



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 9/10/2015

Property Information	
Folio:	03-4108-009-0620
Property Address:	218 ANTIQUERA AVE
Owner	CARLOS A SAENZ TRS
Mailing Address	999 BRICKELL BAY DR #T-1807 MIAMI, FL 33131
Primary Zone	5001 HOTELS & MOTELS - GENERAL Med Density
Primary Land Use	0303 MULTIFAMILY 10 UNITS PLUS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	10 / 10 / 0
Floors	1
Living Units	10
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	6,080 Sq.Ft
Lot Size	18,000 Sq.Ft
Year Built	1953



Assessment Information			
Year	2015	2014	2013
Land Value	\$1,170,000	\$900,000	\$900,000
Building Value	\$5,000	\$50,000	\$10,000
XF Value	\$0	\$0	\$0
Market Value	\$1,175,000	\$950,000	\$910,000
Assessed Value	\$1,010,139	\$918,309	\$834,827

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	\$164,861	\$31,691	\$75,173

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

Short Legal Description	
CORAL GABLES DOUGLAS SEC PB 25-69 LOTS 5 TO 7 INC BLK 9 LOT SIZE 150.000 X 120 OR 14142-1530 0689 1	CITY'S EXHIBIT <u>1</u>

Taxable Value Information			
	2015	2014	2013
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,010,139	\$918,309	\$834,827
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,175,000	\$950,000	\$910,000
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,010,139	\$918,309	\$834,827
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,010,139	\$918,309	\$834,827

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
01/22/2013	\$100	28459-2091	Corrective, tax or QCD; min consideration
06/01/1989	\$355,000	14142-1530	2008 and prior year sales; Qual by exam of deed
05/01/1984	\$400,000	12144-1742	2008 and prior year sales; Qual by exam of deed
11/01/1977	\$150,000	09859-0945	2008 and prior year sales; Qual by exam of deed

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:



The City of Coral Gables

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

6/2/2014

CARLOS A SAENZ TRS  
999 BRICKELL BAY DR. #T-1807  
MIAMI, FL 33131

VIA CERTIFIED MAIL

Re: Building Recertification  
218 ANTIQUERA AVE  
Folio # 03-4108-009-0620

91 7108 2133 3932 6007 6865

Dear Property Owner:

In a certified letter dated 3/1/2013, this Department notified you the property referenced above requires a 40-year building recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). The letter informed you it was necessary to furnish this Department a report prepared by a licensed architect or engineer within 90-days specifying the building meets the requirements for building recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

Please be advised that as of 6/2/2014 the report will be overdue and this building will be deemed to be in 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.

**Failure to contact us before 7/2/2014, will result in our forwarding this building information to the Miami-Dade County Unsafe Structures Board for further determination.**

Please govern yourself accordingly.

Sincerely,

*Manuel Z. Lopez*

Manuel Z. Lopez, P.E.  
Building Official

CITY'S

EXHIBIT

2

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Carlos A. Saenz TRS  
999 Brickell Bay Dr  
#T-1807  
Miami, FL 33131

2. Article Number (Copy from service label)

91 7108 2133 3932 6007 6865

**COMPLETE THIS SECTION ON DELIVERY**

A. Received by (Please Print Clearly) B. Date of Delivery

Carlos A. Saenz

C. Signature

X *[Handwritten Signature]*

- Agent
- Addressee

D. Is delivery address different from item 1?  Yes

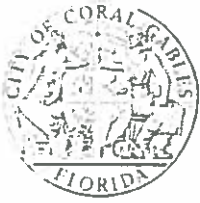
If YES, enter delivery address below:  No

3. Service Type

- Certified Mail  Express Mail
- Registered  Return Receipt for Merchandise
- Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)

- Yes



# The City of Coral Gables

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

June 2, 2015

CARLOS A SAENZ TRS      **\*\*FINAL NOTICE\*\***  
P O BOX 14-3131  
CORAL GABLES, FL 33114

**VIA CERTIFIED MAIL**

91 7108 2133 3932 7095 9639

Re: Building Recertification  
218 ANTIQUERA AVE  
Folio # 03-4108-009-0620

Dear Property Owner:

In a certified letter dated 3/1/2013, this Department notified you the property referenced above requires a 40-year building recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). The letter informed you it was necessary to furnish this Department a report prepared by a licensed architect or engineer within 90-days specifying the building meets the requirements for building recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

Please be advised that as of 6/1/2015 the report will be overdue and this building will be deemed to be in 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.

**Failure to contact us before 7/6/2015, will result in our forwarding this building information to the Miami-Dade County Unsafe Structures Board for further determination.**

Please govern yourself accordingly.

Sincerely,

*Manuel Z. Lopez*

Manuel Z. Lopez, P.E.  
Building Official

CITY'S

EXHIBIT

3



The City of Coral Gables

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

CITY OF CORAL GABLES,

Case # 15-4251

Petitioner,

vs.

CARLOS A. SAENZ, as TRUSTEE OF  
THE CARLOS A. SAENZ TRUST AGREEMENT,  
and IMPEX CARIBE CORP., a Florida  
Corporation

Respondents.

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

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Date: August 31, 2015

To:

<p><b><u>Owner</u></b> Carlos A. Saenz, Trustee 999 Brickell Bay Dr., Apt. T-1807 Miami, FL 33131-2934</p> <p>Return receipt number: 91 7108 2133 3932 6255 5832</p>	<p><b><u>Mortgagee</u></b> Impex Caribe Corp. 999 Brickell Bay Dr., Apt 807 Miami, FL 33131-2930</p> <p>Return receipt number: 91 7108 2133 3932 6255 5849</p>
	<p><b><u>Mortgagee (Registered Agent)</u></b> Impex Caribe Corp. ("ICC") c/o Southern &amp; Caribbean Agencies, Inc. ("S&amp;C") Registered Agent for ICC c/o Carlos A. Saenz Registered Agent for S&amp;C 3611 NW South River Drive</p>

CITY'S

	Miami, FL 33142-6222
	Return receipt number: 91 7108 2133 3932 6255 5856

Re: The one-story residential apartment building ("Structure"), built in 1953, located at 218 Antiquera Avenue, Coral Gables, FL 33134-2917, and legally described as Lots 5, 6 and 7, Block 9, of CORAL GABLES DOUGLAS SECTION, according to the Plat thereof, as recorded in Plat Book 25, Page 69, of the Public Records of Miami-Dade County, Florida ("Property").

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 8-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. The Structure is hereby declared unsafe by the Building Official and is presumed unsafe pursuant to Section 105-186(j)(13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code as follows:

On March 1, 2013, the City sent the Property Owner a 90-day Notice of Required Inspection requesting an inspection report conforming to the minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, pursuant to Section 8-11(f) of the Miami-Dade County Code ("Report").

On September 11, 2013 and June 2, 2014; the City sent the Property Owner notices that the Report was past due. The City recorded a copy of the notice of June 2, 2014.

On November 19, 2014, the Miami-Dade County Unsafe Structure Board entered an order requiring the Property Owner to submit the Report within 60 days; apply for, obtain, and pass final inspection on any required permits; and submit a revised report from an architect or engineer stating that the Structure now meets the minimum requirements ("Compliance Report").

To date, the Owner has not submitted a Report, conducted any required repairs, or submitted a Compliance Report. ("Required Action").

**Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on September 14, 2015, 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

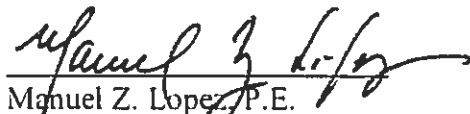
attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, [bgarcia@coralgables.com](mailto:bgarcia@coralgables.com), tel: (305) 460-5229.

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 to prevent further occupancy until the Required Action is completed. The Building Official may also order demolition of the Structure and 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 appeal the decision of the Building Official, the Construction Regulation Board may enter an order of demolition and assess all costs of the proceedings and demolition and other Required Action for which the City shall have a lien against the Property and the Property Owner.

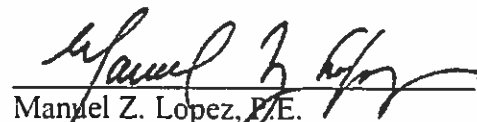
Please address any questions to Virginia Goizueta, Building Services Coordinator, tel: (305) 460-5250, or Manuel Z. Lopez, P.E., Building Official, tel: (305) 460-5242, Monday through Friday, 7:30 a.m. to 3:30 p.m.

Please govern yourself accordingly.

  
Manuel Z. Lopez, P.E.  
Building Official

### CERTIFICATE OF SERVICE

I HEREBY CERTIFY that, on August 31, 2015, a true and correct copy of the foregoing notice was served via certified mail, return receipt requested, on all of the parties listed above and by hand delivery or posting at the Property.

  
Manuel Z. Lopez, P.E.  
Building Official

### 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.

**ADA Assistance:** The City complies with the provisions of the American with Disabilities Act. Individuals with disabilities requiring special accommodations or assistance should contact Ernesto Pino, Assistant Public Works Director, at (305) 460-5004, with requests for auxiliary aids or services at least one business day before the hearing in order to request such assistance.



**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Empex Caribe Corp (ICC)  
c/o Southern & Caribbean  
Agencies Inc. (SAC)  
c/o Carlos A. Saenz  
3611 N.W. South River Dr  
Miami, Florida 33142



9590 9401 0033 5168 6865 13

2. Article Number (Transfer from service label)

9171082133393262555856

PS Form 3811, April 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

Luz O'Donovan

C. Date of Delivery

9/3/18

D. Is delivery address different from item 1?  Yes

If YES, enter delivery address below:  No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Complaint/Case #: 15-4251

Title of Document Posted: Construction Regulation Board Case

I, EDUARDO MARTIN, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 218 ANTIQUERA AVE, ON 9/01/2015  
AT 9:00 a.m.

EDUARDO MARTIN  
Employee's Printed Name

*Eduardo Martin*  
Employee's Signature

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

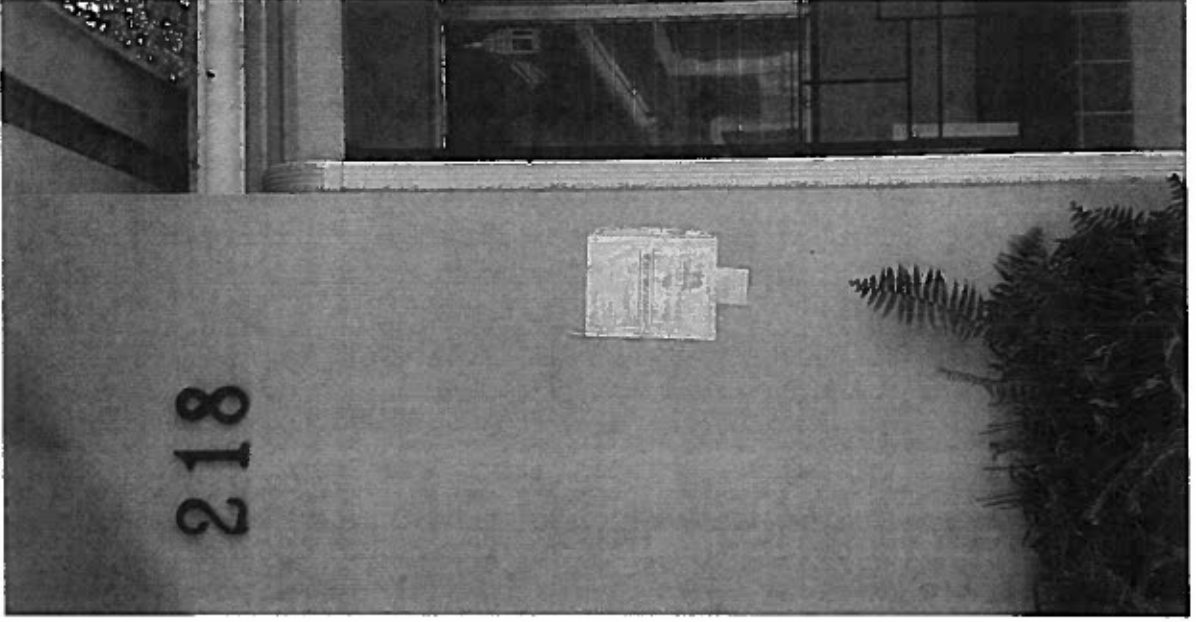
Sworn to (or affirmed) and subscribed before me this 1<sup>st</sup> day of September, in the  
year 2015, by Eduardo Martin who is personally known to me  
or has produced \_\_\_\_\_ as identification.

My Commission Expires:



*Belkys Garcia*  
Notary Public

218 Antiquera Ave





Return to: Brian C. Perlín, Esq.  
Address: 201 Alhambra Circle, Suite 503  
Coral Gables, FL 33134

Property Appraiser's Parcel Identification  
(Folio) Number(s): 03-4108-009-0620

### QUITCLAIM DEED

THIS QUIT CLAIM DEED, Executed this 22<sup>nd</sup> day of January, 2013, by Carlos A. Saenz, Trustee, first party, to: Carlos A. Saenz, as Trustee of the Carlos A. Saenz Trust Agreement, dated September 23, 2010, whose post office address is: 999 Brickell Bay Dr., Apt. T-1807, Miami, FL 33131, second party.

**WITNESSETH:** That the first party, for and in consideration of the sum of \$10.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate lying and being in the County of Miami-Dade, State of Florida, to wit:

Lots 5, 6 and 7, Block 9, CORAL GABLES DOUGLAS SECTION, according to the Plat thereof, as recorded in Plat Book 25, at Page 69, of the Public Records of Dade County, Florida.

a/k/a Lots 5, 6 and 7, Block 9, of the REVISED PLAT OF CORAL GABLES DOUGLAS SECTION, according to the Plat thereof as recorded in Plat Book 25 at Page 69 of the Public Records of Dade County, Florida.

With full power and authority to protect, conserve and sell, lease or encumber or otherwise manage and dispose of the real property described herein pursuant to Florida Statute 689.071.

**TO HAVE AND TO HOLD** the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behalf of the said second party forever.

{00032439.DOC;1}

CITY'S

EXHIBIT 5

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

*[Handwritten Signature]*  
\_\_\_\_\_  
Witness Signature

*[Handwritten Signature]*  
\_\_\_\_\_  
Printed Name

*[Handwritten Signature]*  
\_\_\_\_\_  
Witness Signature

*[Handwritten Signature]*  
\_\_\_\_\_  
Printed Name

*[Handwritten Signature]*  
\_\_\_\_\_  
CARLOS A. SAENZ, Trustee

Grantor  
Address: 999 Brickell Bay Dr., Apt. T-1807  
Miami, FL 33131

STATE OF FLORIDA )  
COUNTY OF MIAMI-DADE )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared CARLOS A. SAENZ, Trustee, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, and an oath was not taken. Said person provided the following type of identification: driver license.

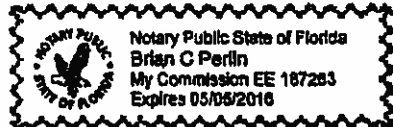
WITNESS my hand and official seal in the County and State last aforesaid this 22 day of January, 2013.

NOTARY RUBBER STAMP SEAL:

*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Signature

\_\_\_\_\_  
Printed Notary Name

THIS INSTRUMENT PREPARED BY:  
Brian C. Perlin, Esq.  
201 Alhambra Circle, #503  
Coral Gables, FL 33134  
(305) 443-3104





## Detail by Entity Name

### Florida Profit Corporation

IMPEX CARIBE CORP.

### Filing Information

Document Number	P10000062865
FEI/EIN Number	N/A
Date Filed	07/30/2010
Effective Date	08/01/2010
State	FL
Status	ACTIVE

### Principal Address

999 BRICKEL BAY DRIVE  
SUITE# 807  
MIAMI, FL 33131

### Mailing Address

999 BRICKEL BAY DRIVE  
SUITE# 807  
MIAMI, FL 33131

### Registered Agent Name & Address

SOUTHERN & CARIBBEAN AGENCIES, INC.  
3611 NW SOUTH RIVER DRIVE  
MIAMI, FL 33142

### Officer/Director Detail

#### **Name & Address**

Title P

SAENZ, CARLOS AJR.  
P.O. BOX 14-3131  
CORAL GABLES, FL 33114

### Annual Reports

Report Year	Filed Date
2013	04/19/2013

2014 03/19/2014  
2015 02/25/2015

**Document Images**

<u>02/25/2015 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/19/2014 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/19/2013 -- ANNUAL REPORT</u>	View image in PDF format
<u>05/17/2012 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/16/2011 -- ANNUAL REPORT</u>	View image in PDF format
<u>07/30/2010 -- Domestic Profit</u>	View image in PDF format



FLORIDA DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS



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## Detail by Entity Name

### Florida Profit Corporation

SOUTHERN & CARIBBEAN AGENCIES, INC.

### Filing Information

Document Number	G22868
FEI/EIN Number	59-2261332
Date Filed	02/04/1983
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	03/24/2011

### Principal Address

3611 N.W. SOUTH RIVER DR.  
MIAMI, FL 33142-6222

Changed: 08/12/1987

### Mailing Address

P.O. BOX 14-3131  
CORAL GABLES, FL 33114

Changed: 05/22/1995

### Registered Agent Name & Address

SAENZ, CARLOS A.  
3611 NW SOUTH RIVER DR.  
MIAMI, FL 33142

Name Changed: 08/12/1987

Address Changed: 02/22/2000

### Officer/Director Detail

#### Name & Address

Title PST

SAENZ, CARLOS A  
P.O. BOX 14-3131  
CORAL GABLES, FL 33114

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State of Florida, Department of State

## Title VP

SAENZ, HUGH J  
3611 NW SOUTH RIVER DR.  
MIAMI, FL 33142

## Title VP

SAENZ, C. MICHAEL  
3611 NORTHWEST SOUTH RIVER DRIVE  
MIAMI, FL 33142

**Annual Reports**

Report Year	Filed Date
2013	06/13/2013
2014	03/19/2014
2015	02/25/2015

**Document Images**

<u>02/25/2015 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/19/2014 -- ANNUAL REPORT</u>	View image in PDF format
<u>06/13/2013 -- ANNUAL REPORT</u>	View image in PDF format
<u>05/17/2012 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/24/2011 -- REINSTATEMENT</u>	View image in PDF format
<u>05/18/2009 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/22/2008 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/12/2007 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/13/2006 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/31/2005 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/02/2004 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/13/2003 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/02/2002 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/01/2001 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/22/2000 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/20/1999 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/30/1998 -- ANNUAL REPORT</u>	View image in PDF format
<u>07/30/1997 -- ANNUAL REPORT</u>	View image in PDF format
<u>05/01/1996 -- ANNUAL REPORT</u>	View image in PDF format
<u>05/22/1995 -- ANNUAL REPORT</u>	View image in PDF format

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## Detail by Entity Name

### Florida Profit Corporation

IMPEX CARIBE CORPORATION

### Filing Information

Document Number	V54193
FEI/EIN Number	00-0000000
Date Filed	07/27/1992
Effective Date	07/21/1992
State	FL
Status	INACTIVE
Last Event	ADMIN DISSOLUTION FOR ANNUAL REPORT
Event Date Filed	08/13/1993
Event Effective Date	NONE

### Principal Address

1699 CORAL WAY  
SUITE 510  
MIAMI, FL 33145-2860

### Mailing Address

1699 CORAL WAY  
SUITE 510  
MIAMI, FL 33145-2860

### Registered Agent Name & Address

MARTINEZ-CID, RICARDO  
1699 CORAL WAY  
SUITE 510  
MIAMI, FL 33145-2860

### Officer/Director Detail

#### **Name & Address**

Title D

PORRAS, JUAN C.  
AVE 5A NORTE  
ENRIQUE, GENZIER

**Annual Reports**

**No Annual Reports Filed**

**Document Images**

**No images are available for this filing.**



## MORTGAGE MODIFICATION AGREEMENT

THIS AGREEMENT, made this 31 day of July, 1991, by and between CARLOS SAENZ, Trustee, and Individually, whose address is P. O. Box 143131, Coral Gables, Florida 33114 ("Mortgagor") and R.C. HUNTLEY, a single man whose address is 2628 San Domingo, Coral Gables, Florida 33134 (Mortgagee")

## W I T N E S S E T H :

WHEREAS, Mortgagee is the holder of that certain promissory note executed by A. LESTER LANGER, TRUSTEE, in favor of Mortgagee dated May 9, 1984, in the original principal amount of \$245,000.00; and,

WHEREAS, the Note is secured by ~~that Mortgage~~ dated May 9, 1984, recorded in Official Records Book 12148, Page 454, of the Public Records of Dade County, Florida, encumbering a property legally described as:

Lot 5, 6, and 7, Block 9, CORAL GABLES, DOUGLAS SECTION, according to the Plat thereof as recorded in Plat Book 25, at Page 69, of the Public Records of Dade County, Florida, (a/k/a Lots 5, 6, and 7 of REVISED PLAT OF CORAL GABLES, DOUGLAS SECTION according to the Plat thereof as recorded in Plat Book 25, at Page 69, of the Public Records of Dade County, Florida; and

WHEREAS, the Mortgage is current; and,

WHEREAS, Mortgagor and Mortgagee are mutually desirous of modifying the terms of the Note and Mortgage; and

NOW THEREFORE, in consideration of the mutual covenants herein contained and TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by Mortgagee, the parties hereto agree as follows:

1. Mortgagor and Mortgagee agree that the remaining outstanding principal balance on May 9, 1991, was \$216,328.97. This statement shall be conclusive evidence of the indebtedness

15159P3320



owing to the Mortgages as of this date.

2. The Note is hereby modified and amended as follows:

A. The maturity date of the Note shall be extended to June 9, 1993.

B. The interest rate of said Note shall be decreased to ten (10%) percent per annum.

C. The monthly payment shall remain at \$2,226.32.

3. The parties acknowledge that this is a Balloon Mortgage Note and the final payment or balance due upon maturity is \$205,126.63, together with accrued interest, if any, and all advancements made by the Mortgagee under the terms of this Mortgage.

4. Except as expressly herein modified and amended, the Note and Third Mortgage remain unmodified and in full force and effect. Mortgagor and Mortgagee agree that the extension, delivery and performance of this Agreement shall not (i) impair the validity of the lien of the Third Mortgage; nor (ii) affect the existing priority of the lien of the Third Mortgage.

IN WITNESS WHEREOF, the undersigned have executed this Agreement as of the day and year first above written.

WITNESSES:

*[Signature]*  
*[Signature]*  
*[Signature]*

As to Mortgagor  
SUSAN M. THACKSTON  
STATE OF FLORIDA )  
COUNTY OF DADE ) SS

MORTGAGOR:

*[Signature]*  
Carlos Saenz, as Trustee and  
Individually  
c/o Det W Joks  
1669 N. Kendall Ex Miami, FL 33176

The foregoing instrument was acknowledged by me this 31 day of July, 1991, by Carlos Saenz, as Trustee and Individually.

REC: 15159PG3322

*Susan M. Thackston*  
Notary Public, State of Florida  
Large SUSAN M. THACKSTON



My commission expires:  
NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXP. MAY 19, 1992  
BONDED THRU GENERAL INS. UND.

WITNESSES:  
*Jennifer R. Blaser*  
Jennifer R. Blaser  
*Susan M. Thackston*  
As to Mortgagee  
SUSAN M. THACKSTON

MORTGAGEE:  
*R.C. Huntley*  
R.C. Huntley  
312 W. A. R. Road  
Cockeysville, MD 21030

STATE OF FLORIDA )  
COUNTY OF DADE ) SS

The foregoing instrument was acknowledged by me this 31 day  
of July, 1991, by R.C. Huntley, a single man.

NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXP. MAY 19, 1992  
BONDED THRU GENERAL INS. UND.

*Susan M. Thackston*  
Notary Public, State of Florida  
Large SUSAN M. THACKSTON



My commission expires:

RECORDED IN OFFICIAL RECORDS BOOK  
OF DADE COUNTY, FLORIDA  
RECORD VERIFYING  
Clerk of Circuit & County  
Courts

1989 JUN 14 AM 8:58

89R21 58

1557-22

FOLIO # 03-4108-009-0620

1952-22

OFF. REC. 14142701530

WARRANTY DEED

THIS WARRANTY DEED Made the 13<sup>th</sup> day of June, 1989, by A. LESTER LANGER, Trustee, hereinafter called the grantor, to CARLOS A. SAENZ, Trustee, whose post office address is 3611 N.W. South River Drive, Miami, Florida 33142, hereinafter called the grantee:

(Wherever used herein the terms "grantors" and "grantees" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the grantors, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereof acknowledged, hereby grants, bargains, sells, and aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Dade County, Florida, viz:

Lots 5, 6 and 7, Block 9, CORAL GABLES DOUGLAS SECTION, according to the Plat thereof, as recorded in Plat Book 25, at Page 69, of the Public Records of Dade County, Florida.

a/k/a Lots 5, 6 and 7, Block 9, of the REVISED PLAT OF CORAL GABLES DOUGLAS SECTION, according to the Plat thereof as recorded in Plat Book 25 at Page 69 of the Public Records of Dade County, Florida.

THIS IS NOT THE HOMESTEAD PROPERTY OF THE GRANTOR. THIS IS A COMMERCIAL RENTAL PROPERTY.

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 grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land; that the grantors hereby fully warrant 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, 1988.

SUBJECT TO MORTGAGE IN FAVOR OF CORAL GABLES FEDERAL, DATED OCTOBER 13, 1964, RECORDED OCTOBER 15, 1964 IN OFFICIAL RECORDS BOOK 4329, AT PAGE 162, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, IN THE ORIGINAL PRINCIPAL SUM OF \$55,000.00 WHICH THE GRANTEE HEREIN ASSUMES AND AGREES TO PAY.

SUBJECT TO SECOND MORTGAGE IN FAVOR OF EARL C. GETTY AND JANE G. GETTY, HIS WIFE, DATED NOVEMBER 15, 1977, RECORDED NOVEMBER 15, 1977 IN OFFICIAL RECORDS BOOK 9859, AT PAGE 1555, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, IN THE ORIGINAL PRINCIPAL SUM OF \$66,400.00 WHICH THE GRANTEE HEREIN ASSUMES AND AGREES TO PAY.

SUBJECT TO THIRD MORTGAGE IN FAVOR OF R. C. HUNTLEY, A SINGLE MAN, DATED MAY 9, 1984, RECORDED IN OFFICIAL RECORDS BOOK 12148, AT PAGE 454, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, IN THE ORIGINAL PRINCIPAL SUM OF \$245,000.00, SUBSEQUENTLY AMENDED BY INSTRUMENT DATED FEBRUARY 23, 1989, RECORDED MARCH 28, 1989 IN OFFICIAL RECORDS BOOK 14046, AT PAGE 1885, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA WHICH THE GRANTEE HEREIN ASSUMES AND AGREES TO PAY.

Documentary Stamps Collected \$1952-22  
\$1557-22 SURTAX Doc. Stamps Collected  
Class "C" Intangible Tax Collected \$-  
Richard P. Brinker, Clerk, Dade County, Fla.  
By Michael C. [Signature] 6/14/89 DC

1013

OFF. REC: 14142061531

CONTINUATION OF WARRANTY DEED DATED THE 13<sup>th</sup> DAY OF JUNE, 1989

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Donal Ramirez  
Witness

A. Lester Langer, trustee  
A. LESTER LANGER, Trustee

Regina Renee Baccader  
Witness


A. Lester Langer, individually  
A. LESTER LANGER

STATE OF FLORIDA )  
COUNTY OF DADE )

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, A. LESTER LANGER, as Trustee and A. LESTER LANGER, individually, to me known to be the person described in and who executed the foregoing instrument, and he acknowledged before me that he executed the same freely and voluntarily for the purpose therein expressed.

WITNESS my hand and official seal at Dade County, State of Florida, this 13 day of June, 1989.

My commission expires:  
Notary Public, State of Florida  
My Commission Expires Sept. 29, 1991  
Issued This Year by the Insurance Dept.

Regina Renee Baccader  
Notary Public, State of Florida  


This Instrument prepared by:  
A. LESTER LANGER, ESQUIRE  
2100 Salzedo St., Suite 300  
Coral Gables, FL 33134

R.E. Folio # 03-4108-009-0620  
Grantee SS # 110-24-8306

RECORDED IN OFFICIAL RECORDS BOOK  
OF DADE COUNTY, FLORIDA  
RECORDS VERIFIED  
RICHARD P. BRINKER  
CLERK CIRCUIT COURT

OFF. REC. 14046781885  
 MORTGAGE MODIFICATION AGREEMENT

This Agreement, dated as of February 23, 1989 by and between A. LESTER LANGER, TRUSTEE, whose address is 2100 Salzedo Street, Suite 300, Coral Gables, Florida 33134 ("Mortgagor") and R. C. HUNTLEY, a single man, whose address is 712 Warren Road, Cockeysville, Maryland 21070 ("Mortgagee"),

W I T N E S S E T H :

WHEREAS, Mortgagee is the holder of that certain promissory note executed by A. LESTER LANGER, TRUSTEE, in favor of Mortgagee dated May 9, 1984, in the original principal amount of \$245,000.00; and,

WHEREAS, the Note is secured by that certain Mortgage, dated May 9, 1984, recorded in Official Records Book 12148, Page 454 of the Public Records of Dade County, Florida; and,

WHEREAS, the Third Mortgage is current; and,

WHEREAS, Mortgagor and Mortgagee are mutually desirous of modifying the terms of the Note and Third Mortgage;

NOW THEREFORE, in consideration of the mutual covenants herein contained and TEN DOLLARS (\$10.00) and other Good and Valuable Considerations, the receipt and sufficiency of which is hereby acknowledged by Mortgagee, the parties hereto agree as follows:

1. Mortgagor shall concurrent with the execution hereof, pay the sum of Five Thousand Dollars (\$5,000.00) to Mortgagee.
2. Mortgagor and Mortgagee agree that upon the payment of the amount set forth in paragraph 1 above, the remaining outstanding principal balance of the Note is \$226,997.42. This statement shall be conclusive evidence of the indebtedness owing to Mortgagee as of this date.
  1. The Note is hereby modified and amended as follows:
    - (a) The maturity date of the Note shall be extended to June 9, 1991.
    - (b) The interest rate of said Note shall be increased to eleven (11%) percent.
    - (c) The monthly payment shall remain at \$2,226.32.

Scrivener's Note: In Re: Lots 5, 6 and 7, Block 9, CORAL GABLES, DOUGLAS SECTION according to the plat thereof, Plat Book 25 at Page 69. A/K/A Lots 5, 6 and 7 of REVISED PLAT OF CORAL GABLES, DOUGLAS SECTION, Plat Book 25, Page 69 all of the Public Records of Dade County, FL. -1-

10.58

(d) The Mortgagor shall make a principal reduction payment on or about February 15, 1990 in the sum of Five Thousand Dollars (\$5,000.00).

4. The parties acknowledge that this is a balloon mortgage and the final payment or balance due upon maturity is \$ 216,328.97 together with accrued interests, if any, and all advancements made by mortgagee under the terms of this mortgage.

5. Except as expressly herein modified and amended, the Note and Third Mortgage remain unmodified and in full force and effect. Mortgagor and Mortgagee agree that the extension, delivery and performance of this Agreement shall not (i) impair the validity of the lien of the Third Mortgage; nor (ii) affect the existing priority of the lien of the Third Mortgage.

IN WITNESS WHEREOF, the undersigned have executed this Agreement as of the day and year first above written.

WITNESSES:

*Roger Rene Rauscher*  
*Shirley L. Long*  
As to Mortgagor

MORTGAGOR:

*A. Lester Langer*  
A. LESTER LANGER, Trustee

STATE OF FLORIDA )  
COUNTY OF DADE )

The foregoing instrument was acknowledged before me this 22nd day of February, 1989 by A. LESTER LANGER, TRUSTEE.

*Roger Rene Rauscher*  
Notary Public, State of Florida  
STATE OF FLORIDA

My Commission Expires  
Notary Public, State of Florida  
My Commission Expires Sept. 29, 1991  
Bonded thru Topy Tolo - Insurance Inc.

WITNESSES:

*Jessie Ann Whiffin*  
*Det B. Johnson*  
As to Mortgagee

MORTGAGEE:

*R. C. Huntley*  
R. C. HUNTLEY, a single man  
RECORDED IN OFFICIAL RECORDS BOOK OF DADE COUNTY, FLORIDA  
RECORD NUMBER  
RICHARD P. BRINKER  
CLERK CIRCUIT COURT

STATE OF FLORIDA )  
COUNTY OF DADE )

The foregoing instrument was acknowledged before me this day of February, 1989 by R. C. HUNTLEY, a single man

*Det B. Johnson*  
Notary Public, State of Florida  
at Large

My Commission Expires



MORTGAGE DEED  
FORM 1934

THIS IS A BALLOON MORTGAGE & THE FINAL PAYMENT OR THE  
BALANCE DUE UPON MATURITY IS \$232,927.75  
TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL  
ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF  
THIS MORTGAGE.

SAFECO FORM 224

# This Mortgage Deed

Executed the 9th day of May A. D. 1984 by

A. LEBSTER LANGER, Trustee

hereinafter called the mortgagor, to R. C. HUNTLEY, a single man

hereinafter called the mortgagee:

(Whoever uses herein the terms "mortgagor" and "mortgagee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations; and the term "and" includes all the terms herein described if more than one.)

**Witnesseth**, that for good and valuable considerations, and also in consideration of the cove-  
nants herein named in the preliminary note of even date herewith, hereinafter described, the mortgagor here-  
by grants, bargains, sells, aliena, remises, conveys and confirms unto the mortgagee all the certain land  
of which the mortgagor is now seized and in possession situate in Dade County  
Florida, viz:

Lots 5, 6, and 7, Block 9, CORAL GABLES  
DOUGLAS SECTION, according to the Plat  
thereof in Plat Book 25, at page 69.  
a/k/a Lots 5, 6, and 7 of the REVISED  
PLAT OF CORAL GABLES DOUGLAS SECTION  
according to the Plat thereof as  
recorded in Plat Book 25 at page 69  
of the Public Records of Dade County,  
Florida.

367.50  
Dade County  
Richard P. Shunka  
Clerk, Circuit & County Courts

*Yail C. Charles*  
05-15-84

received \$367.50 in payment of taxes due on Class "C" Intangible  
Personal Property, pursuant to Chapter 199, Laws of Florida Acts of 1983.

RICHARD P. SHUNKA, Clerk, Dade Co., Fla.  
*Yail C. Charles*  
Deputy 05-15-84

12148-454

MAY 15 1984

84R146925

12148-454

13

12148 PG 455

**To Have and to Hold** the same, together with the tenements, hereditaments and appurtenances thereto belonging, and the rents, issues and profits thereof, unto the mortgagee, in fee simple.

**And** the mortgagor covenants with the mortgagee that the mortgagor is indefeasibly seized of said land in fee simple; that the mortgagor has good right and lawful authority to convey said land as aforesaid; that the mortgagor will make such further assurances to perfect the fee simple title to said land in the mortgagee as may reasonably be required; that the mortgagor 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 and clear of all encumbrances; first mortgage with Coral Gables Federal Savings and Loan Association dated December 13, 1964 and filed for record October 15, 1964 under Clerk's File No. 64R-160147 in the original amount of \$55,000.00 and having an approximate principle balance of \$22,369.31; second mortgage with Earl C. Getty and Jane G. Getty, his wife, dated November 15, 1977 and recorded on same date under Clerk's File No. 77R-283769 and OR Book 9859 at page 1555.

**Provided Always,** that if said mortgagor shall pay unto said mortgagee the certain promissory note hereinafter substantially copied or identified, to-wit:

\$ 245,000.00 Miami, Florida May 9, 1984  
FOR VALUE RECEIVED the undersigned promises to pay to the order of

R. C. BUNTLEY

the principal sum of Two Hundred Forty Five Thousand and 00/100 Dollars (\$ 245,000.00) together with interest thereon from date, at the rate of 10 per cent, per annum until maturity, ~~accrue~~

~~accrue~~ both principal and interest being payable in lawful currency of the United States or its equivalent, to 2628 San Domingo Street Coral Gables, Florida 33134 said principal sum to be payable on the dates and in the amounts specified below, to-wit:

This note shall be repaid at the rate of \$2,226.32 principle and interest per month with the first payment being due on June 9, 1984 and each month thereafter until the 60th month at which time the entire balance of principle and unpaid accumulated interest becomes due and payable in full.

This note may be prepaid in part or in whole without penalty.

Each maker and endorser severally waives demand, protest and notice of maturity, non-payment or protest and all requirements necessary to hold each of them liable as makers and endorsers.

Each maker and endorser further agrees, jointly and severally, to pay all costs of collection, including a reasonable attorney's fee in case the principal of this note or any payment on the principal or any interest thereon is not paid in the respective maturity thereof, or in case it becomes necessary to protect the security interest, whether suit be brought or not.

This note and deferred interest payments shall bear interest at the rate of 10 per cent, per annum from maturity until paid.

This note is secured by a 1st mortgage of even date herewith and is to be construed and enforced according to the laws of the State of Florida; upon default in the payment of principal and/or interest due on any note secured by said mortgage, all notes secured and remaining unpaid shall forthwith become due and payable notwithstanding their tenor.

A. Lester (Seal)  
A. LESTER, Trustee (Seal)

121



CHP REC 12148 PG 456

and shall perform, comply with and abide by each and every the agreements, stipulations, conditions and covenants thereof, and of this mortgage, then this mortgage and the estate hereby created, shall cease, determine and be null and void.

And the mortgagor hereby further covenants and agrees to pay promptly when due the principal and interest and other sums of money provided for in said note and this mortgage, or either; to pay all and singular the taxes, assessments, levies, liabilities, obligations, and encumbrances of every nature on said property; to permit, commit or suffer no waste, impairment or deterioration of said land or the improvements thereon at any time; to keep the buildings now or hereafter on said land fully insured in a sum of not less than full insurable value.

In a company or companies acceptable to the mortgagee, the policy or policies to be held by, and payable to, said mortgagee, and in the event any sum of money becomes payable by virtue of such insurance the mortgagee shall have the right to receive and apply the same to the indebtedness hereby secured, accounting to the mortgagor for any surplus; to pay all costs, charges, and expenses, including lawyer's fees and title searches, reasonably incurred or paid by the mortgagee because of the failure of the mortgagor to promptly and fully comply with the agreements, stipulations, conditions and covenants of said note and this mortgage, or either; to perform, comply with and abide by each and every the agreements, stipulations, conditions and covenants set forth in said note and this mortgage or either. In the event the mortgagor fails to pay when due any tax, assessment, insurance premium or other sum of money payable by virtue of said note and this mortgage, or either, the mortgagee may pay the same, without waiting or affecting the option to foreclose or any other right hereunder, and all such payments shall bear interest from date thereof at the highest lawful rate then allowed by the laws of the State of Florida.

If any sum of money herein referred to be not promptly paid within 15 days next after the same becomes due, or if each and every the agreements, stipulations, conditions and covenants of said note and this mortgage, or either, are not fully performed, complied with and abided by, then the entire sum mentioned in said note, and this mortgage, or the entire balance unpaid thereon, shall forthwith or thereafter, at the option of the mortgagee, become and be due and payable, anything in said note or herein to the contrary notwithstanding. Failure by the mortgagor to exercise any of the rights or options herein provided shall not constitute a waiver of any rights or options under said note or this mortgage accrued or thereafter accruing.

In Witness Whereof, the said mortgagor has hereunto signed and sealed these presents the day and year first above written. THIS IS A BALLOON MORTGAGE AND THE FINAL PAYMENT OR THE BALANCE DUE UPON MATURITY IS \$232,927.31 TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.

Signatures of Agnes M. Blair and A. Lester Langer, Trustee.

STATE OF FLORIDA, COUNTY OF DADE

I HEREBY CERTIFY that on this day, before me, an

officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared LESTER LANGER, Trustee

to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 9th day of May A. D. 19 84.

NOTARY PUBLIC STATE OF FLORIDA AS LAGER MY COMMISSION EXPIRES OCT. 12 1984

Notary seal and signature of Richard F. Brinker, Clerk Circuit Court.

This instrument prepared by: Address

LAW OFFICE OF DEY H. JOES, P.A. 10409 North Kendall Drive, Suite 221 Miami, Florida 33176 (305) 598-0100



Department of Regulatory and Economic Resources  
 Board Administration Section  
 11805 SW 26<sup>th</sup> Street (Coral Way)  
 Miami, Florida 33175  
 (786) 315-2332 Fax (786) 315-2929  
**Unsafe Structures Board**  
 (786) 315-2573 Fax (786) 315-2570

Date: October 10th, 2014

**NOTICE OF HEARING  
 MIAMI-DADE COUNTY UNSAFE STRUCTURES BOARD**

Carlos A. Saenz, TRS.  
 999 Brickell Bay Drive, #T-1807  
 Miami, Florida 33131

Re: 218 Antiquera Avenue  
 Case No.: CG2014-002

The Unsafe Structures Board will hold a public hearing to hear evidence relative to the following order(s) issued by the Building Official:

**BUILDING OFFICIAL'S ORDER:**

**BUILDING DESCRIPTION:**

Repair or Demolish

(A) 40/10-Year Recertification Report

You may appear in person or have presentation by an attorney at the 11:00 A.M. session on November 12th, 2014, at the **Herbert Saffir Permitting & Inspection Center, Department of Regulatory and Economic Resources, located at 11805 SW 26 Street (Coral Way), Miami, Fl. 33175, 2nd Floor, Conference Rooms, I & J**, to show cause why the decision of the Building Official should not be carried out. Any person or party who shall not appear and show cause as aforesaid shall be as fully bound by the proceedings taken, as if he had appeared and shown cause. As a result of this hearing, the Board may order such work done as cited in the Building Official's Notice of Violation and if you fail to comply with the order of the Board, the Building Official may then proceed to remove such violation and place a lien against the property concerned to recover all costs of the enforcement action such as provided for in Chapter 8, Section 8-5 of the Code of Miami-Dade County.

**All file or case inquiries should be addressed to the City of Coral Gables, Unsafe Structures Unit at (305) 460-5242. The appropriate Building Official can provide specifics regarding the violations and information on compliance.**

Secretary of the Board  
 Unsafe Structures Board

cc: Known Interested Parties: Carlos A. Saenz, TRS., PO Box 14-3131, Coral Gables, Florida 33134, City of Coral Gables, Unsafe Structures Section, Building Department, 405 Biltmore Way, 3<sup>rd</sup> Floor, Coral Gables, Florida 33134 Attn: Manuel Lopez, P.E., Building Official.

*It is the policy of Miami-Dade County to comply with all of the requirements of the Americans with Disabilities Act. For sign language interpreter services call (305) 670-9099 five days in advance. For material in accessible format or for ADA complaints call Kathy Charles at (786) 315-2571.*

**CITY'S**

**EXHIBIT**

6



Delivering Excellence Every Day

Department of Regulatory and Economic Resources  
Herbert Saffir Permitting & Inspection Center  
11805 SW 26<sup>th</sup> Street (Coral Way)  
Miami, Florida 33175  
**UNSAFE STRUCTURES BOARD**  
(786) 315-2573 FAX (786) 315-2570

Clerk of Courts Use

Date Transmitted: November 19th, 2014

**NOTICE OF BOARD DECISION  
MIAMI-DADE COUNTY UNSAFE STRUCTURES BOARD**

**PLEASE NOTE: FOR FULL INFORMATION CONCERNING THE DECISION PLEASE READ  
THIS DOCUMENT IN ITS ENTIRETY**

Carlos A. Saenz, TRS  
999 Brickell Bay Drive, #T-1807  
Miami, Florida 33131

Re: 218 Antiquera Avenue

Legal Description: Coral Gables Douglas Sec PB 25-69 Lots 5 to 7 Inc Blk 9 Lot Size 150.000 x 120 or  
14142-1530 0689 1, City of Coral Gables, Florida.

Master Case No.: CG2014-002

Board action on (A) 40/10 Year Recertification Report located at the above address is as follows:

At its meeting of November 12th, 2014, the Unsafe Structures Board ruled that:

A 40 year recertification report for structure (A) in the format required by the municipality Building Department prepared by a Florida registered professional engineer or architect must be submitted to the municipality Building Department's Unsafe Structures Unit within sixty (60) days from today's date certifying each building or structure is structurally and electrically safe for the specific use for continued occupancy. Any repairs required by the Building Official as a prerequisite for the 40 year recertification of the structure shall be subject to the following:

An application for building and/or electrical permit must be submitted to the municipality within sixty (60) from today's date. The Department's Unsafe Structures Unit Section must first review the application for permit. The application for permit must include, as part of the permit documents copies of the engineer's or architect's 40 year recertification report. The permit must be obtained within one hundred twenty (120) days from today's date and the required repairs must be completed inclusive of a final inspection approval on the permit within one hundred eighty (180) days from today's date. Upon completion of all required repairs, a revised engineer's or architect's 40 year recertification report shall be submitted to the City of Coral Gables indicating that the structure, as repaired, can be recertified. If any of the above orders are not complied with, said structure shall be demolished by the City of City of Coral Gables as soon as possible.

Except as otherwise specified above, the timeframes to comply will commence from the date of the Hearing at which the Unsafe Structure Board issued this Order. Please also note that all time frames mentioned are in calendar days.

November 19th, 2014  
Carlos A. Saenz, TRS  
Case No.: CG2014-002  
Re: 218 Antiquera Avenue

Clerk of Courts Use

In accordance with Section 8-5(n) of the Code of Miami-Dade County, any owner or authorized representative may seek an extension of the timeframes set forth in an Order of the Unsafe Structures Board. Such request for a hearing to seek an extension must be in writing, directed to the Secretary of the Unsafe Structures Board. The written request for extension must be received by the Secretary of the Board prior to the deadline specified in the order. For example, in the event the Board Order states that a permit must be obtained within a specified period, the request for extension of the deadline to obtain the permit must be received prior to the expiration of that specified period. If the same order provides a deadline for completion of the structure, the request for the extension for the deadline of completion must be received prior to the deadline for completion, provide that the applicant has complied with the permit deadline. In no event may the Board grant more than one extension of time for each initial order.

To obtain an extension, the owner or applicant must demonstrate to the reasonable satisfaction of the Board that the structure that is the subject of the Order is secure at the time the extension is sought and that the owner or applicant has made a good faith attempt to comply with the Order which has been impeded by changed circumstances or other circumstances outside of the owner or applicant's control. As a further condition of the extension, the owner or applicant must submit in writing, together with the petition for an extension, a written timetable for compliance for compliance with the substantive provisions of the Order and for completion of all necessary repairs. The Board will limit its consideration of the petition to deciding whether the grounds for an extension have been satisfied.

The Board also ruled through this Board decision that, if compliance is not obtained within the time stipulated above then, the Building Official is further instructed to proceed as provided in Chapter 8, Section 8-5 of the Code of Miami-Dade County. There will be no further notices or communication from the Unsafe Structures Board regarding this case. **This document may be recorded by the Building Official with the Clerk of the Circuit Court. This recording will constitute constructive notice to all concerned, as well as any subsequent purchasers that a decision has been rendered by the Unsafe Structures Board on the above referenced property.**

Repair or demolition permits, for property located at the above address must be obtained from the **City of Cora Gables, UNSAFE STRUCTURES UNIT, 405 Biltmore Way, 3<sup>rd</sup> Floor, Coral Gables, 33134, (305) 460-5242. Please call this Department before coming in for a permit or for further information on this matter.**

The Unsafe Structures Board is Quasi-Judicial; the decision and specified compliance date is final and binding. Any person aggrieved by a decision of the Unsafe Structures Board may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure as indicated in Chapter 8, Section 8-5 (o) of the Code of Miami-Dade County.

Respectfully,

  
Secretary of the Board  
Unsafe Structures Board

This instrument was prepared by  
Latisha Byrd  
Miami-Dade County  
Department of Regulatory and Economic Resources  
Board Administration Section  
11805 SW 26 Street (Coral Way), 2nd Floor  
Miami, Florida 33175

LB

cc: Known Interested Parties: Carlos A. Saenz, TRS., PO Box 14-3131, Coral Gables, Florida 33134, City of Coral Gables, Unsafe Structures Section, Building Department, 405 Biltmore Way, 3<sup>rd</sup> Floor, Coral Gables, Florida 33134 Attn: Manuel Lopez, P.E., Building Official.

Seal

**BUILDING OFFICIAL'S DECISION AND REQUEST:**

Based on the application of the physical criteria and valuation criteria contained in Section 8-5 Code of Miami-Dade County, and based on the application of the provisions of Section 8-5 to the subject of structure(s), it is my decision that this building is unsafe and constitutes a hazard as cited in my notice of violation.

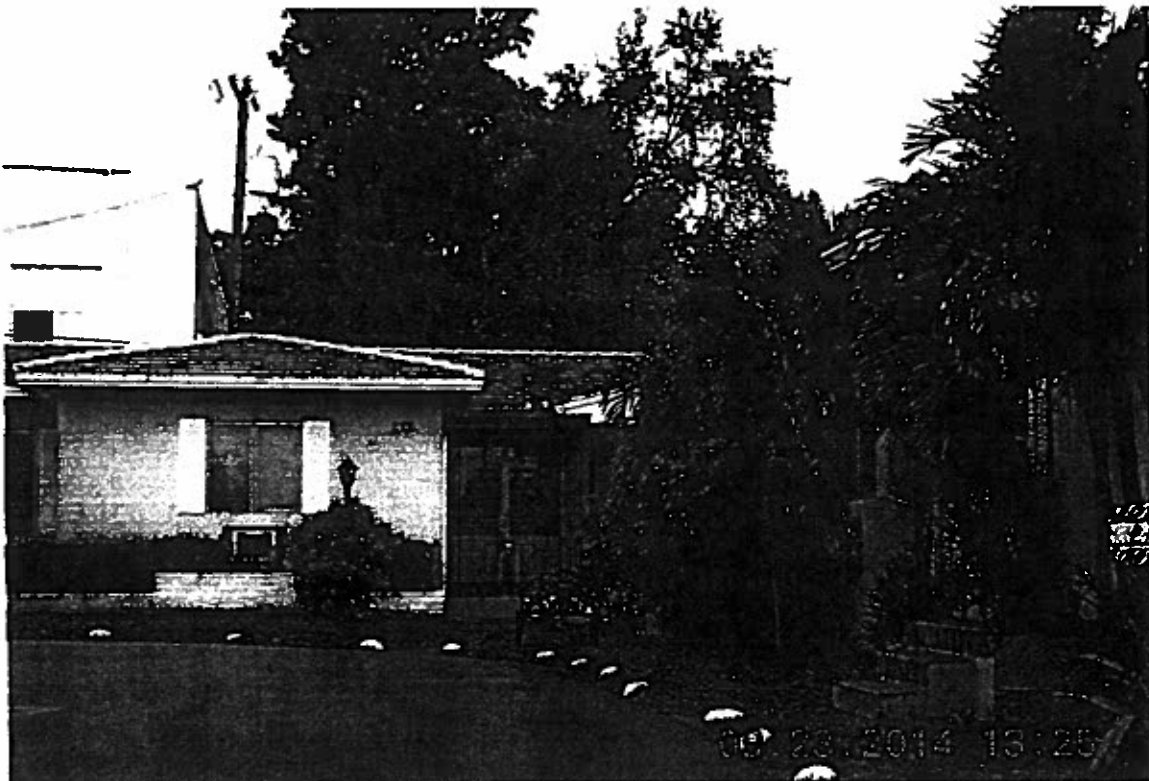
I therefore respectfully request that the Unsafe Structures Board uphold my decision as written and order the owner to:

CASE NO \_\_\_\_\_

**Submit a 40/10-Year Recertification Report prepared by a licensed architect or engineer within thirty (30) days.**

Within the timeframe recommended to the Unsafe Structures Board and if the owner should fail to comply with such order, the Building Official is directed to proceed as provided in Section 8-8 of the Code of Miami-Dade County. The Unsafe Structures Board will grant no extension of time.

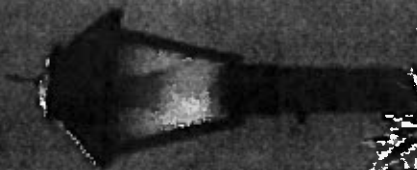
Presented by: Manuel Z. Lopez, P.E., Building Official, City of Coral Gables





11/18/2014

218



NOTICE  
The following information is being provided to you for your information only. It is not intended to constitute an offer of insurance or any other financial product. The information is provided for your information only and should not be relied upon as a basis for any investment decision. The information is provided for your information only and should not be relied upon as a basis for any investment decision. The information is provided for your information only and should not be relied upon as a basis for any investment decision.

**UNSAFE STRUCTURES BOARD HEARING**  
**CASE RESUME**

**HEARING DATE: NOVEMBER 12, 2014**

**CASE NO: \_\_\_\_\_**

**BUILDING LOCATION: 218 ANTIQUERA AVE**

**FOLIO NO: 03-4108-009-0620**

**OWNER CARLOS A SAENZ TRS**  
**999 BRICKELL BAY DR # T-1807**  
**MIAMI, FL 33131**

**OTHER INTERESTED PARTIES:**

**DESCRIPTION AND DEFECTS OF BUILDING:** Violation of Miami-Dade County Code, Section 8-11(f), Recertification of Building and Components; Failed to provide 40/10- Year Recertification Report.

**IN THE MATTER OF:**

The Division has found the above-described building to be unsafe structure. As required in Section 9-5 of the code of Miami-Dade County, an official notice was sent to the owner directing them to:

**Submit a 40/10-Year Recertification Report prepared by a licensed architect or engineer within thirty (30) days.**

This notice provisions have been complied with by this Division and the owner having failed to comply with the order as cited in the Notice of Violation, this public hearing is being held so that the Board may hear testimony and to direct the owner to show cause why the Building Official's order should not be complied with. I request this resume and pictures submitted herewith be made as part of your official records.

**DATES AND ACTIVITIES**

03/01/13	Letter from B&Z advising of 40/10-Year Recertification required
09/11/13	Overdue letter from B&Z Department sent
06/02/14	Notice of Violation mailed by Certified Mail
00/00/00	Picture(s) of building taken by Code Enforcement Officer
00/00/00	Case Resume referred to Unsafe Structures Board



Department of Regulatory and Economic Resources  
Herbert Saffir Permitting & Inspection Center & Inspection Center  
11805 SW 26<sup>TH</sup> Street ( Coral Way )  
Miami, Florida 33175

February 19, 2015

Dear Ms. Charles,

Pursuant to our conversation on Friday, February, 13 2015, I would like to request and extension of one year ( 1 ) in accordance with Section 8-5(n) of the Code Miami-Dade County.

The building in question is as follows:

Ref: 218 Antiquera Avenue

Legal Description: Coral Gables Douglas Sec PB 25-69 Lots 5 to 7 Inc Blk 9 Lot Size 150.000 x 120 or 14142-1530 0689 1, City of Coral Gables, Florida.

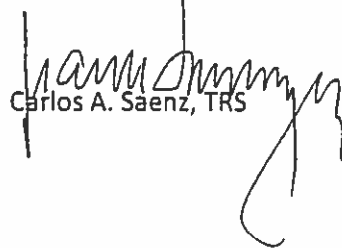
Master Case No.: CG2014-002

Board action on (A) 40/10 Year Recertification Report.

As you may be aware, the explosive construction situation throughout Miami-Dade County has impaired us in finding the professionals needed to perform the above referenced work.

I thank you for your consideration.

Sincerely,

  
Carlos A. Saenz, TRS

999 Brickell Bay Drive, #T-1807

Miami, Florida 33131

Hand Delivered

cc . Kathy Charles

cc. Manuel Lopez

## Goizueta, Virginia

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**From:** Bell, Yvonne (RER) <Genaye@miamidade.gov>  
**Sent:** Thursday, August 13, 2015 9:50 AM  
**To:** Goizueta, Virginia  
**Subject:** RE: Master Case No: CG2014-002

Good Morning Ms. Goizueta:

I see that the case went before the Unsafe Structures Board on November 12th, 2014 for the submittal of a 40-year Recertification Report for 218 Antiquera Avenue.

I am going to forward your email inquiry to Kathy Charles, Board Administrator, ([KAT045@miamidade.gov](mailto:KAT045@miamidade.gov)) and Latisha Byrd, Recording Secretary, Unsafe Structures Board, ([lb045@miamidade.gov](mailto:lb045@miamidade.gov).) One of these individuals will get back with you with information pertaining to your inquest.

Sincerely,  
Yvonne

Yvonne D. Bell, Lead Board Secretary  
Miami Dade County Department of Regulatory and Economic Resources Board Administration Section  
11805 S.W. 26 Street, Room 230  
Telephone 786-315-2573 Fax 786-315-2570  
[Genaye@miamidade.gov](mailto:Genaye@miamidade.gov)

[www.miamidade.gov/building/home.asp](http://www.miamidade.gov/building/home.asp)  
"Delivering Excellence Everyday"

P Please consider the environment before printing this e-mail.

-----Original Message-----

**From:** Goizueta, Virginia [<mailto:vgoizueta@coralgables.com>]  
**Sent:** Thursday, August 13, 2015 9:41 AM  
**To:** Bell, Yvonne (RER) <[Genaye@miamidade.gov](mailto:Genaye@miamidade.gov)>  
**Subject:** Master Case No: CG2014-002  
**Importance:** High

Good morning Ms. Bell,

We want to know if 218 Antiquera Ave, Coral Gables Master Case No: CG2014-002 has provided the County Board with a 40 Year Recertification report in error? We wanted to make sure before we continue with the enforcement case.

Thank you

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

Office: 305-460-5250

**Please Note: Florida has a very broad Public Records Law. Most written communications to or from State and Local Officials regarding State or Local business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.**