. Your immediate cooperation in correcting the violation(s) listed above would be gratefully appreciated.

The Code Enforcement Division will re-inspect the property on 3/16/2026 to determine if corrective measures have been completed. If corrective measures have not been completed by 3/16/2026, a Notice of Violation and/or citation will be issued.

305-460-5291

rmartinez@coralgables.com

The Division is available for consultation on this matter from 7:30 AM to 4:00 PM. Please do not hesitate to call Rose Martinez at 305-460-5291 for additional assistance or the Code Enforcement Hot-line at 305-441-5777. or see us in person at 427 Biltmore Way, 2nd Floor, Coral Gables FL, 33134.



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Martinez, Rose  
305-460-5291

[rmartinez@coralgables.com](mailto:rmartinez@coralgables.com)



# City of Coral Gables

Code Enforcement Division  
427 Biltmore Way, Suite 100



SCAN ME

Need to search or  
appeal your citation?

## Notice of Violation

March 6, 2026

Case #:NOVI-26-03-12724

**OMAR MONTEJO &W KAREN  
624 ESCOBAR AVE  
CORAL GABLES, FL 33134**

Folio #: 0341170042160

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at:

624 ESCOBAR AVE, Coral Gables, FL 33134---0000

The violation(s) found was:

**Discontinuance of utilities - Sec. 105-430. - Discontinuance of utilities.&#x0D;  
No owner, operator, or occupant shall cause any service, facility, equipment, or utility which is  
required to be supplied by the provisions of this division to be removed from, or shut off from, or  
discontinued for any occupied dwelling unit, except for necessary repairs, alterations, or  
emergencies.&#x0D;  
&#x0D;  
(Code 1958, § 16A-74; Code 1991, § 12-142; Code 2006, § 105-239; Ord. No. 1142, § 9.7, 7-14-1959)**

**Code Enforcement Officer Comments: Water disconnected - no running water for habitation.**

**The following steps should be taken to correct the violation:**

**Water service must be restored with Water and Sewer to meet minimum standards first habitation.**

The regulations enforced by the City have been adopted in order to protect the public and assure continuing high property values. Your immediate attention to correcting the violation(s) listed above is required.

The Code Enforcement Division will re-inspect the property on 3/16/2026 to determine if corrective measures have been completed. If the violation(s) has not been completed at the time of inspection, your case will be presented to the Code Enforcement Board for review and possible action. At that time, you will have the opportunity to explain to the citizens serving on the Board the reasons why the violation(s) has not been corrected. The Board has the authority to assess a fine against you for as long as the violation continues.

305-441-5777 or see us in person at 427 Biltmore Way, 2nd Floor, Coral Gables FL, 33134.

Martinez, Rose  
305-460-5291

rmartinez@coralgables.com



# City of Coral Gables

Code Enforcement Division  
427 Biltmore Way, Suite 100



SCAN ME

Need to search or  
appeal your citation?

## Notice of Violation

March 6, 2026

Case #:NOVI-26-03-12720

**OMAR MONTEJO &W KAREN  
624 ESCOBAR AVE  
CORAL GABLES, FL 33134**

Folio #: 0341170042160

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at:

624 ESCOBAR AVE, Coral Gables, FL 33134---0000

The violation(s) found was:

**Floors, walls, ceilings and roofs - Sec. 105-278. - Floors, walls, ceilings and roofs. Floors, walls, ceilings and roofs of every structure used for human habitation shall be structurally sound, and maintained in a clean and sanitary condition. They shall be free from cracks, breaks, loose plaster and similar conditions so serious as to endanger the safety of occupants or to seriously mar the attractiveness of the premises.;**  
;  
(Code 1958, § 16A-36; Code 1991, § 12-178; Code 2006, § 105-289; Ord. No. 1142, § 4.5, 7-14-1959; Ord. No. 2013-07, § 2, 5-28-2013)

**Code Enforcement Officer Comments: MINIMUM HOUSING: 1)Dirty exterior walls, 2)dirty walkway, 3)dirty fascia boards, 4)front entrance overhang columns in disrepair (rotting), 5)front steps dirty, 6)dirty roof, 7)loose roof tiles in rear of property, 8)overgrown grass and vegetation in rear property.**


**The following steps should be taken to correct the violation:**

**Clean, maintain, repair or remove - including but not limited to: 1)exterior walls that are discolored, 2)walkway that is dirty, 3)fascia boards that are dirty, 4)front entrance overhang in disrepair (rotting), 5)front steps covered with mold, 6)roof dirty, 7)loose roof tiles in rear of property, 8)back yard that has overgrown grass and vegetation.**

The regulations enforced by the City have been adopted in order to protect the public and assure continuing high property values. Your immediate attention to correcting the violation(s) listed above is required.

The Code Enforcement Division will re-inspect the property on 4/5/2026 to determine if corrective measures have been completed. If the violation(s) has not been completed at the time of inspection, your case will be presented to the Code Enforcement Board for review and possible action. At that time, you will have the opportunity to explain to the citizens serving on the Board the reasons why the violation(s) has not been corrected. The Board has the authority to assess a fine against you for as long as the violation continues.

305-441-5777 or see us in person at 427 Biltmore Way, 2nd Floor, Coral Gables FL 33134.

  
Martinez, Rose  
305-460-5291

rmartinez@coralgables.com

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

CITY OF CORAL GABLES,

Case No. 26-1336  
UNST-26-03-0040

Petitioner,

vs.

Certified Mail Return Receipt & Via USPS Regular Mail  
9589 0710 5270 1750 3197 77

OMAR MONTEJO and KAREN MONTEJO  
624 ESCOBAR AVE  
CORAL GABLES, FL 33134-7012

**NOTICE OF UNSAFE STRUCTURE VIOLATION  
AND NOTICE OF HEARING**

Date: March 16, 2026

Re: **624 Escobar Avenue, Coral Gables, FL 33134-7012**, legally described as Lot 8 and East ½ Lot 7, Block 139, of CORAL GABLES COUNTRY CLUB SECTION 6, according to the Plat thereof, as recorded in Plat Book 20, at Page 1, of the Public Records of Miami-Dade County, Florida, and bearing Property Appraiser's folio number 03-4117-004-2160 ("Property"), and the historic single-family one-story residence ("Structure") on the Property, built in 1940.

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. **The Structure is hereby declared unsafe** by the Building Official and is presumed unsafe pursuant to Section 105-89 of the City Code; as follows:

**Sec. 105-89. Physical criteria for unsafe structures.**

A structure shall be considered unsafe if it meets any of the following criteria:

- (1) The structure or its electrical, gas, mechanical, or plumbing system is unsafe; dangerous; unsanitary; does not provide adequate egress; constitutes a fire or windstorm hazard; is otherwise dangerous to human life; by reason of illegal or improper use, occupancy or maintenance, constitutes a hazard to safety or health or public nuisance; or has been substantially damaged by the elements, fire, explosion, or otherwise.
- (10) A structure shall be presumed to be unsafe if one or more of the following criteria applies:
  - a. There is falling-away, hanging, or loose siding, blocks, bricks, or other building material.
  - b. The structure or its structural parts are deteriorated.
  - f. An unsanitary condition exists by reason of inadequate or malfunctioning sanitary facilities or waste disposal systems.
  - g. The structure is occupied and there is no potable water service or no electric service.
  - h. The structure is in violation of the minimum housing code of Article V of Chapter 105 of the City Code.

1. The structure or part thereof meets any of the physical criteria of an unsafe structure set forth above and has not been repaired and brought into compliance with the applicable codes following the expiration of a reasonable notice period.

**You are in violation of the foregoing and of Sections 224, 227, 249, 252, 253, 255, 275, 278, 311, 430, and 431 of Chapter 105, Minimum Housing Code, of the City Code by allowing: (1) vermin (raccoon and opossum infestation (§§ 224, 253, and 227); (2) front porch overhang columns in disrepair (rotting), (§ 249 and 275); (3) dirty roof and loose roof tiles in rear of property, dirty exterior walls, dirty walkway, dirty fascia boards, front steps dirty (§§ 252, 255, and 278); (4) lack of water utility service (§§ 311 and 430); all of the foregoing (§ 431).**

**Required Action:**

**You shall:**

- 1) **Vacate the Structure or reconnect water utility service, within 72 hours of the date of this notice. You shall not re-occupy the Structure until water utility service is restored.**
- 2) **Remove the vermin infestation, clean the Structure, remove the loose tiles from the roof, and apply for and obtain any required development approvals, including but not limited to, building permits to repair the Structure (“Permits”) (i.e. the front porch overhang and the roof repair), within 30 days of the date of this Notice.**
- 3) **Pass final inspection on all Permits within 30 days of the date that the City notifies you that the Permits are ready to be picked up and, in any event, no later than 60 days from the date of this Order. (The foregoing section is collectively referred to as “Required Action”).**

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Fairchild Tropical Board Room, 427 Biltmore Way, 1st floor, Coral Gables, Florida 33134, on **April 13, 2026, at 2:00 p.m.**

You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to Analyn Hernandez, Secretary to the Board, at City of Coral Gables, Development Services Department, 427 Biltmore Way, Coral Gables, FL 33134, [ahernandez2@coralgables.com](mailto:ahernandez2@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.

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. Subject to the foregoing, 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 \$1000 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.

*Analyn Hernandez*

Analyn Hernandez  
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, Clifford R. Friedman, Director of Human Resources & Risk Management (E-mail: [cfriedman@coralgables.com](mailto:cfriedman@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, Clifford R. Friedman, Director of Human Resources & Risk Management (E-mail: [cfriedman@coralgables.com](mailto:cfriedman@coralgables.com), Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

cc:



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Title of Document Posted: Notice of Unsafe Structure Violation and Notice of Hearing

I, ROSE MARTINEZ, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 624 Escobar Ave, ON MARCH 17, 2026 AT  
8:14 AM.

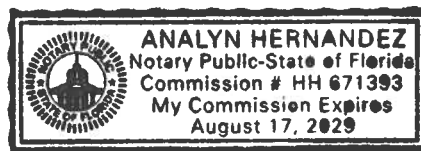
ROSE MARTINEZ  
Employee's Printed Name

[Handwritten Signature]  
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online  
notarization, this 8 day of April, in the year 2026, by  
Rose Martinez who is personally known to me.

My Commission Expires:



[Handwritten Signature]  
Notary Public

Mar 17, 2026 at 8:14:13 AM  
2613 Anderson Rd  
Coral Gables FL 33134  
United States



City's Exhibit #5

Mar 17, 2026 at 8:14:03 AM  
2613 Anderson Rd  
Coral Gables FL 33134  
United States

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

CITY OF CORAL GABLES,

Case No. 26-1336  
UNST-26-05-0140

Petitioner,

vs.

Certified Mail Return Receipt & Via USPS Regular Mail  
9589 0710 5270 1750 3197 77

OMAR MONTEJO and KAREN MONTEJO  
624 ESCOBAR AVE  
CORAL GABLES, FL 33134-7012

**NOTICE OF UNSAFE STRUCTURE VIOLATION  
AND NOTICE OF HEARING**

Date: March 16, 2026

Re: 624 Escobar Avenue, Coral Gables, FL 33134-7012, legally described as Lot 8 and East 1/2 Lot 7, Block 139, of CORAL GABLES COUNTRY CLUB SECTION 6, according to the Plat thereof, as recorded in Plat Book 20, at Page 1, of the Public Records of Miami-Dade County, Florida, and bearing Property Appraiser's folio number 03-4117-004-2160 ("Property"), and the historic single-family one-story residence ("Structure") on the Property, built in 1940.

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. **The Structure is hereby declared unsafe** by the Building Official and is presumed unsafe pursuant to Section 105-89 of the City Code, as follows:

**Sec. 105-89. Physical criteria for unsafe structures.**

A structure shall be considered unsafe if it meets any of the following criteria:

- (1) The structure or its electrical, gas, mechanical, or plumbing system is unsafe, dangerous, unsanitary; does not provide adequate egress; constitutes a fire or windstorm hazard; is otherwise dangerous to human life; by reason of illegal or improper use, occupancy or maintenance, constitutes a hazard to safety or health or public nuisance, or has been substantially damaged by the elements, fire, explosion, or otherwise.
- (10) A structure shall be presumed to be unsafe if one or more of the following criteria applies:
  - a. There is falling-away, hanging, or loose siding, blocks, bricks, or other building material.
  - b. The structure or its structural parts are deteriorated.
  - f. An unsanitary condition exists by reason of inadequate or malfunctioning sanitary facilities or waste disposal systems.
  - g. The structure is occupied and there is no potable water service or no electric service.
  - h. The structure is in violation of the minimum housing code of Article V of Chapter 105 of the City Code.

Mar 17, 2026 at 8:14:05 AM  
2613 Anderson Rd  
Coral Gables FL 33134  
United States

**UNSAFE BUILDING**

THIS BUILDING OR STRUCTURE IS, IN THE OPINION OF THE BUILDING OFFICIAL UNSAFE, AS DEFINED IN SECTION 105-89 OF THE CITY CODE OF CORAL GABLES. THIS BUILDING SHALL BE VACATED-SHALL NOT BE OCCUPIED. ACTION SHALL BE TAKEN BY THE OWNER AS PRESCRIBED BY WRITTEN NOTICE. THIS NOTICE SHALL NOT BE REMOVED EXCEPT BY THE BUILDING OFFICIAL.

Date: 03/17/2026  
Owner: OMAR MONTEJO  
Address: 624 ESCOBAR AVE.

By: Manuel Z. Lopez, P.E.  
BUILDING OFFICIAL  
CITY OF CORAL GABLES  
BUILDING DIVISION OF  
THE DEVELOPMENT SERVICES DEPT.  
408 BILTMORE WAY  
CORAL GABLES, FL 33134  
3051 460-5218

