



**City of Coral Gables
Development Services Department**

**CONSTRUCTION REGULATION BOARD
CASE RESUME**

HEARING DATE: October 15, 2018

CASE NO.: 18-7932

BUILDING ADDRESS: 1101 MADRUGA AVENUE

FOLIO NUMBER: 03-4130-003-0320

OWNER: ELVIA & JEANETTE MEZA TR

USE: Multi-family

OF LIVING UNITS: 14

PENDING RECERTIFICATION: 2018

DESCRIPTION AND DEFECTS OF BUILDING: The 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 for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code.

DATES AND ACTIVITIES:

03/06/18	First Notice from the City advising Recertification is required mailed with return receipt
04/04/18	First Notice Returned to Sender due to Unclaimed per USPS Tracking
06/06/18	Second Notice from City advising Recertification is pending
07/10/18	Final Notice from City advising Recertification is pending and Case will be forwarded to CRB within thirty (30) days if no compliance
09/27/18	Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing mailed with return receipt
09/27/18	Notice of Hearing posted on Structure
10/15/18	Board Hearing

TO DATE THE OWNER HAS NOT: Submitted a Recertification Report for the City's review.

BUILDING OFFICIAL'S RECOMMENDATION: **A.** Submit a Recertification Report prepared by a licensed Architect or Engineer within sixty (60) days of the Board's Order Recertifying the property. **B.** A \$250 daily fine be imposed if property is not recertified within the sixty (60) day deadline.

PERMIT ACTIVITY: None



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On 9/10/2018

Property Information	
Folio:	03-4130-003-0320
Property Address:	1101 MADRUGA AVE Coral Gables, FL 33146-2922
Owner	ELVIA & JEANNETTE MEZA TR
Mailing Address	13975 SW 100 AVE MIAMI, FL 33176 USA
PA Primary Zone	5002 HOTELS & MOTELS - GENERAL High Density
Primary Land Use	0303 MULTIFAMILY 10 UNITS PLUS MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	14 / 14 / 0
Floors	2
Living Units	14
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	6,583 Sq.Ft
Lot Size	13,351 Sq.Ft
Year Built	1958



Assessment Information			
Year	2018	2017	2016
Land Value	\$1,068,080	\$1,068,080	\$867,815
Building Value	\$341,920	\$331,920	\$422,185
XF Value	\$0	\$0	\$0
Market Value	\$1,410,000	\$1,400,000	\$1,290,000
Assessed Value	\$1,410,000	\$1,400,000	\$1,289,739

Benefits Information				
Benefit	Type	2018	2017	2016
Non-Homestead Cap	Assessment Reduction			\$261

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

Short Legal Description
30 54 41 PB 25-55
C GABLES RIVIERA SEC PART 8
LOTS 18 & 19 & NE 1/2 LOT 20
BLK 148
LOT SIZE IRREGULAR

Taxable Value Information			
	2018	2017	2016
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,410,000	\$1,400,000	\$1,289,739
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,410,000	\$1,400,000	\$1,290,000
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,410,000	\$1,400,000	\$1,289,739
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,410,000	\$1,400,000	\$1,289,739

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
03/12/2010	\$100	27226-2899	Corrective, tax or QCD, min consideration
03/01/1999	\$0	18584-2192	Sales which are disqualified as a result of examination of the deed
01/01/1999	\$0	18529-1359	Sales which are disqualified as a result of examination of the deed
12/01/1990	\$399,500	15023-0462	Sales which are qualified

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:

CITY'S

EXHIBIT 1

1101 Madruga Avenue

<u>Owner (property appraiser's webpage address)</u> Elvia Meza and Jeannette Meza, Trustees 13975 SW 100 Ave Miami, FL 33176-6718	<u>Owner (declaration of trust address)</u> Elvia Meza 12990 Deva St Coral Gables, FL 33156-6420
<u>Owner (declaration of trust address)</u> Jeannette Meza 21337 SW 92 Ave Miami, FL 33189-3823	<u>Judgment Creditor (Registered Agent)</u> 1342 Drexel Condominium Association, Inc. c/o European American Property Services, LLC 655 W Flagler St, Ste 207 Miami, FL 33130-1223

1101 MADRUGA AVENUE





The City of Coral Gables

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

March 6, 2018

VIA CERTIFIED MAIL

91 7108 2133 3932 5853 8078

ELVIA & JEANNETTE MEZA TR
12990 DEVA ST
CORAL GABLES, FL 33156-6420

RE: 1101 MADRUGA AVE
FOLIO # 0341300030320
Recertification of Building 40 Years or Older

To whom it may concern:

As per the Miami-Dade County Property Appraiser's office the above referenced property address is forty (40) years old, or older, having been built in 1958. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a Florida Registered Architect or Professional Engineer must inspect said building and a completed Recertification Report ("Report") must be submitted to this Department within ninety (90) calendar days from the date of this letter. A completed Report includes the Building Structural Report, the Building Electrical Report, cover letter(s) stating the structure meets the electrical and structural requirements for recertification, the Parking Lot Illumination Standards Form and the Parking Lot Guardrails Requirements Form; no additional documents or photographs are necessary. Note all paperwork submitted must be the original signed and sealed documents (no copies). Submittal of the Report does not constitute recertification; it must be approved by this Department.

In the event repairs or modifications are found to be necessary, the Building Official is able to grant an extension of one hundred fifty (150) calendar days from the date of this letter to obtain the necessary permits and perform the repairs. The structure will be recertified once a revised Report is submitted and approved, and all required permits are closed.

The Architect or Engineer may obtain the required Form, "Minimum Inspection Procedural Guidelines for Building Recertification," from the following link: http://www.miamidade.gov/pa/propertyrecertification.asp. The Recertification Report fee of \$380.63 and additional document and filing fees shall be submitted to the Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, Florida, 33134. In order to avoid delays please submit in person in order to calculate the fees accordingly.

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

The Department's working hours are Monday through Friday, 7:30am to 3:30pm, tel: (305) 460-5235.

Thank you for your prompt attention to this matter.

Handwritten signature of Manuel Z. Lopez

Manuel Z. Lopez, P.E.
Building Official

CITY'S

EXHIBIT

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ALERT: DUE TO THE FLOODING FROM HURRICANE FLORENCE, MANY POST OFFIC...

USPS Tracking®

FAQs > (<http://faq.usps.com/?articleId=220900>)

Track Another Package +

Tracking Number: 9171082133393258538078

Remove X

Your item could not be delivered on April 4, 2018 at 8:10 pm in MIAMI, FL 33156. It was held for the required number of days and is being returned to the sender.

Alert

April 4, 2018 at 8:10 pm
Unclaimed/Being Returned to Sender
MIAMI, FL 33156

Feedback

Tracking History



April 4, 2018, 8:10 pm

Unclaimed/Being Returned to Sender

MIAMI, FL 33156

Your item could not be delivered on April 4, 2018 at 8:10 pm in MIAMI, FL 33156. It was held for the required number of days and is being returned to the sender.

Reminder to Schedule Redelivery of your item

March 9, 2018, 3:39 pm

Notice Left (No Authorized Recipient Available)

MIAMI, FL 33156

March 9, 2018, 9:28 am
Out for Delivery
MIAMI, FL 33156

March 9, 2018, 9:18 am
Sorting Complete
MIAMI, FL 33156

March 9, 2018, 7:15 am
Arrived at Unit
MIAMI, FL 33176

March 8, 2018, 6:59 pm
Departed USPS Regional Facility
MIAMI FL DISTRIBUTION CENTER

March 7, 2018, 9:47 pm
Arrived at USPS Regional Facility
MIAMI FL DISTRIBUTION CENTER

Feedback

Product Information

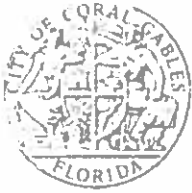


See Less ^

Can't find what you're looking for?

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

FAQs (<http://faq.usps.com/?articleId=220900>)



The City of Coral Gables

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

June 6, 2018

ELVIA & JEANNETTE MEZA TR
12990 DEVA ST
CORAL GABLES, FL 33156-6420

RE: 1101 MADRUGA AVE
FOLIO # 0341300030320
Recertification of Building 40 Years or Older - **SECOND NOTICE**

Dear Property Owner:

In a certified letter dated March 6, 2018, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(1). The letter informed you it was necessary to submit to this Department a completed Report prepared by a licensed architect or engineer within ninety (90) calendar days certifying the structure meets the requirements for recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

Please be advised the submittal of the Report is overdue and the **structure has been deemed unsafe** due to non-compliance. This may result in the revocation of the Certificate of Occupancy, as well as, being subject to other penalties as provided in the Code.

A completed Report includes: 1) cover letter(s) stating the structure meets the electrical and structural requirements for recertification from a Florida Registered Architect or Professional Engineer that inspects said building, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form and 5) Parking Lot Guardrails Requirements Form; no additional documents or photographs are necessary. Note all paperwork submitted must be the original signed and sealed documents (no copies).

Failure to submit a 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.

Please govern yourself accordingly.

Sincerely,

A handwritten signature in black ink, appearing to read "Manuel Z. Lopez".

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



The City of Coral Gables

Development Services Department July 10, 2018
CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

ELVIA & JEANNETTE MEZA TR
12990 DEVA ST
CORAL GABLES, FL 33156-6420

RE: Recertification of Building 40 Years or Older – **FINAL NOTICE**
1101 MADRUGA AVE
Folio # 0341300030320

Dear Property Owner:

In a certified letter dated March 6, 2018, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(I). A Second Notice, dated and mailed June 6, 2018, informed you it was necessary to submit a completed Report prepared by a licensed architect or engineer within thirty (30) calendar days certifying the structure meets (or does not meet) the requirements for recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

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") and 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.

Please govern yourself accordingly.

Sincerely,

A handwritten signature in black ink, appearing to read "Manuel Z. Lopez".

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

City of Coral Gables

ONLINE SERVICES

[Home](#) [Citizen Services](#) [Business Services](#) [Back to Coral Gables.com](#)

Permits and Inspections: Search Results

[Logon](#) [Help](#) [Contact](#)

New Permit Search

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fee	Doc
AB-08-10-1742	10/28/2008	1101 MADRUGA AVE	BOA COMPLETE (LESS THAN \$75,000)	4 NEW EMERGENCY LIGHTS @ HALLWAY AND REPLACE 4 PARKING LIGHTS FROM SOFFITS TO WALLS \$2,100	final	10/28/2008	12/10/2008	0.00	
AB-14-09-2301	09/11/2014	1101 MADRUGA AVE	BOA COMPLETE (LESS THAN \$75,000)	**COMM** PRESSURE CLEAN AND PAINT BUILDING (OUTSIDE) MAIN WALLS SW6359 (LIGHT TAN) FASCIA (WHITE) GATES AND RAILINGS (GREEN) \$6420	final	09/11/2014	09/18/2014	0.00	
BL-08-11-0995	11/20/2008	1101 MADRUGA AVE	ROOF / LIGHT WEIGHT CONC	REPAIR \$3,000 BERMUDA ROOF CO, INC., LIGHTWEIGHT ROOF TOLE MORTAR	final	11/24/2008	12/05/2008	0.00	
EL-08-10-1852	10/29/2008	1101 MADRUGA AVE	ELEC SITE LIGHTS	4 NEW EMERGENCY LIGHTS @ HALLWAY AND REPLACE 4 PARKING LIGHTS FROM SOFFITS TO WALLS \$2100	final	11/13/2008	12/10/2008	0.00	
PS-08-05-1223	05/21/2008	1101 MADRUGA AVE	TREE REMOVAL/RELOCATION - PUBLIC SERVICE	REMOVE 1 DEAD WOMAN'S TONGUE AND 3 DEAD INDIA ROSEWOOD	final	05/21/2008	05/21/2008	0.00	
RC-18-09-3166	09/27/2018	1101 MADRUGA AVE	BLDG RECERT / CRB	BUILDING RECERTIFICATION (1958) CONSTRUCTION REGULATION BOARD CASE #18-7932 AND UNSAFE STRUCTURES FEE	approved			980.63	
ZN-14-09-2373	09/12/2014	1101 MADRUGA AVE	PAINT / RESURFACE FL / CLEAN	**COMM** PRESSURE CLEAN AND PAINT BUILDING MAIN WALLS SW6359 (LIGHT TAN) FASCIA (WHITE)	approved			532.65	

CITY'S

EXHIBIT

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Permit No.	Issue Date	Address	Description	Category	Status	Start Date	End Date	Amount
ZN-14-09-2395	09/12/2014	1101 MADRUGA AVE	PAINT / RESURFACE FL / CLEAN	**COMM**	final	09/12/2014	09/18/2014	0.00
				GATES AND RAILINGS (GREEN) \$6420				
				PRESSURE CLEAN AND PAINT BUILDING (OUTSIDE) MAIN WALLS SW6359 (LIGHT TAN) FASCIA (WHITE) GATES AND RAILINGS (GREEN) \$6420				

The data on this page are protected with an SSL encryption certificate. For technical assistance, please call 800-368-5878.



City of Coral Gables
Fire Department
Fire Prevention Division
 2815 Salzedo Street, Coral Gables, FL 33134
 Fax (305) 460-5598

The items noted below are in violation of the Florida Fire Prevention Code and/or the Florida Administrative Code. Nothing in this report supersedes any previously written, still existing violations for this occupancy/building. You are directed to comply with corrective measures as indicated.

Occupant Name:	1101 Madruga Ave. Apartments - 10 units	Inspection Date:	11/2/2017
Address:	1101 Madruga Avenue Coral Gables	InspectionType:	AA-Tactical, Apartment / Condo
		Inspected By:	Leonard Veight 305-460-5577 lveight@coralgables.com
Suite:		Occ. Sq. Ft.:	0
		Occupant Number:	010171

No violations noted at this time.

Company Representative:

No Signature
 11/2/2017 11:36:49 AM
 Signature valid only in mobile-eyes documents

Inspector:

No Signature
 11/2/2017
 Leonard Veight
 11/2/2017 11:36:49 AM
 Signature valid only in mobile-eyes documents

Leonard Veight
 11/2/2017

CITY'S

EXHIBIT

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BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 18-7932

vs.

ELVIA MEZA AND JEANETTE MEZA, TRS
13975 S.W. 100th Avenue
Miami, Florida 33176-6718

Return receipt number:

7018 0680 0001 3977 2869

Respondent.

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

Date: September 27, 2018

Re: **1101 Madruga Avenue**, Coral Gables, Florida 33146-2922 and legally described as Lots 18 & 19 & NE1/2 Lot 20, Block 148, of CORAL GABLES RIVIERA SECTION PART 8, according to the Plat thereof, as recorded in Plat Book 25, Page 55, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4130-003-0320 ("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 105-1 86(j)(13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on October 15, 2018, at 2:00 p.m.

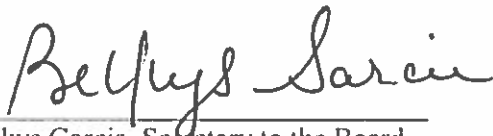
You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the 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, tel: (305) 460-5229. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m., tel: (305) 460-5235.

CITY'S Composite
EXHIBIT 5

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.



Belkys Garcia, 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.

Presentations made to this Board are subject to the City's False Claims Ordinance, Chapter 39 of the City of Coral Gables Code.

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

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

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

c:

Elvia Meza, 12990 Deva Street, Coral Gables, Florida 33156-64250
Jeannette Meza, 21337 S.W. 92nd Avenue, Miami, Florida 33189-3823
1342 Drexel Condominium Association, Inc., c/o European American Property Services, LLC, 655 W. Flagler Street #207,
Miami, Florida 33130-1223



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 18-7932

Title of Document Posted: Construction Regulation Board, Notice of Unsafe Structure Violation For Failure To Recertify and Notice of Hearing

I, EDUARDO MARTIN, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 1101 MADRUGA AVE. ON 9-27-18
AT 10:00 am.

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 27th day of September in
the year 2018, by Eduardo Martin who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

1101 MADRUGA AVENUE



XX

CFN 2010R0199080
OR BK 27226 Pg 2901 (1pg)
RECORDED 03/24/2010 15:55:06
DEED DDC TAX 0.60
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA
LAST PAGE

This Instrument prepared by or under
the supervision of:

Stephen L. Vinson, Jr., Esq.,
STEPHEN L. VINSON, JR., P.A.
1200 Brickell Avenue, Suite 1230
Miami, Florida 33131

[THIS SPACE RESERVED FOR THE CLERK OF COURTS]

Property Appraiser's Parcel
I.D. #03-41300030320

QUIT CLAIM DEED

THIS QUIT CLAIM DEED is made as of the 1st day of March, 2010, by and between Elvia Meza and Jeannette Meza, both single women, individually and as trustees, whose address is 1310 Douglas Road, Coral Gables, Florida 33134, (collectively, the "Grantor") to Elvia Meza, a single woman, as trustee of the Declaration of Trust of Elvia Meza dated March 1, 2010, whose address is 12990 Deva Street, Coral Gables, Florida 33156, (collectively, the "Grantee").

WITNESSETH:

GRANTOR, in consideration of Ten (\$10.00) Dollars and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release, and quitclaim to the said Grantee and Grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following property located in Miami-Dade County, Florida (the "Property"), to-wit:


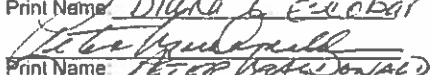
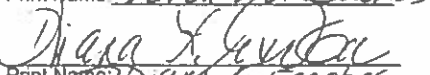
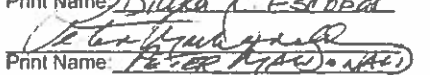
Lots 18 and 19 and the North 1/2 of Lot 20, Block 148, CORAL GABLES RIVIERA SECTION PART NO. 8, according to the Plat thereof, as recorded in Plat Book 25, Page 55, of the Public Records of Miami-Dade County, Florida.



TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, title, interest, lien, equity, and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of Grantee forever.

The Grantee, as trustee, has the full power and authority to protect, conserve, sell, convey, lease, encumber, and to otherwise manage and dispose of said real property pursuant to F.S. 689.071.

IN WITNESS WHEREOF, Grantor has executed this Quit Claim Deed as of the day and year first above written.

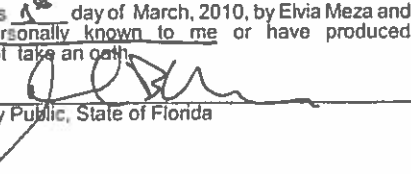

Signed, sealed and delivered
in the presence of:


Print Name: Diana Escobar

Print Name: PETER PATE (NOTARY)

Print Name: Diana Escobar

Print Name: PETER PATE (NOTARY)


Elvia Meza, individually and as trustee

Jeannette Meza, individually and as trustee

STATE OF FLORIDA }
COUNTY OF MIAMI-DADE } SS:

The foregoing instrument was acknowledged before me this 1st day of March, 2010, by Elvia Meza and Jeannette Meza, individually and as trustees, who are personally known to me or have produced _____, as identified on the attached affidavit, and _____ did not take an oath.


Notary Public, State of Florida




CFN 2010R0199079
 OR Bk 27226 Pg 2900f (1pg)
 RECORDED 03/24/2010 15:55:06
 DEED DOC TAX 0.60
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA
 LAST PAGE

This Instrument prepared by or under
 the supervision of:

Stephen L. Vinson, Jr., Esq.,
 STEPHEN L. VINSON, JR., P.A.
 1200 Brickell Avenue, Suite 1230
 Miami, Florida 33131

[THIS SPACE RESERVED FOR THE CLERK OF COURTS]

Property Appraiser's Parcel
 I.D. #03-41300030320

CORRECTIVE QUIT CLAIM DEED*

THIS CORRECTIVE QUIT CLAIM DEED is made as of the 1st day of March, 2010, by and between Elvia Meza, a single woman, individually and as trustee of the Alja and Associates Trust, whose address is 1310 Douglas Road, Coral Gables, Florida 33134, (collectively, the "Grantor") to Elvia Meza and Jeannette Meza, as Trustees, whose address is 1310 Douglas Road, Coral Gables, Florida 33134, (collectively, the "Grantee").

WITNESSETH:

GRANTOR, in consideration of Ten (\$10.00) Dollars and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release, and quitclaim to the said Grantee and Grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following property located in Miami-Dade County, Florida (the "Property"), to-wit:

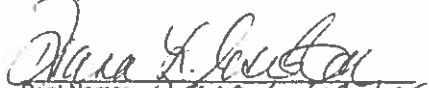
Lots 18 and 19 and the North 1/2 of Lot 20, Block 148, CORAL GABLES RIVIERA SECTION PART NO. 8, according to the Plat thereof, as recorded in Plat Book 25, Page 55, of the Public Records of Miami-Dade County, Florida.

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereto belonging or in anyway appertaining, and all the estate, title, interest, lien, equity, and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of Grantee forever.

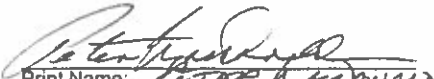
*Correcting that Certain Quit Claim Deed recorded in ORB 18584, Page 2192 which did not recite grantor's marital status nor non-homestead language. The subject property, at all times material hereto, was not the homestead of the Grantor nor was it contiguous to the homestead of Grantor.

IN WITNESS WHEREOF, Grantor has executed this Corrective Quit Claim Deed as of the day and year first above written.

Signed, sealed and delivered
 in the presence of:


 Print Name: Diana L. Escobar


 Elvia Meza, individually and as trustee of the
 Alja and Associates Trust


 Print Name: Peter Hernandez

STATE OF FLORIDA }
 COUNTY OF MIAMI-DADE } SS:

The foregoing instrument was acknowledged before me this 1st day of March, 2010, by Elvia Meza, individually and as trustee of the Alja and Associates Trust, who are personally known to me or have produced as identification and who did not take an oath.




 Notary Public, State of Florida



CFN 2010R0199078
DR Bk 27226 Pg 2899f (1 of 1)
RECORDED 03/24/2010 15:55:06
DEED DOC TAX 0.60
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA
LAST PAGE

This Instrument prepared by or under the supervision of:

Stephen L. Vinson, Jr., Esq.,
STEPHEN L. VINSON, JR., P.A.
1200 Brickell Avenue, Suite 1230
Miami, Florida 33131

[THIS SPACE RESERVED FOR THE CLERK OF COURTS]

Property Appraiser's Parcel
I.D. #03-41300030320

CORRECTIVE QUIT CLAIM DEED*

THIS CORRECTIVE QUIT CLAIM DEED is made as of the 1st day of March, 2010, by and between Elvia Meza and Jeannette Meza, both single woman, as co-surviving trustees of Alja and Associates, Inc., a dissolved Florida corporation, whose address is 1310 Douglas Road, Coral Gables, Florida 33134, (collectively, the "Grantor") to Elvia Meza and Jeannette Meza, as Trustees, whose address is 1310 Douglas Road, Coral Gables, Florida 33134, (collectively, the "Grantee").

WITNESSETH:

GRANTOR, in consideration of Ten (\$10.00) Dollars and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release, and quitclaim to the said Grantee and Grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following property located in Miami-Dade County, Florida (the "Property"), to-wit:

Lots 18 and 19 and the North 1/2 of Lot 20, Block 148, CORAL GABLES RIVIERA SECTION PART NO. 8, according to the Plat thereof, as recorded in Plat Book 25, Page 55, of the Public Records of Miami-Dade County, Florida.

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, title, interest, lien, equity, and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of Grantee forever.

*Correcting that Certain Quit Claim Deed recorded in ORB 18584, Page 2192 which contained a scrivener's error in the name of the Grantor. It mistakenly referred to the Grantor as Alja and Associates Trust. It was intended to be Alja and Associates, Inc. as per that certain Warranty Deed recorded in ORB 15023, Page 462.

IN WITNESS WHEREOF, Grantor has executed this Corrective Quit Claim Deed as of the day and year first above written.

Signed, sealed and delivered in the presence of:

Print Name: Diana L. Escobar

Print Name: Peter Hernandez

Print Name: Diana L. Escobar

Print Name: Peter Hernandez

Elvia Meza, as co-surviving trustee of Alja and Associates, Inc., a dissolved Fla. corporation

Jeannette Meza, as co-surviving trustee of Alja and Associates, Inc., a dissolved Fla. corporation

STATE OF FLORIDA }
COUNTY OF MIAMI-DADE } SS:

The foregoing instrument was acknowledged before me this 1st day of March, 2010, by Elvia Meza and Jeannette Meza as co-surviving trustees of Alja and Associates, Inc., a dissolved Florida corporation, who are personally known to me or have produced _____, as identification and who did not take an oath.



Notary Public, State of Florida

AMENDED AND RESTATED
DECLARATION OF TRUST
OF
ELVIA-MEZA-AND-JEANNETTE-MEZA


DECLARATION OF TRUST, made as of this 10 day of July, 2015, among ELVIA MEZA, having an address at 12990 Deva Street Coral Gables, Florida 33156, and JEANNETTE MEZA, having an address at 21337 SW 92 AVE, Miami, FL 33189, as Settlers, (hereinafter referred to as the "Settlers"), and ELVIA MEZA and JEANNETTE MEZA, as trustees (collectively hereinafter referred to as the "Trustees"), and RONALD DUPUY, having an address at 21337 SW 92 AVE, Miami, FL 33189, as successor trustee (hereinafter referred to as the "Successor Trustee").

WITNESSETH:

WHEREAS, the Settlers previously created the following revocable trust: DECLARATION OF TRUST OF ELVIA MEZA and JEANNETTE MEZA dated March 19, 1997 and all Amendments thereto heretofore which was recorded on June 23, 2000 in Official Records Book 19168 at Page 3118 et seq. of the Public Records of Miami-Dade County, Florida; and

WHEREAS, the Settlor, ELVIA MEZA has one child, JEANNETTE MEZA, and has two grandchildren, JORDAN WILLIAM ALFONSO and GABRIELLA ALEXANDRA ALFONSO; and


Elvia Meza


Jeannette Meza



CFN 2013R0691867
 OR Bk 28799 Pgs 1225 - 1227; (3pgs)
 RECORDED 08/30/2013 10:59:28
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

**CITY OF CORAL GABLES
 FINANCE DEPARTMENT
 MIAMI-DADE COUNTY, FLORIDA**

SPECIAL ASSESSMENT LIEN

THE CITY OF CORAL GABLES

DEBT INCURRED AT:

vs.

**ELVIA & JEANNETTE MEZA TR
 03-4130-003-0320**

1101 MADRUGA AVE

DATE OF INVOICE: 8/19/2013


171373+002

The City of Coral Gables' Finance Department has determined that the above referenced property has defaulted on payment of Solid Waste Fees due and owed in accordance with Article 3, Division 4, Section 54-181 of the City of Coral Gables' Code of Ordinances. Said default is currently a debt due to the City of Coral Gables pursuant to Article 3, Division 4, Section 54-191 of the City of Coral Gables' Code of Ordinances.

Pursuant to Section 54-191 of the City of Coral Gables' Code of Ordinances, a certified copy of the delinquent invoice delineating the debt due to the City of Coral Gables shall be recorded in the Public Records of Miami-Dade County, Florida and thereafter shall constitute a lien against the premises to the same extent and character as a lien for special assessments, and with the same penalties, and with the same rights of collection, foreclosure, sale and forfeiture as obtained for special assessment liens, which lien shall further accrue interest at the rate of six percent (6%) per annum from the date the same became a debt due the city, against the following described property:

LOTS 18 & 19 & NE1/2 LOT 20; BLOCK 148; CORAL GABLES RIVIERA SEC PART 8; as recorded in Plat Book 25; Page 55; in the Public Records of Dade County, Florida.

DATED in Coral Gables, Miami Dade County, Florida on this 23rd, day of August 2013.

BY: 

 Seepersaud Chircut
 City Treasurer
 City of Coral Gables

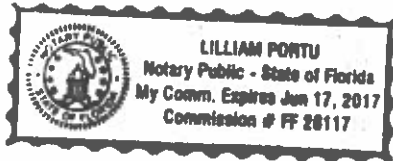


171373+002

STATE OF FLORIDA):
):
COUNTY OF MIAMI-DADE):

The foregoing instrument was acknowledged before me this 23rd day of August 2013 by Seepersaud Chircut, who is personally known to me.

My Commission Expires:



Lilliam Portu
NOTARY PUBLIC, STATE OF FLORIDA



**CITY OF
CORAL GABLES**

Finance Department Collection Division
PO Box 141549
Coral Gables, FL 33114-1549
305-460-5301

Messages

This invoice statement includes Waste Collection Fees for residences that are payable in advance for garbage and trash services or unpaid refuse charges for accounts serviced by Waste Management. ****IMPORTANT**** - Please see reverse side for terms and conditions.

Account Information

Customer Number: 171373+002
Service Location: 1101 MADRUGA AVE
Billing Date: 8/19/2013
Due Date:
Last Payment Date:
Previous Balance: 1,567.14
Payments:
Current Charges: 10.23
Adjustments:
Total Due: 1,577.37

ELVIA & JEANNETTE MEZA TR
12990 DEVA ST
CORAL GABLES FL 33156-6420

*If total due includes past due balance, service is subject to additional charges.

Billing Details

Account #: 4130-003-0320-001 1101 MADRUGA AVE -- ALJA AND ASSOCIATES

Interest	
Interest Charge on Past Due Balance	2.56
Interest Charge on Past Due Balance	7.67
Total Current Charges.....	10.23

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT. MAKE CHECK PAYABLE TO: CITY OF CORAL GABLES

Customer Number: 171373+002
Service Location: 1101 MADRUGA AVE
Billing Date:
Due Date:

AMOUNT DUE 1,577.37

Total amount due by

AMOUNT ENCLOSED \$ _____



.....
City of Coral Gables
Finance Dept. Collection Division
PO Box 141549
Coral Gables, FL 33114-1549



ELVIA & JEANNETTE MEZA TR
12990 DEVA ST
CORAL GABLES FL 33156-6420



DIVISION of
CORPORATIONS
an official State of Florida website

[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Not For Profit Corporation
1342 DREXEL CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	N41965
FEI/EIN Number	65-0241926
Date Filed	02/06/1991
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	02/01/2005

Principal Address

1342 DREXEL AVENUE
MIAMI BEACH, FL 33139

Changed: 02/23/2006

Mailing Address

655 W. Flagler St.
SUITE 207
MIAMI, FL 33130

Changed: 10/13/2017

Registered Agent Name & Address

European American Property Services, LLC
655 W. Flagler St.
SUITE 207
MIAMI, FL 33130

Name Changed: 10/13/2017

Address Changed: 10/13/2017

Officer/Director Detail

Name & Address

Title President

TOZEREN, AYDIN
 1342 DREXEL AVE
 #301
 MIAMI BEACH, FL 33139

Title Treasurer

JOHN, DORAN
 926 MICHIGAN AVE
 # 07
 MIAMI BEACH, FL 33139

Title S

CEMPPELLIN, JOHN
 1342 DREXEL AVE
 # 304
 MIAMI BEACH, FL 33139

Annual Reports

Report Year	Filed Date
2017	04/28/2017
2017	07/25/2017
2018	04/30/2018

Document Images

04/30/2018 -- ANNUAL REPORT	View image in PDF format
10/13/2017 -- AMENDED ANNUAL REPORT	View image in PDF format
07/25/2017 -- AMENDED ANNUAL REPORT	View image in PDF format
04/28/2017 -- ANNUAL REPORT	View image in PDF format
04/28/2016 -- ANNUAL REPORT	View image in PDF format
04/29/2015 -- ANNUAL REPORT	View image in PDF format
04/24/2014 -- ANNUAL REPORT	View image in PDF format
04/18/2013 -- ANNUAL REPORT	View image in PDF format
03/21/2012 -- ANNUAL REPORT	View image in PDF format
04/19/2011 -- ANNUAL REPORT	View image in PDF format
04/07/2010 -- ANNUAL REPORT	View image in PDF format
04/15/2009 -- ANNUAL REPORT	View image in PDF format
03/13/2008 -- ANNUAL REPORT	View image in PDF format
08/10/2007 -- ANNUAL REPORT	View image in PDF format

04/17/2007 -- ANNUAL REPORT	View image in PDF format
02/23/2006 -- ANNUAL REPORT	View image in PDF format
02/01/2005 -- REINSTATEMENT	View image in PDF format
03/09/2001 -- ANNUAL REPORT	View image in PDF format
05/11/2000 -- ANNUAL REPORT	View image in PDF format
03/23/1999 -- ANNUAL REPORT	View image in PDF format
02/27/1999 -- ANNUAL REPORT	View image in PDF format
02/11/1997 -- ANNUAL REPORT	View image in PDF format
04/26/1996 -- ANNUAL REPORT	View image in PDF format

1342 DREXEL CONDOMINIUM
 ASSOCIATION, INC.
 Plaintiff,

IN THE CIRCUIT COURT OF THE
 11TH JUDICIAL CIRCUIT IN AND FOR
 MIAMI-DADE COUNTY, FLORIDA

vs.

GENERAL JURISDICTION DIVISION

JEANNETTE MEZA et al.
 Defendants.

CASE NO. 09-62315 CA 21

FILED FOR RECORDING
 2010 JUN 21 AM 9:03
 CLERK, CIRCUIT COURT 11A
 MIAMI-DADE COUNTY, FLA

**FINAL JUDGMENT FOR DAMAGES AGAINST
 JEANNETTE MEZA AND ELVIA MEZA AS TRUSTEES
 IN FAVOR OF PLAINTIFF, 1342 DREXEL CONDOMINIUM ASSOCIATION, INC.**

THIS CAUSE having come before the Court upon Plaintiff, 1342 Drexel Condominium Association, Inc.'s, Motion for Final Judgment for Damages and the Court being otherwise fully advised in the premises hereof, it is therefore,

ADJUDGED as follows:

1. That Plaintiff's Motion for Final Judgment for Damages against the Defendants, JEANNETTE MEZA AND ELVIA MEZA AS TRUSTEE, be and the same is hereby GRANTED.
2. That Plaintiff is due the following amounts:

Principal sum of Maintenance, Special Assessments, Late Fees, and charges through 6/21/10	40,978.39
Pre-Judgment Interest to the date of judgment	4,917.40
Collection Costs	18.00
Title Search	260.00
Complaint Filing Fee	421.00
Document Copies	51.00
Service of Process	114.00
Cost for recording Final Judgment	18.50
SUB-TOTAL	46,778.29
Attorney's Fees - Based on 10.0 hours at \$200.00 per hour	2,000.00
TOTAL SUM DUE THROUGH JUDGMENT DATE:	48,778.29

3. Plaintiff, whose mailing address is 747 4th Street, #200, Miami Beach, Fl. 33139, shall recover from Defendant(s), JEANNETTE MEZA AND ELVIA MEZA, ^{As Trustees} whose address is 12990 Deva Street, Coral Gables, Florida 33156, the sum of \$45,895.79, with costs of \$882.50, and attorney's fees in the amount of \$2,000.00, making a total of \$48,778.29 that shall bear interest at the rate of twelve (12%) per annum, for which let execution issue forthwith.

A TRUE COPY
 CERTIFICATION ON LAST PAGE
 HARVEY RUVIN, CLERK

4. This Court finds, based upon the Affidavits presented and upon inquiry of counsel for the Plaintiff, the number of hours expended and the hourly rate charged by Plaintiff's counsel as set forth in Paragraph 2 are reasonable.. That Court finds that there are no reasons for either reduction or enhancement pursuant to *Florida Patient's Compensation Fund v. Rowe*, 472 So.2d 1145 (Fla. 1985).

5. It is further ordered that Defendant, JEANNETTE MEZA AND ELVIA MEZA AS TRUSTEES, shall serve upon Plaintiff's attorneys, , a Fact Information Sheet pursuant to Florida Rule of Civil Procedure Form 1.977(b) completed under oath, including all required attachments, within forty-five (45) days from the date of this final judgment, unless the final judgment is satisfied or post-judgment discovery is stayed, and shall file a Notice of Compliance with the Clerk of this Court as required by Florida Rule of Civil Procedure 1.560.

6. Jurisdiction of this action is retained to enter further orders as are proper.

DONE AND ORDERED in Chambers at «CircuitCounty» County, Florida, this 2 / day of

June, 2010.

W. J. T.
HONORABLE WILLIAM THOMAS
CIRCUIT JUDGE

Copies Furnished to:

Landa-Posada P.A.
12394 SW 82 Avenue
Pinecrest, Fl. 33156

Reiner & Reiner P.A.
Counsel for Defendant, Elvia Meza, Trustee
9100 South Dadeland Boulevard, Suite 901
Miami, Florida 33156-7815

Jeannette Meza
12990 Deva Street
Coral Gables, Fl. 33156

STATE OF FLORIDA, COUNTY OF DADE
I HEREBY CERTIFY that the foregoing is a true and correct copy of the original on file in this office. June 21 AD 2010
HARVEY RUVIN Clerk, of Circuit and County Courts
Deputy Clerk Terrence Perry



After recording return to:
Belkys Garcia
Secretary to the Construction
Regulation Board
Development Services Department
City of Coral Gables
405 Biltmore Way, 3rd Floor
Coral Gables, FL 33134-5717

CFN: 20160026910 BOOK 29925 PAGE 2421
DATE 01/14/2016 11:16:42 AM
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

**CITY OF CORAL GABLES
CONSTRUCTION REGULATION BOARD**

CITY OF CORAL GABLES,

Case # 15-4532

Petitioner,

vs.

ELIVIA MEZA, AS TRUSTEE OF THE
DECLARATION OF TRUST OF ELIVIA
MEZA, DATED MARCH 1, 2010,

Respondent.

ORDER DECLARING STRUCTURE UNSAFE

This cause was brought before the Construction Regulation Board ("Board") of the City of Coral Gables ("City"), on January 11, 2016, on the Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing ("Notice"). The Board, having heard the arguments of the parties and having considered the evidence presented, hereby enters this Order Declaring Structure Unsafe ("Order") and finds, concludes, and orders as follows:

Findings of Fact

1. The City properly served the Notice on the owner, Elivia Meza, as Trustee of The Declaration of Trust of Elivia Meza, Dated March 1, 2010 ("Owner"), and any lienholders of record of the two-story multi-family building, consisting of 8 dwelling units ("Structure"), built in 1945 (70-year recertification required), and located at 1310 SW 37 Avenue, Coral Gables, FL 33134-3457, legally described as Lots 12 and 13, Block 30, of REVISED PLAT 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; and having folio number 03-4108-009-2990 ("Property").

2. The Notice alleges that the Structure is unsafe because on April 20, 2015, 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").

3. To date, the Owner has not a) submitted the Report; b) completed the required repairs and c) submitted a letter from the architect or engineer who prepared the Report stating

that the Structure now meets the minimum requirements ("Compliance Report")(collectively referred to as "Required Action").

Conclusions of Law

4. The Structure is presumed and is hereby declared unsafe pursuant to Section 105-186(j)(13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

Order

It is, therefore, ORDERED:

5. *Required Action.* The Owner shall take the Required Action as follows: a) the Owner shall submit the Report within 30 days of the date of this Order; b) the Owner shall apply for all required permits to meet the minimum requirements as noted in the Report ("Permits") within 30 days of the date the Report is submitted, and, in any event, no later than 60 days of the date of this Order; c) the Owner shall obtain all Permits within 30 days from the date that the application is complete and, in any event, no later than 90 days from the date of this Order; and d) the Owner shall pass final inspection on all Permits and shall submit a Compliance Report within 30 days from the date that the Permits are issued and, in any event, no later than 120 days from the date of this Order.

6. *Demolition by Owner.* If the Owner elects instead to demolish the Structure: a) the Owner shall apply for all required permits to totally demolish the Structure within 15 days of the date of this Order ("Demolition Permit"); b) the Owner shall obtain the Demolition Permit within 15 days from the date that the application is complete and, in any event, no later than 30 days from the date of this Order; and c) the Owner shall pass final inspection on the Demolition Permit, including by laying sod on the Property and removing the construction fence, within 15 days from the date that the Demolition Permit is issued and, in any event, no later than 45 days from the date of this Order.

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

8. *Payment of costs and demolition by City.* The Owner shall pay, within 7 days of the date of this Order, the City's administrative costs to date of \$600, in addition to the costs of recording this Order. If the Owner does not comply with any of the applicable deadlines above, the Building Official may immediately and without further order from this Board, order that the structure be vacated, boarded, secured, and posted (including, but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy and the City may demolish the Structure. The City may sell as salvage or require the demolition contractor to dispose of the contents of the Structure. **Until the Structure is recertified in compliance the terms of this Order, the City shall not issue any further development approvals for the Property, including, but not limited to, building permits, unless the development approval is required to comply with the terms of this Order.**

9. *Lien for costs and notice to subsequent purchasers.* The City shall have a special assessment lien for its administrative costs and the costs of corrective action, including but not limited to, securing the Structure and demolition ("Costs"), against the real and personal property

of the Owner, including the Property. The lien for Costs shall have equal dignity with a lien for taxes. In order to have this lien, the City shall record this Order and an affidavit for any additional Costs, as applicable. Once recorded in the Public Records of Miami-Dade County, Florida, a copy of this Order shall constitute notice to any subsequent purchasers, successors in interest, or assigns, and the findings herein shall be binding upon the Owner and any subsequent purchasers, successors in interest or assigns.

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

11. **NOTICE:** If the Respondent does not comply with the terms of this Order, the City may issue a Notice of Non-Compliance ("Notice"). The Respondent may request an administrative hearing that shall be strictly limited to determining whether the Respondent complied with the terms of this Order. Requests for a hearing must be made in writing to Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134-5717, bgarcia@coralgables.com, tel: (305) 460-5229. Failure to request an administrative hearing within seven (7) days after service of the Notice shall constitute a waiver of the Respondent's right to the hearing. The Respondent shall be liable for the reasonable costs of the administrative hearing, if the Respondent does not prevail at the hearing.

DONE AND ORDERED at the City of Coral Gables, Miami-Dade County, Florida, on this 13 day of January, 2016.

CONSTRUCTION REGULATION BOARD
OF THE CITY OF CORAL GABLES



Board Chairperson

Notice of Deadline to Appeal

PURSUANT TO SECTION 105-192(b) OF THE CITY CODE, AN APPEAL OF THIS ORDER MAY BE FILED IN THE CIRCUIT COURT IN MIAMI-DADE COUNTY, FLORIDA, WITHIN THIRTY DAYS OF THE FILING OF THIS ORDER.

Certificate of Filing and Service

I HEREBY CERTIFY that the original of this Order was filed with the Secretary of the Board, on this 13 day of January, 2016 and that, on the same date, a true and correct copy of the foregoing was served by certified mail, return receipt requested, and by first class mail (and via e-mail at any e-mail address indicated below) on:

<p><u>Owner</u> Elivia Meza, as Trustee of The Declaration of Trust of Elivia Meza, Dated March 1, 2010 12990 Deva Street Coral Gables, FL 33156-6420</p> <p>Return receipt number: 91 7108 2133 3931 8979 7711</p>	<p><u>Mortgagee</u> Sabadell United Bank, N.A. 1111 Brickell Avenue, 30th Floor Miami, FL 33131-3128</p> <p>Return receipt number: 91 7108 2133 3931 8979 7728</p>
<p><u>Judgment Lienholder (Registered Agent)</u> 1342 Drexel Condominium Association, Inc. c/o Maria Landa-Posada Registered Agent 6080 SW 40 Street, Suite 4 Miami, FL 33155-5249</p> <p>Return receipt number: 91 7108 2133 3931 8979 7735</p>	


 Belkys Garcia
 Secretary to the Board