

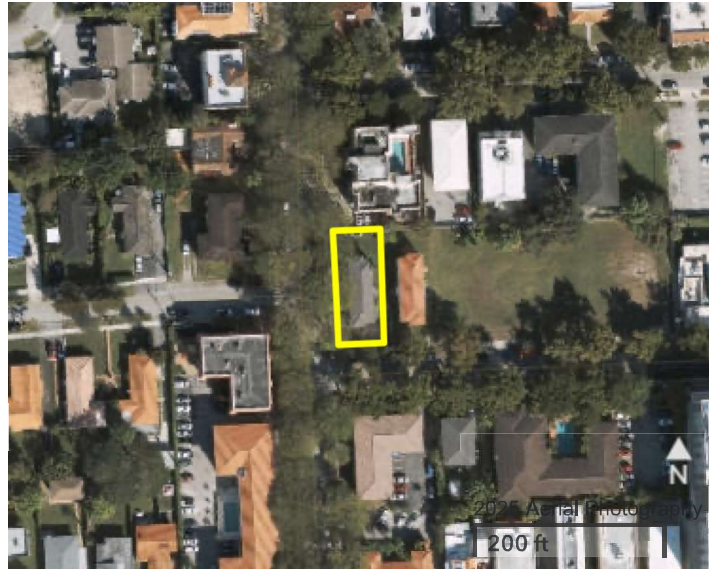


PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 02/20/2026

PROPERTY INFORMATION	
Folio	03-4108-009-0930
Property Address	235 SANTILLANE AVE CORAL GABLES, FL 33134-0000
Owner	MARIA E ZENOZ
Mailing Address	235 SANTILLANE AVE CORAL GABLES, FL 33134
Primary Zone	3801 MULTI-FAMILY MED DENSITY
Primary Land Use	0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths /Half	8 / 4 / 0
Floors	2
Living Units	4
Actual Area	3,312 Sq.Ft
Living Area	3,312 Sq.Ft
Adjusted Area	2,981 Sq.Ft
Lot Size	6,000 Sq.Ft
Year Built	1945



ASSESSMENT INFORMATION			
Year	2025	2024	2023
Land Value	\$1,080,000	\$900,000	\$900,000
Building Value	\$215,109	\$215,109	\$201,665
Extra Feature Value	\$0	\$0	\$0
Market Value	\$1,295,109	\$1,115,109	\$1,101,665
Assessed Value	\$1,226,619	\$1,115,109	\$1,063,577

BENEFITS INFORMATION			
Benefit	Type	2025	2024
Save Our Homes Cap	Assessment Reduction		\$38,088
Non-Homestead Cap	Assessment Reduction	\$68,490	
Homestead	Exemption		\$25,000
Second Homestead	Exemption		\$25,000

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
LOT 18 BLK 11
LOT SIZE 50.000 X 120
CF 73R106569

TAXABLE VALUE INFORMATION				
Year	2025	2024	2023	
COUNTY				
Exemption Value	\$0	\$0	\$50,000	
Taxable Value	\$1,226,619	\$1,115,109	\$1,013,577	
SCHOOL BOARD				
Exemption Value	\$0	\$0	\$25,000	
Taxable Value	\$1,295,109	\$1,115,109	\$1,038,577	
CITY				
Exemption Value	\$0	\$0	\$50,000	
Taxable Value	\$1,226,619	\$1,115,109	\$1,013,577	
REGIONAL				
Exemption Value	\$0	\$0	\$50,000	
Taxable Value	\$1,226,619	\$1,115,109	\$1,013,577	

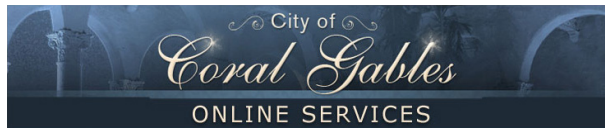
SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
04/07/2022	\$100	33117-3701	Corrective, tax or QCD; min consideration
08/01/2005	\$700,000	23760-0265	Sales which are qualified

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

City's Exhibit #1

additional address for owner of 235 Santillane Ave – updated from 7-12-23

<u>OWNER (PA ADDRESS)</u>	<u>OWNER (DEED ADDRESS)</u>
MARIA E. ZENOS 235 SANTILLANE AVE CORAL GABLES, FL 33134-2934	MARIA E. ZENOS 8371 SW 32 ST MIAMI, FL 33155-2438



Home Citizen Services Business Services Back to Coral Gables.com

Permits and Inspections: Search Results

Ligon Help Contact

[New Permit Search](#)

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
BL-21-08-7412	08/04/2021	235 SANTILLANE AVE	BLD SIMPLE CHANGE OF CONTRACTOR	CHANGE OF CONTRACTOR FROM BL-18-05-3728 REVISION-RV-21-07-8347- CHANGE TILE TO CROWN/ WINDSOR/ SLATE/ CONCRETE TILE/ COLOR: DARK CHARCOAL/ UNDERLAYMENT TO 30 LB FELT & TU PLUS	final	11/30/2021	03/16/2022	0.00
PU-21-08-7372	08/03/2021	235 SANTILLANE AVE	PUBLIC RECORDS SEARCH		final	08/04/2021	08/04/2021	0.00
RV-21-07-8347	07/27/2021	235 SANTILLANE AVE	REVISION TO PERMIT	REVISION- CHANGE TILE TO CROWN/ WINDSOR/ SLATE/ CONCRETE TILE/ COLOR: DARK CHARCOAL/ UNDERLAYMENT TO 30 LB FELT & TU PLUS	final	01/26/2022	01/26/2022	0.00
CE-18-11-3651	11/27/2018	235 SANTILLANE AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	GOVQA - T59229	final	12/06/2018	12/06/2018	0.00
BL-18-05-3728	05/17/2018	235 SANTILLANE AVE	ROOFING PERMIT CHANGE OF CONTRACTOR	***DO NOT HOLD CONTRACTOR*** CHANGE OF CONTRACTOR FROM BL-14-01-2982 *** FOR RE ROOF \$10,500 CLAY FOREVER ALTUSA S CLAY TERRACOTTA TILE	canceled	05/18/2018	12/08/2021	0.00
ZN-16-06-8024	06/29/2016	235 SANTILLANE AVE	PAINT / RESURFACE FL / CLEAN	EXTERIOR PRESSURE CLEAN & PAINT WALLS (SW7071-LIGHT GRAY TRIM (OFF WHITE) - \$5000.00	final	08/03/2016	10/17/2016	0.00
RC-16-06-7496	06/21/2016	235 SANTILLANE AVE	BLDG RECERT / CRB	CONSTRUCTION REGULATION BOARD CASE #16-5120 AND UNSAFE STRUCTURES FEE	final	10/10/2016	10/11/2016	0.00
CE-14-08-3786	08/27/2014	235 SANTILLANE AVE	CODE ENF WARNING PROCESS	WTZ0291 SEC CH 54-153 CITY CODE (DAY)PLACING TRASH OUT PRIOR TO THURS. AFTER 6PM FOR FRIDAY PICK UP (BOXES, PIECES OF FURNITURE)	final	08/27/2014	08/27/2014	0.00
BL-14-01-2982	01/30/2014	235 SANTILLANE AVE	ROOFING PERMIT CHANGE OF CONTRACTOR	CHANGE OF CONTRACTOR TO BL-18-05-3728 *** RE ROOF \$10,500 CLAY FOREVER ALTUSA S CLAY TERRACOTTA TILE	canceled	01/31/2014	05/17/2018	0.00
EX-13-08-0131	08/02/2013	235 SANTILLANE AVE	PERMIT EXTENSION & RENEWAL	RENEWAL OF PERMIT BL-08-06-1215	final	08/02/2013	08/02/2013	0.00
CE-10-07-4829	07/21/2010	235 SANTILLANE AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T38303 SEC 5-1907 ZC (SNR) MAINTAINING MORE THAN 1 REAL ESTATE SIGN ON PROPERTY.	final	07/21/2010	09/01/2010	0.00
RR-10-06-3698	06/04/2010	235 SANTILLANE AVE	RE-REVIEW FEE	RE-REVIEW FEE FOR BUILDING	final	08/13/2010	08/13/2010	100.00
BL-10-03-4820	03/31/2010	235 SANTILLANE AVE	DOOR/GARAGE DOOR/SHUTTER/WINDOW	1 DOOR REPLACEMENT \$450	final	08/13/2010	08/16/2010	0.00
AB-10-03-4574	03/26/2010	235 SANTILLANE AVE	BOA COMPLETE (LESS THAN \$75,000)	1 DOOR REPLACEMENT \$450	final	03/26/2010	08/16/2010	0.00
PU-10-02-3232	02/11/2010	235 SANTILLANE AVE	PUBLIC RECORDS SEARCH	REQ COPIES OF PERMIT 6903B CRM INV 009629	final	02/12/2010	02/12/2010	0.00
CE-10-01-2894	01/08/2010	235 SANTILLANE AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T38870 SEC 5-1907 ZC (SNR) MAINTAINING MORE THAN ONE REAL ESTATE SIGN ON PROPERTY PROHIBITED.	final	01/08/2010	03/18/2010	6600.00
CE-09-12-2359	12/10/2009	235 SANTILLANE AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T38854 SEC 5-1907 ZC (SNR) MAINTAINING A REAL ESTATE SIGN OVER 40 SQ INCHES & MORE THAN 1 REAL ESTATE SIGN. PREVIOUSLY CITED 8/22/09 & 12/07/09	final	12/10/2009	03/18/2010	1900.00
CE-09-12-2052	12/07/2009	235 SANTILLANE AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T38925 SEC 5-1907 ZC (SNR) MAINTAINING A REAL ESTATE SIGN OVER 40 SQUARE INCHES. PREVIOUSLY CITED 8/22/09.	final	12/07/2009	03/23/2010	0.00
CE-09-08-2640	08/22/2009	235 SANTILLANE AVE	CODE ENF WARNING PROCESS	WT3760 SEC5-1907(1) ZC (SNR) MAINTAINING REAL ESTATE SIGNS IN EXCESS OF 40 SQUARE INCHES AND/OR MORE THAN ONE SIGN ON THE PREMISES. ie FOR RENT 2/1 305 788-2297 (2SIGNS)	pending	08/22/2009		0.00
BL-08-06-1215	06/20/2008	235 SANTILLANE AVE	ROOF / LIGHT WEIGHT CONC	CANCELLED - RE-ROOF \$10,500 CLAY	canceled	06/23/2008	01/30/2014	0.00

City's Exhibit #3

AB-08-06-0753	06/12/2008	235	BOA COMPLETE (LESS THAN \$75,000)	final	06/12/2008	03/16/2022	0.00
		SANTILLANA AVE					
				FOREVER, ALTUSA "S" CLAY ROOF TILE, TERRACOTTA, ADHESIVE SET REROOF ALTUSA TERRACOTTA CLAY TILE \$10500 ESTUARDO 3057753877			

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



The City of Coral Gables

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

October 11, 2016

Mario L. Sanchez &
Maria E. Zenoz (Jtrs)
4181 Ingraham Highway
Coconut Grove, Florida 33133-6823

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

ADDRESS: 235 Santillane Avenue
PROPERTY FOLIO #: 03-4108-009-0930

Dear Property Owner/Manager:

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

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

The expiration date of this approval, as stated in said Code, is 10 years from 2015. This recertification letter does not exclude the building from subsequent inspections as deemed necessary by the Building Official, as specified in the Florida Building Code.

As a routine matter, and in order to avoid possible misunderstanding, nothing in this letter should be construed directly, or indirectly as a guarantee of the safety of any portion of this structure. However, based on the term stated in Section 8-11(f) of said Code, continued occupancy of the building will be permitted in accordance with the minimum procedural guidelines for the recertification structural/electrical report on file with this office.

Yours truly,

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

Manuel Z. Lopez, P.E.
Building Official

City's Exhibit #4



CITY OF CORAL GABLES
Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FL 33134

1/31/2024

MARIA E ZENOZ
235 SANTILLANE AVE
CORAL GABLES, FL 33134

VIA CERTIFIED MAIL

7022 2410 0002 9151 7827

RE: 235 SANTILLANE AVE
FOLIO # 03-4108-009-0930
Process Number TBD

*****COURTESY 1-YEAR NOTICE*****

Notice of Required Inspection for Recertification of 30 Years or Older Building

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is thirty (30) years old, or older, having been built in 1945. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a qualified individual must inspect said building and a **completed** Recertification Report ("Report") must be submitted by you to this Department **in 2025**. A completed Report includes 1) Cover letters stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be **approved** and the Letter of Recertification must be issued by this Department.

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

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

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

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

be recertified once a *revised* report and all required information is submitted and approved, and all required permits are closed.

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

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

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

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

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

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

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

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

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

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

Thank you for your prompt attention to this matter.



Manuel Z. Lopez, P.E.
Building Official



CITY OF CORAL GABLES

DEVELOPMENT SERVICES DEPARTMENT
427 BILTMORE WAY
CORAL GABLES, FL 33134

1/31/2025

MARIA E ZENOS
235 SANTILLANE AVE
CORAL GABLES, FL 33134

VIA CERTIFIED MAIL

9589 0710 5270 1801 7203 16

RE: 235 SANTILLANE AVE
FOLIO # 341080090930

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

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is thirty (30) years old, or older, having been built in 1945. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a qualified individual must inspect said building and a **completed** Recertification Report ("Report") must be submitted by you to this Department within **ninety (90) calendar days** from the **date of this letter**. A completed Report includes 1) Cover letters stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be **approved** and the Letter of Recertification must be issued by this Department.

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

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

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

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

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

Please contact Douglas Ramirez at dramirez@coralgables.com regarding any questions concerning building recertification.
Thank you for your prompt attention to this matter.



Manuel Z. Lopez, P.E.
Building Official



CITY OF CORAL GABLES
Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FL 33134

2/1/2023

VIA CERTIFIED MAIL

MARIA E ZENOZ
235 SANTILLANE AVE
CORAL GABLES, FL 33134

7021 2720 0001 4959 0236

RE: 235 SANTILLANE AVE
FOLIO # 341080090930
Process Number TBD

*****COURTESY 2-YEAR NOTICE*****

Notice of Required Inspection for Recertification of 30 Years or Older Building

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is thirty (30) years old, or older, having been built in 1945. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a qualified individual must inspect said building and a **completed** Recertification Report ("Report") must be submitted by you to this Department **in 2025**. A completed Report includes 1) Cover letters stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be **approved** and the Letter of Recertification must be issued by this Department.

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

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

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

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

will only be recertified once a *revised* report and all required information is submitted and approved, and all required permits are closed.

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

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

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

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

Thank you for your prompt attention to this matter.



Manuel Z. Lopez, P.E.
Building Official



CITY OF CORAL GABLES

DEVELOPMENT SERVICES DEPARTMENT
427 BILTMORE WAY
CORAL GABLES, FL 33134

5/1/2025

VIA CERTIFIED MAIL

7020 1290 0001 5682 8375

MARIA E ZENOZ
235 SANTILLANE AVE
CORAL GABLES, FL. 33134

RE: 235 SANTILLANE AVE
FOLIO # 341080090930

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

Dear Property Owner:

In a certified letter dated 1/31/2025, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). The letter informed you it was necessary to submit to this Department a completed Report prepared by a qualified individual within ninety (90) calendar days certifying the structure meets the requirements for recertification.

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

See original notice for additional information.

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

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

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

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

Please govern yourself accordingly.

Sincerely,

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

Manuel Z. Lopez, P.E.
Building Official

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 26-1228
RECT-26-03-0666

vs.

Certified Mail Return Receipt & Via USPS Regular Mail
9589 0710 5270 1749 3960 86

Maria E Zenoz
235 Santillane Ave
Coral Gables, FL 33134-2934
Respondent.

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

Date: June 4, 2026

Re: 235 Santillane Ave, Coral Gables, FL 33134, Lot 18 Blk 11 PB 25-69 Coral Gables Douglas Sec, and 03-4108-009-0930 ("Property").

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

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Fairchild Tropical Board Room, 427 Biltmore Way, 1st Floor, Coral Gables, Florida 33134, on June 15, 2026 at 2:00 p.m.

You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to, Anelyn Hernandez, at City of Coral Gables, Development Services Department, 427 Biltmore Way, Coral Gables, FL 33134, ahernandez2@coralgables.com, tel: (305) 460-5250. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 p.m.

If the Required Action is not completed before the above hearing date, the Building Official may order that the structure be vacated, boarded, secured, and posted (including but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy until the Required Action is completed. 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.

City's Exhibit #6

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.

Analyñ Hernandez

Analyñ Hernandez
Secretary to the Board

ADA NOTICES

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

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

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

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

cc: Maria E. Zenoz, 8371 SW 32 St, Miami, FL 33155-2438
9589 0710 5270 1749 3960 93



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Title of Document Posted: Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing

I, Salvador Sole, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 235 SANTILLANE AVE, ON 06-03-26 AT
12:57 PM.

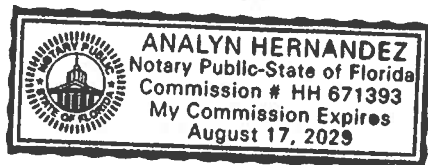
Salvador Sole
Employee's Printed Name

Sole
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me by means of physical presence or online
notarization, this 3rd day of June, in the year 2026, by
Salvador Sole who is personally known to me.

My Commission Expires: August 17, 2029



[Signature]
Notary Public

Jun 3, 2026 at 12:57:25 PM

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

234 Santillane Ave
Coral Gables FL 33134
United States

CITY OF CORAL GABLES,
Petitioner,

Case No. 26-1228
RECT-26-03-0666

vs.

Certified Mail Return Receipt & Via USPS Regular Mail
9589 0710 5270 1749 3960 86

Maria E Zenoz
235 Santillane Ave
Coral Gables, FL 33134-2934
Respondent.

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

Date: June 4, 2026

Re: 235 Santillane Ave, Coral Gables, FL 33134, Lot 18 Blk 11 PB 25-69 Coral Gables Douglas Sec, and
03-4108-009-0930 ("Property").

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

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Fairchild Tropical Board Room, 427 Biltmore Way, 1st Floor, Coral Gables, Florida 33134, on June 15, 2026 at 2:00 p.m.

You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to, Analyn Hernandez, at City of Coral Gables, Development Services Department, 427 Biltmore Way, Coral Gables, FL 33134, ahernandez2@coralgables.com, tel: (305) 460-5250. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 p.m.

If the Required Action is not completed before the above hearing date, the Building Official may order that the structure be vacated, boarded, secured, and posted (including but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy until the Required Action is completed. 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.

Jun 3, 2026 at 12:57:31 PM
234 Santillane Ave
Coral Gables FL 33134
United States





CFN 2022R0288837
 OR BK 33117 Ps 3701 (1Pgs)
 RECORDED 04/07/2022 13:56:25
 DEED DOC TAX \$0.60
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

Prepared by: YALORDE NIEVES
 FINANCIAL PURSUIT INC.
 3785 NW 82ND AVE #215
 Doral, FL 33166
 Folio #03-4108-009-0930

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, executed this 7TH day of **APRIL, 2022** by **MARIO L. SANCHEZ, a single man** and **MARIA E. ZENOZ, a single woman, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP** whose post office address is **8371 SW 32 ST MIAMI, FL 33133-6823** first party to **MARIA E. ZENOZ, a single woman** whose post office address is **8371 SW 32 ST MIAMI, FL, 33133-6823** as second party.

(Wherever used herein the term "first party" and "second party" shall include singular and plural, heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the said first party, for and in consideration of the sum of \$10.00 in hand paid by the second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said 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, FLORIDA**, to wit:

Lot, 18, Block 11, DOUGLAS SECTION OF CORAL GABLES, as per plat thereof, recorded in Plat Book 25, Page 69, of the Public Records of Miami-Dade County, Florida.

Parcel Identification Number: 03-4108-009-0930
 Also known as 235 Santillane Ave Coral Gables, FL 33134-2934

THIS QUIT CLAIM DEED IS BEING PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND EXAM.

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 behoof of the said second party forever.

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

Signed, sealed and delivered in the presence of:

Witness: Claudia Melhado

 Witness: Neera Vallejo

 Witness: Claudia Melhado

 Witness: Neera Vallejo

MARIO L. SANCHEZ

 MARIA E. ZENOZ

**STATE OF FLORIDA
 COUNTY OF MIAMI-DADE**

I HEREBY CERTIFY that on this 7TH day of **APRIL, 2022** before me, an officer duly qualified to take acknowledgments, personally appeared **MARIO L. SANCHEZ and MARIA E. ZENOZ**, who has produced his Florida driver's license as identification and are to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

YALORDE NIEVES
 NOTARY PUBLIC
 My Commission Expires:



City's Exhibit #9