



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 10/26/2017

Property Information	
Folio:	03-4117-007-5070
Property Address:	345 BIRD RD Coral Gables, FL 33146-1404
Owner	PHYLLIS SCHWARTZ & KEILE ALLEN SCHWARTZ &H NATHANIEL
Mailing Address	345 BIRD RD CORAL GABLES, FL 33146-1404
PA Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0803 MULTIFAMILY 2-9 UNITS MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	8 / 5 / 0
Floors	2
Living Units	4
Actual Area	Sq Ft
Living Area	Sq Ft
Adjusted Area	3,684 Sq.Ft
Lot Size	11,517 Sq.Ft
Year Built	1947

Assessment Information			
Year	2017	2016	2015
Land Value	\$473,737	\$514,055	\$443,405
Building Value	\$205,567	\$205,567	\$205,567
XF Value	\$0	\$0	\$0
Market Value	\$679,304	\$719,622	\$648,972
Assessed Value	\$535,143	\$492,537	\$454,826

Benefits Information				
Benefit	Type	2017	2016	2015
Save Our Homes Cap	Assessment Reduction	\$83,928	\$95,774	\$78,695
Non-Homestead Cap	Assessment Reduction	\$60,233	\$131,311	\$115,451
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000
Senior Homestead	Exemption	\$50,000	\$50,000	\$50,000

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

Short Legal Description
COCONUT GROVE SEC PART 1 OF CORAL GABLES PB 14-25 LOTS 43 THRU 46 BLK 33 LOT SIZE 11517 SQ FT

<http://www.miamidade.gov/propertysearch/>



Taxable Value Information			
	2017	2016	2015
<b>County</b>			
Exemption Value	\$100,000	\$100,000	\$100,000
Taxable Value	\$435,143	\$392,537	\$354,826
<b>School Board</b>			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$570,376	\$598,848	\$545,277
<b>City</b>			
Exemption Value	\$100,000	\$100,000	\$100,000
Taxable Value	\$435,143	\$392,537	\$354,826
<b>Regional</b>			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$485,143	\$442,537	\$404,826

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
01/01/1994	\$0	16227-1984	Sales which are disqualified as a result of examination of the deed
03/01/1992	\$0	15482-3427	Sales which are disqualified as a result of examination of the deed

**CITY'S**  
**EXHIBIT**

10/26/2017

345 Bird Rd

**Owner**

Phyllis Schwartz, Keile Allen Schwartz,  
and Nathaniel Schwartz  
345 Bird Rd  
Coral Gables, FL 33146-1404

**Mortgagee**

JPMorgan Chase Bank, N.A.  
1111 Polaris Pkwy  
Columbus, OH 43240-2031

345 BIRD ROAD






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[Logon](#)   [Help](#)   [Contact](#)
**New Permit Search****Permit Search Results**

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
CE-11-06-6463	06/14/2011	345 BIRD RD	CODE ENF LIEN SEARCH	LIEN SEARCH (345 BIRD RD.)	final	06/16/2011	06/16/2011	0.00
CE-15-12-5582	12/17/2015	345 BIRD RD	CODE ENF BOARD/MITIGATION	Admin Fee payment - CE258021	final	12/18/2015	12/18/2015	0.00
EX-17-02-0986	02/17/2017	345 BIRD RD	PERMIT EXTENSION	EXTENSION FOR PL-16-06-6871/ PLUMBING WORK FOR NEW DRAINFIELD \$900	final	02/17/2017	02/17/2017	0.00
PL-16-06-6871	06/10/2016	345 BIRD RD	PLUMB DRAINFIELD/SEPTIC TANK/ABANDONMENT	PLUMBING WORK FOR NEW DRAINFIELD \$900	final	06/13/2016	02/23/2017	0.00
PS-15-12-5815	12/22/2015	345 BIRD RD	TREE REMOVAL/RELOCATION	PLEASE NOTE THAT STRANGLER FIG IS NOT PART OF THIS PERMIT- IT IS SHARED WITH NEIGHBOR- MUST GET PERMISSION TO REMOVE IN WRITING . REMOVE 2 TREES AS PER PLAN IS APPROVED. CALL ME IF YOU HAVE ANY QUESTIONS 305-460-5138. NO PERMIT FEE.	final	12/30/2015	12/30/2015	0.00
RC-17-10-2229	10/26/2017	345 BIRD RD	BUILDING RE CERTIFICATION	BUILDING RECERTIFICATION (1947) CONSTRUCTION REGULATION BOARD CASE #17-6714 AND UNSAFE STRUCTURES FEE	approved			980.63
UP-16-06-6872	06/10/2016	345 BIRD RD	UPFRONT FEE	UPFRONT FEE PL-16-06-6871, NEW DRAINFIELD \$900	final	06/13/2016	06/13/2016	0.00

The City's online services are protected with an **SSL encryption certificate**. For technical assistance, please call 305-569-2448 (8am-5pm, M-F).

**CITY'S****EXHIBIT**2



## City of Coral Gables Fire Department

**Fire Prevention Division**  
2815 Salzedo Street, Coral Gables, FL 33134  
Fax (305) 460-5598

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

<b>Occupant Name:</b>	Apartments - 4 Units	<b>Inspection Date:</b>	10/31/2017
<b>Address:</b>	341-347 Bird Road Coral Gables	<b>InspectionType:</b>	AA-Tactical, Apartment / Condo
		<b>Inspected By:</b>	Leonard Veight 305-460-5577 lveight@coralgables.com

<b>Suite:</b>	<b>Occ. Sq. Ft.:</b>
	<b>Occupant Number:</b>

Insp. Result	Location	Code Set	Code
Fail	Floor 1	Coral Gables Code of Ordinance Business License Coral Gables Sec. 14-146	14-146 - Business License displayed
		<b>Comment:</b> Display current City of Coral Gables Business Tax License per city ordinance Sec. 14-146	
Fail	Floor 1	FL NFPA 101 13 Fire extinguishers	9.7.4.1 - Excerpt: Where required by the provisions of another section of...
		<b>Comment:</b> Provide one 2A10BC for every 1,500SF ordinary hazard or 75 feet travel distance. Serviced and tagged annually	
		Failure to provide fire extinguishes for the year throughout building.	

**Inspector Comments:** Notice of violation posted on front door of unit 341, Picture Taken, 10/31/17.

A re-inspection will occur on or after 12/1/2017.

Failure to correct violations within 15 days of re-inspection is subject to penalties up to and including the issuance of Civil Citations in the amount of \$200 per violation / per day.

Failure to provide immediate corrective measures when required, may result in administrative action including but not limited to: mandatory fire watch, building evacuation, or stoppage of all work.

Per City Ordinance 30-4, a Fire Inspection Fee will be billed for this inspection. All fees are subject to change without prior notice.

**CITY'S**

**EXHIBIT**

3

Thank you for your assistance. If you have any additional questions or to schedule an inspection, please contact the inspector listed at the top of this report.

Company

Representative:

No Signature  
10/31/2017 11:05:09 AM  
VIS

Signature valid only in mobile-eyes documents

No Signature  
10/31/2017

Leonard Veight  
10/31/2017 11:05:09 AM  
L Veight

Inspector:

Signature valid only in mobile-eyes documents

Leonard Veight  
10/31/2017



## The City of Coral Gables

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

4/25/2017

**VIA CERTIFIED MAIL**

7015 3010 0001 1378 8511

PHYLLIS SCHWARTZ &  
KEILE ALLEN SCHWARTZ & H NATHANIEL  
345 BIRD RD  
CORAL GABLES, FL 33146-1404

RE: 345 BIRD RD, CORAL GABLES, FL  
FOLIO # 341170075070  
Recertification of Building 40 Years or Older

Gentlemen:

As per the Miami-Dade County Property Appraiser's office the above referenced property address is forty (40) years old, or older, having been built in 1947. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a Florida Registered Architect or Professional Engineer must inspect said building and a completed Recertification Report ("Report") must be submitted to this Department within **ninety (90)** calendar days from the date of this letter. Submittal of the Report does not constitute recertification; it must be **approved** by this department.

In addition to the Report you must submit a cover letter stating the structure meets the requirement for the building recertification. Furthermore, the Parking Lot Illumination and Guardrails Compliance forms will also be required; no additional documents or photographs are necessary.

In the event repairs or modifications are found to be necessary, the Building Official is able to grant an extension of one hundred fifty (150) calendar days from the date of this letter to obtain the necessary permits and perform the repairs. Recertification will take place once a *revised* Report is approved and all required permits are closed.

The Architect or Engineer may obtain the required Form, "*Minimum Inspection Procedural Guidelines for Building Recertification*," from the following link: <http://www.miamidade.gov/pa/propertyrecertification.asp>. The Recertification Report fee of \$380.63 and additional document and filing fees shall be submitted to the Development Services Department, 405 Biltmore Way, 3<sup>rd</sup> Floor, Coral Gables, Florida, 33134. In order to avoid delays please submit in person in order to calculate the fees accordingly.

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

The Department's working hours are Monday through Friday, 7:30am to 3:30pm, tel: (305) 460-5235.

Thank you for your prompt attention to this matter.

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

CITY'S composite  
EXHIBIT 4

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

**1. Article Addressed to:**

PHYLLIS SCHWARTZ &  
KEILE ALLEN SCHWARTZ & H NATHANIEL  
345 BIRD RD  
CORAL GABLES, FL 33146-1404



9590 9403 0940 5223 8115 21

**2. Article Number (Transfer from service label)**

7015 3010 0001 1378 8511

**COMPLETE THIS SECTION ON DELIVERY**

**A. Signature**

x *Phyllis Schwartz* ☒ Agent ☒ Addressee

**B. Received by (Printed Name)**

*Phyllis Schwartz*

**C. Date of Delivery**

**D. Is delivery address different from item 1?** ☐ Yes  
If YES, enter delivery address below: ☐ No

**3. Service Type**

- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                               | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery           | <input type="checkbox"/> Registered Mail™                           |
| <input type="checkbox"/> Certified Mail®                               | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery            | <input type="checkbox"/> Return Receipt for Merchandise             |
| <input type="checkbox"/> Collect on Delivery                           | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery       | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail                                  |   |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) |   |

PS Form 3811, July 2015 PSN 7530-02-000-9053 2017 Recert.

Domestic Return Receipt



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

CITY OF CORAL GABLES,  
Petitioner,

Case No. 17-6714

vs.

PHYLLIS SCHWARTZ, KEILE ALLEN SCHWARTZ AND  
NATHANIEL SCHWARTZ  
345 Bird Road  
Coral Gables, Florida 33146-1404

Return receipt number:

91 7108 2133 3932 5910 7549

Respondent.

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

Date: November 20, 2017

Re: **345 Bird Road**, Coral Gables, Florida 33146-1404, and legally described as Lots 43 thru 46, Block 33, of COCONUT GROVE SECTION PART 1 OF CORAL GABLES, according to the Plat thereof, as recorded in Plat Book 14, Page 25, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4117-007-5070 ("Property").

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 8-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. **The Structure is hereby declared unsafe** by the Building Official and is presumed unsafe pursuant to Section 105-I 86(j)(13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

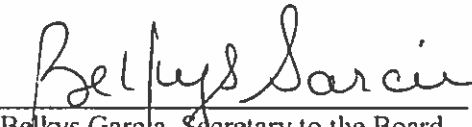
**Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on December 11, 2017, at 2:00 p.m.**

You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, bgarcia@coralgables.com, tel: (305) 460-5229. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m., tel: (305) 460-5235.

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

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

Please govern yourself accordingly.

  
Belkys Garcia, Secretary to the Board

#### ADA NOTICES

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

Presentations made to this Board are subject to the City's False Claims Ordinance, Chapter 39 of the City of Coral Gables Code.

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

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

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

c:

JP Morgan Chase Bank, N.A., 1111 Polaris Parkway, Columbus, Ohio 43240-2031



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Case #: 17-6714

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

I, JOSE PAZ, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 345 Bird Road, ON 11-20-17  
AT 9:14am.

JOSE PAZ  
Employee's Printed Name

[Signature]  
Employee's Signature

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

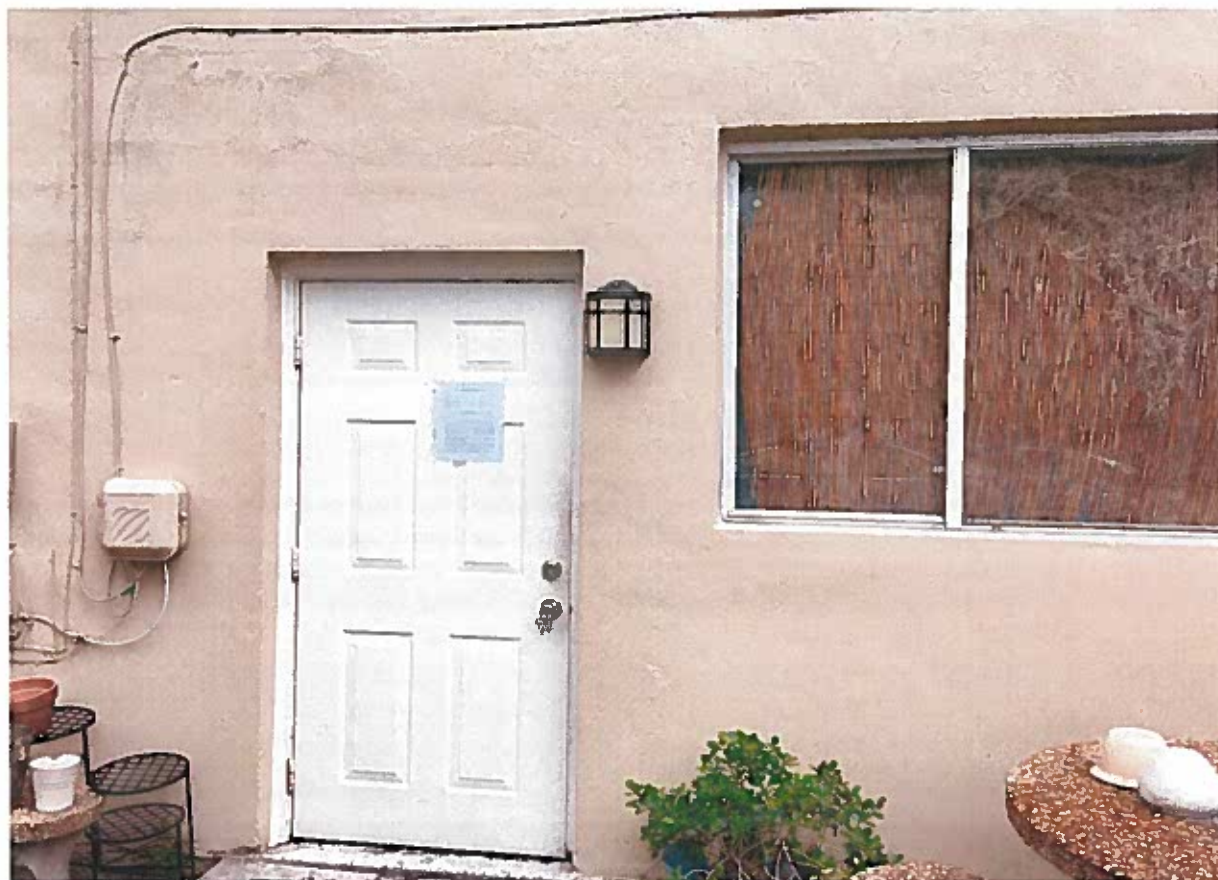
Sworn to (or affirmed) and subscribed before me this 20<sup>th</sup> day of November, in  
the year 2017, by Jose Paz who is personally known to  
me.

My Commission Expires:



Belkys Garcia  
Notary Public

345 BIRD ROAD



Name:

Address:

OFF. REC. 16227M 1984

This Instrument Prepared by:

RICHARD C. POLLOCK, P.A.

ATTORNEY AT LAW

7700 North Kendall Dr.

Suite 515

Miami, FL 33156

Property Appraisers Parcel Identification (Folio) Number(s):

03-4417-007-5040; 03-4417-007-5060; 03-4117-007-5080

Grantee(s) S.S. #s(s):

94R044877-1994 JAN 28 09:39

00CSTPOEE 0.60 SURTX 0.45  
HARVEY RUVIN, CLERK DADE COUNTY, FL

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

**This Quit-Claim Deed**, Executed this 13th day of January, A.D. 1994, by PHYLLIS SCHWARTZ and KEILE ALLEN-SCHWARTZ, joined by her husband NATHANIEL M. SCHWARTZ, first party, to PHYLLIS SCHWARTZ, a single woman; KEILE ALLEN-SCHWARTZ, and NATHANIEL M. SCHWARTZ, her husband, joint tenants with rights of survivorship whose post office address is 345 BIRD ROAD, CORAL GABLES, FLORIDA 33146 second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**Witnesseth**, That the said first party, for and in consideration of the sum of \$love and affection in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said 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 Dade, State of Florida, to-wit:

Lots 41, 42, 43, 44, 45 and 46, Block 33, COCONUT GROVE SECTION PART ONE OF CORAL GABLES, according to the Plat thereof, as recorded in Plat Book 14, Page 25 of the Public Records of Dade County, Florida.

The above property is not the homestead of PHYLLIS SCHWARTZ, she infact resides at: 345 Bird Road, Coral Gables, Florida 33146.

RECORDED IN OFFICIAL RECORDS BOOK  
OF DADE COUNTY, FLORIDA  
RECORD 1111111  
HARVEY RUVIN  
CLERK DADE COUNTY

**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 behoof of the said second party forever.

**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:

Witness Signature (as to first Creator)  
RICHARD C. POLLOCK

Printed Name

Witness Signature (as to first Creator)

JESSALAN SPELLS

Printed Name

(TO ALL PARTIES)

Witness Signature (as to Co-Creator, if any)

Printed Name

Witness Signature (as to Co-Creator, if any)

Printed Name

STATE OF FLORIDA

COUNTY OF DADE

NATHANIEL M. SCHWARTZ & KEILE ALLEN-SCHWARTZ, his wife, joint tenants with rights of survivorship known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, that I relied upon the following form of identification of the above-named person: driver licenses and that an oath (was/was not) taken.



I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared PHYLLIS SCHWARTZ, a single woman and

Witness my hand and official seal in the County and State last aforesaid this 13th day of January, A.D. 1994.  
Richard C. Pollock  
Notary Signature

Phyllis Schwartz  
Phyllis Schwartz

Printed Name

345 BIRD ROAD, CORAL GABLES, FL 33146

Post Office Address

Nathaniel M. Schwartz / Keile Allen-Schwartz  
Nathaniel M. Schwartz

307 BIRD ROAD, CORAL GABLES, FLORIDA 33146

Post Office Address



Return To: JPMorgan Chase Bank, N.A.  
Collateral Trailing Documents  
P.O. Box 8000 - Monroe, LA 71203

Prepared By: Nancy Bullard  
1300 W Lantana Rd  
Lantana, FL 33462

## Mortgage

**Definitions.** Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "**Security Instrument**" means this document, which is dated February 13, 2013, together with all Riders to this document.

(B) "**Borrower**" is Phyllis Schwartz and Koile Allen-Schwartz and Nathaniel M. Schwartz, wife and husband. Borrower is the mortgagor under this Security Instrument.

(C) "**Lender**" is JPMorgan Chase Bank, N.A.. Lender is a National Banking Association organized and existing under the laws of the United States. Lender's address is 1111 Polaris Parkway, Columbus, OH 43240. Lender is the mortgagee under this Security Instrument.

(D) "**Note**" means the promissory note signed by Borrower and dated February 13, 2013. The Note states that Borrower owes Lender three hundred eighty seven thousand three hundred forty and 00/100 Dollars (U.S. \$387,340.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than March 1, 2043.

(E) "**Property**" means the property that is described below under the heading "Transfer of Rights In the Property."

(F) "**Loan**" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

(G) "**Riders**" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

