



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 2/1/

Property Information	
Folio:	03-4117-027-0001
Property Address:	
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	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	0



Assessment Information			
Year	2020	2019	2018
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	2020	2019	2018
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
VALENCIA TOWNHOUSE CONDO	
CORAL GABLES BILTMORE SEC	
PB 20-28	
LOTS 22-23-24 BLK 15	
LOT SIZE 9671 SQ FT	

Taxable Value Information			
	2020	2019	2
County			
Exemption Value	\$0	\$0	
Taxable Value	\$0	\$0	
School Board			
Exemption Value	\$0	\$0	
Taxable Value	\$0	\$0	
City			
Exemption Value	\$0	\$0	
Taxable Value	\$0	\$0	
Regional			
Exemption Value	\$0	\$0	
Taxable Value	\$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
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OFFICE OF THE PROPERTY APPRAISER

Generated On : 1/23/2021

	Folio	Sub-Division	Owner	Address
1	03-4117-027-0010	VALENCIA TOWNHOUSE CONDO	CESAR A BADILLO JR	400 VALENCIA AVE UNIT: 1 Coral Gables
2	03-4117-027-0020	VALENCIA TOWNHOUSE CONDO	LARA SPARKS	400 VALENCIA AVE UNIT: 2 Coral Gables
3	03-4117-027-0030	VALENCIA TOWNHOUSE CONDO	LORENZ MICHEL PRUSS	400 VALENCIA AVE UNIT: 3 Coral Gables
4	03-4117-027-0040	VALENCIA TOWNHOUSE CONDO	STEPHANIE VO	400 VALENCIA AVE UNIT: 4 Coral Gables
5	03-4117-027-0050	VALENCIA TOWNHOUSE CONDO	FAUSTO X PLAZA TUMBACO FABIOLA BEATRIZ BOLANOS PLAZA	400 VALENCIA AVE UNIT: 5 Coral Gables
6	03-4117-027-0060	VALENCIA TOWNHOUSE CONDO	A-NASSER AL-ANSARI	400 VALENCIA AVE UNIT: 6 Coral Gables
7	03-4117-027-0070	VALENCIA TOWNHOUSE CONDO	VIRGINIA LOVATON	400 VALENCIA AVE UNIT: 7 Coral Gables



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Not For Profit Corporation

VALENCIA TOWNHOUSE ASSOCIATION, INC.

Filing Information

Document Number 756503
FEI/EIN Number 59-2066685
Date Filed 02/24/1981
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 11/03/2003

Principal Address

400 VALENCIA AVENUE
CORAL GABLES, FL 33134

Changed: 01/25/2012

Mailing Address

c/o Clear Sky Property Management
PO BOX 14-4216
CORAL GABLES, FL 33114

Changed: 04/30/2015

Registered Agent Name & Address

CLEAR SKY PROPERTY MANAGEMENT
2929 SW 3RD AVENUE
SUITE 330
MIAMI, FL 33129

Name Changed: 04/26/2010

Address Changed: 04/30/2014

Officer/Director Detail

Name & Address**Title PD**

PRUSS, LORENZ M
2929 SW 3 AVENUE, SUITE 330
MIAMI, FL 33129

Title VPD

AL-ANSARI, A-NASSER
2929 SW 3 AVENUE, SUITE 330
MIAMI, FL 33129

Title STD

VO, STEPHANIE
2929 SW 3 AVENUE, SUITE 330
Miami, FL 33129

Annual Reports

Report Year	Filed Date
2018	04/30/2018
2019	04/20/2019
2020	04/06/2020

Document Images

04/06/2020 -- ANNUAL REPORT	View image in PDF format
04/20/2019 -- ANNUAL REPORT	View image in PDF format
04/30/2018 -- ANNUAL REPORT	View image in PDF format
04/18/2017 -- ANNUAL REPORT	View image in PDF format
04/26/2016 -- ANNUAL REPORT	View image in PDF format
04/30/2015 -- ANNUAL REPORT	View image in PDF format
04/30/2014 -- ANNUAL REPORT	View image in PDF format
01/18/2013 -- ANNUAL REPORT	View image in PDF format
01/25/2012 -- ANNUAL REPORT	View image in PDF format
03/24/2011 -- ANNUAL REPORT	View image in PDF format
04/26/2010 -- ANNUAL REPORT	View image in PDF format
02/28/2009 -- ANNUAL REPORT	View image in PDF format
07/13/2008 -- ANNUAL REPORT	View image in PDF format
05/16/2007 -- ANNUAL REPORT	View image in PDF format
05/01/2006 -- ANNUAL REPORT	View image in PDF format
04/25/2005 -- ANNUAL REPORT	View image in PDF format
08/04/2004 -- ANNUAL REPORT	View image in PDF format

SUNSHINE - ANNUAL FEE STATE	View image in PDF format
11/03/2003 -- REINSTATEMENT	View image in PDF format
09/24/2001 -- REINSTATEMENT	View image in PDF format

- 1) 400 Valencia Ave - This is a 7-unit condominium, so the address for service of the initial notice of unsafe structure is the condominium association. However, if the association does not respond, the City will have to serve each individual unit owner and any related interested parties for each unit.

<u>Condominium Association (Sunbiz mailing address)</u>	<u>Condo Association (Sunbiz RA address)</u>
Valencia Townhouse Association, Inc. c/o Clear Sky Property Management P.O. Box 144216 Coral Gables, FL 33114-4216	Valencia Townhouse Association, Inc. c/o Clear Sky Property Management Registered Agent 2929 SW 3rd Ave, Ste 330 Miami, FL 33129-2710

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[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
RC-20-10-6745	10/19/2020	400 VALENCIA AVE	BLDG RECERT / CRB	BUILDING RECERTIFICATION (YEAR BUILT 19801)	issued	10/23/2020		600.00
RV-15-06-4952	06/10/2015	400 VALENCIA AVE	REVISION TO PERMIT	*CONDO* REVISION. CHANGING TO WALLS BM HC-172 (GRAY), TRIM - BM 2141-60 (LIGHT GRAY), DOORS, RAILINGS & BALCONY TRIM - BLACK FROM PAINTING - BACK / RECESSED WALLS SW 6238 (LIGHT GRAY) FIELD SW6239 (BLUIISH GRAY), BALCONY TRIM SW6242 (NAVY BLUE) \$14500	final	06/15/2015	06/15/2015	0.00
ZN-15-04-4038	04/03/2015	400 VALENCIA AVE	PAINT / RESURFACE FL / CLEAN	*CONDO* PAINTING - WALLS BM HC-172 (GRAY), TRIM - BM 2141-60 (LIGHT GRAY), DOORS, RAILINGS & BALCONY TRIM - BLACK-\$14500	final	04/21/2015	09/01/2015	0.00
AB-15-03-5193	03/27/2015	400 VALENCIA AVE	BOA COMPLETE (LESS THAN \$75,000)	*CONDO* REVISION. CHANGING TO WALLS BM HC-172 (GRAY), TRIM - BM 2141-60 (LIGHT GRAY), DOORS, RAILINGS & BALCONY TRIM - BLACK FROM PAINTING - BACK / RECESSED WALLS SW 6238 (LIGHT GRAY) FIELD SW6239 (BLUIISH GRAY), BALCONY TRIM SW6242	final	03/27/2015	09/01/2015	0.00

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PU-15-03-5126	03/26/2015	400 VALENCIA AVE	PUBLIC RECORDS SEARCH	(NAVY BLUE) \$14500 REQ COPY OF ELEVATIONS	final	03/26/2015	03/26/2015	0.00
BL-14-07-2105	07/01/2014	400 VALENCIA AVE	ROOF / LIGHT WEIGHT CONC	RE ROOF \$15,600 FLAT ONLY	final	07/15/2014	07/24/2014	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
2151 Salzedo Street, Coral Gables, FL 33134
Fax (305) 460-5598

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

Occupant Name:	400 Valencia Ave. Condominium -7 units-	Inspection Date:	3/16/2020
Address:	400 Valencia Avenue	InspectionType:	AA-Tactical, Apartment/Condo
City:	Coral Gables	Inspected By:	Leonard Veight 305-460-5577 lveight@coralgables.com
Suite:		Occ. Sq. Ft.:	0
		Occupant Number:	017181

No violations noted at this time.

Company Representative:

Signature - COPIED SIGNATURE
No Signature
85648
3/16/2020 1:45:54 PM
Signature valid only in mobile-eye documents
No Signature
3/16/2020

Inspector:

Signature - COPIED SIGNATURE
Leonard Veight
85648
3/16/2020 1:45:54 PM
Signature valid only in mobile-eye documents
Leonard Veight
3/16/2020

Ref: 85648

CITY'S

EXHIBIT 4



The City of Coral Gables

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

2/10/2020

VIA CERTIFIED MAIL

VALENCIA TOWNHOUSE ASSOCIATION INC
C/O CLEAR SKY PROPERTY MANAGEMENT
2929 SW 3RD AVE, SUITE 330
MIAMI, FL 33129

7019 1120 0000 2229 2961

RE: 400 VALENCIA AVE
FOLIO # 341170270001

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 YEAR. 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. The Recertification Report fee of \$380.63 and additional document and filing fees shall be submitted to the Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, Florida, 33134. In order to avoid delays 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, 7:30am to 3:20pm to this Department. Contact Virginia Goizueta at vgoizueta@coralgables.com if any questions regarding building recertification.

Thank you for your prompt attention to this matter.

Manuel Z. Lopez, P.E.
Building Official

CITY'S

EXHIBIT 5

ALERT: USPS IS EXPERIENCING UNPRECEDENTED VOLUME INCREASES AND LIMI...

USPS Tracking®**FAQs >****Track Another Package +****Tracking Number:** 70191120000022292961

Remove X

Your item was delivered to the front desk, reception area, or mail room at 3:15 pm on February 13, 2020 in MIAMI, FL 33129.

Feedback

 **Delivered**

February 13, 2020 at 3:15 pm
Delivered, Front Desk/Reception/Mail Room
MIAMI, FL 33129

Get Updates ∨

Text & Email Updates

Tracking History

Product Information

See Less ^

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

FAQs

Feedback



The City of Coral Gables

7019 1120 0000 2229 3371

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

5/11/2020

VALENCIA TOWNHOUSE ASSOCIATION INC
C/O CLEAR SKY PROPERTY MANAGEMENT
2929 SW 3RD AVE, SUITE 330
MIAMI FL 33129

RE: 400 VALENCIA AVE
FOLIO # 341170270001

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

Dear Property Owner:

In a certified letter dated 2/10/2020, 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).

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. The completed Report may be submitted Monday through Friday, 7:30am to 3:20pm to this Department. Contact Belkys Garcia at bgarcia@coralgables.com if any questions regarding building recertification.

Please govern yourself accordingly.

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

ALERT: USPS IS EXPERIENCING UNPRECEDENTED VOLUME INCREASES AND LIMI...

USPS Tracking®**FAQs >****Track Another Package +****Tracking Number:** 70191120000022293371

Remove X

Your item was delivered to the front desk, reception area, or mail room at 3:52 pm on May 18, 2020 in MIAMI, FL 33129.

Feedback

 **Delivered**

May 18, 2020 at 3:52 pm
Delivered, Front Desk/Reception/Mail Room
MIAMI, FL 33129

Get Updates ✓

Text & Email Updates

Tracking History

Product Information**See Less** ^

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FAQs

Feedback



The City of Coral Gables

7019 1120 0000 2229 3869

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

6/12/2020

VALENCIA TOWNHOUSE ASSOCIATION INC
C/O CLEAR SKY PROPERTY MANAGEMENT
2929 SW 3RD AVE, SUITE 330
MIAMI FL 33129

RE: 400 VALENCIA AVE
FOLIO # 341170270001

Notice of Required Inspection for Recertification of 40 Years or Older Building – Covid-19 Extension

Dear Property Owner:

This department has sent two certified letters dated 2/10/2020 and 5/11/2020, notifying you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, and Section 8-11 (f). These letters informed you it was necessary to submit to this Department a completed Report prepared by a licensed architect or engineer certifying the structure meets the requirements for recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

Due to the Covid-19 Pandemic, the DEADLINE for submittal of the Building Recertification Report for the above referenced property will be extended until Monday, November 2, 2020.

The completed Report may be submitted Monday through Friday, 7:30am to 3:20pm to this Department. Contact Virginia Goizueta at vgoizueta@coralgables.com if any questions regarding building recertification.

Please govern yourself accordingly.

Sincerely,

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

Manuel Z. Lopez, P.E.
Building Official

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Track Another Package +

Tracking Number: 70191120000022293869

Remove X

Your item was delivered to the front desk, reception area, or mail room at 1:12 pm on June 19, 2020 in MIAMI, FL 33129.

Feedback

 **Delivered**

June 19, 2020 at 1:12 pm
Delivered, Front Desk/Reception/Mail Room
MIAMI, FL 33129

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Text & Email Updates



Tracking History



Product Information



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

FAQs

Feedback

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 21-2026

vs.

Return receipt number:

Valencia Townhouse Association, Inc.
c/o Clear Sky Property Management,
Register Agent
2929 SW 3rd Ave, Ste 330
Miami, Fl. 33129-2710

7020 3160 0001 1022 4414

Respondent.

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

Date: January 25, 2021

Re: 400 Valencia Ave, Coral Gables, Fl. 33134, LOTS 22-23-24 BLK 15, CORAL GABLES
BILTMORE SEC, PB 20-28 and 03-4117-027-0001 ("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 105-186(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.

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, 2nd Florida, Coral Gables, Florida 33134, on February 8, 2021, at 2:00 p.m.

The Construction Regulation Board Meeting will be holding a regular board meeting on Monday, February 8, 2021, commencing at 2:00 p.m. Only the Board Members and required City Staff will be physically present in the Commission Chambers at Coral Gables City Hall. Members of the public may join the meeting via Zoom at <https://zoom.us/j/92859826458>. In addition, a dedicated phone line will be available so that any individual who does not wish (or is unable) to use Zoom may listen to and participate in the meeting by dialing: 305-461-6769 Meeting ID: 928 5982 6458. Any person wishing to provide testimony must be sworn in and appear by video conference. An individual who wishes to testify but does not have video conference capabilities, may provide testimony by using a dedicated station for video

CITY'S

EXHIBIT

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conferencing located in the City Hall courtyard. PLEASE NOTE THAT ALL PERSONS MUST WEAR A FACIAL COVERING/MASK EXCEPT WHEN PROVIDING TESTIMONY AND ALL PERSONS MUST MAINTAIN 6 FEET BETWEEN EACH OTHER. To speak on an Agenda Item, please "Raise your Hand" or send a message to one of the meeting hosts using the Zoom Platform. If you joined the meeting via telephone you can "Raise your Hand" by pressing *9.

Please be advised that the following Rules of Procedure will apply:

HEARING:

The video conference platform Zoom will be used for virtual and hybrid CRB hearings. The electronic device (computer, smartphone) must have the microphone, audio, and camera enabled. If you do not have access to an electronic device with audio and a camera enabled, a computer with Zoom capabilities will be available in the courtyard at City Hall.

In advance of the hearing date, please review the following rules of procedure carefully as they contain important instructions and deadlines for submission of exhibits. In addition, please also review Resolution Nos. 2020-74 and 2020-90 which contain general rules of procedure that also apply to hearings before the Construction Regulation Board (available at <https://bit.ly/33byeZy> and <https://bit.ly/3373Hw5>, and also available upon request made to vgoizueta@coralgables.com). Anyone attending a hearing must do so by following these instructions:

1. Go to <https://zoom.us/>.
2. Click on "Join a Meeting" at the top of the page, right of center.
3. Enter the Meeting ID: 928 5982 6458
4. Click "Join"

RULES OF PROCEDURE:

1. A quorum of the members of the CRB must be present in the room. The remaining members of the CRB may appear via Zoom and may vote and participate as they would if they were present in person.
2. The City Attorney and Building Division Staff may appear in person or via Zoom.
3. Witnesses, property owners/representatives, members of the public and other participations shall appear virtually.
4. Upon commencement of the hearing, the Chair of the CRB shall provide an explanation of the hearing procedures.
5. The Chair shall proceed to call the cases listed by the agenda.
6. Once each case is called, those who will be testifying during the hearing shall be sworn in. All persons testifying must appear by video conference as required by the rules of procedure adopted by Resolution No. 2020-90.
7. Each case before the CRB shall be prosecuted by the Building Official or his or her designee.
8. The hearing need not be conducted in accordance with the formal rules relating to evidence and witnesses, but fundamental due process shall be observed and shall govern the proceedings. Any relevant evidence shall be admitted if the Chair finds it competent and reliable, regardless of the existence of any common law or statutory rule to the contrary. Hearsay evidence may be accepted for the purpose of supplementing or explaining any

direct evidence, but such hearsay evidence shall not in and of itself be considered sufficient to support a finding or decision unless the evidence would be admissible over objections in a civil action.

9. IF YOU WISH TO INTRODUCE EXHIBITS AS EVIDENCE, YOU MUST PROVIDE THE CITY WITH A COPY OF THOSE EXHIBITS AT LEAST 5 DAYS PRIOR TO THE HEARING. PLEASE EMAIL YOUR EXHIBITS TO vgoizueta@coralgables.com AND INCLUDE THE PROPERTY ADDRESS AND CASE NUMBER IN YOUR EMAIL.
 - a. A list of all proposed exhibits and a copy of the proposed exhibits shall be provided in a format that is easily viewable on the Zoom platform. All exhibits shall be clearly labeled to allow for efficient retrieval and display on the Zoom platform during the hearing.
10. Each party shall have the right to call and examine witnesses; to introduce exhibits; to cross examine opposing witnesses on any matter relevant to the issues, even though that matter was not covered in the direct examination; to impeach any witnesses regardless of which party first called that witness to testify; and to offer rebuttal of the evidence.


Should you wish to review the Construction Regulation Board case exhibits prior to the hearing, you may access them at <https://coralgables.legistar.com/Calendar.aspx> or email your request to vgoizueta@coralgables.com and include the property address and case number.

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 3:30 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.


Virginia Goizueta
Secretary to the Board

ADA NOTICES

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

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

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

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

c: Valencia Townhouse Association, Inc c/o Clear Sky Property Management P.O. Box 144216 Coral Gables, Fl. 33114-4216

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USPS Tracking®

FAQs >

Track Another Package +

Tracking Number: 70203160000110224414

Remove X

Your item was delivered to the front desk, reception area, or mail room at 1:54 pm on February 1, 2021 in MIAMI, FL 33129.

Delivered

February 1, 2021 at 1:54 pm
Delivered, Front Desk/Reception/Mail Room
MIAMI, FL 33129

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Feedback

Text & Email Updates	v
Tracking History	v
Product Information	v

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FAQs

Feedback



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 21-2026

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

I, EUGENIO LAGO, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 400 Valencia Ave, ON January 26, 2021 AT 8:48 A.M.

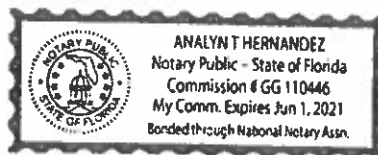
EUGENIO LAGO
Employee's Printed Name

[Signature]
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 26 day of January, in the
year 2021, by Eugenio Lago who is personally known to me.

My Commission Expires: Jun 1, 2021



[Signature]
Notary Public

CITY'S

EXHIBIT 7



CITY'S
EXHIBIT 8



