



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 9/4/2019

Property Information	
Folio:	03-4108-110-0001
Property Address:	35 ANTILLA AVE
Owner	REFERENCE ONLY
Mailing Address	
PA Primary Zone	5000 HOTELS & MOTELS - GENERAL
Primary Land Use	0000 REFERENCE FOLIO
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	8 12
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	8 1959



Assessment Information			
Year	2019	2018	2017
Land Value	\$0	\$0	\$0
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$0	\$0	\$0
Assessed Value	\$0	\$0	\$0

Benefits Information				
Benefit	Type	2019	2018	2017
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
OASIS AT ANTILLA CONDO	
CORAL GABLES DOUGLAS SEC PB 25-69	
LOTS 20 & 21 BLK 22	
AS DESC IN DECL OR 25271-2466	
LOT SIZE 11000 SQ FT	

Taxable Value Information			
	2019	2018	2017
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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

35 Antilla Avenue

<b><u>Condo association (Sunbiz principal address)</u></b> Oasis at Antilla Condominium Assoc., Inc. 35 Antilla Ave Coral Gables, FL 33134-3477	<b><u>Condo association (RA address)</u></b> Oasis at Antilla Condominium Assoc., Inc. c/o Charbel Abud Registered Agent 1342 NW 84 Ave Doral, FL 33126-1500
<b><u>Owner (RA address)</u></b> Antilla Apartments, LLC c/o Charbel Abud Registered Agent 1342 NW 84 Ave Doral, FL 33126-1500	

CITY'S

EXHIBIT

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# OFFICE OF THE PROPERTY APPRAISER

Generated On : 9/15/2019

	Folio	Sub-Division	Owner	Address
1	03-4108-110-0010	OASIS AT ANTILLA CONDO	ANTILLA APARTMENTS LLC	35 ANTILLA AVE UNIT: 1 Coral Gables
2	03-4108-110-0020	OASIS AT ANTILLA CONDO	ANTILLA APARTMENTS LLC	35 ANTILLA AVE UNIT: 2 Coral Gables
3	03-4108-110-0030	OASIS AT ANTILLA CONDO	ANTILLA APARTMENTS LLC	35 ANTILLA AVE UNIT: 3 Coral Gables
4	03-4108-110-0040	OASIS AT ANTILLA CONDO	ANTILLA APARTMENTS LLC	35 ANTILLA AVE UNIT: 4 Coral Gables
5	03-4108-110-0050	OASIS AT ANTILLA CONDO	ANTILLA APARTMENTS LLC	35 ANTILLA AVE UNIT: 5 Coral Gables
6	03-4108-110-0060	OASIS AT ANTILLA CONDO	ANTILLA INVESTMENTS LLC	35 ANTILLA AVE UNIT: 6 Coral Gables
7	03-4108-110-0070	OASIS AT ANTILLA CONDO	ANTILLA APARTMENTS LLC	35 ANTILLA AVE UNIT: 7 Coral Gables
8	03-4108-110-0080	OASIS AT ANTILLA CONDO	ANTILLA INVESTMENTS LLC	35 ANTILLA AVE UNIT: 8 Coral Gables
9	03-4108-110-0090	OASIS AT ANTILLA CONDO	ANTILLA INVESTMENTS LLC	35 ANTILLA AVE UNIT: 9 Coral Gables
10	03-4108-110-0100	OASIS AT ANTILLA CONDO	ANTILLA APARTMENTS LLC	35 ANTILLA AVE UNIT: 10 Coral Gables
11	03-4108-110-0110	OASIS AT ANTILLA CONDO	ANTILLA INVESTMENTS LLC	35 ANTILLA AVE UNIT: 11 Coral Gables
12	03-4108-110-0120	OASIS AT ANTILLA CONDO	ANTILLA INVESTMENTS LLC	35 ANTILLA AVE UNIT: 12 Coral Gables



DIVISION of  
**CORPORATIONS**  
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## Detail by Entity Name

Florida Not For Profit Corporation

OASIS AT ANTILLA CONDOMINIUM ASSOCIATION, INC.

### Filing Information

<b>Document Number</b>	N07000000279
<b>FE/EIN Number</b>	16-1782412
<b>Date Filed</b>	01/09/2007
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

35 ANTILLA AVE.  
CORAL GABLES, FL 33134

### Mailing Address

1342 NW 84 Ave  
Doral, FL 33126

Changed: 05/01/2018

### Registered Agent Name & Address

Abud, Charbel  
1342 NW 84 Ave  
Doral, FL 33126

Name Changed: 04/05/2019

Address Changed: 04/05/2019

### Officer/Director Detail

#### **Name & Address**

Title VP

Bello, Berta  
1342 NW 84 Ave  
Doral, FL 33126

Doral, FL 33126

**Title President**

Abud, Charbel  
1342 NW 84 Ave  
Doral, FL 33126

**Title Secretary**

Perez, Maggie  
1342 NW 84 Ave  
Doral, FL 33126

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2017	04/10/2017
2018	05/01/2018
2019	04/05/2019

**Document Images**

<a href="#">04/05/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/01/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/10/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/29/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/22/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/30/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/04/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/21/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/16/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/10/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/19/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/25/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/09/2007 -- Domestic Non-Profit</a>	<a href="#">View image in PDF format</a>



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## Detail by Entity Name

Florida Limited Liability Company  
ANTILLA APARTMENTS, LLC

### Filing Information

<b>Document Number</b>	L15000050407
<b>FE/EIN Number</b>	APPLIED FOR
<b>Date Filed</b>	03/20/2015
<b>Effective Date</b>	03/19/2015
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

1342 NW 84 Ave  
Doral, FL 33126

Changed: 03/29/2016

### Mailing Address

1342 NW 84 Ave  
Doral, FL 33126

Changed: 03/29/2016

### Registered Agent Name & Address

Abud, Charbel  
1342 NW 84 Ave  
Doral, FL 33126

Name Changed: 03/29/2016

Address Changed: 03/29/2016

### Authorized Person(s) Detail

#### **Name & Address**

Title Manager

Abud, Charbel  
1342 NW 84 Ave  
Doral, FL 33126

Title Manger

Ramirez, Lee  
1342 NW 84 Ave  
Doral, FL 33126

#### Annual Reports

Report Year	Filed Date
2017	04/10/2017
2018	05/01/2018
2019	04/05/2019

#### Document Images

<a href="#">04/05/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/01/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/10/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/29/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/20/2015 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>

Prepared by:  
Douglas Shapiro  
9715 S.W. 58 Court  
Pinecrest, FL 33156

**THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY WOULD BE APPROXIMATELY \$125,000.00, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.**

**MORTGAGE AND SECURITY AGREEMENT**

Executed this 29<sup>th</sup> day of June, 2018, by **Antilla Apartments, LLC., a Florida Limited Liability Company** of 1342 N.W. 84 Ave, Doral, FL 33126, hereinafter referred to "Mortgagor" to **Douglas Shapiro** of 9715 S.W. 58 Court, Pinecrest, FL 33156, party of the second part, hereinafter collectively called the "Lender" and/or "Mortgagee".

WITNESSETH, that for divers good and valuable considerations, and to secure the payment of the aggregate sum of money named in that certain promissory note of even date herewith given by Mortgagor to Lender, the Mortgagor does grant, bargain, sell, alienate, remise, release, convey and confirm unto the Lender, in fee simple the following described real estate, of which the Mortgagor is now seized and possessed and in actual possession, situate in the County of Miami-Dade, State of Florida, legally described as follows:

**Unit 1 of Oasis at Antilla Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 25271, Page(s) 2466, of the Public Records of Miami-Dade County, Florida, and any amendments thereto, together with its undivided share in the common elements.**

**Parcel Identification Number: 03-4108-110-0010**

TOGETHER with all structures and improvements now and hereafter on said land and the fixtures attached thereto, also together with all and singular the tenements, hereditaments, easements, riparian rights and appurtenances thereto, and also all the estate, right, title, interest and all claims and demands whatsoever, as well in law as in equity, of said Mortgagor in and to the same, and every part and parcel thereof, and also all gas and electric fixtures, radiators, heaters, air

cr




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[Permits and Inspections: Search Results](#)
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[New Permit Search](#)

## Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
<a href="#">RC-19-09-3414</a>	09/04/2019	35 ANTILLA AVE	BLDG RECERT / CRB	BUILDING RECERTIFICATION (1959) CONSTRUCTION REGULATION BOARD CASE #19-9163 AND UNSAFE STRUCTURES	approved			980.63
<a href="#">CE-15-04-4216</a>	04/07/2015	35 ANTILLA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	04/13/2015	04/13/2015	0.00
<a href="#">CE-11-11-6548</a>	11/30/2011	35 ANTILLA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	12/01/2011	12/01/2011	0.00
<a href="#">CE-11-11-4841</a>	11/02/2011	35 ANTILLA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	11/03/2011	11/03/2011	0.00
<a href="#">CE-11-03-6488</a>	03/23/2011	35 ANTILLA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH (35 ANTILLA AVE. #3)	final	03/24/2011	03/24/2011	0.00
<a href="#">CE-11-01-4190</a>	01/05/2011	35 ANTILLA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH (35 ANTILLA AVE. #3)	final	01/05/2011	01/05/2011	0.00
<a href="#">CE-10-12-4885</a>	12/28/2010	35 ANTILLA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH (35 ANTILLA AVE. #10)	final	12/29/2010	12/29/2010	0.00
<a href="#">CE-10-12-3391</a>	12/02/2010	35 ANTILLA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH (35 ANTILLA AVE.)	final	12/03/2010	12/03/2010	0.00
<a href="#">CE-10-12-3387</a>	12/02/2010	35 ANTILLA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH (35 ANTILLA AVE. #3)	final	12/03/2010	12/03/2010	0.00
<a href="#">CE-10-10-4984</a>	10/18/2010	35 ANTILLA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	10/19/2010	10/19/2010	0.00
<a href="#">CE-10-10-3767</a>	10/01/2010	35 ANTILLA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH (35 ANTILLA AVE.)	final	10/04/2010	10/04/2010	0.00
<a href="#">CE-10-09-4385</a>	09/14/2010	35 ANTILLA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH (35 ANTILLA AVE. UNIT 3)	final	09/15/2010	09/15/2010	0.00
<a href="#">CE-10-07-4189</a>	07/12/2010	35 ANTILLA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH (35 ANTILLA AVE. #4)	final	07/14/2010	07/14/2010	0.00
<a href="#">CE-10-03-3701</a>	03/12/2010	35 ANTILLA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH (35 ANTILLA AVE.)	final	03/15/2010	03/15/2010	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

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3/3/2020



## 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>	35 Antilla Ave. Condominium - 12 units	<b>Inspection Date:</b>	3/8/2018
<b>Address:</b>	35 Antilla Avenue	<b>Inspection Type:</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
		<b>Occupant Number:</b>	016673

**No violations noted at this time.**

**Company Representative:**

  
Signature valid only in mobile-eyes documents

No Signature  
3/8/2018

**Inspector:**

  
Signature valid only in mobile-eyes documents

Leonard Veight  
3/8/2018

Ref: 70821

**CITY'S**

**EXHIBIT**

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## The City of Coral Gables

### Development Services Department

CITY HALL 405 BILTMORE WAY  
CORAL GABLES, FLORIDA 33134

January 2, 2020

Carrillo & Carrillo, P.A.  
3676 SW 2<sup>nd</sup> Street  
Miami, Fl. 33135

Att.: Mr. Feliz Carrillo.

**ADDRESS: 35 Antilla Ave**  
**PROPERTY FOLIO #: 03-4108-110-0001**

Dear Mr. Carrillo:

This Department has received your request for an extension to provide the Building Recertification Report ("Report") for the above property address. By these means, I am granting an additional sixty (60) calendar days from the date of this letter to provide the Recertification Report. Please note we will not be able to grant additional extensions; If non-compliant, the case will be scheduled for the March 16, 2020 meeting of the Construction Regulation Board.

If you have any questions, I can be reached at 305-460-5242.

Sincerely,

A handwritten signature in black ink, appearing to read "Manuel Z. Lopez", is written over a horizontal line.

Manuel Z. Lopez, P.E.  
Building Official

CITY'S

EXHIBIT 5



LAW OFFICES OF  
**CARRILLO & CARRILLO, P.A.**

December 23, 2019

**Via Email, Fax and Regular Mail**

Manuel Z. Lopez, P.E.  
Belkys Garcia, Secretary  
City of Coral Gables  
Development Services Department  
P.O. Box 141549  
Coral Gables, FL 33114-1549

**RE: Oasis at Antilla Condominium Association, Inc.  
Folio No.: 03-4108-110-0001; 35 Antilla Avenue, Coral Gables, FL**

Dear Messrs. Lopez and Garcia:

Please be advised that I represent Oasis at Antilla Condominium Association, Inc., (hereinafter referred to as "Oasis at Antilla") regarding the above-referenced matter. It has come to my attention that you have issued a Notice of Violation to Oasis at Antilla, as an unsafe structure for failure to submit a 40-year recertification. This Notice of Violation appears to be premised on two defective notices that were not addressed to my client. The notices dated February 11, 2019, and May 16, 2019, were sent to Robert Haber, at 1000 Brickell Avenue, #215, Miami, FL 33131. Robert Haber does not represent Oasis at Antilla, nor is he the Registered Agent listed for Oasis at Antilla with the Division of Corporations. Accordingly, the notices provided upon which the violation is premised were flawed and therefore, a nullity. Hence, the violation that was issued is in violation of my client's right to due process.

On a more substantive note, please be advised that my client's roof experienced significant damage as a result of Hurricane Irma, and my client is currently involved in a claim against its insurance company to recover for damages it sustained as a result of Hurricane Irma. Currently, we are involved in litigation with the insurance company over this claim. As you know, these things take time to resolve and until this claim is resolved, my client will not be able to replace the roof at the above-referenced property. Accordingly, it is uncertain when my client will be able to submit a complete 40-year recertification that includes the roofing system. I assume my client's property is not the only property that may be up for a 40-year recertification while at the same time being involved in a roof claim with its insurer over a hurricane claim. Please let me know what can be done to work around this issue.

Sincerely,



FELIX R. CARRILLO

Cc: Client

3676 SW 2<sup>nd</sup> Street · Miami · Florida 33135  
Telephone (305) 460-6001 · Facsimile (305) 460-6002

**CALL TO ORDER**

Meeting was called to order by Chairperson, Anthony Bello.

**ROLL CALL**

**Present:** 3 - Board Member Correa, Chair Bello and Vice Chairperson Daley

**Absent:** 1 - Board Member Arevalo

**Excused:** 1 - Board Member Permuy

**APPROVAL OF THE MINUTES**

**19-9164** Construction Regulation Board Minutes of September 16, 2019

A motion was made by Board Member Correa, seconded by Vice Chairperson Daley, that this matter be approved. The motion passed by the following vote.

**Yeas:** 3 - Board Member Correa, Chair Bello and Vice Chairperson Daley

**Absent:** 1 - Board Member Arevalo

**Excused:** 1 - Board Member Permuy


**PUBLIC HEARING**

**19-9162** 627 Anastasia Avenue

Complied prior to Hearing.

**19-9160** 635 Anastasia Avenue

Complied prior to Hearing.

**19-9163** 35 Antilla Avenue 

Administrative extension granted by the Building Official prior to Hearing.

**19-9155** 350 Bird Road

Respondents were present.

The owner shall recertify the structure within 90 days of the Board's Order; to include permits and inspections, if applicable, and submittal of the Recertification Report. If the requirement is not completed within the 90 days the owner shall pay a daily fine of \$250 for each day the violation continues.

A motion was made by Vice Chairperson Daley, seconded by Board Member Correa, that this matter be approved. The motion passed by the following vote.

**Yeas:** 3 - Board Member Correa, Chair Bello and Vice Chairperson Daley

**Absent:** 1 - Board Member Arevalo

**Excused:** 1 - Board Member Permuy

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

CITY OF CORAL GABLES,  
Petitioner,

Case No. 19-9163

vs.

OASIS AT ANTILLA CONDOMINIUM ASSOC. INC.  
35 Antilla Avenue  
Coral Gables, Florida 33134-3477

Return receipt number:

7018 2290 0001 6693 8332

Respondent.

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

Date: September 23, 2019

Re: **35 Antilla Avenue**, Coral Gables, Florida 33134 and legally described as Lots 20 & 21, Block 22 as desc in decl or 25271-2466, of CORAL GABLES DOUGLAS SECTION, according to the Plat thereof, as recorded in Plat Book 25, Page 69, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-110-0001 ("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.

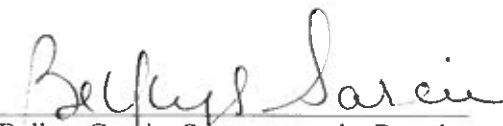
**Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, 2<sup>nd</sup> Floor, Coral Gables, Florida 33134, on October 7, 2019, at 2:00 p.m.**

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 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.

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.

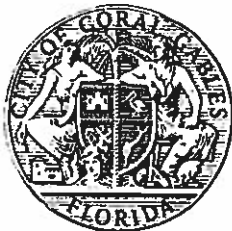
**Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Board, with respect to any matter considered at such hearing or meeting, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record 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](mailto: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](mailto:relejabarrieta@coralgables.com), Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

c:

Oasis at Antilla Condominium Assoc. Inc., c/o Charbel Abud, 1342 N.W. 84<sup>th</sup> Avenue, Doral, Florida 33126-1500  
Antilla Apartments, LLC, c/o Charbel Abud, 1342 N.W. 84<sup>th</sup> Avenue, Doral, Florida 33126-1500



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Case #: 19-9163

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 35 Antilla Avenue, ON 9-23-19  
AT 10:37 AM.

JOSE IGLESIAS

Employee's Printed Name

[Signature]  
Employee's Signature

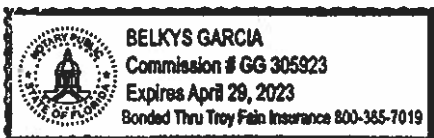
STATE OF FLORIDA )

ss.

COUNTY OF MIAMI-DADE )

Sworn to (or affirmed) and subscribed before me this 23<sup>rd</sup> day of September, in  
the year 2019, by Jose Iglesias who is personally known to  
me.

My Commission Expires:



Belkys Garcia  
Notary Public



35 ANTILLA AVENUE





## The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY  
CORAL GABLES, FLORIDA 33134

6/19/2019

OASIS AT ANTILLA CONDOMINIUM ASSOC INC  
C/O ROBERT M HABER  
1000 BRICKELL AVE #215  
MIAMI, FL 33131

RE: 35 ANTILLA AVE

FOLIO # 03-4108-110-0001

Notice of Required Inspection For Recertification of 40 Years or Older Building - **FINAL NOTICE**

Dear Property Owner:

In a certified letter dated February 11, 2019, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). A Second Notice, dated May 16, 2019, informed you it was necessary to submit to this Department a completed Report prepared by a licensed architect or engineer within thirty (30) calendar days certifying the structure meets 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 is presumed unsafe** due to non-compliance.

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).

Please be advised **the matter will be forwarded to the City's Construction Regulation Board ("Board")**; 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, it 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. The completed Report may be submitted Monday through Friday, 7:30 am to 2:30 pm to this Department. Contact Belkys Garcia at [bgarcia@coralgables.com](mailto:bgarcia@coralgables.com) if any questions regarding this matter.

Please govern yourself accordingly.

Sincerely,

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

Manuel Z. Lopez, P.E.  
Building Official



## The City of Coral Gables

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

5/16/2019

OASIS AT ANTILLA CONDOMINIUM ASSOC INC  
C/O ROBERT M HABER  
1000 BRICKELL AVE #215  
MIAMI, FL 33131

**RE: 35 ANTILLA AVE**  
**FOLIO # 03-4108-110-0001**

Notice of Required Inspection For Recertification of 40 Years or Older Building – **SECOND NOTICE**

Dear Property Owner:

In a certified letter dated February 11, 2019, 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 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). In order to avoid delays submit the completed Report in person in order to calculate all fees accordingly.

Failure to submit the completed Report within thirty (30) calendar days from the date of this Notice will result in forwarding the matter to the City's Construction Regulation Board for further review and determination; additional fees will be incurred at that time. The completed Report may be submitted Monday through Friday, 7:30am to 2:30pm to this Department. Contact Belkys Garcia at [bgarcia@coralgables.com](mailto:bgarcia@coralgables.com) if any questions regarding this matter.

Please govern yourself accordingly.

Sincerely,

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

Manuel Z. Lopez, P.E.  
Building Official



## The City of Coral Gables

### Development Services Department

CITY HALL 405 BILTMORE WAY  
CORAL GABLES, FLORIDA 33134

February 11, 2019

### VIA CERTIFIED MAIL

7018 0680 0001 3977 3934

OASIS A1 ANTILLA CONDOMINIUM ASSOC INC  
C/O ROBERT M HABER  
1000 BRICKELL AVE #215  
MIAMI, FL 33131

RE: 35 ANTILLA AVE  
FOLIO # 03-4108-110-0001

Notice of Required Inspection For Recertification of 40 Years or Older Building

Dear Property Owner:

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 1959. 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 by you to this Department within **ninety (90) calendar days from the date of this letter**. A completed Report includes 1) cover letter(s) 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 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). Submittal of the Report does not constitute recertification; it must be **approved** by this Department and the Letter of Recertification must be issued.

Once a completed Report is submitted to this Department and 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/property\\_recertification.asp](http://www.miamidade.gov/pa/property_recertification.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, 3<sup>rd</sup> Floor, Coral Gables, Florida, 33134. In order to avoid delays 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 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.

The completed Report may be submitted Monday through Friday, 7:30 am to 3:20 pm to this Department.

Thank you for your prompt attention to this matter.

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

Manuel Z. Lopez, P.E.  
Building Official

[FAQs > \(https://www.usps.com/faqs/uspstracking-faqs.htm\)](https://www.usps.com/faqs/uspstracking-faqs.htm)

## Track Another Package +

**Tracking Number:** 70180680000139773934

Remove X

Your item has been delivered to the original sender at 9:31 am on February 28, 2019 in CORAL GABLES, FL 33114.



February 28, 2019 at 9:31 am  
Delivered, To Original Sender  
CORAL GABLES, FL 33114

Feedback

### Tracking History ^

**February 28, 2019, 9:31 am**

Delivered, To Original Sender  
CORAL GABLES, FL 33114

Your item has been delivered to the original sender at 9:31 am on February 28, 2019 in CORAL GABLES, FL 33114.

**February 27, 2019, 11:27 pm**

Departed USPS Regional Facility  
MIAMI FL DISTRIBUTION CENTER

**February 27, 2019**

In Transit to Next Facility

**February 25, 2019, 6:45 pm**

Moved, Left no Address  
MIAMI, FL 33101

**February 15, 2019, 1:48 pm**

Forward Expired

MIAMI, FL 33131

**February 12, 2019, 7:41 pm**

Arrived at USPS Regional Facility

MIAMI FL DISTRIBUTION CENTER

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**Product Information**

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**See Less** ^

## Can't find what you're looking for?

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

**FAQs** (<https://www.usps.com/faqs/uspstracking-faqs.htm>)

Feedback

**The easiest tracking number is the one you don't have to know.**

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

CITY OF CORAL GABLES,  
Petitioner,

Case No. 19-9163

vs.

OASIS AT ANTILLA CONDOMINIUM ASSOC. INC.  
35 Antilla Avenue  
Coral Gables, Florida 33134-3477

Return receipt number:

7019 1120 0000 2229 3159

Respondent.

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

Date: March 2, 2020

Re: **35 Antilla Avenue**, Coral Gables, Florida 33134 and legally described as Lots 20 & 21, Block 22 as desc in decl or 25271-2466, of CORAL GABLES DOUGLAS SECTION, according to the Plat thereof, as recorded in Plat Book 25, Page 69, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-110-0001 ("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-I 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, 2<sup>nd</sup> Floor, Coral Gables, Florida 33134, on March 16, 2020, 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 Virginia Goizueta, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, 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.

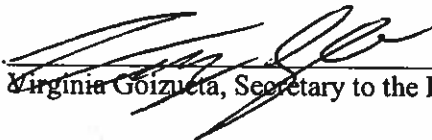
**CITY'S**

**EXHIBIT** 6

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.

  
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.

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](mailto: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](mailto:relejabarrieta@coralgables.com), Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

c:

Oasis at Antilla Condominium Assoc. Inc., c/o Charbel Abud, 1342 N.W. 84<sup>th</sup> Avenue, Doral, Florida 33126-1500  
Antilla Apartments, LLC, c/o Charbel Abud, 1342 N.W. 84<sup>th</sup> Avenue, Doral, Florida 33126-1500





CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Case #: 19- 9163

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 35 Anillo Ave, ON March 2, 2020  
AT 10:25 AM.

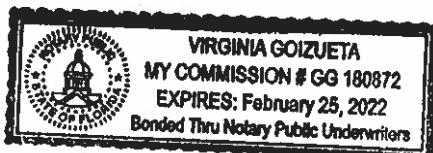
JOSE IGLESIAS  
Employee's Printed Name

[Signature]  
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 2 day of March, in  
the year 2020, by Jose Iglesias who is personally known to  
me.

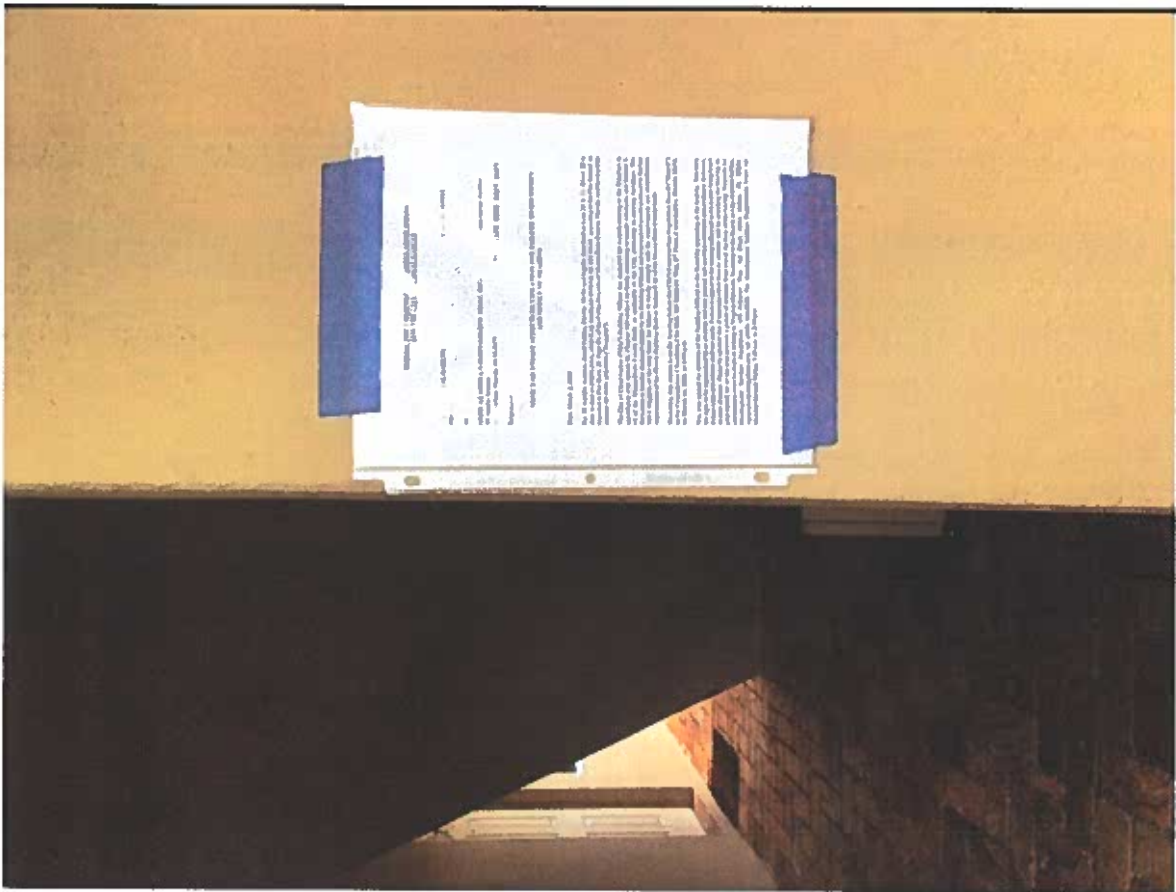
My Commission Expires:



[Signature]  
Notary Public

CITY'S

EXHIBIT 7



CITY'S

EXHIBIT

8