



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 12/29/2022

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



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

Benefits Information				
Benefit	Type	2022	2021	2020
Save Our Homes Cap	Assessment Reduction	\$277,728	\$165,895	\$168,660
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000
Senior Homestead	Exemption	\$50,000	\$50,000	\$50,000
Long-Term Resident Senior	Exemption	\$104,776	\$98,812	\$96,068
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

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

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

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

City's Exhibit #1

List of service addresses for January 2023 unsafe structures cases

1) 51 VERAGUA AVE

Owner (property appraiser address)

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

CORAL GABLES

THE CITY BEAUTIFUL

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Public Information

Search for ☒ Exact Phrase

Found 1 result

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Permit Number [UNST-22-12-0007](#)

Type Unsafe Structure & Emergency Action - Unsafe Structure & Emergency Action

Expiration Date

Finalized Date

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

Description NOTICE OF EMERGENCY ACTION-for roof collapse

Applied Date 12/28/2022

Issued Date

Project Name

Status Submitted

Main Parcel 0341050502191



City's Exhibit #3

 [New Permit Search](#)

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
ZN-17-03-1888	03/15/2017	51 VERAGUA AVE	PAINT / RESURFACE FL / CLEAN	PRESSURE CLEAN & PAINT ROOF TILES BM-063 TERRACOTTA SAME AS EXISTING P# 30630 \$1,200	final	03/15/2017	04/13/2017	0.00
PU-12-10-0092	10/02/2012	51 VERAGUA AVE	PUBLIC RECORDS SEARCH	REQ COPY OF PERMITS 18143B 98110143	canceled		01/13/2014	0.00
CE-12-05-7461	04/30/2012	51 VERAGUA AVE	CODE ENF WARNING PROCESS	VERBAL WARNING 62-133 CITY CODE (SWA) @ 4:00PM MAINTAINING SWALE AREA IN VIOLATION OF CHAPTER 62-133 OF THE CITY CODE. (OVERGROWTH OF WEEDS/PLANTS ALONG THE CURB AND SIDEWALK)	final	04/30/2012	05/01/2012	0.00



CITY OF CORAL GABLES
Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FL 33134

October 19, 2022

Via certified mail

7021 1970 0000 4015 5073

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

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

Dear Mr. Blanco & Ms. Palmer,

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

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

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

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

City's Exhibit #5

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

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

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

Your cooperation in this matter will be greatly appreciated.

Sincerely,



Suramy Cabrera P.E.
Building Official

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



City of Coral Gables

Code Enforcement Division
427 Biltmore Way, Suite 100

8/18/2022 9:25:03 AM

Case #:NOVI-22-08-1194

Code Enforcement Violation Warning

CARLOS R FERNANDEZ BLANCO

Folio #: 0341050502191

51 VERAGUA AVE

CORAL GABLES, FL 33134

Dear Property Owner and/or Occupant:

As part of an ongoing effort to enhance the health, safety, and welfare of the citizens of Coral Gables, a recent inspection was made to the premises at:

51 VERAGUA AVE, Coral Gables, FL 33134-1850

At that time, a Code Enforcement Officer found the following violation(s) evident on the property:

Floors, walls, ceilings and roofs - Sec. 105-278. - Floors, walls, ceilings and roofs. Floors, walls, ceilings and roofs of every structure used for human habitation shall be structurally sound, and maintained in a clean and sanitary condition. They shall be free from cracks, breaks, loose plaster and similar conditions so serious as to endanger the safety of occupants or to seriously mar the attractiveness of the premises. (Code 1958, § 16A-36; Code 1991, § 12-178; Code 2006, § 105-289; Ord. No. 1142, § 4.5, 7-14-1959; Ord. No. 2013-07, § 2, 5-28-2013)

Code Enforcement Officer Comments: Roof in disrepair, clear tarp placed on roof.

The following steps should be taken to correct the violation:

Clear tarp must be removed / roof must be water tight - obtain permit if more than a square is required if tarp is to remain while in application process.

Coral Gables has earned the title of "The City Beautiful" with the help of the residents. Your immediate cooperation in correcting the violation(s) listed above would be gratefully appreciated.

The Code Enforcement Division will re-inspect the property on 9/19/2022 to determine if corrective measures have been completed. If corrective measures have not been completed by 9/19/2022, a Notice of Violation and/or citation will be issued.

The Division is available for consultation on this matter from 7:30 AM to 4:00 PM. Please do not hesitate to call the Code Enforcement Officer below for additional assistance. If you cannot reach the officer listed, please contact: Suramy Cabrera, Development Services Director at (305) 569-1850 or scabrera@coralgables.com or Douglas Ramirez, Development Services Deputy Director at (305) 476-7239 or dramirez@coralgables.com.

786-385-5140

bselva@coralgables.com

B. Selva

Brayan Selva Castillo

786-385-5140

bselva@coralgables.com



City of Coral Gables

Code Enforcement Division
427 Biltmore Way, Suite 100

10/18/2022 10:56:05 AM

Case #:NOVI-22-08-1194

Notice of Violation

CARLOS R FERNANDEZ BLANCO

51 VERAGUA AVE

CORAL GABLES, FL 33134

Folio #: 0341050502191

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at:

51 VERAGUA AVE, Coral Gables, FL 33134-1850

The violation(s) found was:

**Floors, walls, ceilings and roofs - Sec. 105-278. - Floors, walls, ceilings and roofs.
Floors, walls, ceilings and roofs of every structure used for human habitation shall be structurally sound, and maintained in a clean and sanitary condition. They shall be free from cracks, breaks, loose plaster and similar conditions so serious as to endanger the safety of occupants or to seriously mar the attractiveness of the premises.

(Code 1958, § 16A-36; Code 1991, § 12-178; Code 2006, § 105-289; Ord. No. 1142, § 4.5, 7-14-1959; Ord. No. 2013-07, § 2, 5-28-2013)**

Code Enforcement Officer Comments: Roof in disrepair, clear tarp placed on roof.

The following steps should be taken to correct the violation:

Clear tarp must be removed / roof must be water tight - obtain permit if more than a square is required if tarp is to remain while in application process.

The regulations enforced by the City have been adopted in order to protect the public and assure continuing high property values. Your immediate attention to correcting the violation(s) listed above is required.

The Code Enforcement Division will re-inspect the property on 11/18/2022 to determine if corrective measures have been completed. If the violation(s) has not been completed at the time of inspection, your case will be presented to the Code Enforcement Board for review and possible action. At that time, you will have the opportunity to explain to the citizens serving on the Board the reasons why the violation(s) has not been corrected. The Board has the authority to assess a fine against you for as long as the violation continues.

The Division is available for consultation on this matter from 7:30 AM to 4:00 PM. Please do not hesitate to call the Code Enforcement Officer below for additional assistance. If you cannot reach the officer listed, please contact: Suramy Cabrera, Development Services Director at (305) 569-1850 or scabrera@coralgables.com or Douglas Ramirez, Development Services Deputy Director at (305) 476-7239 or dramirez@coralgables.com.

786-385-5140

bselva@coralgables.com

B. Selva


Brayan Selva Castillo

786-385-5140

bselva@coralgables.com



Nov 10, 2022 at 11:35 AM


 The City of Coral Gables
 Development Services Department
 City Administration Center
 407 Veterans Way, Suite 100
 Coral Gables, Florida 33134

UNSAFE STRUCTURE

Address: 51 VERAGUA CORAL GABLES
 FL, 33134

This building or structure is declared unsafe by the Building Official for the City of Coral Gables. THIS STRUCTURE SHALL BE VACATED AND SHALL NOT BE OCCUPIED. The owner must contact the City of Coral Gables Development Services Department immediately. THIS NOTICE SHALL NOT BE REMOVED EXCEPT BY THE BUILDING OFFICIAL.

DATE POSTED: 11/08/2022

P.O. Box 147340 Coral Gables, Florida 33114-1340 • Phone: (305) 460-5226 • Fax: (305) 468-3368



Nov 10, 2022 at 11:35 AM



D2

Nov 10, 2022 at 11:36 AM



Nov 10, 2022 at 11:36 AM



Nov 10, 2022 at 11:37 AM

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 22-5123

vs.

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

Return receipt number:

7021 1970 0000 4015 5189

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

Date: December 20, 2022

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

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

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

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

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

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

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

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

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

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

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

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

Please govern yourself accordingly.



Virginia Goizueta
Secretary to the Board

ADA NOTICES

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

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

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

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

c:

EXHIBIT "A"

LEGAL DESCRIPTION

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



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 22-5123

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

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

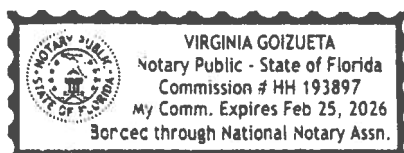
Jose Iglesias
Employee's Printed Name

[Signature]
Employee's Signature

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

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

My Commission Expires:



[Signature]
Notary Public

City's Exhibit #7









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

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

PROBATE DIVISION

CASE NO. 09-3445

DIVISION CP-05

[RESERVED FOR CLERK OF COURT]

IN RE: THE ESTATE OF

OLGA FERNANDEZ-BLANCO,

Decedent.

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

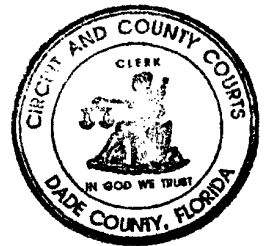
ORDER DETERMINING HOMESTEAD STATUS OF REAL PROPERTY

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

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

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

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



City's Exhibit #9

IN RE: The Estate of Olga Fernandez-Blanco
Order Determining Homestead Status of Real Property
Page 2 of 2

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

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

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

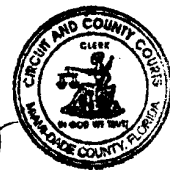


HONORABLE ARTHUR L. ROTHENBERG
CIRCUIT COURT JUDGE

ARTHUR ROTHENBERG
Circuit Judge

CC: Carlos R. Fernandez-Blanco
Olga Palmer

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



GUADALUPE FLEITAS