



## The City of Coral Gables

### Development Services Department

CITY HALL 405 BILTMORE WAY

CORAL GABLES, FLORIDA 33134

Dear Construction Regulation Board Members:

Please be advised the City staff's recommendation is for this structure to obtain Building Recertification and compliance within ninety (90) days of this Board meeting.

Thank you,

A handwritten signature in black ink, appearing to read "Virginia Goizueta".

Virginia Goizueta  
Building Service Coordinator



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 1/8/2016

Property Information	
Folio:	03-4108-009-3501
Property Address:	223 MENORES AVE Coral Gables, FL 33134-3946
Owner	PATRICIA ANN SAENZ
Mailing Address	PO BOX 420217 ATLANTA, GA 30342
Primary Zone	5001 HOTELS & MOTELS - GENERAL Med Density
Primary Land Use	0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	4 / 4 / 0
Floors	2
Living Units	4
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	3,458 Sq.Ft
Lot Size	5,500 Sq.Ft
Year Built	1925



Assessment Information			
Year	2015	2014	2013
Land Value	\$357,500	\$275,000	\$275,000
Building Value	\$254,179	\$247,714	\$25,066
XF Value	\$0	\$0	\$0
Market Value	\$611,679	\$522,714	\$300,066
Assessed Value	\$363,079	\$330,072	\$300,066

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	\$248,600	\$192,642	

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

Short Legal Description
8 54 41 CORAL GABLES DOUGLAS SEC PB 25-69 LOT 15 BLK 33 LOT SIZE 50.000 X 110 OR 17681-4740 0697 1

Taxable Value Information			
	2015	2014	2013
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$363,079	\$330,072	\$300,066
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$611,679	\$522,714	\$300,066
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$363,079	\$330,072	\$300,066
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$363,079	\$330,072	\$300,066

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
06/01/1997	\$165,000	17681-4740	Sales which are qualified
12/01/1990	\$160,000	14830-1105	Sales which are qualified

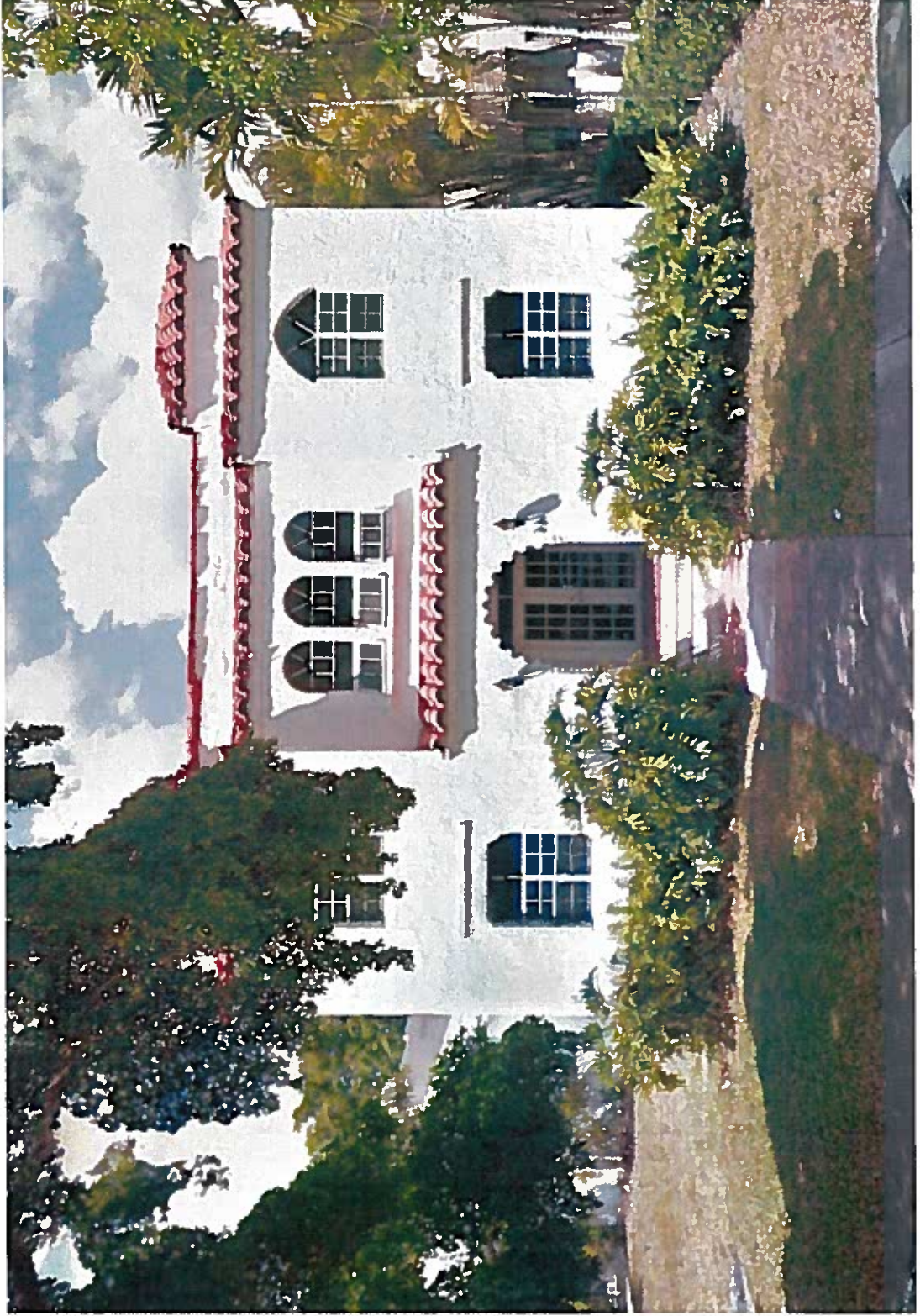
The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:

CITY'S

EXHIBIT 1

223 MENORES AVE





## The City of Coral Gables

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

4/20/2015

**VIA CERTIFIED MAIL**

PATRICIA ANN SAENZ  
PO BOX 420217  
ATLANTA, GA 30342

RE: 223 MENORES AVE, Coral Gables, Florida  
Folio # 03-4108-009-3501  
Recertification of Building 40 Years or older

Gentlemen:

This Department has been advised the above referenced property address is forty (40) years old, or older, having been built in 1925.

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 report must be furnished to this Department within ninety (90) days from the date of this letter indicating the building meets the requirements of building recertification under the Code. In the event the repairs or modifications are found to be necessary resulting from the recertification inspection, the owner shall have a total of one hundred fifty (150) days from the date of this letter in which to complete the indicted repairs or modifications.

The architect or engineer chosen to perform the inspection may obtain the required Form, "*Minimum Inspection Procedural Guidelines for Building Recertification*," from the link below: <http://www.miamidade.gov/building/form-checklist.asp>. In addition to the Form a cover letter must state the property meets the requirement for building recertification; no additional documents or photographs are necessary.

**The certification report, along with the filing fee in the amount of \$380.63; plus, \$2.45 per page Document Preservation Fee must be paid with a check or credit card payable to the "City of Coral Gables," and sent/delivered to:**

**BUILDING RECERTIFICATION SECTION**  
Development Services Department  
405 Biltmore Way, 3<sup>rd</sup> Floor  
Coral Gables, Florida 33134

Any questions may be directed to (305) 460-5250. Thank you for your prompt consideration.

Sincerely,

*Manuel Z. Lopez*

Manuel Z. Lopez, P.E.  
Building Official

**CITY'S**

**EXHIBIT**

2

BEFORE THE CONSTRUCTION REGULATION BOARD  
OF THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,

Case # 16-4740

Petitioner,

vs.

PATRICIA ANN SAENZ,  
an individual.

Respondent.

---

---

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

---

---

Date: February 24, 2016

To:

<p><b><u>Owner</u></b> Patricia Ann Saenz P.O. Box 420217 Atlanta, GA 30342-0217</p> <p>Return receipt number: <u>N/A</u></p>	<p><b><u>Judgment Lienholder</u></b> Miami-Dade - WASA P.O. Box 330316 Miami, FL 33233-0316</p> <p>Return receipt number: <u>N/A</u></p>
---	--

Re: The two-story multi-family building, consisting of 4 dwelling units ("Structure"), built in 1925 (90-year recertification required), and located at **223 Menores Avenue**, Coral Gables, FL 33134-3946, legally described as: Lot 15, in Block 33, 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 03-4108-009-3501 ("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.

**CITY'S**

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

On April 20, 2015, the City sent the Property owner a 90-day Notice of Required Inspection for the Property's 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").

To date, the Owner has not a) completed the required repairs and b) 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").

**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 March 14, 2016, at 2:00 p.m.**


You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence, however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that, if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134. [bgarcia@coralgables.com](mailto:bgarcia@coralgables.com), tel: (305) 460-5229.

If the Required Action is not completed before the above hearing date, the Building Official may order that the structure be vacated, boarded, secured, and posted (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 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.

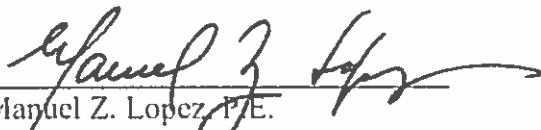
Please contact Virginia Goizueta, Building Services Coordinator, tel.: (305) 460-5250, email: [vgoizueta@coralgables.com](mailto:vgoizueta@coralgables.com), or Manuel Z. Lopez, P.E., Building Official, tel.: (305) 460-5242, email: [mlopez@coralgables.com](mailto:mlopez@coralgables.com). The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m.

Please govern yourself accordingly.

  
Manuel Z. Lopez, P.E.  
Building Official

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that, on February 24, 2016, a true and correct copy of the foregoing notice was served via certified mail, return receipt requested, by first class mail, via e-mail at any e-mail address indicated above. and by hand-delivery or posting at the Property.

  
Manuel Z. Lopez, P.E.  
Building Official

**NOTICES**

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

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

**ADA Assistance:** The City complies with the provisions of the American with Disabilities Act. Individuals with disabilities requiring special accommodations or assistance should contact Dona M. Spain, ADA Coordinator, at (305) 460-5095, TTY-TDD (305) 460-5010, with requests for auxiliary aids or services at least three business days before the hearing in order to request such assistance.



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Complaint/Case #: 16-4740

Title of Document Posted: Construction Regulation Board Case

I, EDUARDO MARTIN, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 223 MENORSALE, ON 2-24-16  
AT 9:30 am.

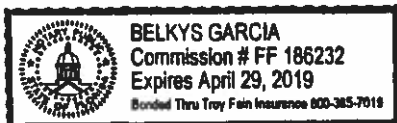
EDUARDO MARTIN  
Employee's Printed Name

[Signature]  
Employee's Signature

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

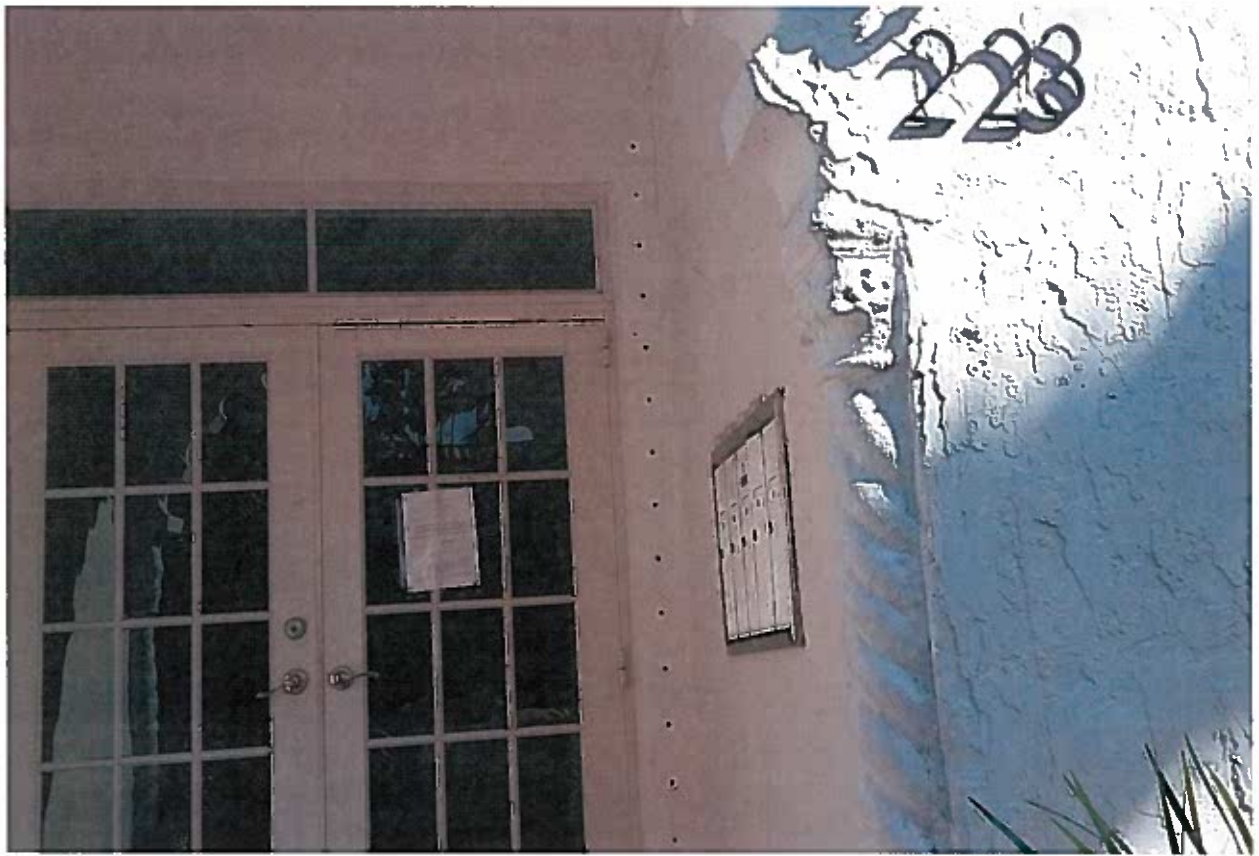
Sworn to (or affirmed) and subscribed before me this 24<sup>th</sup> day of February, in  
the year 20 16, by Eduardo Martin who is personally known to  
me.

My Commission Expires:

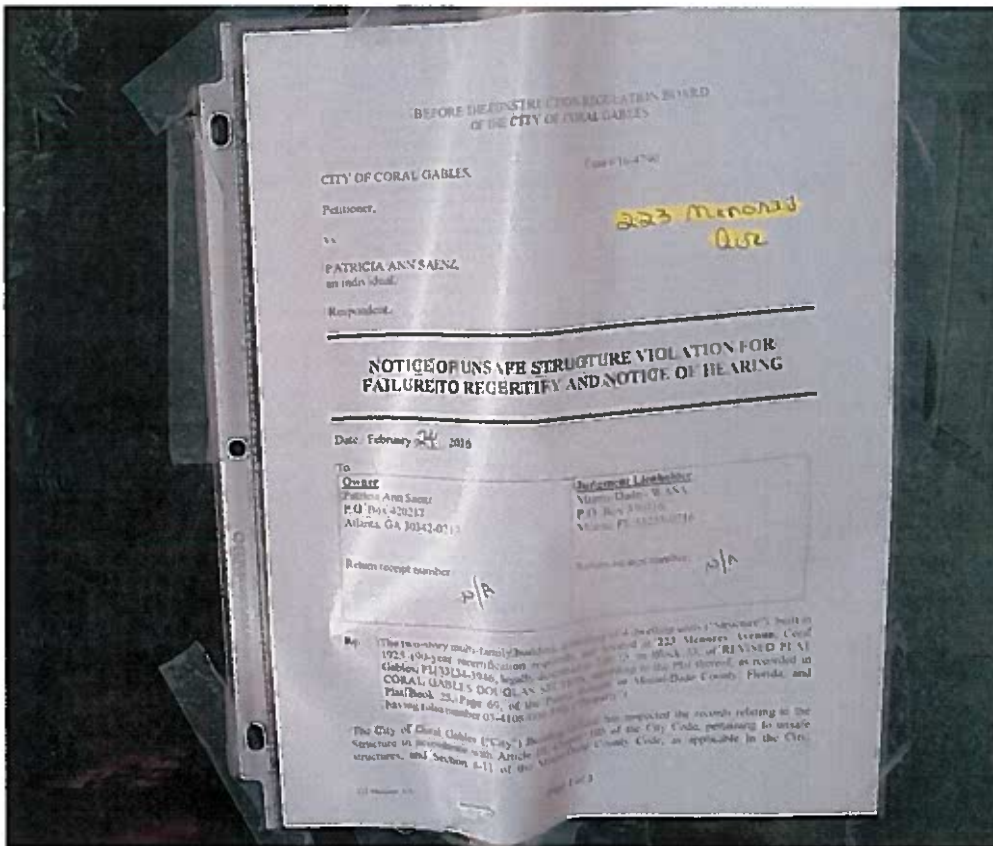


[Signature]  
Notary Public





223 Menores Avenue





[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	Fees Due
CE-09-12-2040	12/07/2009	223 MENORES AVE	CODE ENF WARNING PROCESS	WT3412 SEC 54-153 CC (DAY) (APT. 3) TRASH ON SWALE 4 DAYS PRIOR TO SCHEDULED P/U. MUST REMOVE.	final	12/07/2009	12/07/2009	0.00
CE-09-12-2041	12/07/2009	223 MENORES AVE	CODE ENF WARNING PROCESS	WT3413 SEC 54-154 CC (DOP) (APT 3) TRASH MAY ONLY BE PLACED IN FRONT OF 223 MENORES. TRASH WAS ON SWALE OF 1415 SALZEDO ST. MUST REMOVE.	final	12/07/2009	12/07/2009	0.00
CE-11-03-6993	03/29/2011	223 MENORES AVE	CODE ENF WARNING PROCESS	WT16213 SEC 54-153 CITY CODE (DAY) TRASH ON R/W 3 DAYS PRIOR TO SCHEDULED P/U. MUST REMOVE. (APT 4)	final	03/29/2011	03/29/2011	0.00
CE-11-03-6994	03/29/2011	223 MENORES AVE	CODE ENF WARNING PROCESS	WT16214 SEC 54-154 CITY CODE (DOP) PLACING TRASH ON SWALE OF 1514 SALZEDO ST. PROHOBITED. MAY ONLY PLACE ON R/W WHERE TRASH ORIGINATED FROM. MUST REMOVE.	final	03/29/2011	03/29/2011	0.00
CE-11-05-6684	05/20/2011	223 MENORES AVE	CODE ENF WARNING PROCESS	WT8103 SEC 10-26 CITY CODE (DOG) DOGS MUST BE LEASHED AT ALL TIMES IN PUBLIC PLACES. REFER TO CG POLICE SACE #11-	final	05/20/2011	05/20/2011	0.00

**CITY'S**

**EXHIBIT**

4

003661									
CE-11-08-5872	08/09/2011	223 MENORES AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T44851 SEC 54-153 CITY CODE (DAY) TRASH ON RIGHT OF WAY 3 DAYS PRIOR TO SCHEDULED PICK UP. MUST REMOVE. APT. 2	final	08/09/2011	09/16/2011	0.00	
CE-11-08-5875	08/09/2011	223 MENORES AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T44852 SEC 54-154 CITY CODE (DOP) APT 2 - PLACING TRASH ON RIGHT OF WAY ABUTTING 1415 SALZEDO ST. TRASH MAY ONLY BE PLACED IN FRONT OF RESIDENCE WHERE TRASH ORIGINATED. MUST REMOVE.	final	08/09/2011	09/19/2011	0.00	
CE-12-08-1419	08/21/2012	223 MENORES AVE	CODE ENF WARNING PROCESS	WT9635 54-29 CITY CODE (TRA) TRASH AND DEBRIS NEAR REAR PROP. LINE. REMOVE.	final	08/21/2012	08/22/2012	0.00	
RC-16-01-2715	01/26/2016	223 MENORES AVE	BUILDING RE CERTIFICATION	CONSTRUCTION REGULATION BOARD CASE #16-4740 AND UNSAFE STRUCTURE BOARD FEE	approved			600.00	
ZN-09-12-1960	12/04/2009	223 MENORES AVE	PAINT / RESURFACE FL / CLEAN	EXTERIOR - PRESSURE CLEAN & PAINT ALL WHITE \$350	final	12/04/2009	06/15/2010	0.00	
ZN-12-08-1132	08/20/2012	223 MENORES AVE	PAINT / RESURFACE FL / CLEAN	PRESSURE CLEAN/PAINT EXT (WHITE) \$500	final	08/20/2012	12/17/2012	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 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.

<b>Occupant Name:</b>	223 Menores Ave. Apartments - 4 units	<b>Inspection Date:</b>	1/26/2015, 2/5/2015
<b>Address:</b>	223 Menores Avenue	<b>InspectionType:</b>	AA-Tactical, Apartment / Condo
<b>City:</b>	Coral Gables	<b>Inspected By:</b>	Leonard Veight 305-460-5577 lveight@coralgables.com
<b>Suite:</b>		<b>Occ. Sq. Ft.:</b>	0

**FL NFPA 01 13**  
 Floor 1

**Building Address**

10.12.1.2 Failure to have proper address numbers as per NFPA 1

*Address numbers shall contrast with their background.*

*Failure to display building address visible from the street.*

**OK Violation cleared on 2/5/2015**

**Inspector Comments:**

Left phone message for Patricia Saenz to notify her of the fire and life safety violation for 223 Menores Ave. 1-26-15 11:20 Am.

Failure to correct violations within 15 days of re-inspection is subject to penalties up to and including the issuance of Civil Citations in the amount of \$200 per violation / per day.

Failure to provide immediate corrective measures when required, may result in administrative action including but not limited to: mandatory fire watch, building evacuation, or stoppage of all work.

Per City Ordinance 30-4, a Fire Inspection Fee will be billed for this inspection. All fees are subject to change without prior notice.

Thank you for your assistance. If you have any additional questions or to schedule an inspection, please contact the inspector listed at the top of this report.

<b>Company Representative:</b>	Signature on file
	No Signature
	1/26/2015
	Signature on file
<b>Inspector:</b>	Leonard Veight

**CITY'S**

**EXHIBIT**

5

1/26/2015

**Company**

Signature on file

**Representative:**

No Signature

2/5/2015

Signature on file

**Inspector:**

Leonard Veight

2/5/2015