



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 11/8/2022

Property Information	
Folio:	03-4105-050-2191
Property Address:	51 VERAGUA AVE Coral Gables, FL 33134-1850
Owner	CARLOS R FERNANDEZ BLANCO OLGA PALMER
Mailing Address	51 VERAGUA AVE CORAL GABLES, FL 33134
PA Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	3 / 1 / 0
Floors	1
Living Units	1
Actual Area	1,290 Sq.Ft
Living Area	1,269 Sq.Ft
Adjusted Area	1,276 Sq.Ft
Lot Size	8,500 Sq.Ft
Year Built	1944



Assessment Information			
Year	2022	2021	2020
Land Value	\$376,260	\$283,707	\$283,707
Building Value	\$104,887	\$79,622	\$79,622
XF Value	\$1,357	\$1,378	\$1,399
Market Value	\$482,504	\$364,707	\$364,728
Assessed Value	\$204,776	\$198,812	\$196,068

Benefits Information				
Benefit	Type	2022	2021	2020
Save Our Homes Cap	Assessment Reduction	\$277,728	\$165,895	\$168,660
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000
Senior Homestead	Exemption	\$50,000	\$50,000	\$50,000
Long-Term Resident Senior	Exemption	\$104,776	\$98,812	\$96,068

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

Short Legal Description
CORAL GABLES FLAGLER ST SEC W10FT LOT 51 & ALL LOTS 52 53 54 BLK 19 PB 10-12 CF 73R224561 LOT SIZE IRREGULAR

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	\$204,776	\$198,812	\$196,068
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$179,776	\$173,812	\$171,068
City			
Exemption Value	\$204,776	\$198,812	\$196,068
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$154,776	\$148,812	\$146,068

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
11/24/2009	\$0	27113-4469	Corrective, tax or QCD; min consideration
09/01/1973	\$36,000	00000-00000	Sales which are qualified
01/01/1973	\$29,500	00000-00000	Sales which are qualified
12/01/1971	\$26,000	00000-00000	Sales which are qualified

City's Exhibit #1

51 Veragua Ave

Owner (property appraiser address)

Carlos R. Fernandez Blanco and
Olga Palmer
c/o Fernando S. Aran, Esq.
Aran Correa & Guarch, P.A.
2100 Salzedo Street, Suite 303
Coral Gables, Florida 33134-4323


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[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	Fees Due
HI-23-02-7704	02/17/2023	51 VERAGUA AVE	LETTER OF HISTORIC SIGNIFICANCE	Historic Significance Determination Letter for 51 Veragua Avenue. Fee: \$761.25	pending			0.00
ZN-17-03-1888	03/15/2017	51 VERAGUA AVE	PAINT / RESURFACE FL / CLEAN	PRESSURE CLEAN & PAINT ROOF TILES BM-063 TERRACOTTA SAME AS EXISTING P# 30630 \$1,200	final	03/15/2017	04/13/2017	0.00
PU-12-10-0092	10/02/2012	51 VERAGUA AVE	PUBLIC RECORDS SEARCH	REQ COPY OF PERMITS 18143B 98110143	canceled		01/13/2014	0.00
CE-12-05-7461	04/30/2012	51 VERAGUA AVE	CODE ENF WARNING PROCESS	VERBAL WARNING 62-133 CITY CODE (SWA) @ 4:00PM MAINTAINING SWALE AREA IN VIOLATION OF CHAPTER 62-133 OF THE CITY CODE. (OVERGROWTH OF WEEDS/PLANTS ALONG THE CURB AND SIDEWALK)	final	04/30/2012	05/01/2012	0.00

The City's online services are protected with an **SSL encryption certificate**. For technical assistance, please call 305-569-2448 (8am-5pm, M-F).

City's Exhibit #3

51 VERAGUA AVE Coral Gables, FL 33134--185 (Address, Permit# PLUR-23-03-1067)

51 VERAGUA AVE Coral Gables, FL 33134--185 (Address, Code Case# NOVI-22-08-1194)

51 VERAGUA AVE Coral Gables, FL 33134--185 (Address)

51 VERAGUA AVE Coral Gables, FL 33134--185 (Address, Permit# BLDR-23-02-3003)

51 VERAGUA AVE Coral Gables, FL 33134--185 (Address, Permit# UNST-22-12-0007)

51 VERAGUA AVE Coral Gables, FL 33134--185 (Address, Inspection# ICODE-021503-2022)

51 VERAGUA AVE Coral Gables, FL 33134---1 (Address, Code Case# TICK-22-11-7066)

51 VERAGUA AVE Coral Gables, FL 33134---1 (Address)

51 VERAGUA AVE Coral Gables, FL 33134--185 (Address, Code Case# TICK-22-11-7045)

51 VERAGUA AVE Coral Gables, FL 33134--185 (Address, Inspection# ICODE-021233-2022)



CITY OF CORAL GABLES
Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FL 33134

October 19, 2022

Via certified mail

7021 1970 0000 4015 5073

Carlos Fernandez Blanco
Olga Palmer
51 Veragua Ave
Coral Gables, Fl. 33134

Re: Notice of Emergency Action regarding Single Family ("Structure") with the street address 51 Veragua Ave Coral Gables, Florida 33134, legally described as W 10Ft Lot 51 & all lot 52, 53, 54 Block 19 Coral Gables Flagler St Sec., according to the plat thereof as recorded in Plat Book 10, page 12, of the Public Records of Miami-Dade County and bearing folio number: 03-4105-050-2191 ("Property").

Dear Mr. Blanco & Ms. Palmer,

The City of Coral Gables ("City") Building Official's representative has inspected the Property and the records relating to the Structure, in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures. **The Structure is hereby declared unsafe** by the Building Official, pursuant to Section 105-89(1) because of the roof collapse.

Based on our evaluation the costs of repairing, restoring, or replacing the structure to bring it into compliance with the City Code exceeds 50 percent of its value, pursuant to Section 105-91 of the City Code, the City shall not issue a building permit for the repair or restoration of the Structure. Instead, the owner must demolish the Structure.

In order to protect the health and welfare of the occupants of the building, the Building Official is taking the following action:

- The structure must be secured by boarding the windows and doors immediately.

City's Exhibit #5

- Obtain the required permits from the Building Division within ten (10) days to demolish this building. If a permit is not obtained prior to the deadline, the case will be scheduled for the Construction Regulation Board meeting.

Please note that it shall be unlawful for any person, firm, or corporation or their agents to remove this notice without written permission from the Building Official.

You have the right to appeal this decision to the City's Construction Regulation Board.

Your cooperation in this matter will be greatly appreciated.

Sincerely,



Suramy Cabrera P.E.
Building Official

c: Peter J Iglesias, P.E., City Manager
Chief Daniel Fernandez, Fire Marshall
Miriam Soler Ramos, Esq., B.C.S., City Attorney
Cristina M. Suarez, Deputy City Attorney and City Prosecutor
Manuel Z. Lopez, P.E. Deputy Building Official
Warren Adams, Historical Resources and Cultural Arts Director
Martha Pantin, Communications & Public Affairs Division Director
Terri Sheppard, Code Enforcement Field Supervisor
Antoine Loar, Code Enforcement Manager
Brayan Selva Castillo, Code Enforcement Officer
Construction Regulation Board File

Tracking Number:

Remove X

7021197000040155073

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

Latest Update

Your item has been delivered and is available at a PO Box at 10:41 am on December 12, 2022 in MIAMI, FL 33134.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, PO Box

MIAMI, FL 33134

December 12, 2022, 10:41 am

See All Tracking History

Feedback

Text & Email Updates



USPS Tracking Plus®



Product Information



See Less ^

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 22-5123

vs.

Carlos R. Fernandez-Blanco
Olga Palmer
51 Veragua Ave.
Coral Gables, FL 33134-1850

Return receipt number:

7021 1970 0000 4015 5189

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

Date: December 20, 2022

Re: 51 Veragua Avenue, legally described as set forth in the attached Exhibit "A" and bearing Property Appraiser's folio number 03-4105-050-2191 ("Property"), and the single-family home on the Property, built in 1944 ("Structure").

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures. **The Structure is hereby declared unsafe** by the Building Official and is presumed unsafe pursuant to Section 105-89 of the City Code; as follows:

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

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

- (1) The structure or its electrical, gas, mechanical, or plumbing system is unsafe; dangerous; unsanitary; does not provide adequate egress; constitutes a fire or windstorm hazard; is otherwise dangerous to human life; by reason of illegal or improper use, occupancy or maintenance, constitutes a hazard to safety or health or public nuisance; or has been substantially damaged by the elements, fire, explosion, or otherwise.
- (2) The structure constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment.
- (10) A structure shall be presumed to be unsafe if one or more of the following criteria applies:
 - a. There is falling-away, hanging, or loose siding, blocks, bricks, or other building material.
 - b. The structure or its structural parts are deteriorated.
 - d. There is an unusual sagging or leaning out of plumb or square of the structure and such effect is caused by deterioration or over-stressing.
 - h. The structure is in violation of the minimum housing code of article V of this chapter.
 - k. By reason of illegal or improper use, the occupancy or maintenance does not comply with the state building code or the state fire prevention code.

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

Specifically, the roof of the Structure has leaks and a clear tarp, is sagging and caving in, and is in need of repair or replacement. In addition, you are in violation of the Sections 250, 252, 255, 275, and 278 of Chapter 105, Minimum Housing Code, of the City Code, and Section 105-89 of the City Code by failing to maintain the structure and allowing the roof to fall into disrepair and cave in, have leaks and holes, and have structural supports that are not sound.

You shall apply for, obtain, and pass final inspection on all Permits to repair the Structure or demolish it ("Required Action").

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") at 405 Biltmore Way, Second Floor, Commission Chambers, Coral Gables, FL 33134, on January 9, 2023, at 2:00 p.m.

You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to , Secretary to Virginia Goizueta the Board, at City of Coral Gables, Development Services Department, 427 Biltmore Way, Coral Gables, FL 33134, vgoizueta@coralgables.com, tel: (305) 460-5250. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 p.m.

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

If the Property owner or other interested party does not take all Required Action or prevail at the hearing, the Construction Regulation Board may impose fines not to exceed \$1000 for each day the violation continues past the date set for compliance and may also enter an order of demolition and assess all costs of the proceedings, in an amount not less than \$600, and the costs of demolition and other required action, for which the City shall have a lien against the Property owner and the Property.

Please govern yourself accordingly.



Virginia Goizueta
Secretary to the Board

ADA NOTICES

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

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:

EXHIBIT "A"

LEGAL DESCRIPTION

The West 10 feet of Lot 51, and all of Lots 52, 53, and 54, in Block 19, of CORAL GABLES FLAGLER STREET SECTION, according to the Plat thereof as recorded in Plat Book 10, at Page 12, of the Public Records Dade County.



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 22-5123

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

I, Jose Iglesias, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 51 Veragua Ave., ON December 22, 2022 AT 11:50 AM AND
WAS ALSO POSTED AT CITY HALL.

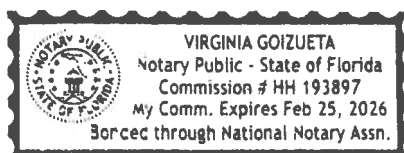
Jose Iglesias
Employee's Printed Name

[Signature]
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me by means of X physical presence or online
notarization, this 22 day of December, in the year 2022, by
JOSE Iglesias who is personally known to me.

My Commission Expires:



[Signature]
Notary Public

This instrument prepared by and
after recording return to:
Virginia Goizueta
Secretary to the Construction
Regulation Board
Development Services Department
City of Coral Gables
427 Biltmore Way
Coral Gables, FL 33134-5735

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,

Case No. 22-5123

Petitioner,

vs.

Carlos R. Fernandez-Blanco
Olga Palmer
51 Veragua Ave.
Coral Gables, FL 33134-1850

Return receipt number:

Respondent.

NOTICE OF ORDER DECLARING STRUCTURE UNSAFE

This cause was brought before the Construction Regulation Board ("Board") of the City of Coral Gables ("City"), on January 9, 2023 on the Notice of Unsafe Structure Violation and Notice of Hearing ("Notice"). The Board, having heard the arguments of the parties and having considered any 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 all required notices on the owner, Properties 4 US, Inc. ("Owner"), and any lienholders of record for the property located at **51 Veragua Ave.**, legally described as set forth in the attached Exhibit "A" and bearing Property Appraiser's folio number 03-4105-050-2191 ("Property"), and the three-story commercial building on the Property, built in 1944 ("Structure").
2. On October 29, 2022, the Building Official declared the Structure unsafe because, the roof of the Structure has leaks and a clear tarp, is sagging and caving in, and is in need of repair or replacement. In addition, you the Structure is in violation of the Sections 250, 252, 255, 275, and 278 of Chapter 105, Minimum Housing Code, of the City Code, and Section 105-89 of the City Code because the Structure has not been maintained and roof fell into disrepair and caved in, has leaks and holes, and has structural supports that are not sound. As of the date of the hearing, the Owners had not applied for development approvals, including, but not limited to, building permits, to demolish the Structure ("Permits").
3. Therefore, **the Structure is hereby declared unsafe** pursuant to §§ 105-89 (3) and (10)(i) and (10)(l) of the City Code.

Order

4. It is, therefore, **ORDERED** that:

(a) the City shall contact the Owners orally or in writing within thirty (30) days of the date of this Order to inform the Owners of the contents of this Order; and

(b) the Owners shall apply for, obtain, and pass final inspection on the Permits to demolish the Structure ("Required Action") within sixty (60) days of the date of this Order.

5. *Request for compliance inspection.* It is the responsibility of the Owners 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.

6. *Payment of costs, fines, and demolition by City.* The Owners 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 Owners do 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. In addition, the Owners shall pay a fine of \$250 for each day the violation continues past the date set for compliance, for which the City shall have a lien against the Owner and the Property. The Board may also 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 Owners and the Property. 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.

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

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

9. **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 Virginia Goizueta, Secretary to the Board, at City of Coral Gables, Development Services Department, 427 Biltmore Way, Coral Gables, FL 33134-5735, vgoizueta@coralgables.com, tel: (305) 460-5250. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 p.m. Failure to request an administrative hearing within twenty (20) 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 11th day of January, 2023.

Virginia Goizueta
Secretary to the Board

PURSUANT TO SECTION 105-95(6) OF THE CITY CODE, AN APPEAL OF THIS ORDER MAY BE FILED IN THE CIRCUIT COURT IN MIAMI-DADE COUNTY, FLORIDA, WITHIN THIRTY (30) DAYS OF THE FILING OF THIS ORDER.

C:

The West 10 feet of Lot 51, and all of Lots 52, 53, and 54, in Block 19, of CORAL GABLES FLAGLER STREET SECTION, according to the Plat thereof as recorded in Plat Book 10, at Page 12, of the Public Records Dade County.

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,

Case No. 22-5123

Petitioner,

vs.

Carlos R. Fernandez-Blanco and
Olga Palmer
c/o Fernando S. Aran, Esq.
Aran Correa & Guarch, P.A.
2100 Salzedo Street, Suite 303
Coral Gables, Florida 33134

Return receipt number:

7021 1970 0000 4015 6971

Respondents.

NOTICE OF HEARING ON RESPONDENTS' REQUEST FOR EXTENSION OF TIME

Date: February 24, 2023

Re: 51 Veragua Avenue, legally described as set forth in the attached Exhibit "A" and bearing Property Appraiser's folio number 03-4105-050-2191 ("Property"), and the single-family home on the Property, built in 1944 ("Structure").

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 March 13, 2023, at 2:00 p.m. The hearing shall be on the Respondent's request, dated February 2, 2023, to extend the deadline for compliance of March 13, 2023 ("Request"), in the Board's Order on Non-Compliance with Unsafe Structures Order, dated January 11, 2023 ("Order"). The hearing shall be strictly limited to considering the Request. Any applicable fines shall continue to accrue while the hearing is pending and, if you are not successful at the hearing, fines will have accrued retroactive to the deadline in the Order. You may also be liable for the reasonable costs of the administrative hearing.

You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to Virginia Goizueta, Secretary to the Board, at City of Coral Gables, Development Services Department, 427 Biltmore Way, Coral Gables, FL 33134, vgoizueta@coralgables.com, tel: (305) 460-5250. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m., tel: (305) 460-5229.

Sincerely,

City's Exhibit #6


Virginia Goizueta
Secretary to the Board

EXHIBIT "A"

LEGAL DESCRIPTION

The West 10 feet of Lot 51, and all of Lots 52, 53, and 54, in Block 19, of CORAL GABLES FLAGLER STREET SECTION, according to the Plat thereof as recorded in Plat Book 10, at Page 12, of the Public Records Dade County.







UNSAFE BUILDING
BUILDING OR STRUCTURE IS, IN THE
N. OF THE BUILDING OFFICIAL UNSAFE
NED IN SECTION 105-89 OF THE CITY
OF CORAL GABLES. THIS BUILDING
EVACUATED SHALL NOT BE OCCUPIED.
SHALL BE TAKEN BY THE OWNER
CRIBED BY WRITTEN NOTICE. THIS
SHALL NOT BE REMOVED EXCEPT BY
DING OFFICIAL.

NOTICE TO THE PUBLIC
The City of Coral Gables is pleased to announce that the City has been awarded a contract by the State of Florida to provide the following services:

- 1. The City of Coral Gables is pleased to announce that the City has been awarded a contract by the State of Florida to provide the following services:
- 2. The City of Coral Gables is pleased to announce that the City has been awarded a contract by the State of Florida to provide the following services:
- 3. The City of Coral Gables is pleased to announce that the City has been awarded a contract by the State of Florida to provide the following services:
- 4. The City of Coral Gables is pleased to announce that the City has been awarded a contract by the State of Florida to provide the following services:
- 5. The City of Coral Gables is pleased to announce that the City has been awarded a contract by the State of Florida to provide the following services:

¡Disfruta Internet confiable
por un gran valor!

Fast Internet
\$55
a month plus taxes

¡Paga lo que quieres!
Elige el plan que mejor se adapte a tus necesidades.

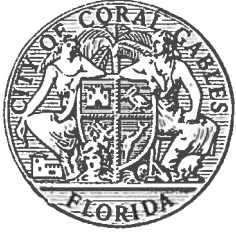
¡Llámanos hoy al 1-877-421-4244
o visita www.xfinity.com!

xfinity



City's Exhibit #8





CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Title of Document Posted: Notice of Hearing on Respondent's Request for Extension of Time

I, JOSE IGLESIAS, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 51 Veragua Ave., ON February 24, 2023 AT 10:40 AM.

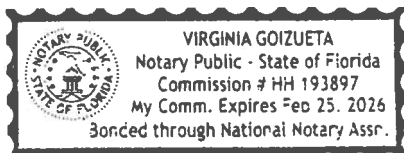
JOSE IGLESIAS
Employee's Printed Name

[Signature]
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 24 day of February, in the year 2023, by
Jose Iglesias who is personally known to me.

My Commission Expires:



[Signature]
Virginia Goizueta
Notary Public

City's Exhibit #7



CFN 20090888004
DR Bk 27113 Pgs 4469 - 4470; (2pgs)
RECORDED 12/14/2009 10:19:27
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

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

PROBATE DIVISION

CASE NO. 09-3445

DIVISION CP-05

[RESERVED FOR CLERK OF COURT]

IN RE: THE ESTATE OF

OLGA FERNANDEZ-BLANCO,

Decedent.

FILED FOR RECORD
2009 NOV 24 AM 10:07
CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

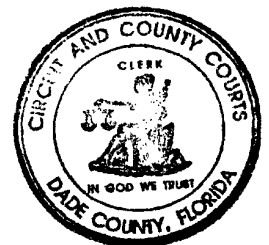
ORDER DETERMINING HOMESTEAD STATUS OF REAL PROPERTY

On the Petition to Determine Homestead Status of Real Property, all interested persons have been served proper notice of the Petition and hearing, or have waived notice thereof, the Court finds that:

1. That the Decedent, **OLGA FERNANDEZ-BLANCO**, died testate and was domiciled in Miami-Dade County, Florida;
2. That the Decedent was not survived by a spouse;
3. That **CARLOS R. FERNANDEZ-BLANCO** and **OLGA PALMER**, are the Decedent's children and her only beneficiaries.
4. At the time of Decedent's death, the Decedent owned and resided on real property described in the Petition,

IT IS ADJUDGED that the following-described real property (the "Property"):

The West 10 feet of Lot 51, and all of Lots 52, 53, and 54, in Block 19, of CORAL GABLES FLAGLER STREET SECTION, according to the Plat thereof as recorded in Plat Book 10, at Page 12, of the Public Records Dade County, Florida. Folio No.: 30-6901-029-0020 a/k/a 51 Veragua Avenue, Coral Gables, Florida 33134



City's Exhibit #9

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constituted the homestead of the Decedent within the meaning of Section 4 of Article X of the Constitution of the State of Florida; it is further

IT IS FURTHER ADJUDGED, that the title to the Property descended and the constitutional exemption from claims of Decedent's creditors inured: **an undivided fifty percent (50%) interest to CARLOS R. FERNANDEZ-BLANCO, Decedent's son; an undivided fifty percent (50%) interest to OLGA PALMER, Decedent's daughter**, the lineal descendants of the Estate of **OLGA FERNANDEZ-BLANCO, Decedent**.

DONE AND ORDERED in Chambers at Miami, Miami-Dade County, Florida, this 24th day of November, 2009.

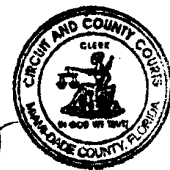


HONORABLE ARTHUR L. ROTHENBERG
CIRCUIT COURT JUDGE

ARTHUR ROTHENBERG
Circuit Judge

CC: Carlos R. Fernandez-Blanco
Olga Palmer

STATE OF FLORIDA, COUNTY OF MIAMI-DADE
HEREBY CERTIFY that the foregoing is a true and correct copy of the
original on file in this office, **NOV 24 2009**
HARVEY RUVIN, CLERK of Circuit and County Courts
Deputy Clerk




GUADALUPE FLEITAS