



**City of Coral Gables
Development Services Department**

**UNSAFE STRUCTURES BOARD HEARING
CASE RESUME**

HEARING DATE: June 13, 2016

CASE NO.: 15-4251

BUILDING ADDRESS: 218 Antiquera Ave

FOLIO NUMBER: 03-4108-009-0620

OWNER: Carlos A Saenz Trs.

USE: Multifamily Structure

OF LIVING UNITS: 10

PENDING RECERTIFICATION: 2013

DESCRIPTION AND DEFECTS OF BUILDING: The 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 for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code.

DATES AND ACTIVITIES:

3/01/13 Letter from the City advising of 40/10 Year Recertification required
9/11/13 Second notice
6/02/14 Third notice
11/12/14 Case was heard by Miami-Dade County Unsafe Structures Board (60 days to comply)
1/11/15 Property non-Compliant with the Board order
6/02/15 Final notice
8/31/15 Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing
9/14/15 Construction Regulation Board order issued
11/03/15 Recertification Report rejected; electrical repairs needed
11/05/15 Notice of Non-compliance with Unsafe Structures Order
11/13/15 \$500 daily running fine commenced (\$106,500 as of today)
5/27/16 Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing

TO DATE THE OWNER HAS NOT: Submitted the revised Recertification Report.

BUILDING OFFICIAL'S RECOMMENDATION: a) Submit the revised 40/10 Year Recertification Report prepared by a licensed Architect or Engineer within thirty (30) days of the Board's Order. b) \$500 daily fine to remain for each day the violation continues; c) if all requirements are not completed within the thirty (30) days the Building Official is to revoke the Certificate of Occupancy and all tenants are to evacuate the premises; d) Development Services Department to send tenants notice of the Boards order.

PERMIT ACTIVITY: No electrical permits have been applied for.

Presented by: Virginia Goizueta, Building Services Coordinator, City of Coral Gables



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 9/10/2015

Property Information	
Folio:	03-4108-009-0620
Property Address:	218 ANTIQUERA AVE
Owner	CARLOS A SAENZ TRS
Mailing Address	999 BRICKELL BAY DR #T-1807 MIAMI, FL 33131
Primary Zone	5001 HOTELS & MOTELS - GENERAL Med Density
Primary Land Use	0303 MULTIFAMILY 10 UNITS PLUS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	10 / 10 / 0
Floors	1
Living Units	10
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	6,080 Sq.Ft
Lot Size	18,000 Sq.Ft
Year Built	1953



Assessment Information			
Year	2015	2014	2013
Land Value	\$1,170,000	\$900,000	\$900,000
Building Value	\$5,000	\$50,000	\$10,000
XF Value	\$0	\$0	\$0
Market Value	\$1,175,000	\$950,000	\$910,000
Assessed Value	\$1,010,139	\$918,309	\$834,827

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	\$164,861	\$31,691	\$75,173

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

Short Legal Description	
CORAL GABLES DOUGLAS SEC PB 25-69 LOTS 5 TO 7 INC BLK 9 LOT SIZE 150.000 X 120 OR 14142-1530 0689 1	CITY'S EXHIBIT 1

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,010,139	\$918,309	\$834,827
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,175,000	\$950,000	\$910,000
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,010,139	\$918,309	\$834,827
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,010,139	\$918,309	\$834,827

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
01/22/2013	\$100	28459-2091	Corrective, tax or QCD, min consideration
06/01/1989	\$355,000	14142-1530	2008 and prior year sales; Qual by exam of deed
05/01/1984	\$400,000	12144-1742	2008 and prior year sales; Qual by exam of deed
11/01/1977	\$150,000	09859-0945	2008 and prior year sales; Qual by exam of deed

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:



The City of Coral Gables

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

6/2/2014

CARLOS A SAENZ TRS
999 BRICKELL BAY DR. #T-1807
MIAMI, FL 33131

VIA CERTIFIED MAIL

Re: Building Recertification
218 ANTIQUERA AVE
Folio # 03-4108-009-0620

91 7108 2133 3932 6007 6865

Dear Property Owner:

In a certified letter dated 3/1/2013, this Department notified you the property referenced above requires a 40-year building recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). The letter informed you it was necessary to furnish this Department a report prepared by a licensed architect or engineer within 90-days specifying the building meets the requirements for building recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

Please be advised that as of 6/2/2014 the report will be overdue and this building will be deemed to be in 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.

Failure to contact us before 7/2/2014, will result in our forwarding this building information to the Miami-Dade County Unsafe Structures Board for further determination.

Please govern yourself accordingly.

Sincerely,

Manuel Z. Lopez

Manuel Z. Lopez, P.E.
Building Official

CITY'S

EXHIBIT

2



The City of Coral Gables

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

June 2, 2015

CARLOS A SAENZ TRS ****FINAL NOTICE****
P O BOX 14-3131
CORAL GABLES, FL 33114

VIA CERTIFIED MAIL

91 7108 2133 3932 7095 9639

Re: Building Recertification
218 ANTIQUERA AVE
Folio # 03-4108-009-0620

Dear Property Owner:

In a certified letter dated 3/1/2013, this Department notified you the property referenced above requires a 40-year building recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). The letter informed you it was necessary to furnish this Department a report prepared by a licensed architect or engineer within 90-days specifying the building meets the requirements for building recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

Please be advised that as of 6/1/2015 the report will be overdue and this building will be deemed to be in 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.

Failure to contact us before 7/6/2015, will result in our forwarding this building information to the Miami-Dade County Unsafe Structures Board for further determination.

Please govern yourself accordingly.

Sincerely,

Manuel Z. Lopez

Manuel Z. Lopez, P.E.
Building Official

CITY'S

EXHIBIT

3



The City of Coral Gables

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

CITY OF CORAL GABLES,

Case # 15-4251

Petitioner,

vs.

CARLOS A. SAENZ, as TRUSTEE OF
THE CARLOS A. SAENZ TRUST AGREEMENT,
and IMPEX CARIBE CORP., a Florida
Corporation

Respondents.

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

Date: August 31, 2015

To:

<p><u>Owner</u> Carlos A. Saenz, Trustee 999 Brickell Bay Dr., Apt. T-1807 Miami, FL 33131-2934</p> <p>Return receipt number: 91 7108 2133 3932 6255 5832</p>	<p><u>Mortgagee</u> Impex Caribe Corp. 999 Brickell Bay Dr., Apt 807 Miami, FL 33131-2930</p> <p>Return receipt number: 91 7108 2133 3932 6255 5849</p>
	<p><u>Mortgagee (Registered Agent)</u> Impex Caribe Corp. ("ICC") c/o Southern & Caribbean Agencies, Inc. ("S&C") Registered Agent for ICC c/o Carlos A. Saenz Registered Agent for S&C 3611 NW South River Drive</p>

CITY'S

	Miami, FL 33142-6222 Return receipt number: 91 7108 2133 3932 6255 5856
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Re: The one-story residential apartment building (“Structure”), built in 1953, located at 218 Antiquera Avenue, Coral Gables, FL 33134-2917, and legally described as Lots 5, 6 and 7, Block 9, 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 (“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 as follows:

On March 1, 2013, the City sent the Property Owner a 90-day Notice of Required Inspection requesting an inspection report conforming to the minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, pursuant to Section 8-11(f) of the Miami-Dade County Code (“Report”).

On September 11, 2013 and June 2, 2014; the City sent the Property Owner notices that the Report was past due. The City recorded a copy of the notice of June 2, 2014.

On November 19, 2014, the Miami-Dade County Unsafe Structure Board entered an order requiring the Property Owner to submit the Report within 60 days; apply for, obtain, and pass final inspection on any required permits; and submit a revised report from an architect or engineer stating that the Structure now meets the minimum requirements (“Compliance Report”).

To date, the Owner has not submitted a Report, conducted any required repairs, or submitted a Compliance Report. (“Required Action”).

Therefore, this matter is set for hearing before the City’s Construction Regulation Board (“Board”) in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on September 14, 2015, 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

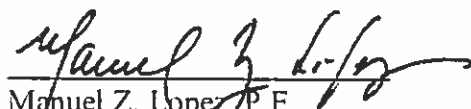
attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, bgarcia@coralgables.com, tel: (305) 460-5229.

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 to prevent further occupancy until the Required Action is completed. The Building Official may also order demolition of the Structure and recover the costs incurred against the Property and the Owner of record.

If the Property Owner or other interested party does not take all Required Action or appeal the decision of the Building Official, the Construction Regulation Board may enter an order of demolition and assess all costs of the proceedings and demolition and other Required Action for which the City shall have a lien against the Property and the Property Owner.

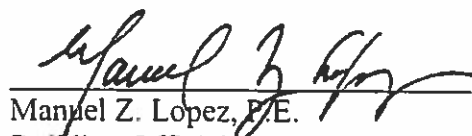
Please address any questions to Virginia Goizueta, Building Services Coordinator, tel: (305) 460-5250, or Manuel Z. Lopez, P.E., Building Official, tel: (305) 460-5242, Monday through Friday, 7:30 a.m. to 3:30 p.m.

Please govern yourself accordingly.


Manuel Z. Lopez, P.E.
Building Official

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that, on August 31, 2015, a true and correct copy of the foregoing notice was served via certified mail, return receipt requested, on all of the parties listed above and by hand delivery or posting at the Property.


Manuel Z. Lopez, P.E.
Building Official

NOTICES

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

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Board, with respect to any matter considered at such hearing or meeting, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made; which record includes the testimony and evidence upon which the appeal is to be based.

Although a court reporter usually attends the hearing at the City's cost, the City is not required to provide a transcript of the hearing, which the Respondent may request at the Respondent's cost.

ADA Assistance: The City complies with the provisions of the American with Disabilities Act. Individuals with disabilities requiring special accommodations or assistance should contact Ernesto Pino, Assistant Public Works Director, at (305) 460-5004, with requests for auxiliary aids or services at least one business day before the hearing in order to request such assistance.



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint/Case #: 15-4251

Title of Document Posted: Construction Regulation Board Case

I, EDUARDO MARTIN, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 218 ANTIQUERA AVE, ON 9/01/2015
AT 9:00 a.m..

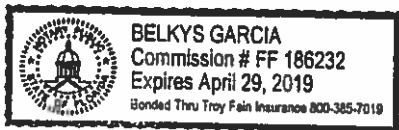
EDUARDO MARTIN
Employee's Printed Name

[Signature]
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 1st day of September, in the
year 20 15, by Eduardo Martin who is personally known to me
or has produced _____ as identification.

My Commission Expires:



[Signature]
Notary Public

218 Antiquera Ave



This instrument prepared by and
after recording return to:
Belkys Garcia
Secretary to the Construction
Regulation Board
Development Services Department
City of Coral Gables
405 Biltmore Way, 3rd Floor
Coral Gables, FL 33134-5717

**CITY OF CORAL GABLES
CONSTRUCTION REGULATION BOARD**

CITY OF CORAL GABLES,

CASE NO. 15-4251

Petitioner,

vs.

CARLOS A. SAENZ, as TRUSTEE OF
THE CARLOS A. SAENZ TRUST AGREEMENT,

Respondent.

ORDER DECLARING STRUCTURE UNSAFE

This cause was brought before the Construction Regulation Board ("Board") of the City of Coral Gables ("City"), on September 14, 2015, on the Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing ("Notice"). The Board, having heard the arguments of the parties and having considered the evidence presented, hereby enters this Order Declaring Structure Unsafe ("Order") and finds, concludes, and orders as follows:

Findings of Fact

1. The City properly served the Notice on the owner, Carlos A. Saenz, Trustee ("Owner"), and any lienholders of record of the one-story residential apartment building, consisting of 10 residential units, built in 1953 ("Structure"), located at 218 Antiquera Avenue, Coral Gables, FL 33134-2917, and legally described as Lots 5, 6 and 7, Block 9, 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 ("Property").

2. The Notice alleges that the Structure is unsafe because on March 1, 2013, the City sent the Property Owner a 90-day Notice of Required Inspection requesting an inspection report conforming to the minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, pursuant to Section 8-11(f) of the Miami-Dade County Code ("Report").

3. On September 11, 2013 and June 2, 2014; the City sent the Property Owner notices that the Report was past due. The City recorded a copy of the notice of June 2, 2014.

4. On November 19, 2014, the Miami-Dade County Unsafe Structure Board entered an order requiring the Property Owner to submit the Report within 60 days; apply for, obtain,

and pass final inspection on any required permits; and submit a revised report from an architect or engineer stating that the Structure now meets the minimum requirements ("Compliance Report"). On January 23, 2015, the City notified the Owner that it must complete the repairs and submit a letter from the architect or engineer who prepared the Report stating that the Structure now meets the minimum requirements ("Compliance Report").

5. To date, the Owner has not completed the required repairs and has not submitted a Compliance Report ("Required Action").

Conclusions of Law

6. The Structure is presumed and is hereby declared 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.

Order

It is, therefore, ORDERED:

7. *Required Action.* The Owner shall take the Required Action as follows: a) the Owner shall apply for all required permits to meet the minimum requirements as noted in the Report within 30 days of the date of this Order ("Permits"); b) the Owner shall obtain all Permits within 30 days from the date that the application is complete and, in any event, no later than 60 days from the date of this Order; and c) the Owner shall pass final inspection on all Permits and shall submit a Compliance Report within 120 days from the date that the Permits are issued and, in any event, no later than 180 days from the date of this Order.

8. *Demolition by Owner.* If the Owner elects instead to demolish the Structure, the Owner shall apply for all required permits to totally demolish the Structure within 15 days of the date of this Order ("Demolition Permit"); b) the Owner shall obtain the Demolition Permit within 15 days from the date that the application is complete and, in any event, no later than 30 days from the date of this Order; and c) the Owner shall pass final inspection on the Demolition Permit, including by laying sod on the Property and removing the construction fence, within 15 days from the date that the Demolition Permit is issued and, in any event, no later than 45 days from the date of this Order.

9. *Request for compliance inspection.* It is the responsibility of the Owner to contact the Building Official to request an inspection of City records and of the Property, as applicable, to determine compliance with this Order.

10. *Payment of costs and demolition by City.* The Owner shall pay the City's administrative costs of \$600 within 7 days of the date of this Order. The Board reserves jurisdiction to award the City its actual costs. If the Owner does not comply with any of the applicable deadlines above, the Building Official may immediately and without further order from this Board, order that the structure be vacated, boarded, secured, and posted to prevent further occupancy and the City may demolish the Structure. The City may sell as salvage or require the demolition contractor to dispose of the contents of the Structure.

11. *Lien for costs and notice to subsequent purchasers.* The City shall have a special assessment lien for its administrative costs and the costs of corrective action, including but not limited to, securing the Structure and demolition ("Costs"), against the real and personal property of the Owner, including the Property. The lien for Costs shall have equal dignity with a lien for

taxes. In order to have this lien, the City shall record this Order and an affidavit for any additional Costs, as applicable. Once recorded in the Public Records of Miami-Dade County, Florida, a copy of this Order shall constitute notice to any subsequent purchasers, successors in interest, or assigns, and the findings herein shall be binding upon the Owner and any subsequent purchasers, successors in interest or assigns.

12. *City's remedies are cumulative.* This Order notwithstanding, the City may enforce its code by any other lawful means.

DONE AND ORDERED at the City of Coral Gables, Miami-Dade County, Florida, on this 14th day of September, 2015.

CONSTRUCTION REGULATION BOARD
OF THE CITY OF CORAL GABLES


Board Chairperson

Notice of Deadline to Appeal

PURSUANT TO SECTION 105-192(b) OF THE CITY CODE, AN APPEAL OF THIS ORDER MAY BE FILED IN THE CIRCUIT COURT IN MIAMI-DADE COUNTY, FLORIDA, WITHIN THIRTY DAYS OF THE FILING OF THIS ORDER.

Certificate of Filing and Service

I HEREBY CERTIFY that the original of this order was filed with the Secretary of the Board, on this 14th day of September, 2015 and that, on the same date, a true and correct copy of the foregoing was served by certified mail, return receipt requested, and by first class mail (and any e-mail address indicated below) to:

<p><u>Owner</u> Carlos A. Saenz, Trustee 999 Brickell Bay Dr., Apt. T-1807 Miami, FL 33131-2934</p> <p>Return receipt number: 91 7108 2133 3932 6255 5870</p>	<p><u>Mortgagee</u> Impex Caribe Corp. 999 Brickell Bay Dr., Apt 807 Miami, FL 33131-2930</p> <p>Return receipt number: 91 7108 2133 3932 6255 5931</p>
	<p><u>Mortgagee (Registered Agent)</u> Impex Caribe Corp. ("ICC") c/o Southern & Caribbean Agencies, Inc. ("S&C") Registered Agent for ICC c/o Carlos A. Saenz Registered Agent for S&C 3611 NW South River Drive Miami, FL 33142-6222</p>

	<p>Return receipt number: 91 7108 2133 3932 6255 5924</p>
--	---



Belkys Garcia
Secretary to the Board

CITY OF CORAL GABLES.

CASE NO. 15-4251

Petitioner,

vs.

CARLOS A. SAENZ, as TRUSTEE OF
THE CARLOS A. SAENZ TRUST AGREEMENT.

Respondent.

**NOTICE OF NON-COMPLIANCE WITH
UNSAFE STRUCTURES ORDER AND
RIGHT TO REQUEST HEARING**

Date: November 5, 2015

To:

<p><u>Owner</u> Carlos A. Saenz, Trustee 999 Brickell Bay Dr., Apt. T-1807 Miami, FL 33131-2934</p> <p>Return receipt number: 91 7108 2133 3932 6147 4999</p>	<p><u>Mortgagee</u> Impex Caribe Corp. 999 Brickell Bay Dr., Apt 807 Miami, FL 33131-2930</p> <p>Return receipt number: 91 7108 2133 3932 6147 4998</p>
	<p><u>Mortgagee (Registered Agent)</u> Impex Caribe Corp. ("ICC") c/o Southern & Caribbean Agencies, Inc. ("S&C") Registered Agent for ICC c/o Carlos A. Saenz Registered Agent for S&C 3611 NW South River Drive Miami, FL 33142-6222</p>

	Return receipt number: 91 7108 2133 3932 6147 4981
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Re: The one-story residential apartment building ("Structure"), built in 1953 (60-year recertification required), consisting of 10 residential units, located at 218 Antiquera Avenue, Coral Gables, FL 33134-2917, and legally described as Lots 5, 6 and 7, Block 9, 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 03-4108-009-0620 ("Property").

BEFORE ME, the undersigned authority, personally appeared Manuel Z. Lopez, P.E., Building Official for the City of Coral Gables ("City"), Florida who, after being duly sworn, deposes and says:

1. I am the City Building Official.
2. On September 14, 2015, the City Construction Regulation Board ("Board") held a public hearing and issued an Order Declaring Structure Unsafe, in the above-styled matter ("Order").
3. The Order found the Structure to be unsafe and ordered the above-listed owner of the Property ("Owner") to take action to recertify the Structure ("Required Action") or to demolish the Structure and pay the administrative costs by a certain deadline.
4. The deadline to take the Required Action or to demolish the Structure expired on October 14, 2015.
5. On November 5, 2015, I completed a review of the relevant City records and determined that the Owner has not taken the Required Action or demolished the Structure and that the Owner has not paid the administrative costs.
6. **NOTICE: The Owner may request an administrative hearing which shall be strictly limited to determining whether and when the Owner took the Required Action or demolished the Structure and paid the administrative costs as required by the Order. The Owner may file a written request for hearing within seven (7) days of the date of this notice. Failure to timely request an administrative hearing shall constitute a waiver of the Owner's right to the administrative hearing. The Owner shall be liable for the reasonable costs of the administrative hearing if the Owner is unsuccessful at the hearing.**
7. Requests for a hearing must be made in writing and addressed 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.

FURTHER AFFIANT SAYETH NOT:

DATED: November 5, 2015.



Manuel Z. Lopez, P.E.
Building Official

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

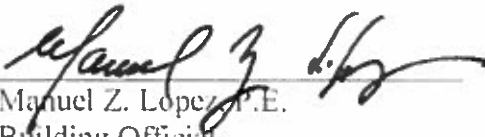
The foregoing was sworn to (or affirmed) and subscribed before me, on November 5, 2015, by Manuel Z. Lopez, P.E., as the Building Official for the City of Coral Gables, who is personally known to me.




(Signature of Notary Public, State of Florida)
BELKYS GARCIA
(Print, Type, or Stamp Commissioned Name of Notary Public)

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that, on November 5, 2015, a true and correct copy of the foregoing notice was served via certified mail, return receipt requested, by first class mail, via e-mail at any e-mail address indicated above, and by hand-delivery or posting at the Property.


Manuel Z. Lopez, P.E.
Building Official

NOTICES

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

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

ADA Assistance: The City complies with the provisions of the American with Disabilities Act. Individuals with disabilities requiring special accommodations or assistance should contact Ernesto Pino, Assistant Public Works Director, at (305) 460-5004, with requests for auxiliary aids or services at least one business day before the hearing in order to request such assistance.

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 15-4251

vs.

CARLOS A. SAENZ
Trustee
999 Brickell Bay Drive, Apt T-1807
Miami, Florida 33131-2934

Return receipt number:

91 7108 2133 3932 7177 0172

Respondent.

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

Date: May 27, 2016

Re: **218 Antiquera Avenue**, Coral Gables, Florida 33134-2917 and legally described as Lots 5 thru 7 inc, Block 9, 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 03-4108-009-0620 ("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, Coral Gables, Florida 33134, on June 13, 2016, at 2:00 p.m.

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

If the Required Action is not completed before the above hearing date, the Building Official may order that the structure be vacated, boarded, secured, and posted (including but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy until the Required Action is completed. The Building Official may also order demolition of the Structure and 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 contact Virginia Goizueta, Building Services Coordinator, tel.: (305) 460-5250, email: vgoizueta@coralgables.com. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m.

Please govern yourself accordingly.


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.

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

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

C:

Impex Caribe Corp., 999 Brickell Bay Drive, Apt. 807, Miami, Florida 33131-2930
Impex Caribe Corp., c/o Southern & Caribbean Agencies, Inc., c/o Carlos A. Saenz, 3611 N.W. South River Drive, Miami, Florida 33142-6222



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint/Case #: 15-4251

Title of Document Posted: Construction Regulation Board Case

I, JORGE PINO, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 218 ANTIGUERA QVE, ON 5-27-16
AT 9:33 AM.

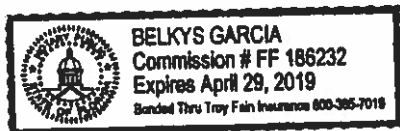
JORGE PINO
Employee's Printed Name

[Signature]
Employee's Signature

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

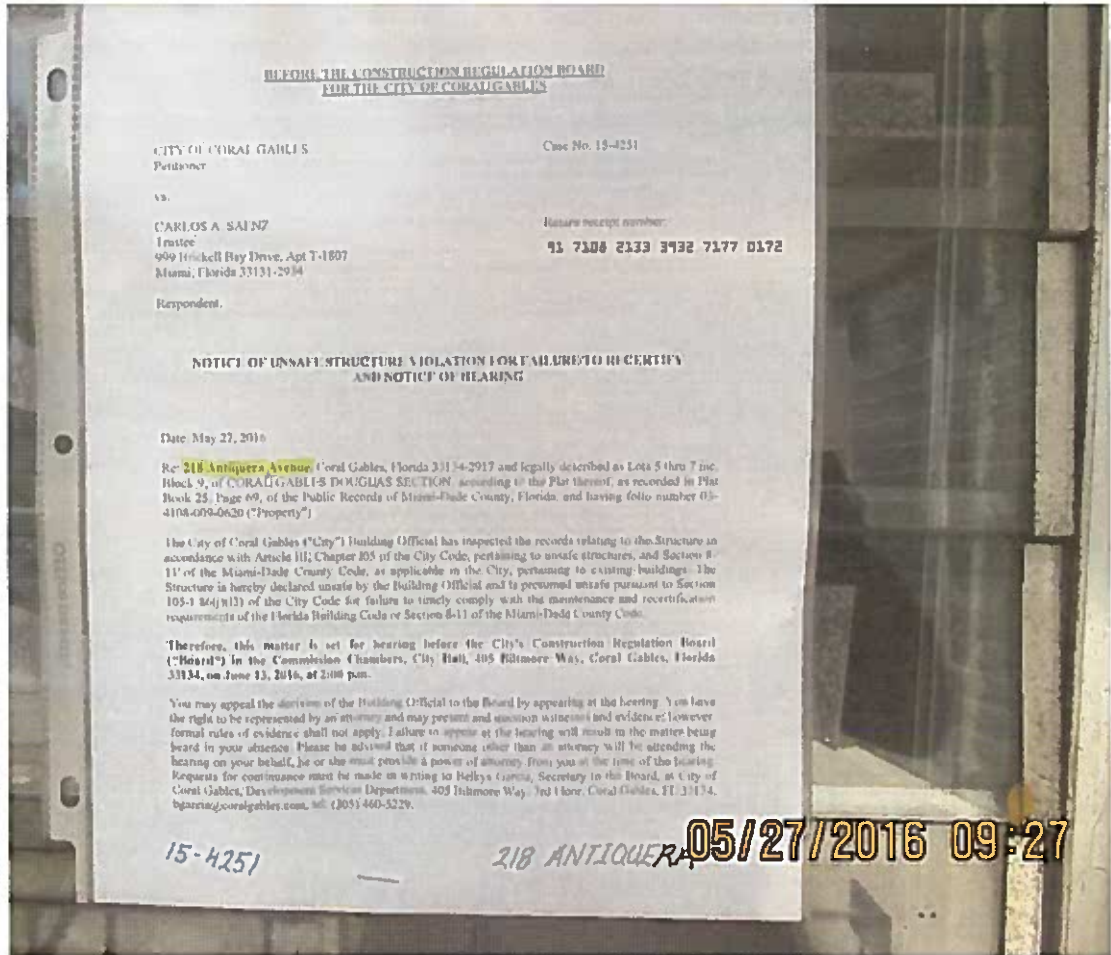
Sworn to (or affirmed) and subscribed before me this 27th day of May, in
the year 2016, by Jorge Pino who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

218 Antiquera Avenue



Return to: Brian C. Perlin, Esq.
Address: 201 Alhambra Circle, Suite 503
Coral Gables, FL 33134

Property Appraisers Parcel Identification
(Folio) Number(s): 03-4108-009-0620

QUITCLAIM DEED

THIS QUIT CLAIM DEED, Executed this 22nd day of January, 2013, by Carlos A. Saenz, Trustee, first party, to: Carlos A. Saenz, as Trustee of the Carlos A. Saenz Trust Agreement, dated September 23, 2010, whose post office address is: 999 Brickell Bay Dr., Apt. T-1807, Miami, FL 33131, second party.

WITNESSETH: That the first party, for and in consideration of the sum of \$10.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate lying and being in the County of Miami-Dade, State of Florida, to wit:

Lots 5, 6 and 7, Block 9, CORAL GABLES DOUGLAS SECTION, according to the Plat thereof, as recorded in Plat Book 25, at Page 69, of the Public Records of Dade County, Florida.

a/k/a Lots 5, 6 and 7, Block 9, of the REVISED PLAT OF CORAL GABLES DOUGLAS SECTION, according to the Plat thereof as recorded in Plat Book 25 at Page 69 of the Public Records of Dade County, Florida.

With full power and authority to protect, conserve and sell, lease or encumber or otherwise manage and dispose of the real property described herein pursuant to Florida Statute 689.071.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behalf of the said second party forever.

{00032439.DOC;1}

CITY'S

EXHIBIT 5

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

Signed, sealed and delivered in the presence of:

[Handwritten Signature]

Witness Signature

Lisa Alicia

Printed Name

[Handwritten Signature]

Witness Signature

Erin Kaban

Printed Name

[Handwritten Signature]

CARLOS A. SAENZ, Trustee

Grantor
Address: 999 Brickell Bay Dr., Apt. T-1807
Miami, FL 33131

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared CARLOS A. SAENZ, Trustee, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, and an oath was not taken. Said person provided the following type of identification: driver license.

WITNESS my hand and official seal in the County and State last aforesaid this 22 day of January, 2013.

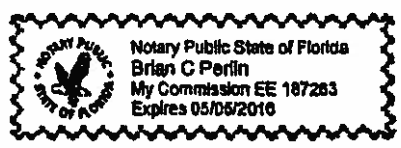
NOTARY RUBBER STAMP SEAL:

[Handwritten Signature]

Notary Signature

Printed Notary Name

THIS INSTRUMENT PREPARED BY:
Brian C. Perlin, Esq.
201 Alhambra Circle, #503
Coral Gables, FL 33134
(305) 443-3104





Detail by Entity Name

Florida Profit Corporation

IMPEX CARIBE CORP.

Filing Information

Document Number	P10000062865
FEI/EIN Number	N/A
Date Filed	07/30/2010
Effective Date	08/01/2010
State	FL
Status	ACTIVE

Principal Address

999 BRICKEL BAY DRIVE
SUITE# 807
MIAMI, FL 33131

Mailing Address

999 BRICKEL BAY DRIVE
SUITE# 807
MIAMI, FL 33131

Registered Agent Name & Address

SOUTHERN & CARIBBEAN AGENCIES, INC.
3611 NW SOUTH RIVER DRIVE
MIAMI, FL 33142

Officer/Director Detail

Name & Address

Title P

SAENZ, CARLOS AJR.
P.O. BOX 14-3131
CORAL GABLES, FL 33114

Annual Reports

Report Year	Filed Date
2013	04/19/2013

2014 03/19/2014
2015 02/25/2015

Document Images

<u>02/25/2015 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/19/2014 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/19/2013 -- ANNUAL REPORT</u>	View image in PDF format
<u>05/17/2012 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/16/2011 -- ANNUAL REPORT</u>	View image in PDF format
<u>07/30/2010 -- Domestic Profit</u>	View image in PDF format

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS



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Detail by Entity Name

Florida Profit Corporation

SOUTHERN & CARIBBEAN AGENCIES, INC.

Filing Information

Document Number	G22868
FEI/EIN Number	59-2261332
Date Filed	02/04/1983
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	03/24/2011

Principal Address

3611 N.W. SOUTH RIVER DR.
MIAMI, FL 33142-6222

Changed: 08/12/1987

Mailing Address

P.O. BOX 14-3131
CORAL GABLES, FL 33114

Changed: 05/22/1995

Registered Agent Name & Address

SAENZ, CARLOS A.
3611 NW SOUTH RIVER DR.
MIAMI, FL 33142

Name Changed: 08/12/1987

Address Changed: 02/22/2000

Officer/Director Detail

Name & Address

Title PST

SAENZ, CARLOS A
P.O. BOX 14-3131
CORAL GABLES, FL 33114

[Copyright](#) © and [Privacy Policies](#)

State of Florida, Department of State

Title VP

SAENZ, HUGH J
3611 NW SOUTH RIVER DR.
MIAMI, FL 33142

Title VP

SAENZ, C. MICHAEL
3611 NORTHWEST SOUTH RIVER DRIVE
MIAMI, FL 33142

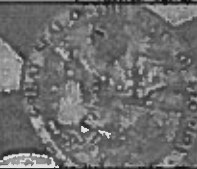
Annual Reports

Report Year	Filed Date
2013	06/13/2013
2014	03/19/2014
2015	02/25/2015

Document Images

<u>02/25/2015 -- ANNUAL REPORT</u>	View image in PDF format
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<u>06/13/2013 -- ANNUAL REPORT</u>	View image in PDF format
<u>05/17/2012 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/24/2011 -- REINSTATEMENT</u>	View image in PDF format
<u>05/18/2009 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/22/2008 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/12/2007 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/13/2006 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/31/2005 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/02/2004 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/13/2003 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/02/2002 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/01/2001 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/22/2000 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/20/1999 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/30/1998 -- ANNUAL REPORT</u>	View image in PDF format
<u>07/30/1997 -- ANNUAL REPORT</u>	View image in PDF format
<u>05/01/1996 -- ANNUAL REPORT</u>	View image in PDF format
<u>05/22/1995 -- ANNUAL REPORT</u>	View image in PDF format

--



Detail by Entity Name

Florida Profit Corporation

IMPEX CARIBE CORPORATION

Filing Information

Document Number	V54193
FEI/EIN Number	00-0000000
Date Filed	07/27/1992
Effective Date	07/21/1992
State	FL
Status	INACTIVE
Last Event	ADMIN DISSOLUTION FOR ANNUAL REPORT
Event Date Filed	08/13/1993
Event Effective Date	NONE

Principal Address

1699 CORAL WAY
SUITE 510
MIAMI, FL 33145-2860

Mailing Address

1699 CORAL WAY
SUITE 510
MIAMI, FL 33145-2860

Registered Agent Name & Address

MARTINEZ-CID, RICARDO
1699 CORAL WAY
SUITE 510
MIAMI, FL 33145-2860

Officer/Director Detail

Name & Address

Title D

PORRAS, JUAN C.
AVE 5A NORTE
ENRIQUE, GENZIER

Annual Reports

No Annual Reports Filed

Document Images

No images are available for this filing.

MORTGAGE MODIFICATION AGREEMENT

THIS AGREEMENT, made this 31 day of July, 1991, by and between CARLOS SAENZ, Trustee, and Individually, whose address is P. O. Box 143131, Coral Gables, Florida 33114 ("Mortgagor") and R.C. HUNTLEY, a single man whose address is 2628 San Domingo, Coral Gables, Florida 33134 (Mortgagee")

W I T N E S S E T H : '

WHEREAS, Mortgagee is the holder of that certain promissory note executed by A. LESTER LANGER, TRUSTEE, in favor of Mortgagee dated May 9, 1984, in the original principal amount of \$245,000.00; and,

WHEREAS, the Note is secured by that Mortgage dated May 9, 1984, recorded in Official Records Book 12148, Page 454, of the Public Records of Dade County, Florida, encumbering a property legally described as:

Lot 5, 6, and 7, Block 9, CORAL GABLES, DOUGLAS SECTION, according to the Plat thereof as recorded in Plat Book 25, at Page 69, of the Public Records of Dade County, Florida, (a/k/a Lots 5, 6, and 7 of REVISED PLAT OF CORAL GABLES, DOUGLAS SECTION according to the Plat thereof as recorded in Plat Book 25, at Page 69, of the Public Records of Dade County, Florida; and

WHEREAS, the Mortgage is current; and,

WHEREAS, Mortgagor and Mortgagee are mutually desirous of modifying the terms of the Note and Mortgage; and

NOW THEREFORE, in consideration of the mutual covenants herein contained and TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by Mortgagee, the parties hereto agree as follows:

1. Mortgagor and Mortgagee agree that the remaining outstanding principal balance on May 9, 1991, was \$216,328.97. This statement shall be conclusive evidence of the indebtedness

15,000
H

owing to the Mortgagee as of this date.

2. The Note is hereby modified and amended as follows:

A. The maturity date of the Note shall be extended to June 9, 1993.

B. The interest rate of said Note shall be decreased to ten (10%) percent per annum.

C. The monthly payment shall remain at \$2,226.32.

3. The parties acknowledge that this is a Balloon Mortgage Note and the final payment or balance due upon maturity is \$205,126.63, together with accrued interest, if any, and all advancements made by the Mortgagee under the terms of this Mortgage.

4. Except as expressly herein modified and amended, the Note and Third Mortgage remain unmodified and in full force and effect. Mortgagor and Mortgagee agree that the extension, delivery and performance of this Agreement shall not (i) impair the validity of the lien of the Third Mortgage; nor (ii) affect the existing priority of the lien of the Third Mortgage.

IN WITNESS WHEREOF, the undersigned have executed this Agreement as of the day and year first above written.

WITNESSES:

[Handwritten signature]
[Handwritten signature]

AS TO MORTGAGOR
SUSAN M. THACKSTON
STATE OF FLORIDA)
COUNTY OF DADE) SS

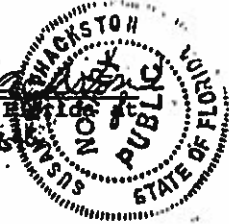
MORTGAGOR:

[Handwritten signature]
Carlos Saenz, as Trustee and
Individually
10629 N. Kendall E. Miami, FL 33176

The foregoing instrument was acknowledged by me this 31 day of July, 1991, by Carlos Saenz, as Trustee and Individually.

OFF. REC: 15159P03322

Susan M. Thackston
Notary Public, State of Florida
Large SUSAN M. THACKSTON



My commission expires:
NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. MAY 19, 1992
BONDED THRU GENERAL INS. UND.

WITNESSES:

Jed N. R. Blaser
Jed N. R. Blaser
Susan M. Thackston
As to Mortgagee
SUSAN M. THACKSTON

MORTGAGEE:

R.C. Huntley
R.C. Huntley
312 WARREN ROAD
COCKEYSVILLE, MD 21030

STATE OF FLORIDA)
COUNTY OF DADE) SS

The foregoing instrument was acknowledged by me this 31 day
of July, 1991, by R.C. Huntley, a single man.

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. MAY 19, 1992
BONDED THRU GENERAL INS. UND.

Susan M. Thackston
Notary Public, State of Florida
Large SUSAN M. THACKSTON



My commission expires:

RECORDED IN OFFICIAL RECORDS BOOK
OF DADE COUNTY, FLORIDA.
RECORD VERIFIED
Clerk of Circuit & County
Courts

1989 JUN 14 AM 8:58

89R21 58

1557-8

FOLIO # 03-4108-009-0620

1952-8

OFF. REC. 1414201530

WARRANTY DEED

THIS WARRANTY DEED Made the 13th day of June, 1989, by A. LESTER LANGER, Trustee, hereinafter called the grantor, to CARLOS A. SAENZ, Trustee, whose post office address is 3611 N.W. South River Drive, Miami, Florida 33142, hereinafter called the grantee:

(Wherever used herein the terms "grantors" and "grantees" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the grantors, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereof acknowledged, hereby grants, bargains, sells, and aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Dade County, Florida, viz:

Lots 5, 6 and 7, Block 9, CORAL GABLES DOUGLAS SECTION, according to the Plat thereof, as recorded in Plat Book 25, at Page 69, of the Public Records of Dade County, Florida.

a/k/a Lots 5, 6 and 7, Block 9, of the REVISED PLAT OF CORAL GABLES DOUGLAS SECTION, according to the Plat thereof as recorded in Plat Book 25 at Page 69 of the Public Records of Dade County, Florida.

THIS IS NOT THE HOMESTEAD PROPERTY OF THE GRANTOR. THIS IS A COMMERCIAL RENTAL PROPERTY.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land; that the grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except:

TAXES ACCRUING SUBSEQUENT TO DECEMBER 31, 1988.

SUBJECT TO MORTGAGE IN FAVOR OF CORAL GABLES FEDERAL, DATED OCTOBER 13, 1964, RECORDED OCTOBER 15, 1964 IN OFFICIAL RECORDS BOOK 4329, AT PAGE 162, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, IN THE ORIGINAL PRINCIPAL SUM OF \$55,000.00 WHICH THE GRANTEE HEREIN ASSUMES AND AGREES TO PAY.

SUBJECT TO SECOND MORTGAGE IN FAVOR OF EARL C. GETTY AND JANE G. GETTY, HIS WIFE, DATED NOVEMBER 15, 1977, RECORDED NOVEMBER 15, 1977 IN OFFICIAL RECORDS BOOK 9859, AT PAGE 1555, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, IN THE ORIGINAL PRINCIPAL SUM OF \$66,400.00 WHICH THE GRANTEE HEREIN ASSUMES AND AGREES TO PAY.

SUBJECT TO THIRD MORTGAGE IN FAVOR OF R. C. HUNTLEY, A SINGLE MAN, DATED MAY 9, 1984, RECORDED IN OFFICIAL RECORDS BOOK 12148, AT PAGE 454, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, IN THE ORIGINAL PRINCIPAL SUM OF \$245,000.00, SUBSEQUENTLY AMERGED BY INSTRUMENT DATED FEBRUARY 23, 1989, RECORDED MARCH 28, 1989 IN OFFICIAL RECORDS BOOK 14046, AT PAGE 1885, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA WHICH THE GRANTEE HEREIN ASSUMES AND AGREES TO PAY.

Documentary Stamps Collected \$ 1952-8
\$ 1557-8 SURTAX Doc. Stamps Collected
Class "C" Intangible Tax Collected \$ —
Richard P. Brinker, Clerk, Dade County, Fla.
By Richard P. Brinker 6/14/89 DC

1012

CONTINUATION OF WARRANTY DEED DATED THE 13th DAY OF JUNE, 1989

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Donal Ramirez
Witness

Regina Renee Bauer
Witness

A. Lester Langer, trustee
A. LESTER LANGER, trustee

A. Lester Langer, individually
A. LESTER LANGER

STATE OF FLORIDA)
COUNTY OF DADE)

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, A. LESTER LANGER, as Trustee and A. LESTER LANGER, individually, to me known to be the person described in and who executed the foregoing instrument, and he acknowledged before me that he executed the same freely and voluntarily for the purpose therein expressed.

WITNESS my hand and official seal at Dade County, State of Florida, this 13 day of June, 1989.

My commission expires:
Notary Public, State of Florida
My Commission Expires Sept. 29, 1991
Revised 1/89 Troy T. Co. - 1-800-000-1000

Regina Renee Bauer
Notary Public, State of Florida



This Instrument prepared by:
A. LESTER LANGER, ESQUIRE
2100 Salzedo St., Suite 300
Coral Gables, FL 33134

R.E. Folio # 03-4108-009-0620
Grantee SS # 110-24-8306

RECORDED IN OFFICIAL RECORDS
OF DADE COUNTY, FLORIDA
RECORD VERIFIED
RICHARD P. BRINKER
CLERK CIRCUIT COURT

OFF. REC. 1404681885
 MORTGAGE MODIFICATION AGREEMENT

This Agreement, dated as of February 23, 1989 by and between A. LESTER LANGER, TRUSTEE, whose address is 2100 Salzedo Street, Suite 300, Coral Gables, Florida, 33134 ("Mortgagor") and R. C. HUNTLEY, a single man, whose address is 712 Warren Road, Cockeysville, Maryland 21070 ("Mortgagee"),

W I T N E S S E T H :

WHEREAS, Mortgagee is the holder of that certain promissory note executed by A. LESTER LANGER, TRUSTEE, in favor of Mortgagee dated May 9, 1984, in the original principal amount of \$245,000.00; and,

WHEREAS, the Note is secured by that certain Mortgage, dated May 9, 1984, recorded in Official Records Book 12148, Page 454 of the Public Records of Dade County, Florida; and,

WHEREAS, the Third Mortgage is current; and,

WHEREAS, Mortgagor and Mortgagee are mutually desirous of modifying the terms of the Note and Third Mortgage;

NOW THEREFORE, in consideration of the mutual covenants herein contained and TEN DOLLARS (\$10.00) and other Good and Valuable Considerations, the receipt and sufficiency of which is hereby acknowledged by Mortgagee, the parties hereto agree as follows:

1. Mortgagor shall concurrent with the execution hereof, pay the sum of Five Thousand Dollars (\$5,000.00) to Mortgagee.
2. Mortgagor and Mortgagee agree that upon the payment of the amount set forth in paragraph 1 above, the remaining outstanding principal balance of the Note is \$226,597.42. This statement shall be conclusive evidence of the indebtedness owing to Mortgagee as of this date.
3. The Note is hereby modified and amended as follows:
 - (a) The maturity date of the Note shall be extended to June 9, 1991.
 - (b) The interest rate of said Note shall be increased to eleven (11%) percent.
 - (c) The monthly payment shall remain at \$2,226.32.

Scrivener's Note: In Re: Lots 5, 6 and 7, Block 9, CORAL GABLES, DOUGLAS SECTION according to the plat thereof, Plat Book 25 at Page 69. A/K/A Lots 5, 6 and 7 of REVISED PLAT OF CORAL GABLES, DOUGLAS SECTION, Plat Book 25, Page 69 all of the Public Records of Dade County, FL. -1-

10.58

(d) The Mortgagor shall make a principal reduction payment on or about February 15, 1990 in the sum of Five Thousand Dollars (\$5,000.00).

4. The parties acknowledge that this is a balloon mortgage and the final payment or balance due upon maturity is \$ 216,328.97, together with accrued interests, if any, and all advancements made by mortgagee under the terms of this mortgage.

5. Except as expressly herein modified and amended, the Note and Third Mortgage remain unmodified and in full force and effect. Mortgagor and Mortgagee agree that the extension, delivery and performance of this Agreement shall not (i) impair the validity of the lien of the Third Mortgage; nor (ii) affect the existing priority of the lien of the Third Mortgage.

IN WITNESS WHEREOF, the undersigned have executed this Agreement as of the day and year first above written.

WITNESSES:

Regina Renee Rauscher
Greg Langer
As to Mortgagor

MORTGAGOR:

A. Lester Langer, Trustee
A. LESTER LANGER, Trustee

STATE OF FLORIDA)
COUNTY OF DADE)

The foregoing instrument was acknowledged before me this 22nd day of February, 1989 by A. LESTER LANGER, TRUSTEE.

Regina Renee Rauscher
Notary Public, State of Florida
STATE OF FLORIDA

My Commission Expires Sept. 29, 1991
Notary Public, State of Florida
BONDED THROUGH FIDELITY & GUARANTEE CO.

WITNESSES:

Jessie Ann Higgins
Det. B. Jobs
As to Mortgagee

MORTGAGEE:

R. C. Huntley
R. C. HUNTLEY, a single man

STATE OF FLORIDA)
COUNTY OF DADE)

The foregoing instrument was acknowledged before me this day of February, 1989 by R. C. HUNTLEY, a single man

Det. B. Jobs
Notary Public, State of Florida
at Large

RECORDED IN OFFICIAL RECORDS ROOM
OF DADE COUNTY, FLORIDA
RECORD VERIFIED
RICHARD P. BRINKER
CLERK CIRCUIT COURT

My Commission Expires



625
PL 12148 n 454

MORTGAGE DEED
LONG FORM

THIS IS A BALLOON MORTGAGE & THE FINAL PAYMENT OR THE
BALANCE DUE UPON MATURITY IS \$232,927.75
TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL
ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF
THIS MORTGAGE

SAMCO FORM 202

This Mortgage Deed

Executed the 9th day of May A. D. 1984 by

A LESTER LANGER, Trustee

hereinafter called the mortgagor, to R. C. HUNTLEY, a single man

hereinafter called the mortgagee:

(Wherever used herein the terms "mortgagor" and "mortgagee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations; and the term "land" includes all the items herein described if more than one.)

Witnesseth, that for good and valuable considerations, and also in consideration of the agreements made in the preliminary note of even date herewith, hereinafter described, the mortgagor hereby grants, bargains, sells, alien, conveys and confirms unto the mortgagee all the certain land of which the mortgagor is now seized and in possession situate in Dade County, Florida, viz:

Lots 5, 6, and 7, Block 9, CORAL GABLES DOUGLAS SECTION, according to the Plat thereof in Plat Book 25, at page 69. s/k/a Lots 5, 6, and 7 of the REVISED PLAT OF CORAL GABLES DOUGLAS SECTION according to the Plat thereof as recorded in Plat Book 25 at page 69 of the Public Records of Dade County, Florida.

367.50
Richard P. Brinker
Clark, Circuit & County Clerk

Yail C. Charles
05-15-84

received 170.00 in payment of taxes due on Class 'C' Intangible Personal Property, pursuant to Chapter 119, Laws of Florida Act of 1983.

RICHARD P. BRINKER, Clerk, Dade Co., Fla.
Yail C. Charles
Deputy 05-15-84

MAY 15 PM 4:21

04R148925

PL 12148 n 454

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To Have and to Hold the same, together with the tenements, hereditaments and appurtenances thereto belonging, and the rents, issues and profits thereof, unto the mortgagee, in fee simple.

And the mortgagor covenants with the mortgagee that the mortgagor is indefeasibly seized of said land in fee simple; that the mortgagor has good right and lawful authority to convey said land as aforesaid; that the mortgagor will make such further assurances to perfect the fee simple title to said land in the mortgagee as may reasonably be required; that the mortgagor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free and clear of all encumbrances; first mortgage with Coral Gables Federal Savings and Loan Association dated December 13, 1964 and filed for record October 15, 1964 under Clerk's File No. 64R-160147 in the original amount of \$55,000.00 and having an approximate principle balance of \$22,369.31; second mortgage with Earl G. Getty and Jane G. Getty, his wife, dated November 15, 1977 and recorded on same date under Clerk's File No. 77R-283769 and OR Book 9859 at page 1555.

Provided Always, that if said mortgagor shall pay unto said mortgagee the certain promissory note hereinafter substantially copied or identified, to-wit:

\$ 245,000.00 Miami, Florida May 9, 1984
FOR VALUE RECEIVED the undersigned promises to pay to the order of

R. C. HUNTLEY

the principal sum of Two Hundred Forty Five Thousand and 00/100 Dollars (\$ 245,000.00) together with interest thereon from date, at the rate of 10 per cent, per annum until maturity, hereinafter

containing principal and interest being payable in lawful money of the United States or its equivalent, at 2628 San Domingo Street Coral Gables, Florida 33134 said principal sum to be payable on the dates and in the amounts specified below, to-wit:

This note shall be repaid at the rate of \$2,226.32 principle and interest per month with the first payment being due on June 9, 1984 and each month thereafter until the 60th month at which time the entire balance of principle and unpaid accumulated interest becomes due and payable in full.

This note may be prepaid in part or in whole without penalty.

Each maker and endorser severally covenants, promises and agrees, jointly and severally, to pay all costs of collection, including a reasonable attorney's fee in case the principal of this note or any payment on the principal or any interest thereon is not paid at the respective maturity thereof, or in case it becomes necessary to protect the security hereof, whether suit be brought or not.
This note and deferred interest payments shall bear interest at the rate of 10 per cent, per annum from maturity until paid.
This note is secured by a 1st mortgage of even date herewith and is to be construed and enforced according to the laws of the State of Florida; upon default in the payment of principal and/or interest due on any note secured by said mortgage, all notes secured and remaining unpaid shall forthwith become due and payable notwithstanding their term.

A. L. [Signature]
A. L. [Name], Trustee (Seal)

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CHIT 12148 - 456

and shall perform, comply with and abide by each and every the agreements, stipulations, conditions and covenants thereof, and of this mortgage, then this mortgage and the estate hereby created, shall cease, determine and be null and void.

And the mortgagor hereby further covenants and agrees to pay promptly when due the principal and interest and other sums of money provided for in said note and this mortgage, or either; to pay all and singular the taxes, assessments, levies, liabilities, obligations, and encumbrances of every nature on said property; to permit, consent or suffer no waste, impairment or deterioration of said land or the improvements thereon at any time; to keep the buildings now or hereafter on said land fully insured in a sum of not less than full insurable value.

In a company or companies acceptable to the mortgagee, the policy or policies to be held by, and payable to, said mortgagee, and in the event any sum of money becomes payable by virtue of such insurance the mortgagee shall have the right to receive and apply the same to the indebtedness hereby secured, accounting to the mortgagor for any surplus; to pay all costs, charges, and expenses, including lawyer's fees and title searches, reasonably incurred or paid by the mortgagee because of the failure of the mortgagor to promptly and fully comply with the agreements, stipulations, conditions and covenants of said note and this mortgage, or either; to perform, comply with and abide by each and every the agreements, stipulations, conditions and covenants set forth in said note and this mortgage or either. In the event the mortgagor fails to pay when due any tax, assessment, insurance premium or other sum of money payable by virtue of said note and this mortgage, or either, the mortgagee may pay the same, without waiving or effecting the option to foreclose or any other right hereunder, and all such payments shall bear interest from date thereof at the highest lawful rate then allowed by the laws of the State of Florida.

If any sum of money herein referred to be not promptly paid within 15 days next after the same becomes due, or if each and every the agreements, stipulations, conditions and covenants of said note and this mortgage, or either, are not fully performed, complied with and abided by, then the entire sum mentioned in said note, and this mortgage, or the entire balance unpaid thereon, shall forthwith or thereafter, at the option of the mortgagee, become and be due and payable, anything in said note or herein to the contrary notwithstanding. Failure by the mortgagor to exercise any of the rights or options herein provided shall not constitute a waiver of any rights or options under said note or this mortgage accrued or thereafter accruing.

In Witness Whereof, the said mortgagor has hereunto signed and sealed these presents the day and year first above written. **THIS IS A BALLOON MORTGAGE AND THE FINAL PAYMENT OR THE BALANCE DUE UPON MATURITY IS \$232,927.31 TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.**

Signatures of mortgagor and trustee. Includes signature of A. Lester Langer, Trustee.

STATE OF FLORIDA,
COUNTY OF DADE

I HEREBY CERTIFY that on this day, before me, an

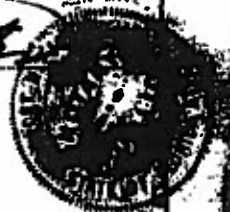
officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared **LESTER LANGER, Trustee**

to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 9th day of May A. D. 19 84.

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES OCT. 12 1984
BONDING THROUGH GENERAL INS. UNDERWRITERS

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES OCT. 12 1984
BONDING THROUGH GENERAL INS. UNDERWRITERS
RICHARD F. BRINKER
CLEM COUNTY CLERK



This instrument prepared by:
Address

LAW OFFICE OF DRT H. JOES, P.A.
10649 North Kendall Drive, Suite 221
Miami, Florida 33176
(305) 598-0100

October 29, 2015

RC-15-10-5976



Building Official
City of Coral Gables
405 Biltmore Way, 3rd Floor
Coral Gables FL 33134

RE: 40-Year Building Re-Certification Inspection Reports
SUBJ: 218 Antiquera Avenue, Coral Gables, FL 33134
Folio: 03-4108-009-0620 (Bldg. 1)

Dear Building Official,

Enclosed, please find the structural and electrical reports in the format required by your office. The building is structurally safe for its intended use and present occupancy, in compliance with section 8-11(F) of the Miami Dade County Administrative Code. **However, the building requires electrical repairs to the deficiencies noted in the report prior to our recommendation for full recertification.** Please allow this letter to serve as our **PARTIAL** re-certification of the above noted subject property.

As a routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the building.

Sincerely,
Allied Building Inspection Services, Inc.

Mark Reardon, RA 0017521

CITY'S
EXHIBIT

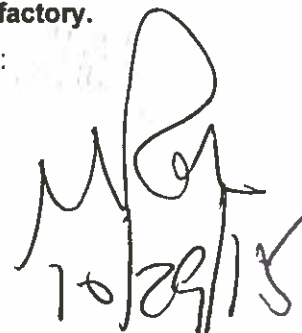
Minimum Inspection Procedural Guidelines for Building Structural Re-Certification

1. Description of Structure

- a. Name of Title: **Carlos A Saenz Trs**
- b. Street Address: **218 Antiquera Ave., Coral Gables, FL 33134**
- c. Legal Description: **Coral Gables Douglas Sec PB 25-69 Lots 5 To 7 Inc Blk 9**
- d. Owner's Name: **Carlos Saenz Trs**
- e. Owner's Mailing Address: **999 Brickell Bay Dr #T-1807, Miami, FL 33131**
- f. Building Official Folio Number: **03-4108-009-0620 (Bldg. 1)**
- g. Building Code Occupancy Classification: **R2**
- h. Present Use: **Multifamily Residential**
- i. General Description, Type of Construction, Size, Number of Stories, Special Features: **1-Story CBS & Reinforced Concrete Structure. Approximately 6,080 S.F.**
- j. Additions to original structure: **None noted (no plans available on site).**

2. Present Condition of Structure

- a. General alignment (note good, fair, poor, explain if significant)
 1. Bulging: **Good**
 2. Settlement: **Good**
 3. Defections: **Good**
 4. Expansion: **Good**
 5. Contraction: **Good**
- b. Portions showing distress (note beams, columns, structural walls, floors, roofs, other): **None Noted.**
- c. Surface conditions - describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration & stains: **No spalling or significant cracks noted. No moisture penetration noted.**
- d. Cracks - note location in significant members. Identify crack size as "Hairline" if barely discernible; "Fine" if less than 1 mm in width; "Medium" if between 1 - 2 mm in width; "Wide" if over 2 mm: **Hairline and fine cracks in CBS walls, not significant.**
- e. General extent of deterioration - cracking or spalling of concrete or masonry; oxidation of metals; rot or borer attack in wood: **No spalling or significant cracks noted.**
- f. Previous patching or repairs: **Some minor stucco and plaster patches noted, satisfactory.**
- g. Nature of present loading - indicate residential, commercial, other estimate magnitude: **Multifamily Residential - 10 Units**



Handwritten signature and date: 10/29/15

3. Inspections

- a. Date of notice of required inspection: **Unknown**
- b. Date(s) of actual inspection: **09/28/15**
- c. Name and qualification of individual submitting inspection report:
Mark Reardon, RA 0017521
- d. Description of any laboratory or other formal testing, if required, rather than manual or visual procedures: **Only manual hammer sounding of concrete.**
- e. Structural Repair (note appropriate line):
 - 1. None required: **None Required.**
 - 2. Required (describe and indicate acceptance): **None Required.**

4. Supporting Data

- a. sheets written data **0**
- b. photographs **(see attached)**
- c. drawings or sketches **0**

5. Masonry Bearing Walls (indicate good, fair or poor)

- a. Concrete masonry units: **Good**
- b. Clay tile or terra cotta units: **N/A**
- c. Reinforced concrete tie columns: **Good**
- d. Reinforced concrete tie beams: **Good**
- e. Lintels: **N/A**
- f. Other type bond beams: **N/A**
- g. Masonry finishes - exterior:
 - 1. Stucco: **Good**
 - 2. Veneer: **Good**
 - 3. Paint only: **N/A**
 - 4. Other (describe): **N/A**
- h. Masonry finishes – interior:
 - 1. Vapor barrier: **N/A**
 - 2. Furring and plaster: **Good**
 - 3. Paneling: **N/A**
 - 4. Paint only: **N/A**
 - 5. Other (describe): **Good, Gypsum Board.**


10/29/15

- i. Cracks:
 - 1. Location (note beams, columns, other): **CBS Walls.**
 - 2. Description: **Hairline and fine cracks, not significant**
- j. Spalling:
 - 1. Location (note beams, columns, other): **None Noted.**
 - 2. Description: **N/A**
- k. Rebar corrosion (check appropriate line):
 - 1. None visible: **None Visible.**
 - 2. Minor-patching will suffice: **N/A**
 - 3. Significant-but patching will suffice: **N/A**
 - 4. Significant-structural repairs required (describe): **N/A**
- l. Samples chipped out for examination in spalled areas:
 - 1. No: **N/A**
 - 2. Yes (describe color texture, aggregate, general quality): **N/A**

6. Floor and Roof Systems

- a. Roof:
 - 1. Describe (flat, slope, type roofing, type roof deck, condition): **2:12 sloped roof w/ flat concrete tiles over wood deck; in good condition.**
 - 2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment & condition of supports: **None**
 - 3. Note types of drains & scuppers: **None.**
- b. Floor system(s):
 - 1. Describe (type of system framing, material, spans, condition): **Concrete floor slabs on-grade, in good condition.**
- c. Inspection - note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members: **Limited view of framing through scuttle.**

7. Steel Framing Systems

- a. Description: **N/A**
- b. Exposed steel: describe condition of paint & degree of corrosion: **N/A**
- c. Concrete or other fireproofing - note any cracking or spalling, note where any covering was removed for inspection: **N/A.**
- d. Elevator sheave beams & connections, and machine floor beams (note condition): **N/A**



Handwritten signature and date: 10/29/15

8. Concrete Framing Systems

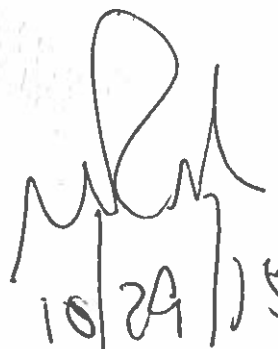
- a. Full description of structural system: **Continuous pad footings, slab-on-grade, tie-columns, tie-beams.**
- b. Cracking:
 1. Not significant: **Not significant.**
 2. Location & description of members affected & type cracking: **Fine & hairline, CBS walls only**
- c. General condition: **Good Condition.**
- d. Rebar corrosion (check appropriate line):
 1. None visible: **None Visible.**
 2. Location/description of members affected & type cracking: **N/A**
 3. Significant but patching will suffice: **N/A**
 4. Significant - structural repairs required (describe): **N/A**
- e. Samples chipped out in spalled areas:
 1. No: **N/A**
 2. Yes (describe color, texture, aggregate, & general quality): **N/A**

9. Windows

- a. Type (wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other): **Metal jalousie.**
- b. Anchorage - type & condition of fasteners and latches: **Screws; Fair.**
- c. Sealants-type & condition of perimeter sealants & at mullions: **Caulking; Fair.**
- d. Interior seals-type & condition at operable vents: **Vinyl strips; Fair.**
- e. General condition: **Fair.**

10. Wood Framing

- a. Type - fully describe if mill construction, light construction, major spans, trusses: **Roof is of conventional framing - 2x rafters/joists, 16" O.C. - 12' to 14' spans, in fair condition; Walls are load-bearing and non-load-bearing partitions - 2x studs, 16" O.C.**
- b. Note metal fittings (i.e. angles, plates, bolts, split pintles, pintles, other) and note condition: **Straps, Fasteners; in good condition.**
- c. Joints - note if well fitted and still closed: **Good**
- d. Drainage - note accumulations of moisture: **None**



Handwritten signature and date: 10/29/15



218 Antiquera Ave

Allied Building Inspection Services
Inspections . Testing . Engineering

- e. Ventilation - note any concealed spaces not ventilated: **Good**
- f. Note any concealed spaces opened for inspection: **None**

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10/29/15



Minimum Inspection Procedural Guidelines for Building Electrical Re-Certification

Inspection Commenced
Date: **September 28, 2015**

Signature:

Print Name: **Mark Reardon**

Inspection Completed
Date: **October 29, 2015**

Title: **RA 0017521**

Address: **8203 SW 124 Street
Miami, Florida 33156**

Inspection Made By:

11. Description of Structure

- k. Name of Title: **Carlos A Saenz Trs**
- l. Street Address: **218 Antiquera Ave., Coral Gables, FL 33134**
- m. Legal Description: **Coral Gables Douglas Sec PB 25-69 Lots 5 To 7 Inc Blk 9**
- n. Owner's Name: **Carlos Saenz Trs**
- o. Owner's Mailing Address: **999 Brickell Bay Dr #T-1807, Miami, FL 33131**
- p. Building Official Folio Number: **03-4108-009-0620 (Bldg. 1)**
- q. Building Code Occupancy Classification: **R2**
- r. Present Use: **Multifamily Residential**
- s. General Description, Type of Construction, Size, Number of Stories, Special Features: **1-Story CBS & Reinforced Concrete Structure. Approximately 6,080 S.F.**
- t. Additions to original structure: **None noted (no plans available on site).**

Guidelines and Information for Re-Certification of Electrical Systems of Forty (40) Year Structures

1. **Electric Service**

1. Size: Amperage (**200**) Fuses (**X**) Breakers (**X**)
2. Phase: Three Phase () Single Phase (**X**)
3. Condition: Good () Fair (**X**) Needs Repair ()
4. Comments: **1 weatherhead, 11 meters, 1 main disconnect, 11 panels**

2. **Meter and Electric Room**

1. Clearances: Good (**X**) Fair () Requires Correction ()
2. Comments: **All equipment is satisfactory.**

3. **Gutters**

1. Location: Good (**X**) Repairs Required ()
2. Taps & Fill: Good (**X**) Repairs Required ()
3. Comments: **Satisfactory.**

4. **Electrical Panels**

1. Units 1-10: **35 Amps ea, indoor** Good (**X**) Repairs Required ()
2. House Panel: **30 Amps, indoor** Good (**X**) Repairs Required ()
3. Comments: **Satisfactory.**

5. **Branch Circuits**

1. Identified: Yes (**X**) Must Be Identified ()
2. Conductors: Good (**X**) Deteriorated () Must Be Replaced ()
3. Comments: **Satisfactory.**

6. **Grounding of Service**

- Condition: Good (**X**) Repairs Required ()
- Comments: **Satisfactory.**

[Handwritten signature]
10/29/11



7. Grounding of Equipment

- Condition: Good (X) Repairs Required ()
- Comments: Satisfactory.

8. Service Conduits/Raceways

- Condition: Good (X) Repairs Required ()
- Comments: Satisfactory.

9. Service Conductors and Cables

- Condition: Good (X) Repairs Required ()
- Comments: Satisfactory.

10. Types of Wiring Methods

- Condition:
 - a. Conduit Raceways: Good (X) Repairs Required ()
 - b. Conduit PVC: Good (X) Repairs Required ()
 - c. NM Cable: Good () Repairs Required ()
 - d. BX Cable: Good (X) Repairs Required ()

11. Feeder Conductors

- Condition: Good (X) Repairs Required ()
- Comments: Satisfactory.

12. Emergency Lighting

- Condition: Good () Repairs Required ()
- Comments: N/A.

13. Building Egress Illumination

- Condition: Good (X) Repairs Required ()
- Comments: Satisfactory.

14. Fire Alarm System

- Condition: Good () Repairs Required ()
- Comments: N/A


 10/29/15



15. Smoke Detectors

- Condition: Good (X) Repairs Required ()
- Comments: Satisfactory.

16. Exit Lights

- Condition: Good () Repairs Required ()
- Comments: N/A.

17. Emergency Generator

- Condition : Good () Repairs Required ()
- Comments: N/A.

18. Wiring in Open or Undercover Parking Garage Areas

- Condition: Good (X) Repairs Required ()
- Comments: Satisfactory.

19. Open or Undercover Parking Surface and Security Lighting

- Condition: Good () Requires Additional Illumination (X)
- Comments: Requires Additional Illumination...repairs pending.

20. Swimming Pool Wiring

- Condition: Good () Repairs Required ()
- Comments: N/A.

21. Wiring of Mechanical Equipment

- Condition: Good (X) Repairs Required ()
- Comments: Satisfactory.

22. General Additional Comments

- Comments: Satisfactory, except for parking illumination.

Handwritten signature and date: 10/29/18



**Certification of Compliance with Parking Lot Illumination
Standards in Chapter 8C-3 of the Code of Miami-Dade County**

Date: **October 29, 2015**

Re: Case Number: **Folio: 03-4108-009-0620**

Property Address: **218 Antiquera Ave., Coral Gables FL 33134 – 6,080 S.F. +/-**

Building Description: **Multifamily Residential – 10 Units**

NON-COMPLIANT

The undersigned states the following:

1. I am a Florida registered professional engineer or architect with an active license.
2. On the evening of **October 19, 2015**, we measured the level of illumination in the parking lot(s) serving the above referenced building.
3. Maximum ___ foot candle per SF, Minimum ___ foot candle per SF;
Minimum to Maximum ratio **1** : __, foot candle ___ average per SF.
4. The level of illumination provided in the parking lot(s) meets the minimum standards for the occupancy classification of the building as established in Section 8C-3 of the Code of Miami-Dade County.

Mark Reardon, RA 0017521



Certification of Compliance with Parking Lot Guardrails Requirements in Chapter 8C of the Code of Miami-Dade County

Date: **October 29, 2015**

Re: Case Number: **Folio: 03-4108-009-0620**

Property Address: **218 Antiquera Ave., Coral Gables, FL 33134 – 6,080 S.F. +/-**

Building Description: **Multifamily Residential – 10 Units**

The undersigned states the following:

I am a Florida registered professional engineer or architect with an active license.

On **September 28, 2015**, I inspected the parking lot(s) servicing the above referenced building for compliance with Section 8C-6 and determined the following:

- (X) The parking lot(s) is not adjacent to or abutting a canal, lake or other body of water.
- () The parking lot(s) is adjacent to or abutting a canal, lake or other body of water and parked vehicles are protected by a guardrail that complies with Section 8C-6 of the Miami-Dade County Code.
- () The parking lot(s) is adjacent to or abutting a canal, lake or other body of water and parked vehicles are not protected by a guardrail that complies with Section 8C-6 of the Miami-Dade County Code. I have advised the property owner that he/she must obtain a permit for the installation of the guardrail and obtain all required inspection approvals no later than April 10, 2014.

Mark Reardon, RA 0017521







City of Coral Gables
Development Services

OFFICE SET



RC-15-10-5976

218 ANTIQUERA AVE #

Folio #: 03-4108-009-0620

Permit Description:

EL _____
ME _____
PL _____

Section	Approved	
	By	Date
<input checked="" type="checkbox"/> BUILDING	<i>MB</i>	<i>11/2/15</i>
<input type="checkbox"/> CONCURRENCY		
<input checked="" type="checkbox"/> ELECTRICAL		
<input type="checkbox"/> FEMA		
<input type="checkbox"/> FIRE		
<input type="checkbox"/> HANDICAP		
<input type="checkbox"/> HISTORICAL		
<input type="checkbox"/> MECHANICAL		
<input type="checkbox"/> PLUMBING		
<input type="checkbox"/> PUBLIC WORKS		
<input type="checkbox"/> STRUCTURAL		
<input type="checkbox"/> ZONING		
<input type="checkbox"/>		
<input type="checkbox"/>		
<input type="checkbox"/>		
<input type="checkbox"/> OWNER BUILDER		

R 11/3/15

Subject to compliance with all Federal, State, County and City rules and regulations. City assumes no responsibility for accuracy of or results from these plans.
THIS COPY OF PLANS MUST BE AVAILABLE ON BUILDING SITE OR AN INSPECTION WILL NOT BE MADE.

APPROVAL OF THIS SET OF PLANS DOES NOT CONSTITUTE APPROVAL OF ANY STRUCTURE OR CONDITION NOT IN COMPLIANCE WITH ANY APPLICABLE CODES

RC-15-10-5976



Permit #: RC-15-10-5976
Master permit #:

Permit type: rc010 - BUILDING RE CERTIFICATION
Routing queue: rc012 - STRUCTURE CERTIFICATION

Address: 218 ANTIQUERA AVE
CORAL GABLES, FL 33134

Group # - Name	Action Code	Action Description	Completion Date	Completion Code	Completed By	Comments
1 - BOARDS - GENERATE F	calc fees	CALCULATE FEES	10/30/2015	comp	cgonzalez	
2 - CASHIER	collect	COLLECT FEES	11/2/2015		iwebuser	
3 - PLAN REVIEW	prbuild	BUILDING PLAN REVIEW	11/2/2015	apvd	mlopez	
3 - PLAN REVIEW	prelec	ELECTRICAL PLAN REVIEW				
3 - PLAN REVIEW	prelec	ELECTRICAL PLAN REVIEW	11/3/2015	reject	areyes	REPORT INDICATES PARKING ILLUMINATION REQUIRES WORK
4 - RE CERTIFIED LETTER	letter	GENERATE LETTER				

CITY'S
EXHIBIT

7

Goizueta, Virginia

From: Inspector-NoReply@mobile-eyes.org
Sent: Thursday, August 20, 2015 2:15 PM
To: Goizueta, Virginia
Subject: Coral Gables Fire Rescue - Inspection Results
Attachments: EmailReport_34258_8202015.pdf

This automatic email contains a copy of your inspection and was sent to you by the Coral Gables Fire Prevention Bureau. If you have any questions or concerns please contact the Fire Prevention Bureau at (305) 460-5563.



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.

Occupant Name: 214-18 Antiquera Ave. Apartments 10 units	Inspection Date: 11/5/2014
Address: 214 Antiquera Avenue	InspectionType: AA-Tactical, Apartment / Condo
City: Coral Gables	Inspected By: Leonard Veight 305-460-5577 lveight@coralgables.com
Suite:	Occ. Sq. Ft.: 0

No violations noted at this time.

Company Representative:	Signature on file
	No Signature
	11/5/2014
	Signature on file
Inspector:	L. Veight
	11/5/2014

CITY'S

EXHIBIT

8



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.

Occupant Name: 214-18 Antiquera Ave. Apartments 10 units	Inspection Date: 1/25/2016
Address: 214 Antiquera Avenue	InspectionType: AA-Tactical, Apartment / Condo
City: Coral Gables	Inspected By: Leonard Veight 305-460-5577 lveight@coralgables.com
Suite:	Occ. Sq. Ft.: 0

No violations noted at this time.

Company Representative:

No Signature
1/25/2016
Signature valid only in mobile-eyes documents

Inspector:

No Signature
1/25/2016
Signature valid only in mobile-eyes documents

Leonard Veight
1/25/2016



The City of Coral Gables

*Second letter sent
9/11/13*

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

3/1/2013

VIA CERTIFIED MAIL

91 7108 2133 3932 6036 5808

CARLOS A SAENZ TRS
P O BOX 14-3131
CORAL GABLES , FL 33114

RE: 218 ANTIQUERA AVE, CORAL GABLES, FL
Folio # 03-4108-009-0620
Recertification of Building 40 Years or older

Gentlemen:

This Department has been advised that the subject building is forty (40) years old, or older, having been built in 1953.

In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a Florida Registered Architect or Professional Engineer must inspect said building and a report must be furnished to this Department with ninety (90) days from the date of this letter, indicating that the building meets the requirements of building recertification under the Code. In the event that repairs or modifications are found to be necessary resulting from the recertification inspection, the owner shall have a total of 150 days from the date of this Notice in which to complete indicted repairs or modifications.

The architect or engineer that you choose to do the inspection may obtain the required forms: "*Minimum Inspection Procedural Guidelines for Building Recertification*," from this link: <http://www.miamidade.gov/building/form-checklist.asp> to access the interactive structural and electrical forms. In addition to the forms, a cover letter must state that the property meets the requirement for building recertification; no additional documents or photographs are necessary.

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

**BUILDING RECERTIFICATION SECTION
Coral Gables Building & Zoning Department
405 Biltmore Way
Coral Gables, FL 33134**

Any questions may be directed to (305) 460-5228. Thank you for your prompt consideration.

Sincerely,

Manuel Z. Lopez

Manuel Z. Lopez, P.E.
Building Official

CITY'S

EXHIBIT

9



September 11, 2013

CARLOS A SAENZ TRS
PO BOX 14-3131
CORAL GABLES FL 33134

VIA U.S. MAIL

Re: Building Recertification
Building Address: 218 ANTIQUERA AVE
Folio # 03-4108-009-0620

Dear Property Owner:

In a certified letter dated 3/1/2013, this Department notified you that the property referenced above, required building recertification pursuant to Miami-Dade County Code, Chapter 8, and Section 8-11(f). The letter informed that it was necessary to furnish this Department a report prepared by a licensed architect or engineer within 90-days, that said building meets the requirement of building recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

Please be advised that as of 9/11/2013, this building is deemed to be in NON-COMPLIANCE in that the report is overdue; which further may result in the revocation of the Certificate of Occupancy, as well as being subject to other penalties as provided in the Code.

Failure to contact us before 11/11/2013 may result in our forwarding this building to the Miami-Dade County Unsafe Structures Board for further determination.

Please govern yourself accordingly.

Sincerely,

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

6/2/2014

CARLOS A SAENZ TRS
999 BRICKELL BAY DR. #T-1807
MIAMI, FL 33131

VIA CERTIFIED MAIL

Re: Building Recertification
218 ANTIQUERA AVE
Folio # 03-4108-009-0620

91 7108 2133 3932 6007 6865

Dear Property Owner:

In a certified letter dated 3/1/2013, this Department notified you the property referenced above requires a 40-year building recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). The letter informed you it was necessary to furnish this Department a report prepared by a licensed architect or engineer within 90-days specifying the building meets the requirements for building recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

Please be advised that as of 6/2/2014 the report will be overdue and this building will be deemed to be in 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.

Failure to contact us before 7/2/2014, will result in our forwarding this building information to the Miami-Dade County Unsafe Structures Board for further determination.

Please govern yourself accordingly.

Sincerely,

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

September 23, 2014

Secretary Unsafe Structures Board
Board Administration Section
11805 SW 26th St. Room 230
Miami, Fl. 33175

Re: Unsafe Structures board hearing on November 12, 2014
218 Antiquera Ave. Coral Gables, Fl.

Dear Unsafe Structures Board Secretary:

This is to request that the enclosed unsafe structures case be added to your agenda for the Unsafe Structures Board Hearing on November 12, 2014. Enclosed is the Case Resume one (1) case.

If you have any questions, please feel free to contact me at (305) 460-5242

Yours truly,

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

Manuel Z. Lopez, P.E.
Building Official

05/26
Not complied
60 days ext



Department of Regulatory and Economic Resources
Board Administration Section
11805 SW 26th Street (Coral Way)
Miami, Florida 33175
(786) 315-2332 Fax (786) 315-2929
Unsafe Structures Board
(786) 315-2573 Fax (786) 315-2570

Date: October 10th, 2014

**NOTICE OF HEARING
MIAMI-DADE COUNTY UNSAFE STRUCTURES BOARD**

Carlos A. Saenz, TRS.
999 Brickell Bay Drive, #T-1807
Miami, Florida 33131

Re: 218 Antiquera Avenue
Case No.: CG2014-002

The Unsafe Structures Board will hold a public hearing to hear evidence relative to the following order(s) issued by the Building Official:

BUILDING OFFICIAL'S ORDER:

BUILDING DESCRIPTION:

Repair or Demolish

(A) 40/10-Year Recertification Report

You may appear in person or have presentation by an attorney at the 11:00 A.M. session on November 12th, 2014, at the **Herbert Saffir Permitting & Inspection Center, Department of Regulatory and Economic Resources**, located at **11805 SW 26 Street (Coral Way), Miami, Fl. 33175, 2nd Floor, Conference Rooms, I & J**, to show cause why the decision of the Building Official should not be carried out. Any person or party who shall not appear and show cause as aforesaid shall be as fully bound by the proceedings taken, as if he had appeared and shown cause. As a result of this hearing, the Board may order such work done as cited in the Building Official's Notice of Violation and if you fail to comply with the order of the Board, the Building Official may then proceed to remove such violation and place a lien against the property concerned to recover all costs of the enforcement action such as provided for in Chapter 8, Section 8-5 of the Code of Miami-Dade County.

All file or case inquiries should be addressed to the City of Coral Gables, Unsafe Structures Unit at (305) 460-5242. The appropriate Building Official can provide specifics regarding the violations and information on compliance.

Secretary of the Board
Unsafe Structures Board

cc: Known Interested Parties: Carlos A. Saenz, TRS., PO Box 14-3131, Coral Gables, Florida 33134, City of Coral Gables, Unsafe Structures Section, Building Department, 405 Biltmore Way, 3rd Floor, Coral Gables, Florida 33134 Attn: Manuel Lopez, P.E., Building Official.

It is the policy of Miami-Dade County to comply with all of the requirements of the Americans with Disabilities Act. For sign language interpreter services call (305) 670-9099 five days in advance. For material in accessible format or for ADA complaints call Kathy Charles at (786) 315-2571.

Department of Building and Fire Safety
City of Miami
1105 Biscayne Blvd
Miami, FL 33132
Tel: 311
Fax: 311-1111

10/03/2014 14:32

**CITY OF MIAMI
DEPARTMENT OF BUILDING AND FIRE SAFETY
STRUCTURES BOARD**

2014
Case No. CG2014-002

Office of Building and Fire Safety
1105 Biscayne Blvd, Room 311
Miami, Florida 33132

The Structures Board will review the application for a permit to alter the existing order(s) issued by the Building Official.

PERMIT TYPE: ALTERATION
CG2014-002
BUILDING PERMITS SECTION

Repair or Reinforce

You may appear in person for a hearing by an attorney at the 1105 Biscayne Blvd, Room 311, City of Miami, Florida 33132, on November 11th, 2014, at 10:00 AM. The Department of Building and Fire Safety, Department of Regulatory and Economic Resources, located at 1105 Biscayne Blvd, Room 311, City of Miami, Florida 33132, will be present. Any person or party who does not appear and whose case is dismissed shall be as fully bound by the proceedings taken, as if he had appeared and whose case. As a result of this hearing, the Board may order such work done as cited in the Building Official's Notice of Violation and if you fail to comply with the order of the Board, the Building Official may then proceed to remove such violation and place a lien against the property concerned to recover all costs of the enforcement action such as provided for in Chapter 6, Section 6-5 of the Code of Miami-Dade County.

All files or case inquiries should be addressed to the City of Miami, Building and Fire Safety, at (305) 259-2100. The Structures Board will review the application for a permit to alter the existing order(s) issued by the Building Official.

Secretary of the Board
Structures Board

cc: Kenneth Intervenor Parties: Carlos A. Serna, JR., PO Box 14331, Coral Gables, Florida 33134, City of Miami, Florida 33134; Michael J. Serna, Building Department, 400 Biscayne Way, 3rd Floor, Coral Gables, Florida 33134; Mr. Manuel Lopez, P.E., Building Official

This document is the property of the City of Miami. It is loaned to you for your use only. It is not to be distributed outside the City of Miami. If you have any questions, please contact the City of Miami at (305) 259-2100.

10/03/2014 14:32



818

10/03/2014 14:39

UNSAFE STRUCTURES BOARD HEARING
CASE RESUME

HEARING DATE: NOVEMBER 12, 2014

CASE NO: _____

BUILDING LOCATION: 218 ANTIQUERA AVE

FOLIO NO: 03-4108-009-0620

OWNER CARLOS A SAENZ TRS
 999 BRICKELL BAY DR # T-1807
 MIAMI, FL 33131

OTHER INTERESTED PARTIES:

DESCRIPTION AND DEFECTS OF BUILDING: Violation of Miami-Dade County Code, Section 8-11(f), Recertification of Building and Components; Failed to provide 40/10- Year Recertification Report.

IN THE MATTER OF:

The Division has found the above-described building to be unsafe structure. As required in Section 9-5 of the code of Miami-Dade County, an official notice was sent to the owner directing them to:

Submit a 40/10-Year Recertification Report prepared by a licensed architect or engineer within thirty (30) days.

This notice provisions have been complied with by this Division and the owner having failed to comply with the order as cited in the Notice of Violation, this public hearing is being held so that the Board may hear testimony and to direct the owner to show cause why the Building Official's order should not be complied with. I request this resume and pictures submitted herewith be made as part of your official records.

DATES AND ACTIVITIES

03/01/13	Letter from B&Z advising of 40/10-Year Recertification required
09/11/13	Overdue letter from B&Z Department sent
06/02/14	Notice of Violation mailed by Certified Mail
00/00/00	Picture(s) of building taken by Code Enforcement Officer
00/00/00	Case Resume referred to Unsafe Structures Board



Delivering Excellence Every Day

Department of Regulatory and Economic Resources
Herbert Saffir Permitting & Inspection Center
11805 SW 26th Street (Coral Way)
Miami, Florida 33175
UNSAFE STRUCTURES BOARD
(786) 315-2573 FAX (786) 315-2570

Clerk of Courts Use

Date Transmitted: November 19th, 2014

**NOTICE OF BOARD DECISION
MIAMI-DADE COUNTY UNSAFE STRUCTURES BOARD**

**PLEASE NOTE: FOR FULL INFORMATION CONCERNING THE DECISION PLEASE READ
THIS DOCUMENT IN ITS ENTIRETY**

Carlos A. Saenz, TRS
999 Brickell Bay Drive, #T-1807
Miami, Florida 33131

Re: 218 Antiquera Avenue

Legal Description: Coral Gables Douglas Sec PB 25-69 Lots 5 to 7 Inc Blk 9 Lot Size 150.000 x 120 or
14142-1530 0689 1, City of Coral Gables, Florida.

Master Case No.: CG2014-002

Board action on (A) 40/10 Year Recertification Report located at the above address is as follows:

At its meeting of November 12th, 2014, the Unsafe Structures Board ruled that:

A 40 year recertification report for structure (A) in the format required by the municipality Building Department prepared by a Florida registered professional engineer or architect must be submitted to the municipality Building Department's Unsafe Structures Unit within sixty (60) days from today's date certifying each building or structure is structurally and electrically safe for the specific use for continued occupancy. Any repairs required by the Building Official as a prerequisite for the 40 year recertification of the structure shall be subject to the following:

An application for building and/or electrical permit must be submitted to the municipality within sixty (60) from today's date. The Department's Unsafe Structures Unit Section must first review the application for permit. The application for permit must include, as part of the permit documents copies of the engineer's or architect's 40 year recertification report. The permit must be obtained within one hundred twenty (120) days from today's date and the required repairs must be completed inclusive of a final inspection approval on the permit within one hundred eighty (180) days from today's date. Upon completion of all required repairs, a revised engineer's or architect's 40 year recertification report shall be submitted to the City of Coral Gables indicating that the structure, as repaired, can be recertified. If any of the above orders are not complied with, said structure shall be demolished by the City of City of Coral Gables as soon as possible.

Except as otherwise specified above, the timeframes to comply will commence from the date of the Hearing at which the Unsafe Structure Board issued this Order. Please also note that all time frames mentioned are in calendar days.

November 19th, 2014
Carlos A. Saenz, TRS
Case No.: CG2014-002
Re: 218 Antiquera Avenue

Clerk of Courts Use

In accordance with Section 8-5(n) of the Code of Miami-Dade County, any owner or authorized representative may seek an extension of the timeframes set forth in an Order of the Unsafe Structures Board. Such request for a hearing to seek an extension must be in writing, directed to the Secretary of the Unsafe Structures Board. The written request for extension must be received by the Secretary of the Board prior to the deadline specified in the order. For example, in the event the Board Order states that a permit must be obtained within a specified period, the request for extension of the deadline to obtain the permit must be received prior to the expiration of that specified period. If the same order provides a deadline for completion of the structure, the request for the extension for the deadline of completion must be received prior to the deadline for completion, provide that the applicant has complied with the permit deadline. In no event may the Board grant more than one extension of time for each initial order.

To obtain an extension, the owner or applicant must demonstrate to the reasonable satisfaction of the Board that the structure that is the subject of the Order is secure at the time the extension is sought and that the owner or applicant has made a good faith attempt to comply with the Order which has been impeded by changed circumstances or other circumstances outside of the owner or applicant's control. As a further condition of the extension, the owner or applicant must submit in writing, together with the petition for an extension, a written timetable for compliance for compliance with the substantive provisions of the Order and for completion of all necessary repairs. The Board will limit its consideration of the petition to deciding whether the grounds for an extension have been satisfied.

The Board also ruled through this Board decision that, if compliance is not obtained within the time stipulated above then, the Building Official is further instructed to proceed as provided in Chapter 8, Section 8-5 of the Code of Miami-Dade County. There will be no further notices or communication from the Unsafe Structures Board regarding this case. **This document may be recorded by the Building Official with the Clerk of the Circuit Court. This recording will constitute constructive notice to all concerned, as well as any subsequent purchasers that a decision has been rendered by the Unsafe Structures Board on the above referenced property.**

Repair or demolition permits, for property located at the above address must be obtained from the **City of Coral Gables, UNSAFE STRUCTURES UNIT, 405 Biltmore Way, 3rd Floor, Coral Gables, 33134, (305) 460-5242. Please call this Department before coming in for a permit or for further information on this matter.**

The Unsafe Structures Board is Quasi-Judicial; the decision and specified compliance date is final and binding. Any person aggrieved by a decision of the Unsafe Structures Board may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure as indicated in Chapter 8, Section 8-5 (o) of the Code of Miami-Dade County.

Respectfully,


Secretary of the Board
Unsafe Structures Board

This instrument was prepared by
Latisha Byrd
Miami-Dade County
Department of Regulatory and Economic Resources
Board Administration Section
11805 SW 26 Street (Coral Way), 2nd Floor
Miami, Florida 33175

LB

cc: Known Interested Parties: Carlos A. Saenz, TRS., PO Box 14-3131, Coral Gables, Florida 33134, City of Coral Gables, Unsafe Structures Section, Building Department, 405 Biltmore Way, 3rd Floor, Coral Gables, Florida 33134 Attn: Manuel Lopez, P.E., Building Official.

Seal

BUILDING OFFICIAL'S DECISION AND REQUEST:

Based on the application of the physical criteria and valuation criteria contained in Section 8-5 Code of Miami-Dade County, and based on the application of the provisions of Section 8-5 to the subject of structure(s), it is my decision that this building is unsafe and constitutes a hazard as cited in my notice of violation.

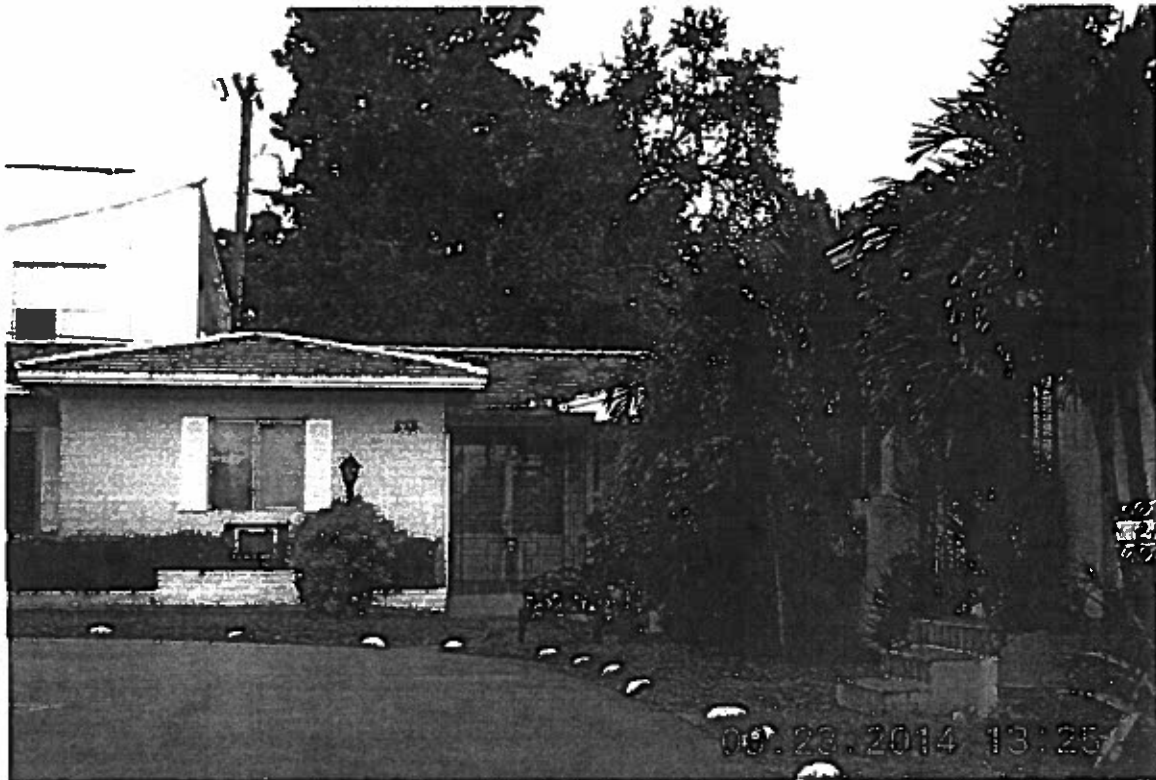
I therefore respectfully request that the Unsafe Structures Board uphold my decision as written and order the owner to:

CASE NO _____

Submit a 40/10-Year Recertification Report prepared by a licensed architect or engineer within thirty (30) days.

Within the timeframe recommended to the Unsafe Structures Board and if the owner should fail to comply with such order, the Building Official is directed to proceed as provided in Section 8-8 of the Code of Miami-Dade County. The Unsafe Structures Board will grant no extension of time.

Presented by: Manuel Z. Lopez, P.E., Building Official, City of Coral Gables



218



11/18/2014



BDDEC

CG-2014-002

NOTICE OF BOARD BY-ELIGIBLE

FOR THE BOARD OF DIRECTORS OF THE BOARD OF DIRECTORS

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11/18/2014

11/18/2014

Department of Regulatory and Economic Resources
Herbert Saffir Permitting & Inspection Center & Inspection Center
11805 SW 26TH Street (Coral Way)
Miami, Florida 33175

February 19, 2015

Dear Ms. Charles,

Pursuant to our conversation on Friday, February, 13 2015, I would like to request and extension of one year (1) in accordance with Section 8-5(n) of the Code Miami-Dade County.

The building in question is as follows:

Ref: 218 Antiquera Avenue

Legal Description: Coral Gables Douglas Sec PB 25-69 Lots 5 to 7 Inc Blk 9 Lot Size 150.000 x 120 or 14142-1530 0689 1, City of Coral Gables, Florida.

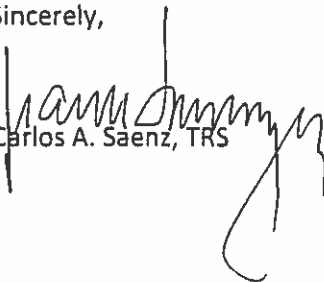
Master Case No.: CG2014-002

Board action on (A) 40/10 Year Recertification Report.

As you may be aware, the explosive construction situation throughout Miami-Dade County has impaired us in finding the professionals needed to perform the above referenced work.

I thank you for your consideration.

Sincerely,


Carlos A. Saenz, TRS

999 Brickell Bay Drive, #T-1807

Miami, Florida 33131

Hand Delivered

cc . Kathy Charles

cc. Manuel Lopez



The City of Coral Gables

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

June 2, 2015

CARLOS A SAENZ TRS ****FINAL NOTICE****
P O BOX 14-3131
CORAL GABLES, FL 33114

VIA CERTIFIED MAIL

91 7108 2133 3932 7095 9639

Re: Building Recertification
218 ANTIQUERA AVE
Folio # 03-4108-009-0620

Dear Property Owner:

In a certified letter dated 3/1/2013, this Department notified you the property referenced above requires a 40-year building recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). The letter informed you it was necessary to furnish this Department a report prepared by a licensed architect or engineer within 90-days specifying the building meets the requirements for building recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

Please be advised that as of 6/1/2015 the report will be overdue and this building will be deemed to be in 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.

Failure to contact us before 7/6/2015, will result in our forwarding this building information to the Miami-Dade County Unsafe Structures Board for further determination.

Please govern yourself accordingly.

Sincerely,

Manuel Z. Lopez

Manuel Z. Lopez, P.E.
Building Official

Goizueta, Virginia

From: Bell, Yvonne (RER) <Genaye@miamidade.gov>
Sent: Thursday, August 13, 2015 9:50 AM
To: Goizueta, Virginia
Subject: RE: Master Case No: CG2014-002

Good Morning Ms. Goizueta:

I see that the case went before the Unsafe Structures Board on November 12th, 2014 for the submittal of a 40-year Recertification Report for 218 Antiquera Avenue.

I am going to forward your email inquiry to Kathy Charles, Board Administrator, (KAT045@miamidade.gov) and Latisha Byrd, Recording Secretary, Unsafe Structures Board, (lb045@miamidade.gov.) One of these individuals will get back with you with information pertaining to your inquest.

Sincerely,
Yvonne

Yvonne D. Bell, Lead Board Secretary
Miami Dade County Department of Regulatory and Economic Resources Board Administration Section
11805 S.W. 26 Street, Room 230
Telephone 786-315-2573 Fax 786-315-2570
Genaye@miamidade.gov

www.miamidade.gov/building/home.asp
"Delivering Excellence Everyday"

P Please consider the environment before printing this e-mail.

-----Original Message-----
From: Goizueta, Virginia [<mailto:vgoizueta@coralgables.com>]
Sent: Thursday, August 13, 2015 9:41 AM
To: Bell, Yvonne (RER) <Genaye@miamidade.gov>
Subject: Master Case No: CG2014-002
Importance: High

Good morning Ms. Bell,

We want to know if 218 Antiquera Ave, Coral Gables Master Case No: CG2014-002 has provided the County Board with a 40 Year Recertification report in error? We wanted to make sure before we continue with the enforcement case.

Thank you

Virginia Goizueta
Building Service Coordinator
City of Coral Gables
Development Services Department
405 Biltmore Way, 3rd Floor
Coral Gables, Florida 33134

Office: 305-460-5250

Please Note: Florida has a very broad Public Records Law. Most written communications to or from State and Local Officials regarding State or Local business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

Garcia, Belkys

From: inomkin@alp-law.com
Sent: Thursday, September 24, 2015 1:11 PM
To: Goizueta, Virginia; Garcia, Belkys
Cc: alp@alp-law.com
Subject: FW: Agreed Order Declaring Structure Unsafe -218 Antiquera Avenue
Attachments: Agreed Order Declaring Structure Unsafe - 218 Antiquera Ave.pdf; development services dept. inv. - 218 Antiquera Ave.pdf; payment instructions for unsafe structres cases.docx; WEB REGISTRATION.doc

Please see below and attached correspondence for the above referenced matter.

Very truly yours,

Itta Nomkin
Assistant to:

Alexander L. Palenzuela
Law Offices of Alexander L. Palenzuela, P.A.
1200 Brickell Avenue, Suite 1230
Miami, FL 33131-3255
main (305) 375-9510
direct +1 (305) 417-9007
fax (305) 375-9511
inomkin@alp-law.com
www.alp-law.com

PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING

This message, together with any attachments, is intended only for the addressee. It may contain information which is legally privileged, confidential and exempt from disclosure. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, use, or any action or reliance on this communication is strictly prohibited. If you have received this e-mail in error, please notify the sender immediately by telephone, at (305) 579-9218, ext. 612, or by return e-mail and delete this message, along with any reply and attachments.

Tax Advice Disclosure: To ensure compliance with requirements imposed by the IRS under Circular 230, we inform you that any U.S. federal tax advice contained in this communication (including any attachments), unless otherwise specifically stated, was not intended or written to be used, and cannot be used, for the purpose of (1) avoiding penalties under the Internal Revenue Code or (2) promoting, marketing or recommending to another party any matters addressed herein.

From: itta nomkin <inomkin@alp-law.com>
Date: Thursday, September 24, 2015 at 1:07 PM
To: "intership2000@bellsouth.net" <intership2000@bellsouth.net>
Cc: itta nomkin <alp@alp-law.com>
Subject: Agreed Order Declaring Structure Unsafe -218 Antiquera Avenue

Mr. Saenz:

Please find attached a copy of the Board's order, invoice and instructions for the payment of the administrative fees and recording costs for the unsafe structures proceeding.

Very truly yours,

Itta Nomkin
Assistant to:

Alexander L. Palenzuela
Law Offices of Alexander L. Palenzuela, P.A.
1200 Brickell Avenue, Suite 1230
Miami, FL 33131-3255
main (305) 375-9510
direct +1 (305) 417-9007
fax (305) 375-9511
inomkin@alp-law.com
www.alp-law.com

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Tax Advice Disclosure: To ensure compliance with requirements imposed by the IRS under Circular 230, we inform you that any U.S. federal tax advice contained in this communication (including any attachments), unless otherwise specifically stated, was not intended or written to be used, and cannot be used, for the purpose of (1) avoiding penalties under the Internal Revenue Code or (2) promoting, marketing or recommending to another party any matters addressed herein.

Garcia, Belkys

From: alp@alp-law.com
Sent: Thursday, October 29, 2015 2:13 PM
To: Goizueta, Virginia; Garcia, Belkys
Cc: Figueroa, Yaneris
Subject: FW: 218 Antiquera Ave

FYI

Very truly yours,

Alexander L. Palenzuela
Law Offices of Alexander L. Palenzuela, P.A.
1200 Brickell Avenue, Suite 1440
Miami, FL 33131-3205
main (305) 375-9510, ext. 303
direct +1 (305) 417-9007
fax (305) 375-9511
alp@alp-law.com
www.alp-law.com

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From: Alexander Palenzuela <alp@alp-law.com>
Date: Thursday, October 29, 2015 at 2:12 PM
To: "intership2000@bellsouth.net" <intership2000@bellsouth.net>
Subject: 218 Antiquera Ave

Dear Mr. Saenz:

The deadline to submit the completed recertification report and apply for any required permits was October 14, 2015. Can you please provide the status?

Thank you.

Very truly yours,

Alexander L. Palenzuela
Law Offices of Alexander L. Palenzuela, P.A.
1200 Brickell Avenue, Suite 1440
Miami, FL 33131-3205
main (305) 375-9510, ext. 303
direct +1 (305) 417-9007
fax (305) 375-9511
alp@alp-law.com
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Garcia, Belkys

From: alp@alp-law.com
Sent: Thursday, November 05, 2015 10:21 AM
To: Goizueta, Virginia; Garcia, Belkys; Figueroa, Yaneris
Subject: FW: 218 Antiquera Ave
Attachments: recertification report - 218 Antiquera Ave.pdf; recorded order - 218 Antiquera Ave.pdf

FYI

Very truly yours,

Alexander L. Palenzuela
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From: Alexander Palenzuela <alp@alp-law.com>
Date: Thursday, November 5, 2015 at 10:20 AM
To: "intership2000@bellsouth.net" <intership2000@bellsouth.net>
Subject: FW: 218 Antiquera Ave

Dear Mr. Saenz:

Please find attached a notice of noncompliance that was mailed to you yesterday. Please reply to this email to let me know if you would like to have a hearing on the issue of your noncompliance. Otherwise, you may request a hearing is provided in the notice. In the meantime, you may come into compliance With the first deadline in the attached order by applying for the required permit for the parking lot illumination. According to the attached order, you have until November 13, 2015 to obtain the necessary permits. You will then have an

additional 120 days to pass final inspection on the permits and submit a compliance report indicating that the building can be recertified.

Please let me know when you have submitted the permit application, so that I can inform Ms. Goizueta and request that the application be expedited.

Finally, please do not hesitate to contact me if you have any questions or concerns.

Thank you.

Very truly yours,

Alexander L. Palenzuela
Law Offices of Alexander L. Palenzuela, P.A.
1200 Brickell Avenue, Suite 1440
Miami, FL 33131-3205
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From: Alexander Palenzuela <alp@alp-law.com>
Date: Tuesday, November 3, 2015 at 5:10 PM
To: "intership2000@bellsouth.net" <intership2000@bellsouth.net>
Subject: 218 Antiquera Ave

Dear Mr. Saenz:

Please find attached the report you submitted showing that the parking lot illumination is not compliant. Please apply for the necessary permit and let men know when it is done.

Thank you.

Very truly yours,

Alexander L. Palenzuela
Law Offices of Alexander L. Palenzuela, P.A.
1200 Brickell Avenue, Suite 1440
Miami, FL 33131-3205
main (305) 375-9510, ext. 303
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Garcia, Belkys

From: Lopez, Manuel
Sent: Thursday, December 03, 2015 9:58 AM
To: 'alp@alp-law.com' (alp@alp-law.com)
Cc: Goizueta, Virginia; Garcia, Belkys; Figueroa, Yaneris; Reyes, Albert
Subject: 218 Antiquera Ave - Unable To Recertify
Attachments: report - 218 Antiquera Ave.pdf

Good morning,

As per the Attached Recertification Report's page 10, Item 19, *Open or Undercover Parking Surface and Security Lighting*, the engineer's comments are "Requires Additional Illumination...repairs pending." Therefore, this Department is unable to recertify the structure until all repairs are completed and a new Recertification Report is submitted and approved.

Manuel Z. Lopez P.E.
Building Official
City of Coral Gables
Development Services Department
405 Biltmore Way, 3rd Floor
Coral Gables Florida, 33134
305-460-5242



CORAL GABLES
CITY OF FLORIDA

Celebrating 90 years of a dream realized.

From: Garcia, Belkys
Sent: Thursday, December 03, 2015 9:23 AM
To: alp@alp-law.com
Cc: Lopez, Manuel; Goizueta, Virginia; Figueroa, Yaneris
Subject: 218 Antiquera Ave - Report

Good morning,

Please know the Attached is the exact Report previously submitted, October 30th, and rejected by Electrical. The new letter dated, November 30th, is still requesting partial recertification.

Additionally, when printing the paperwork it is not printing clearly. The owner needs to submit a legible Report to the Department.

Thank you,

Belkys Garcia

City of Coral Gables
Development Services Department
405 Biltmore Way, 3rd Floor
Coral Gables, Florida 33134
Office: (305) 460-5229

From: alp@alp-law.com [<mailto:alp@alp-law.com>]
Sent: Wednesday, December 02, 2015 5:59 PM
To: Garcia, Belkys; Goizueta, Virginia
Cc: Lopez, Manuel
Subject: 218 Antiquera Ave - report

Dear Belkys and Virginia:

Please see attached fax of the report that I received from Mr. Saenz and let's discuss it.

Thanks!

Very truly yours,

Alexander L. Palenzuela
Law Offices of Alexander L. Palenzuela, P.A.
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Miami, FL 33131-3205
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The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

November 20, 2015

Carlos A. Saenz, Trustee
999 Brickell Bay Drive, Apt. T-1807
Miami, Florida 33131-2934

Re: Termination of electric service at 218 Antiquera Avenue ("Property")

Dear Sir or Madame:

Please be informed that, at a hearing held on September 14, 2015, the City of Coral Gables's ("City") Construction Regulation Board ("Board") declared the structure on the above-referenced Property ("Structure") unsafe for failure to recertify. A copy of the Board's order ("Order") is attached.

The Order provides that the Owner shall take the required action set forth in the Order to recertify the Structure. **Failure to contact the Development Services Department ("Department") within ten (10) days of the date of this letter and make arrangements that are satisfactory to the Building Official to address this matter will result in a request to Florida Power & Light, without any further notice, to immediately disconnect power to the Structure.** If the Owner ceases to take sufficient action to bring the Structure into compliance, the Building Official may resume the termination process and take any other action provided for in the Order.

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

Sincerely,

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

Manuel Z. Lopez, P.E.
Building Official

Street file



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint/Case #: 15-4251

Title of Document Posted: Construction Regulation Board Case

I, JOSE IGLESIAS, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 218 ANTIGUERA AVE, ON 11-20-15
AT 9:00 AM.

JOSE IGLESIAS.

Employee's Printed Name

Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 20th day of November, in the
year 2015, by Jose Iglesias who is personally known to me
or has produced _____ as identification.

My Commission Expires:



Belkys Garcia
Notary Public



218 Antiquera Avenue