



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On: 08/17/2024

PROPERTY INFORMATION	
<b>Folio</b>	03-4108-009-1290
<b>Property Address</b>	20 SANTILLANE AVE CORAL GABLES, FL 33134-3146
<b>Owner</b>	ALBERT F MUZAURIETA , ANNA B MUZAURIETA
<b>Mailing Address</b>	33 S MAIN ST SHARON, CT 06069-2243
<b>Primary Zone</b>	3801 MULTI-FAMILY MED DENSITY
<b>Primary Land Use</b>	0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS
<b>Beds / Baths /Half</b>	8 / 4 / 0
<b>Floors</b>	2
<b>Living Units</b>	4
<b>Actual Area</b>	3,184 Sq.Ft
<b>Living Area</b>	3,184 Sq.Ft
<b>Adjusted Area</b>	2,866 Sq.Ft
<b>Lot Size</b>	5,506 Sq.Ft
<b>Year Built</b>	1944

ASSESSMENT INFORMATION			
Year	2024	2023	2022
<b>Land Value</b>	\$825,900	\$825,900	\$660,720
<b>Building Value</b>	\$206,810	\$193,885	\$193,885
<b>Extra Feature Value</b>	\$0	\$0	\$0
<b>Market Value</b>	\$1,032,710	\$1,019,785	\$854,605
<b>Assessed Value</b>	\$923,298	\$839,362	\$763,057

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
<b>Non-Homestead Cap</b>	Assessment Reduction	\$109,412	\$180,423	\$91,548
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	
LOT 8 BLK 14	
LOT SIZE 50.060 X 110	
OR 20440-4999 05/2002 1	



TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
<b>COUNTY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$923,298	\$839,362	\$763,057
<b>SCHOOL BOARD</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$1,032,710	\$1,019,785	\$854,605
<b>CITY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$923,298	\$839,362	\$763,057
<b>REGIONAL</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$923,298	\$839,362	\$763,057

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
03/07/2012	\$420,000	28028-3559	Qual by exam of deed
09/28/2011	\$315,100	27867-1414	Financial inst or "In Lieu of Foreclosure" stated
03/01/2006	\$840,000	24350-1434	Sales which are qualified
05/01/2002	\$545,000	20440-4999	Sales which are qualified

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

City's Exhibit #1

20 Santillane Ave

<u>Owner (property appraiser address)</u>	<u>Owner (deed address)</u>
ALBERT F MUZAURIETA and ANNA B MUZAURIETA 33 S MAIN ST SHARON, CT 06069-2243	ALBERT F MUZAURIETA and ANNA B MUZAURIETA 615 E. 11 ST, #4-B NEW YORK, NY 10009-4199



# City of Coral Gables

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#### New Permit Search

### Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
<a href="#">CE-19-03-5187</a>	03/11/2019	20 SANTILLANE AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	GOVQA - CE283994	final	03/18/2019	03/18/2019	0.00
<a href="#">RC-14-05-3322</a>	05/19/2014	20 SANTILLANE AVE	BLDG RECERT / CRB	40 YEAR OR OLDER BUILDING RECERTIFICATION	final	05/19/2014	05/20/2014	0.00
<a href="#">CE-13-07-0205</a>	07/03/2013	20 SANTILLANE AVE	CODE ENF WARNING PROCESS	WT13417 SEC 5-1404 ZONING CODE PAK PARKING OF VEHICLE ON LAWN/WALKWAY NEXT TO BUILDING ON WEST SIDE OF PROPERTY.	final		07/03/2013	0.00
<a href="#">PS-12-04-8107</a>	04/11/2012	20 SANTILLANE AVE	TREE REMOVAL/MITIGATION	TREE REMOVAL 1-FICUS SPP.CAUSING DAMAGE TO BLD.	final	04/13/2012	04/13/2012	0.00
<a href="#">CE-12-02-6915</a>	02/10/2012	20 SANTILLANE AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	02/10/2012	02/10/2012	0.00
<a href="#">ZN-11-10-7485</a>	10/26/2011	20 SANTILLANE AVE	PAINT / RESURFACE FL / CLEAN	CLEAN/PAINT WALLS HC 29 (LT BEIGE) AND TRIM NAVAJO WHITE \$2,500	final	10/26/2011	12/09/2011	0.00
<a href="#">CE-11-05-5630</a>	05/06/2011	20 SANTILLANE AVE	CODE ENF LIEN SEARCH	LIEN SEARCH (20 SANTILLANE AVE.)	final	05/06/2011	05/06/2011	0.00
<a href="#">CE-11-02-5312</a>	02/15/2011	20 SANTILLANE AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T37895 SEC 54-153 CITY CODE (DAY) TRASH ON R/W 3 DAYS PRIOR TO SCHEDULED P/U (TUES 12:46 PM). MUST REMOVE. PREVIOUS WARNING ISSUED 3/3/10.	canceled	02/15/2011		0.00
<a href="#">CE-11-01-4373</a>	01/06/2011	20 SANTILLANE AVE	CODE ENF TICKET PROCESS DAILY RUNNING FINE	T37888 SEC 3-209 ZC (CUV) FAILURE TO RENEW CERTIFICATE OF USE. WARNING LETTER SENT BY ZONING, TICKET ISSUED 12/22/10.	canceled	01/06/2011		0.00
<a href="#">CE-10-12-4746</a>	12/22/2010	20 SANTILLANE AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T37881 SEC 3-209 ZC (CUV) FAILURE TO RENEW	canceled	12/22/2010		0.00

City's Exhibit #3

				CERTIFICATE OF USE #831. MUST RENEW				
CE-10-03-3121	03/03/2010	20 SANTILLANE AVE	CODE ENF WARNING PROCESS	WT3146 SEC 54- 153 CC (DAY) TRASH ON SWALE (BOX) 2 DAYS PRIOR TO WCHEDULED P/U. MUST REMOVE.	final	03/03/2010	03/30/2011	0.00
CE-10-01-3489	01/21/2010	20 SANTILLANE AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T37003 SEC 5- 1404 ZC (PAK) PARKING ON UNAPPROVED SURFACE (LAWN). MAY PARK IN DRIVEWAY, PAVED & PERMITTED LOT, GARAGE, OR STREET. WARNING ISSUED 1/13/10/	final	01/21/2010	03/15/2012	0.00
CE-10-01-3215	01/15/2010	20 SANTILLANE AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T37001 SEC 5- 1907 ZC (SNR) MAINTAINING A REAL ESTATE SIGN OVER 40 SQ INCHES IN A RESIDENTIAL AREA. WARNING ISSUED 1/13/10.	final	01/15/2010	03/15/2012	0.00
CE-10-01-3086	01/13/2010	20 SANTILLANE AVE	CODE ENF WARNING PROCESS	WT3449 SEC 5- 1404 ZC (PAK) PARKING ON UNAPPROVED SURFACE - GRASS. MAY PARK IN PARKING LOT, DRIVEWAY, OR CITY SWALE.	final	01/13/2010	01/13/2010	0.00
CE-10-01-3084	01/13/2010	20 SANTILLANE AVE	CODE ENF WARNING PROCESS	WT3448 SEC 5- 1907 ZC (SNR) MAINTAINING A REAL ESTATE SIGN IN A RESIDENTIAL AREA OVER 40 SQ INCHES.	final	01/13/2010	01/13/2010	0.00
CE-09-09-2385	09/16/2009	20 SANTILLANE AVE	CODE ENF WARNING PROCESS	WT3802 SEC34- 21 CC (LOT) LOT OVERGROWN	final	09/16/2009	05/06/2011	0.00

CODE CASES (3)		INSPECTIONS (6)		PERMITS (2)				
Permit Number	Permit Type	Permit Work Cl...	Permit Status	Application Date ↓	Expiration Date	Final Date	Description	Main Address
<a href="#">RECT-24-09-0403</a>	Building Recertification	Recertification	Submitted	09/24/2024			BUILDING RECERTIFICATION (YEAR BUILT 1944)	20 SANTILLANE AVE
<a href="#">ZONC-24-05-0421</a>	Zoning Commercial	Painting	Finaled	05/01/2024	11/04/2024	05/24/2024	Painting the Exterior of the Building - Sherwin Williams SW 7008 - Alabaster	20 SANTILLANE AVE



## The City of Coral Gables

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

May 20, 2014

ALBERT F & ANNA B MUZAURIETA  
615 E 11 ST 4-B  
NEW YORK, NY 10009

### **LETTER OF BUILDING RECERTIFICATION IN ACCORDANCE WITH SECTION 8-11(f) OF THE CODE OF MIAMI-DADE COUNTY**

**PROPERTY FOLIO: # 03-4108-009-1290**  
ADDRESS 20 SANTILLANE AVE. CORAL GABLES, FL 33134

Dear Property Owner/Manager:

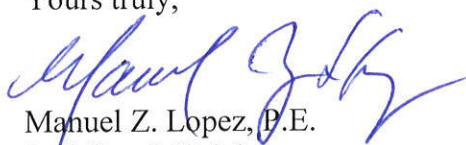
This Office is in receipt of your structural and electrical report stating that the above referenced building has been examined and found to be structurally and electrically safe for its continued occupancy.

Based on acceptance of this report, we herewith grant this LETTER OF RECERTIFICATION for the above subject premises in accordance with Section 8-11(f) of the Code of Miami-Dade County.

The expiration date of this approval, as stated in said Code, is 10 years from 2014. This recertification letter does not exclude the building from subsequent inspections as deemed necessary by the Building Official, as specified in the Florida Building Code.

As a routine matter, and in order to avoid possible misunderstanding, nothing in this letter should be construed directly, or indirectly as a guarantee of the safety of any portion of this structure. However, based on the term stated in Section 8-11(f) of the Code, continued occupancy of the building will be permitted in accordance with the minimum procedural guidelines for the recertification structural/electrical report on file with this office.

Yours truly,

  
Manuel Z. Lopez, P.E.  
Building Official

**City's Exhibit #4**





CITY OF CORAL GABLES  
Development Services Department

CITY HALL 405 BILTMORE WAY  
CORAL GABLES, FL 33134

1/31/2024

**VIA CERTIFIED MAIL**

**7021 2720 0001 4959 1516**

ALBERT F MUZAURIETA  
ANNA B MUZAURIETA  
33 S MAIN ST  
SHARON, CT 06069-2243

**RE: 20 SANTILLANE AVE**  
**FOLIO # 03-4108-009-1290**

Notice of Required Inspection For Recertification of Building  
Process Number: **TBD**

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is thirty (30) years old, or older, having been built in 1944. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a qualified individual must inspect said building and a **completed** Recertification Report ("Report") must be submitted by you to this Department within **ninety (90) calendar days** from the **date of this letter**. A completed Report includes 1) Cover letters stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be **approved** and the Letter of Recertification must be issued by this Department.

Threshold buildings (i.e. buildings greater than 3 stories or greater than 50 ft tall, or with an Assembly Occupancy > 5000 s.f. & Occupant load > 500 people) shall be recertified by Structural and Electrical Professional Engineers only. Self-qualification letters will be required with proof of DBPR structural and electrical specialization.

Any buildings that are not threshold buildings may be recertified by any Florida Registered Architect or Professional Engineer and self-qualification letters will not be required.

If no deficiencies are identified, the structure will only be recertified once the reports and forms have been submitted and approved.

If deficiencies are identified, they shall be reported to the Building Official within 10 days, or within 24 hours if there is an immediate danger identified. A completed report shall be submitted to this Department. In addition, a structural and/or electrical affidavit from the inspector will be required, with additional affidavits every 180 days, as needed so that the building can continue to be occupied while repairs are carried out. The Building Official is able to grant an extension of one hundred fifty (150) calendar days from the due date or the date the deficiencies were identified (whichever is sooner) to allow time to obtain the necessary permits and perform the repairs. The structure will only be recertified once a *revised* report and all required information is submitted and approved, and all required permits are closed.

Proprietary or modified recertification forms from the inspectors will not be accepted. Only current municipal recertification forms will be accepted. The Architect or Engineer shall obtain the required Forms from the following link:

<https://www.miamidade.gov/global/economy/building/recertification.page>.

**City's Exhibit #5**

If this is your first time using the online system, please register at the following link:

<https://coralgablesfl-energovpub.tylerhost.net/Apps/selfservice/CoralGablesFLProd#/register>

You can access your online process using the process number provided above at the following link:

<https://coralgablesfl-energovpub.tylerhost.net/Apps/SelfService#/myWork?tab=MyPermits>

**The Recertification Report fee of \$500.00 and additional document and filing fees shall be paid online at the following link:**

<https://coralgablesfl-energovpub.tylerhost.net/Apps/SelfService#/payinvoice>

Failure to submit the required Report within the allowed time will result in **declaring the structure unsafe** and referring the matter to the City's Construction Regulation Board ("Board") without further notice and a \$600.00 administrative fee will be imposed at that time. The Board may impose additional fines of \$250.00 for each day the violation continues, may enter an order of demolition, and may assess all costs of the proceedings along with the cost of demolition and any other required action.

Please contact Douglas Ramirez at [dramirez@coralgables.com](mailto:dramirez@coralgables.com) regarding any questions concerning building recertification.  
Thank you for your prompt attention to this matter.

A handwritten signature in blue ink, appearing to read 'Manuel Z. Lopez'.

Manuel Z. Lopez, P.E.  
Building Official



ALERT: TROPICAL CYCLONE HELENE, FLOODING, AND SEVERE WEATHER IN THE SOUTHEASTERN U.S. MAY IMPACT DELIVERY. [READ MORE](#) › ([HTTPS://ABOUT.USPS.COM/NEWSROOM/SERVICE-ALERTS/](https://about.usps.com/newsroom/service-alerts/))

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### Latest Update

Your item was delivered to an individual at the address at 1:51 pm on March 8, 2024 in SHARON, CT 06069.

### Delivered

**Delivered, Left with Individual**

SHARON, CT 06069

March 8, 2024, 1:51 pm

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**FAQs**



## CITY OF CORAL GABLES

DEVELOPMENT SERVICES DEPARTMENT  
427 BILTMORE WAY  
CORAL GABLES, FL 33134

5/10/2024

### VIA CERTIFIED MAIL

7022 2410 0002 9144 7063

ALBERT F MUZAURIETA  
ANNA B MUZAURIETA  
33 S MAIN ST  
SHARON, CT. 06069-2243

**RE:** 20 SANTILLANE AVE  
**FOLIO #** 03-4108-009-1290

Notice of Required Inspection For Recertification of Building – **OVERDUE NOTICE**  
Process Number **RECT-xx-xxxx**

Dear Property Owner:

In a certified letter dated 1/31/2024, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). The letter informed you it was necessary to submit to this Department a completed Report prepared by a qualified individual within ninety (90) calendar days certifying the structure meets the requirements for recertification.

Please be advised the submittal of the Report is overdue and the **structure has been deemed unsafe** due to non-compliance. This may result in the revocation of the Certificate of Occupancy, as well as being subject to other penalties as provided in the Code. A completed Report includes 1) Cover letters stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be **approved** and the Letter of Recertification must be issued by this Department.

See original notice for additional information.

**Failure to submit the completed Report within thirty (30) calendar days from the date of this letter will result in forwarding the matter to the City's Construction Regulation Board for further review and determination. A \$600.00 administrative fee will be imposed at that time. The Board may impose additional fines of \$250.00 for each day the violation continues, may enter an order of demolition, and may assess all costs of the proceedings along with the cost of demolition and any other required action.**

If this is your first time using the online system, please register at the following link:

<https://coralgablesfl-energovpub.tylerhost.net/Apps/selfservice/CoralGablesFLProd#/register>

You can access your online process using the process number provided above at the following link:

<https://coralgablesfl-energovpub.tylerhost.net/Apps/SelfService#/myWork?tab=MyPermits>

**The Recertification Report fee of \$500.00 and additional document and filing fees shall be paid online at the following link:**

<https://coralgablesfl-energovpub.tylerhost.net/Apps/SelfService#/payinvoice>

Please govern yourself accordingly.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Manuel Z. Lopez', with a stylized flourish at the end.

Manuel Z. Lopez, P.E.  
Deputy Building Official

ALERT: TROPICAL CYCLONE HELENE, FLOODING, AND SEVERE WEATHER IN THE SOUTHEASTERN U.S. MAY IMPACT DELIVERY. [READ MORE > \(HTTPS://ABOUT.USPS.COM/NEWSROOM/SERVICE-ALERTS/\)](#)

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**FAQs**



CITY OF CORAL GABLES

7019 1640 0001 2647 4705

DEVELOPMENT SERVICES DEPARTMENT

6/17/2024

427 BILTMORE WAY

CORAL GABLES, FL 33134

ALBERT F MUZAURIETA

ANNA B MUZAURIETA

33 S MAIN ST

SHARON, CT 06069-2243

**RE: 20 SANTILLANE AVE**

**FOLIO # 03-4108-009-4340**

Notice of Required Inspection For Recertification of Building – **FINAL NOTICE**

Dear Property Owner:

In a certified letter dated 1/31/2024, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). A Second Notice dated 5/10/2024, informed you it was necessary to submit to this Department a completed Report prepared by a qualified individual within thirty (30) calendar days certifying the structure meets the requirements for recertification.

See previous correspondence for additional information.

As of this date, the completed Report has not been submitted and the **structure remains unsafe** due to non-compliance. Please be advised the matter will be forwarded to the City's Construction Regulation Board ("Board"); a \$600.00 Administrative Fee will be imposed once the Case is scheduled. The Board may impose additional fines of \$250.00 for each day the violation continues, may also enter an order of revocation of the Certificate of Occupancy and/or demolition and assess all costs of the proceedings along with the cost of demolition and any other required action for which the City shall have a lien against the Property Owner and the Property. The completed Report may be submitted Monday through Friday, 7:30am to 2:30pm to this Department. Contact Virginia Goizueta at [vgoizueta@coralgables.com](mailto:vgoizueta@coralgables.com) if any questions regarding building recertification.

Please govern yourself accordingly.

Sincerely,

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

Manuel Z. Lopez, P.E.

Building Official



ALERT: TROPICAL CYCLONE HELENE, FLOODING, AND SEVERE WEATHER IN THE SOUTHEASTERN U.S. MAY IMPACT DELIVERY. [READ MORE > \(HTTPS://ABOUT.USPS.COM/NEWSROOM/SERVICE-ALERTS/\)](#)

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[app=UspTools&ref=homepageBanner&appURL=https%3A%2F%2Finformeddelivery.usps.com/box/pages/intro/start.action](https://reg.usps.com/xsell?app=UspTools&ref=homepageBanner&appURL=https%3A%2F%2Finformeddelivery.usps.com/box/pages/intro/start.action))

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**FAQs**

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

CITY OF CORAL GABLES,  
Petitioner,

Case No. 24-8221  
RECT-24-09-0403

vs.

ALBERT F MUZAURIETA and  
ANNA B MUZAURIETA  
33 S MAIN ST  
SHARON, CT 06069-2243  
Respondent.

Return receipt number:

9589 0710 5270 1801 7230 89

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

Date: November 5, 2024

Re: 20 SANTILLANE AVE, CORAL GABLES, FL. 33134-3146, LOT 8, BLOCK 14, CORAL GABLES DOUGLAS SEC., PB 25-69 and 03-4108-009-1290 ("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 105-89 (10)(m) 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:

To date, the Owner has not submitted 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"), stating that the Structure now meets the minimum code requirements ("Required Action").

**Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Fairchild Tropical Board Room, 427 Biltmore Way, 1st floor, Coral Gables, Florida 33134, on November 18, 2024, at 2:00 p.m.**

You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to, Virginia Goizueta, at City of Coral Gables, Development Services

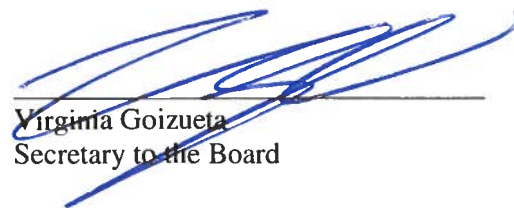
**City's Exhibit #6**

Department, 427 Biltmore Way, Coral Gables, FL 33134, vgoizueta@coralgables.com, tel: (305) 460-5250. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 p.m.

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

If the Property owner or other interested party does not take all Required Action or prevail at the hearing, the Construction Regulation Board may impose fines not to exceed \$250 for each day the violation continues past the date set for compliance and may also enter an order of demolition and assess all costs of the proceedings, in an amount not less than \$600, and the costs of demolition and other required action, for which the City shall have a lien against the Property owner and the Property.

Please govern yourself accordingly.



Virginia Goizueta  
Secretary to the Board

#### 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.

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

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

**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.**

cc: ALBERT F MUZAURIETA and  
ANNA B MUZAURIETA  
615 E. 11 ST, #4-B  
NEW YORK, NY 10009-4199

9589 0710 5270 1801 7230 96



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Title of Document Posted: Notice of Pending Building Recertification

I, Sebastian Ramos, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 20 SANTILLANE AVE, ON NOVEMBER 5, 2024 AT 9:52am

Sebastian Ramos  
Employee's Printed Name

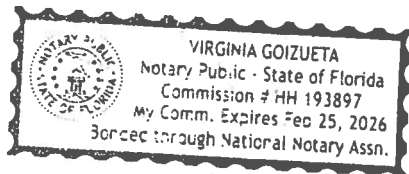
[Signature]  
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 5th day of November, in the year 2024, by

Sebastian Ramos who is personally known to me.

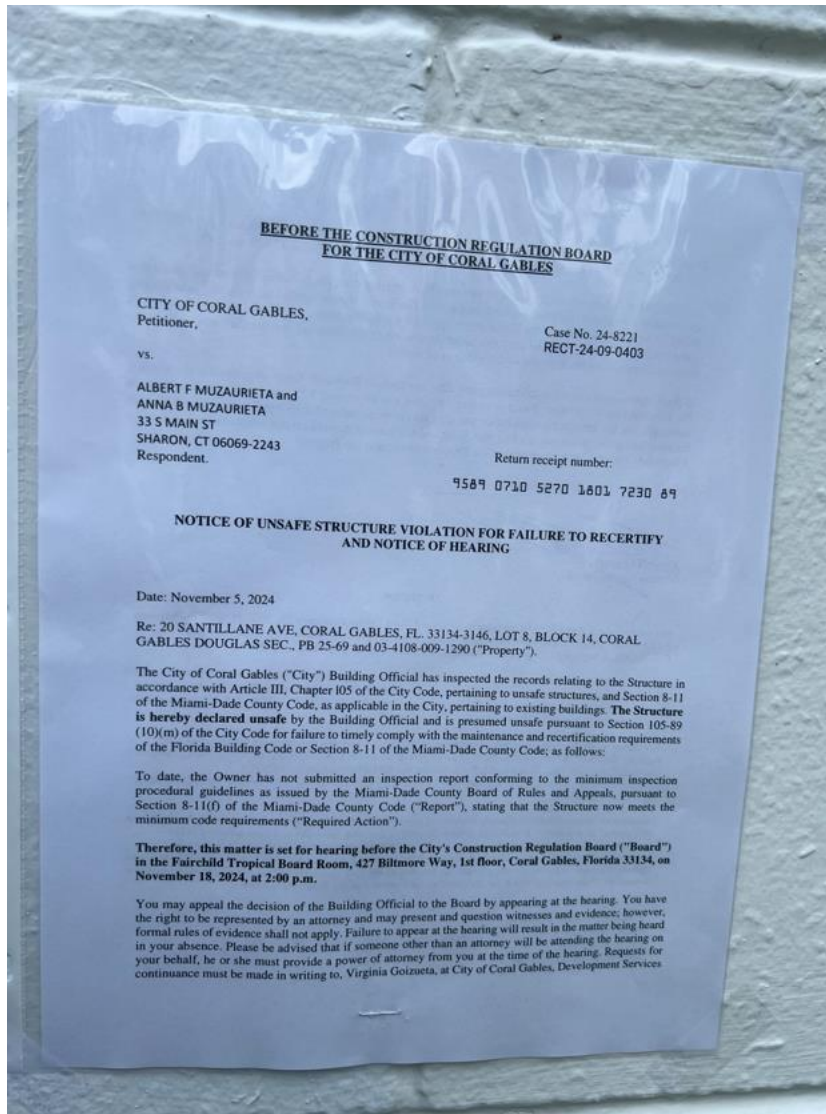
My Commission Expires:



[Signature]  
Notary Public

City's Exhibit #7

20 Santillane Ave



City's Exhibit #8





Return to:  
Guaranty Trust & Title, Inc  
1909 Tyler Street, Ste 306  
Hollywood, FL 33020  
This Instrument Was Prepared By:  
ROBERT JAMES JULIA, ESQ.  
9831 N.W. 58 STREET, STE. 132  
DORAL, FL 33178

CFN 2012R0173272  
DR Bk 28028 Pgs 3559 - 3560 (2pgs)  
RECORDED 03/09/2012 16:11:06  
DEED DOC TAX 2,520.00  
SURTAX 1,890.00  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

### WARRANTY DEED

**THIS INDENTURE**, Made this 7 day of **MARCH, 2012** BETWEEN **TERRAMERICA GROUP, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY**, whose post office address is: 8061 N.W. 186 TERRACE, HIALEAH, FL 33015 of the County of MIAMI-DADE, State of Florida, Grantor\*, and **ALBERT F. MUZAURIETA AND ANNA B. MUZAURIETA, HUSBAND AND WIFE** whose post office address is: 615 E. 11 Street #4-B, New York, NY 10009 Grantee\*

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporation, trusts and trustees)

**WITNESSETH** That said grantor, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said grantee, and grantee's successors and assigns forever, the following described land, situated, lying and being in **MIAMI-DADE** County, Florida to-wit:

The Parcel Identification Number (Folio Number): 03 41080091290.

**LOT 8, BLOCK 14, CORAL GABLES DOUGLAS SECTION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE(S) 69, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.**

#### THIS CONVEYANCE IS SUBJECT TO:

1. Real Estate Taxes for 2012 and subsequent years;
2. Applicable zoning ordinances;
3. Conditions, restrictions, limitations and easements of record, if any; but this provision shall not operate to reimpose same.

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

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

**AND**, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend same against the lawful claims of all persons whomsoever.

"Grantor" and "grantee" are used for singular or plural, as context requires.

City's Exhibit #9

**IN WITNESS WHEREOF**, the Grantor has hereunto set grantor's hand and seal the day and year first above written.

**Signed, sealed and delivered in  
our presence:**

**TERRAMERICA GROUP, L.L.C., A FLORIDA LIMITED LIABILITY  
COMPANY**

BY:

*Victor Quintero*

VICTOR QUINTERO, SOLE MANAGER  
8061 N.W. 186 TERRACE  
HIALEAH, FL 33015

PRINT:

*Amaury Lantigua*

PRINT:

*Amaury Lantigua*

STATE OF FLORIDA )

) SS:

COUNTY OF MIAMI-DADE )

The foregoing instrument was acknowledged before me this 7th day of March, 2012 by VICTOR QUINTERO, SOLE MANAGER OF TERRAMERICA GROUP, L.L.C. A FLORIDA LIMITED LIABILITY COMPANY, who is personally known to me or who has produced a driver's license as identification and who did take an oath.

*Amaury Lantigua*  
NOTARY PUBLIC

My Commission Expires:

