



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 08/21/2023

PROPERTY INFORMATION	
Folio	03-4117-008-1590
Property Address	738 BILTMORE WAY CORAL GABLES, FL 33134-7526
Owner	738 BILTMORE WAY LLC
Mailing Address	8180 NW 36 ST 100F MIAMI, FL 33166
Primary Zone	5000 HOTELS & MOTELS - GENERAL
Primary Land Use	0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths /Half	6 / 6 / 0
Floors	2
Living Units	6
Actual Area	5,572 Sq.Ft
Living Area	5,572 Sq.Ft
Adjusted Area	4,983 Sq.Ft
Lot Size	8,940 Sq.Ft
Year Built	1953

ASSESSMENT INFORMATION			
Year	2023	2022	2021
Land Value	\$1,788,000	\$1,072,800	\$1,028,100
Building Value	\$337,100	\$337,100	\$293,314
Extra Feature Value	\$10,050	\$10,200	\$10,350
Market Value	\$2,135,150	\$1,420,100	\$1,331,764
Assessed Value	\$1,562,110	\$1,420,100	\$1,331,764

BENEFITS INFORMATION			
Benefit	Type	2023	2022 2021
Non-Homestead Cap	Assessment Reduction	\$573,040	
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).			

SHORT LEGAL DESCRIPTION	
CORAL GABLES BILTMORE SEC	
PB 20-28	
LOTS 3 TO 5 INCLBLK 10	
LOT SIZE 81.270 X 110	



TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,562,110	\$1,420,100	\$1,331,764
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,135,150	\$1,420,100	\$1,331,764
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,562,110	\$1,420,100	\$1,331,764
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,562,110	\$1,420,100	\$1,331,764

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
04/05/2019	\$1,600,000	31394-0550	Qual by exam of deed
09/20/2013	\$100	28836-1339	Corrective, tax or QCD; min consideration

City's Exhibit #1

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>

738 Biltmore Way

<u>Owner (Property Appraiser and Sunbiz principal and mailing addresses)</u>	<u>Owner (Registered Agent address)</u>
738 Biltmore Way LLC 8180 NW 36 ST, #100 F Doral, FL 33166-6645	738 Biltmore Way LLC c/o Jorge M. Vigil, P.A. Registered Agent 265 Sevilla Ave Coral Gables, FL 33134-6613


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Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
FD-23-01-6823	01/26/2023	738 BILTMORE WAY	FIRE HYDRANT FLOW TEST	FIRE HYDRANT FLOW TEST FOR PROJECT: 738 BILTMORE INTERIOR REMODEL; FLOW HYDRANT #18-06 AT CARDENAS ST & BILTMORE CT AND RESIDUAL HYDRANT #18-17 AT 721 BILTMORE WAY.	final	01/31/2023	01/31/2023	0.00
AB-21-03-8338	03/18/2021	738 BILTMORE WAY	BOA PRELIMINARY/MED BONUS/FINAL	COMMERCIAL * FINAL * INTERIOR/ EXTERIOR RENOVATIONS - FRONT WALKWAY STEPS, ADDING LIFT, PARTIAL REMOVAL OF FLOOR CMU WALL, REMOVE AND REPLACE EGRESS, NEW STAIRS & RAILS, NEW TRASH ENCLOSURE WINDOWS HW/ THUMBDRIVE/ POSTED \$380,000	final	04/23/2021	04/03/2023	0.00
UP-20-09-5061	09/09/2020	738 BILTMORE WAY	UPFRONT FEE - THIS IS NOT A PERMIT	UPFRONT FEE FOR BL20095060	canceled		05/12/2023	0.00
BL-20-09-5060	09/09/2020	738 BILTMORE WAY	INT / EXT ALTERATIONS	***ABANDONED STATUS - OVER 6 MONTHS OF NO ACTION *** OK TO CANCEL PER DEV. SERVICES DIRECTOR SURAMY CABRERA *COMMERCIAL*INTERIOR AND EXTERIOR ALTERATIONS(BEDROOMS,BATHROOMS AND KITCHENS IN EXISTING UNITS) WITH WINDOW REPLACEMENT \$74,000	canceled		04/24/2023	0.00
CE-19-02-3207	02/04/2019	738 BILTMORE WAY	CODE ENF LIEN SEARCH	LIEN SEARCH FOR: 738 BILTMORE WAY & 600 BILTMORE WAY #912.	final	02/25/2019	02/25/2019	0.00
RC-14-06-2617	06/10/2014	738 BILTMORE WAY	BLDG RECERT / CRB	40 YEAR OR OLDER BUILDING RECERTIFICATION	final	06/10/2014	06/12/2014	0.00
PW-12-04-9262	04/27/2012	738 BILTMORE WAY	UTILITIES (AT & T) PERMIT	R/O REMOVE AND REPLACE POLE NO DOUBLE POLES	issued	03/21/2013		0.00
EL-11-06-5797	06/06/2011	738 BILTMORE WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	SERVICE REPAIR-REPLACE METERS WITH STACK METER SYSTEM-ALL EXISTING LOADS TO REMAIN 400 AMPS AND 7 METERS.	final	06/06/2011	08/03/2011	0.00
ZN-10-09-4726	09/20/2010	738 BILTMORE WAY	PAINT / RESURFACE FL / CLEAN	CLEAN/PAINT EXT WALLS (OFF WHITE) AND TRIM (WHITE) \$1,500	final	09/20/2010	05/21/2012	0.00
EX-10-05-3473	05/06/2010	738 BILTMORE WAY	PERMIT EXTENSION & RENEWAL	PERMIT EXTENSION FOR #ME-08-09-0145	final	03/15/2011	03/15/2011	0.00
CE-09-11-1858	11/10/2009	738 BILTMORE WAY	CODE ENF TICKET PROCESS - NO RUNNING FINE	T21471 82-29 CITY CODE (TRE) TREE ON WEST SIDE HATRACKED/DESTROYED	final	11/10/2009	11/24/2009	0.00
ME-09-10-3440	10/26/2009	738 BILTMORE WAY	MECH COMMERCIAL / RESIDENTIAL WORK	CANCELLED - CONTRACTOR SHOULD OF APPLIED FOR A RENEWAL - SEE ME-08-09-0145 AND RENEWAL EX-10-05-3473 --	final	05/06/2010	05/06/2010	0.00
PU-09-08-1596	08/06/2009	738 BILTMORE WAY	PUBLIC RECORDS SEARCH	REQ. ELEVATIONS AND FLOOR PLANS ONLY PERMIT#11626-B CRM INV#8161	final	08/10/2009	08/10/2009	0.00
BL-09-05-2913	05/22/2009	738 BILTMORE WAY	DOOR/GARAGE DOOR/SHUTTER/WINDOW	38 WINDOWS 10 FRENCH DOORS (IMPACT, WHITE FRAME, CLEAR GLASS) \$40,000	final	06/01/2009	09/28/2011	0.00
AB-09-05-2842	05/21/2009	738 BILTMORE WAY	BOA COMPLETE (LESS THAN \$75,000)	38 WINDOWS 10 FRENCH DOORS (IMPACT, WHITE FRAME, CLEAR GLASS) \$40000	final	05/21/2009	03/26/2019	0.00
ME-08-09-0145	09/03/2008	738 BILTMORE WAY	MECH COMMERCIAL / RESIDENTIAL WORK	INSTALL AIR CONDITIONER \$2,000	final	09/08/2009	04/03/2023	0.00

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CORAL GABLES

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Permit Number [BLDB-21-12-0275](#)

Type FBC Building (Commercial)- Addition/ Exterior Renovations

Project Name

Status Denied

Main Parcel 0341170081590

Address [738 BILTMORE WAY](#) Coral Gables, FL 33134--752

Description INTER/ EXT. RENOVATIONS - TRASH ENCLOSURE, WALKWAY

Applied Date 12/30/2021

Issued Date

Expiration Date

Finalized Date



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Permit Number [BLDB-23-07-1835](#)

Type FBC Building (Commercial)- Roofing

Project Name

Status Issued

Main Parcel 0341170081590

Address [738 BILTMORE WAY](#) Coral Gables, FL 33134

Description Boral Saxony Tiles Re-roof

Applied Date 07/12/2023

Issued Date 07/19/2023

Expiration Date 01/15/2024

Finalized Date



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Permit Number [BLDR-23-07-3858](#)

Type FBC Residential - Roofing

Project Name

Status Cancelled

Main Parcel 0341170081590

Address [738 BILTMORE WAY](#) Coral Gables, FL 33134

Description **WRONG WORK CLASS. PLEASE APPLY FOR COMMERCIAL ROOFING** Boral Saxony Sterling Tiles re-roof

Applied Date 07/05/2023

Issued Date

Expiration Date

Finalized Date 07/06/2023



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Permit Number PWKS-22-02-0395

Applied Date 02/24/2022

Type Tree Removal/ Relocations/ Pruning

Issued Date 03/03/2022

Project Name

Expiration Date 06/30/2023

Status Expired

Finalized Date

Main Parcel 0341170081590

Address 738 BILTMORE WAY Coral Gables, FL 33134--752

Description Removal of a Class I invasive. Bishopwood Tree/Bischofia japonica

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Permit Number RECT-23-08-0219

Applied Date 08/27/2023

Type Building Recertification - Recertification

Issued Date

Project Name

Expiration Date

Status Submitted

Finalized Date

Main Parcel 0341170081590

Address 738 BILTMORE WAY Coral Gables, FL 33134--752

Description BUILDING RECERTIFICATION (YEAR BUILT 1953) CRB 23-6272



The City of Coral Gables

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

June 12, 2014

DICKERSON APARTMENTS LLC
ATTN SANTOS CRUZ
738 BILTMORE WAY # 1
CORAL GABLES, FL 33134

LETTER OF BUILDING RECERTIFICATION IN ACCORDANCE WITH SECTION 8-11(f) OF THE CODE OF MIAMI-DADE COUNTY

PROPERTY FOLIO: # 03-4117-008-1590
ADDRESS 738 BILTMORE WAY. CORAL GABLES, FL 33134

Dear Property Owner/Manager:

This Office is in receipt of your structural and electrical report stating that the above referenced building has been examined and found to be structurally and electrically safe for its continued occupancy.

Based on acceptance of this report, we herewith grant this LETTER OF RECERTIFICATION for the above subject premises in accordance with Section 8-11(f) of the Code of Miami-Dade County.

The expiration date of this approval, as stated in said Code, is 10 years from 2013. This recertification letter does not exclude the building from subsequent inspections as deemed necessary by the Building Official, as specified in the Florida Building Code.

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 this structure. However, based on the term stated in Section 8-11(f) of the Code, continued occupancy of the building will be permitted in accordance with the minimum procedural guidelines for the recertification structural/electrical report on file with this office.

Yours truly,


Claudio Ramos, RA for
Manuel Z. Lopez, P.E.
Building Official

City's Exhibit #4



CITY OF CORAL GABLES
Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FL 33134

1/30/2023

VIA CERTIFIED MAIL

738 BILTMORE WAY LLC
8180 NW 36 ST, 100F
MIAMI, FL 33166

7021 1970 0000 4015 6681

RE: 738 BILTMORE WAY
FOLIO # 03-4117-008-1590

Notice of Required Inspection For Recertification of Building
Process Number: **TBD**

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is thirty (30) years old, or older, having been built in 1953. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a qualified individual must inspect said building and a **completed** Recertification Report ("Report") must be submitted by you to this Department within **ninety (90) calendar days** from the **date of this letter**. A completed Report includes 1) Cover letters stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be **approved** and the Letter of Recertification must be issued by this Department.

Threshold buildings (i.e. buildings greater than 3 stories or greater than 50 ft tall, or with an Assembly Occupancy > 5000 s.f. & Occupant load > 500 people) shall be recertified by Structural and Electrical Professional Engineers only. Self-qualification letters will be required with proof of DBPR structural and electrical specialization.

Any buildings that are not threshold buildings may be recertified by any Florida Registered Architect or Professional Engineer and self-qualification letters will not be required.

If no deficiencies are identified, the structure will only be recertified once the reports and forms have been submitted and approved.

If deficiencies are identified, they shall be reported to the Building Official within 10 days, or within 24 hours if there is an immediate danger identified. A completed report shall be submitted to this Department. In addition, a structural and/or electrical affidavit from the inspector will be required, with additional affidavits every 180 days, as needed so that the building can continue to be occupied while repairs are carried out. The Building Official is able to grant an extension of one hundred fifty (150) calendar days from the due date or the date the deficiencies were identified (whichever is sooner) to allow time to obtain the necessary permits and perform the repairs. The structure will only be recertified once a *revised* report and all required information is submitted and approved, and all required permits are closed.

Proprietary or modified recertification forms from the inspectors will not be accepted. Only current municipal recertification forms will be accepted. The Architect or Engineer shall obtain the required Forms from the following link:

<https://www.miamidade.gov/global/economy/building/recertification.page>.

City's Exhibit #5

If this is your first time using the online system, please register at the following link:

<https://coralgablesfl-energovpub.tylerhost.net/Apps/selfservice/CoralGablesFLProd#/register>

You can access your online process using the process number provided above at the following link:

<https://coralgablesfl-energovpub.tylerhost.net/Apps/SelfService#/myWork?tab=MyPermits>

The Recertification Report fee of \$500.00 and additional document and filing fees shall be paid online at the following link:

<https://coralgablesfl-energovpub.tylerhost.net/Apps/SelfService#/payinvoice>

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

Please contact Douglas Ramirez at dramirez@coralgables.com regarding any questions concerning building recertification.

Thank you for your prompt attention to this matter.

A handwritten signature in blue ink, appearing to read 'Manuel Z. Lopez', with a stylized flourish at the end.

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

Tracking Number:

Remove X

70211970000040156681

Copy

Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

Your item was delivered to an individual at the address at 1:50 pm on February 4, 2023 in MIAMI, FL 33166.

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Delivered

Delivered, Left with Individual

MIAMI, FL 33166

February 4, 2023, 1:50 pm

See All Tracking History

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FAQs



CITY OF CORAL GABLES
Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FL 33134

4/30/2023

VIA CERTIFIED MAIL

738 BILTMORE WAY LLC
8180 NW 36 ST, 100F
MIAMI, FL. 33166

7022 2410 0002 9151 6141

RE: 738 BILTMORE WAY
FOLIO # 341170081590

Notice of Required Inspection For Recertification of Building – **OVERDUE NOTICE**
Process Number **RECT-xx-xxxx**

Dear Property Owner:

In a certified letter dated 1/30/2023, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). The letter informed you it was necessary to submit to this Department a completed Report prepared by a qualified individual within ninety (90) calendar days certifying the structure meets the requirements for recertification.

Please be advised the submittal of the Report is overdue and the **structure has been deemed unsafe** due to non-compliance. This may result in the revocation of the Certificate of Occupancy, as well as being subject to other penalties as provided in the Code. A completed Report includes 1) Cover letters stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be **approved** and the Letter of Recertification must be issued by this Department.

See original notice for additional information.

Failure to submit the completed Report within thirty (30) calendar days from the date of this letter will result in forwarding the matter to the City's Construction Regulation Board for further review and determination. A \$600.00 administrative fee will be imposed at that time. The Board may impose additional fines of \$250.00 for each day the violation continues, may enter an order of demolition, and may assess all costs of the proceedings along with the cost of demolition and any other required action.

If this is your first time using the online system, please register at the following link:

<https://coralgablesfl-energovpub.tylerhost.net/Apps/selfservice/CoralGablesFLProd#/register>

You can access your online process using the process number provided above at the following link:

<https://coralgablesfl-energovpub.tylerhost.net/Apps/SelfService#/myWork?tab=MyPermits>

The Recertification Report fee of \$500.00 and additional document and filing fees shall be paid online at the following link:

<https://coralgablesfl-energovpub.tylerhost.net/Apps/SelfService#/payinvoice>

Please govern yourself accordingly.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Manuel Z. Lopez', with a stylized flourish at the end.

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

Tracking Number:

Remove X

70222410000291516141

Copy Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

Your item departed our USPS facility in MIAMI FL DISTRIBUTION CENTER on August 8, 2023 at 2:46 am. The item is currently in transit to the destination.

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Moving Through Network
Departed USPS Regional Facility

MIAMI FL DISTRIBUTION CENTER
August 8, 2023, 2:46 am

Unclaimed/Being Returned to Sender
MIAMI, FL 33166
July 21, 2023, 8:47 am

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FAQs



CITY OF CORAL GABLES
Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FL 33134

738 BILTMORE WAY LLC
8180 NW 36 ST, 100F
MIAMI, FL 33166

6/12/2023

7021 1970 0000 4015 7909

RE: 738 BILTMORE WAY
FOLIO # 03-4117-008-1590

Notice of Required Inspection For Recertification of Building – **FINAL NOTICE**

Dear Property Owner:

In a certified letter dated 1/30/2023, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). A Second Notice, dated 4/30/2023, informed you it was necessary to submit to this Department a completed Report prepared by a qualified individual within thirty (30) calendar days certifying the structure meets the requirements for recertification.

See previous correspondence for additional information.

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

Please govern yourself accordingly.

Sincerely,

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

Tracking Number:

Remove X

70211970000040157909

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Latest Update

Your item was delivered to an individual at the address at 3:13 pm on June 15, 2023 in MIAMI, FL 33166.

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MIAMI, FL 33166

June 15, 2023, 3:13 pm

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Need More Help?

Contact USPS Tracking support for further assistance.

FAQs



upf 8/1/23

August 31, 2023

City of Coral Gables
Building Department
Building Official

Attn: Mr. Manuel Lopez , P.E.

Re: Structural and electrical certification for 738 Biltmore Way – 6375 sf
Folio No: 03-4117-008-1590

Dear Mr. Lopez,

ARCHITECTS
PLANNERS
CONSULTANTS

Please allow this letter to serve as confirmation that we are in the process of preparing the 40 Year Recertification.

An inspection was performed on August 24th 2023 at the above address in conformance with Miami Dade County Ordinance Number 75-34 (as amended by Ordinance 92-1), under section 8-11 of the Miami Dade County Code.

Please accept this as my certification that on the above date the building was found to be:

Structurally and Electrically Safe for its present use at the time of inspection and during required minor repairs.

Final Certification is pending permitting (as may be required) and completion of repairs as noted below:

AA - 2603307

- Replacement of roof, and repair soffits (retaining existing ventilation grilles
- stucco repair for exterior of building Fill minor crack (less than 1/16")
- patch interior plaster ceiling where water damaged.
- Priming and painting of entire building exterior
- Repair, prime and paint all steel railing.
- Repair/replacement of exterior lighting for parking area at rear of building
- Providing panel circuit identification and corresponding information on local disconnects.

Should you have any further questions or comments, please feel free to contact me at 786 493 8691.

Sincerely,



Digitally signed by
Javier F Salman
Date: 2023.08.31
19:19:40 -04'00'

Javier F. Salman AIA

AR-0014410

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 23-6272
RECT-23-08-0219

vs.

738 Biltmore Way LLC
8180 NW 36 ST, #100 F
Doral, FL 33166-6645
Respondent.

Return receipt number:

7021 1970 0000 4015 7466

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

Date: August 29, 2023

Re: 738 BILTMORE WAY, CORAL GABLES, FL. 33134, LOTS 3 TO 5 INC BLK 10, CORAL GABLES BILTMORE SEC., PB 20-28 and FOLIO 03-4117-008-1590 ("Property").

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 8-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. **The Structure is hereby declared unsafe** by the Building Official and is presumed unsafe pursuant to Section 105-89 10 (m) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the First Floor Board Room, 427 Biltmore Way, Coral Gables, Florida 33134, on September 11, 2023, 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, Virginia Goizueta, at City of Coral Gables, Development Services Department, 427 Biltmore Way, Coral Gables, FL 33134, vgoizueta@coralgables.com, tel: (305) 460-5250. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 p.m.

If the Required Action is not completed before the above hearing date, the Building Official may order

City's Exhibit #6

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

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

Please govern yourself accordingly.



Virginia Goizueta
Secretary to the Board

ADA NOTICES

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

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

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

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.

c: 738 Biltmore Way LLC
c/o Jorge M. Vigil, P.A.
Registered Agent
265 Sevilla Ave
Coral Gables, FL 33134-6613

7021 1470 0000 4015 7473

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 23-6272
RECT-23-08-0219

vs.

738 Biltmore Way LLC
8180 NW 36 ST, #100 F
Doral, FL 33166-6645
Respondent.

Return receipt number:

7021 1970 0000 4015 5127

**NOTICE OF UNSAFE STRUCTURE VIOLATION FOR FAILURE TO RECERTIFY
AND NOTICE OF HEARING
AMMENDED NOTICE (to revise meeting Location)**

Date: September 1, 2023

Re: 738 BILTMORE WAY, CORAL GABLES, FL. 33134, LOTS 3 TO 5 INC BLK 10, CORAL GABLES BILTMORE SEC., PB 20-28 and FOLIO 03-4117-008-1590 ("Property").

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 8-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. **The Structure is hereby declared unsafe** by the Building Official and is presumed unsafe pursuant to Section 105-89 10 (m) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the City Commission Chambers, 405 Biltmore Way, 3rd floor, Coral Gables, Florida 33134, on September 11, 2023, 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, Virginia Goizueta, at City of Coral Gables, Development Services Department, 427 Biltmore Way, Coral Gables, FL 33134, vgoizueta@coralgables.com, tel: (305) 460-5250. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 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. The Building Official may also order demolition of the Structure and the City may recover the costs incurred against the Property and the Owner of record.

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

Please govern yourself accordingly.


Virginia Goizneta
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.

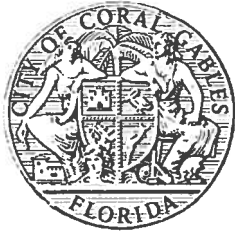
Any person who needs assistance in another language in order to speak during the public hearing or public comment portion of the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta, Esq., Director of Human Resources (E-mail: relejabarrieta@coralgables.com, Telephone: 305-722-8686,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

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

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.

c: 738 Biltmore Way LLC
c/o Jorge M. Vigil, P.A.
Registered Agent
265 Sevilla Ave
Coral Gables, FL 33134-6613

7022 2410 0002 9151 6776



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Title of Document Posted: Notice of Pending Building Recertification

I, Sebastian Ramos, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 738 BILTMORE WAY, ON AUGUST 29, 2023 AT 8:40 am.

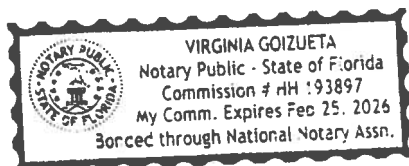
Sebastian Ramos
Employee's Printed Name

[Signature]
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 29th day of August, in the year 2023, by
Sebastian Ramos who is personally known to me.

My Commission Expires:



[Signature]
Notary Public

City's Exhibit #7



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Title of Document Posted: Notice of Pending Building Recertification

I, Sebastian Ramos, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 738 BILTMORE WAY, ON SEPTEMBER 1, 2023 AT
10:05 am.

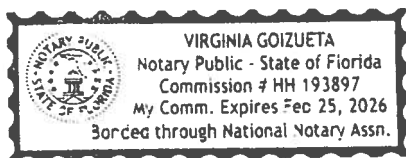
Sebastian Ramos
Employee's Printed Name

[Signature]
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 1st day of September, in the year 2023, by
Sebastian Ramos who is personally known to me.

My Commission Expires:



[Signature]
Notary Public

738 Biltmore Way



City's Exhibit #8

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

CITY OF CORAL GABLES,
Permittee:

Case No. 23-6272
RECT-23-08-0219

738 Biltmore Way LLC
8150 NW 36 ST, #100 F
Doral, FL 33166-6645
Respondent:

Return receipt number:

7021 1970 0000 4015 7966

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

Date: August 29, 2023

Re: 738 BILTMORE WAY, CORAL GABLES, FL 33134, LOTS 3 TO 5 INC BLK III, CORAL
GABLES BILTMORE SEC., PB 25-28 and FOLIO 03-4117-008-1500 ("Property")

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 8-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. The Structure is hereby declared unsafe by the Building Official and is presented unsafe pursuant to Section 105.99.10.160 of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the First Floor Board Room, 427 Biltmore Way, Coral Gables, Florida 33134, on September 11, 2023, 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, the respondent must be made in writing to, Virginia Gonzalez, at City of Coral Gables, Development Services Department, 427 Biltmore Way, Coral Gables, FL 33134, vgonzalez@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

Office Report

Posting of revised notice (9/1/23)



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

CITY OF CORAL GABLES, Petitioner, Case No. 23-6272-RECT-23-08-0219
If the Property Board may impose a fine not to exceed \$250 for each day the Construction Board past the date set for compliance and the costs of demolition and other required action for which the City shall have a lien against the property owner and the Property.

738 Biltmore Way LLC
8180 NW 36 ST, #100 F
Doral, FL 33166-6645
Respondent.

Return receipt number:

7021 1970 0000 4015 5127

**NOTICE OF UNSAFE STRUCTURE VIOLATION FOR FAILURE TO RECERTIFY
AND NOTICE OF HEARING
AMMENDED NOTICE (to revise meeting Location)**

Date: September 1, 2023

Re: 738 BILTMORE WAY, CORAL GABLES, FL. 33134, LOTS 3 TO 5 INC BLK 10, CORAL GABLES BILTMORE SEC., PB 20-28 and FOLIO 03-4117-008-1590 ("Property").

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 8-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. The Structure is hereby declared unsafe by the Building Official and is presumed unsafe pursuant to Section 105-89 10 (m) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the City Commission Chambers, 405 Biltmore Way, 3rd floor, Coral Gables, Florida 33134, on September 11, 2023, 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, Virginia Goizueta, at City of Coral Gables, Development Services Department, 427 Biltmore Way, Coral Gables, FL 33134, vgoizueta@coralgables.com, tel: (305) 460-5250. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 p.m.

If the Required Action is not completed before the above hearing date, the Building Official may order



CFN 20190214716
OR BK 31394 Pgs 550-551 (2Pgs)
RECORDED 04/08/2019 11:57:16
DEED DOC TAX \$9,600.00
SURTAX \$7,200.00
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

Prepared by:

Jorge E. Otero, Esq.
President
Jorge E. Otero & Associates, P.A.
75 Valencia Avenue 4th Floor
Coral Gables, FL 33134
305-567-9000
File Number: CR3251.01

Return to:

Jorge M. Vigil, Esq.
Jorge M. Vigil, P.A.
265 Sevilla Avenue
Coral Gables, FL 33134

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 5th day of April, 2019 between Dickerson Apartments, LLC, a Florida limited liability company whose post office address is 738 Biltmore Way #1, Coral Gables, FL 33134, grantor, and 738 Biltmore Way, LLC, a Florida limited liability company whose post office address is 8180 NW 36th Street, #100-F, Miami, FL 33166, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Miami-Dade County, Florida to-wit:

Lots 3, 4 and 5, Block 10, Coral Gables Biltmore Section, according to the plat thereof as recorded in Plat Book 20, Page 28, Public Records of Miami-Dade County, Florida.

Parcel Identification Number: 03-4117-008-1590

Subject to taxes for 2019 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2018**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

City's Exhibit #9

DoubleTime®

Signed, sealed and delivered in our presence:

John Comeau
Witness Name: JOHN COMEAU
Mark Einloth
Witness Name: MARK EINLOTH

Dickerson Apartments, LLC
By: X Santos Cruz
Santos Cruz, Manager and Sole Member

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 4 day of April, 2019 by Santos Cruz, Manager and Sole Member of Dickerson Apartments, LLC, on behalf of the limited liability company. He/she ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]

Mark Einloth
Notary Public

Printed Name: _____

My Commission Expires: _____





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

Detail by Entity Name

Florida Limited Liability Company
738 BILTMORE WAY LLC

Filing Information

Document Number L19000084063
FEI/EIN Number APPLIED FOR
Date Filed 03/29/2019
State FL
Status ACTIVE

Principal Address

8180 NW 36TH ST #100 F
DORAL, FL 33166

Changed: 04/21/2021

Mailing Address

8180 NW 36TH ST #100 F
DORAL, FL 33166

Changed: 04/21/2021

Registered Agent Name & Address

JORGE M. VIGIL, P.A.
265 SEVILLA AVE
CORAL GABLES, FL 33134

Authorized Person(s) Detail

Name & Address

Title MGR

MONTALVAN, RICARDO
8180 NW 36TH ST #100 L
DORAL, FL 33166

Annual Reports

Report Year	Filed Date
2021	04/21/2021

2022

04/08/2022

2023

04/20/2023

Document Images

04/20/2023 -- ANNUAL REPORT	View image in PDF format
04/08/2022 -- ANNUAL REPORT	View image in PDF format
04/21/2021 -- ANNUAL REPORT	View image in PDF format
06/23/2020 -- ANNUAL REPORT	View image in PDF format
03/29/2019 -- Florida Limited Liability	View image in PDF format