



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 8/15/2019

Property Information	
Folio:	03-4108-009-0350
Property Address:	127 ANTIQUERA AVE Coral Gables, FL 33134-3050
Owner	CARLOS A SAENZ TRS
Mailing Address	999 BRICKELL BAY DR # 807 MIAMI, FL 33131 USA
PA 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	2
Living Units	10
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	7,031 Sq.Ft
Lot Size	12,000 Sq.Ft
Year Built	1959



Assessment Information			
Year	2019	2018	2017
Land Value	\$1,200,000	\$1,200,000	\$900,000
Building Value	\$70,000	\$50,000	\$200,000
XF Value	\$0	\$0	\$0
Market Value	\$1,270,000	\$1,250,000	\$1,100,000
Assessed Value	\$1,131,906	\$1,029,006	\$935,460

Benefits Information				
Benefit	Type	2019	2018	2017
Non-Homestead Cap	Assessment Reduction	\$138,094	\$220,994	\$164,540

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 17& 18 BLK 3 LOT SIZE SITE VALUE OR 14550-1143 0590 2 (2)

Taxable Value Information			
	2019	2018	2017
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,131,906	\$1,029,006	\$935,460
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,270,000	\$1,250,000	\$1,100,000
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,131,906	\$1,029,006	\$935,460
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,131,906	\$1,029,006	\$935,460

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
01/22/2013	\$100	28459-2093	Corrective, tax or QCD, min consideration
05/01/1990	\$535,000	14550-1143	Deeds that include more than one parcel

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

Version:

**CITY'S**

**EXHIBIT** 1

127 Antiquera Avenue

**Owner (PA's address)**

Carlos A. Saenz, Trustee  
999 Brickell Bay Dr #807  
Miami, FL 33131

# City of Coral Gables

## ONLINE SERVICES

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**Permits and Inspections: Search Results**

[Logon](#) [Help](#) [Contact](#)

### New Permit Search

### Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
RC-19-08-4960	08/08/2019	127 ANTIQUERA AVE	BLDG RECERT / CRB	BUILDING RECERTIFICATION (1959) CONSTRUCTION REGULATION BOARD CASE #19-9035 AND UNSAFE STRUCTURES	approved			980.63
CE-11-06-6203	06/09/2011	127 ANTIQUERA AVE	CODE ENF WARNING PROCESS	WARNING LETTER (TRU) T735AX FL TAG BLUE NISSAN P/U	final	06/09/2011	06/09/2011	0.00
CE-11-06-6202	06/09/2011	127 ANTIQUERA AVE	CODE ENF WARNING PROCESS	WARNING LETTER (TRU)	final	06/09/2011	06/09/2011	0.00
RC-10-07-4382	07/14/2010	127 ANTIQUERA AVE	BLDG RECERT / CRB	BUILDING RECERTIFICATION AND UNSAFE STRUCTURES BOARD FEE	final		07/14/2010	731.00
RC-10-07-3744	07/01/2010	127 ANTIQUERA AVE	BLDG RECERT / CRB	40-YEAR RECERTIFICATION FEE AND UNSAFE STRUCTURES BOARD FEE	final	07/15/2010	07/01/2010	0.00
CE-10-06-5386	06/30/2010	127 ANTIQUERA AVE	CODE ENF BOARD/MITIGATION	CASE #L09-7286	pending	06/30/2010		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**

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The City of Coral Gables

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

February 11, 2019

VIA CERTIFIED MAIL

7018 0680 0001 3977 3965

CARLOS A SAENZ TRS
999 BRICKELL BAY DR #807
MIAMI, FL 33131

RE: 127 ANTIQUERA AVE
FOLIO # 03-4108-009-0350
Notice of Required Inspection For Recertification of 40 Years or Older Building

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is forty (40) years old, or older, having been built in 1959. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a Florida Registered Architect or Professional Engineer must inspect said building and a completed Recertification Report ("Report") must be submitted by you to this Department within ninety (90) calendar days from the date of this letter. A completed Report includes 1) cover letter(s) stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form and 5) Parking Lot Guardrails Requirements Form; no additional documents or photographs are necessary. Note all paperwork submitted must be the original signed and sealed documents (no copies). Submittal of the Report does not constitute recertification; it must be approved by this Department and the Letter of Recertification must be issued.

Once a completed Report is submitted to this Department and repairs or modifications are found to be necessary, the Building Official is able to grant an extension of one hundred fifty (150) calendar days from the date of this letter to obtain the necessary permits and perform the repairs. The structure will be recertified once a revised Report is submitted and approved, and all required permits are closed.

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

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

The completed Report may be submitted Monday through Friday, 7:30 am to 3:20 pm to this Department.

Thank you for your prompt attention to this matter.

Handwritten signature of Manuel Z. Lopez

Manuel Z. Lopez, P.E.
Building Official

CITY'S Composite
EXHIBIT 4

## Track Another Package +

Tracking Number: **70180680000139773965**

Remove X

This is a reminder to arrange for redelivery of your item or your item will be returned to sender.

### **Delivery Attempt**

Reminder to Schedule Redelivery of your item

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#### Tracking History

Feedback  
^

Reminder to Schedule Redelivery of your item

This is a reminder to arrange for redelivery of your item or your item will be returned to sender.

**February 14, 2019, 5:07 pm**

Notice Left (No Authorized Recipient Available)

MIAMI, FL 33131

**February 14, 2019**

In Transit to Next Facility

**February 13, 2019, 11:47 pm**

Departed USPS Regional Facility

MIAMI FL DISTRIBUTION CENTER

**February 12, 2019, 7:41 pm**

Arrived at USPS Regional Facility

MIAMI FL DISTRIBUTION CENTER



## The City of Coral Gables

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

5/16/2019

CARLOS A SAENZ TRS  
999 BRICKELL BAY DR #807  
MIAMI, FL 33131

**RE: 127 ANTIQUERA AVE**  
**FOLIO # 03-4108-009-0350**

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

Dear Property Owner:

In a certified letter dated February 11, 2019, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). The letter informed you it was necessary to submit to this Department a completed Report prepared by a licensed architect or engineer within ninety (90) calendar days certifying the structure meets the requirements for recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification. Please be advised the submittal of the Report is overdue and the **structure has been deemed unsafe** due to non-compliance. This may result in the revocation of the Certificate of Occupancy, as well as, being subject to other penalties as provided in the Code.

A completed Report includes: 1) cover letter(s) stating the structure meets the electrical and structural requirements for recertification from a Florida Registered Architect or Professional Engineer that inspects said building, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form and 5) Parking Lot Guardrails Requirements Form; no additional documents or photographs are necessary. Note all paperwork submitted must be the original signed and sealed documents (no copies). In order to avoid delays submit the completed Report in person in order to calculate all fees accordingly.

Failure to submit the completed Report within thirty (30) calendar days from the date of this Notice will result in forwarding the matter to the City's Construction Regulation Board for further review and determination; additional fees will be incurred at that time. The completed Report may be submitted Monday through Friday, 7:30am to 2:30pm to this Department. Contact Belkys Garcia at [bgarcia@coralgables.com](mailto:bgarcia@coralgables.com) if any questions regarding this matter.

Please govern yourself accordingly.

Sincerely,

A handwritten signature in black ink, appearing to read "Manuel Z. Lopez". The signature is fluid and cursive, written over a white background.

Manuel Z. Lopez, P.E.  
Building Official



## The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY  
CORAL GABLES, FLORIDA 33134

6/19/2019

CARLOS A SAENZ TRS  
999 BRICKELL BAY DR #807  
MIAMI, FL 33131

**RE: 127 ANTIQUERA AVE**  
**FOLIO # 03-4108-009-0350**

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

Dear Property Owner:

In a certified letter dated February 11, 2019, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(1). A Second Notice, dated May 16, 2019, informed you it was necessary to submit to this Department a completed Report prepared by a licensed architect or engineer within thirty (30) calendar days certifying the structure meets the requirements for recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification. As of this date, the completed Report has not been submitted and the **structure is presumed unsafe** due to non-compliance.

A completed Report includes: 1) cover letter(s) stating the structure meets the electrical and structural requirements for recertification from a Florida Registered Architect or Professional Engineer that inspects said building, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form and 5) Parking Lot Guardrails Requirements Form; no additional documents or photographs are necessary. Note all paperwork submitted must be the original signed and sealed documents (no copies).

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, it 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, 7:30 am to 2:30 pm to this Department. Contact Belkys Garcia at [bgarcia@coralgables.com](mailto:bgarcia@coralgables.com) if any questions regarding this matter.

Please govern yourself accordingly.

Sincerely,

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

Manuel Z. Lopez, P.E.  
Building Official



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

CITY OF CORAL GABLES,  
Petitioner,

Case No. 19-9035

vs.

CARLOS A. SAENZ TRS  
999 Brickell Bay Drive #807  
Miami, Florida 33131

Return receipt number:

7018 2290 0001 6693 8219

Respondent.

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

Date: August 28, 2019

Re: **127 Antiquera Avenue**, Coral Gables, Florida 33134-3050 and legally described as Lots 17 & 18, Block 3, 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 03-4108-009-0350 ("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.

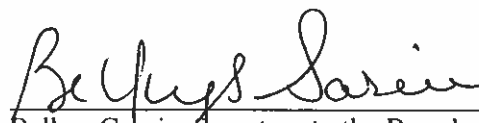
**Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, 2<sup>nd</sup> Floor, Coral Gables, Florida 33134, on September 16, 2019, at 2:00 p.m.**

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 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.

  
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.



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Case #: 19-9035

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

I, JOSE IGUESIAS, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 127 ANTIQUERA, ON 8-28-19  
AT 10:52 AM. A VENUE

JOSE IGUESIAS

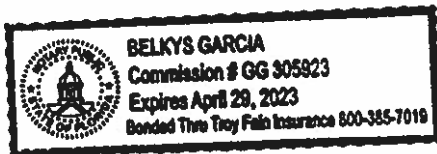
Employee's Printed Name

Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 28<sup>th</sup> day of August, in  
the year 2019, by Jose Iguerias who is personally known to  
me.

My Commission Expires:



Belkys Garcia  
Notary Public

127 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): 03-4108-009-0340  
03-4108-009-0350

### QUITCLAIM DEED

**THIS QUITCLAIM DEED**, Executed this 22<sup>nd</sup> 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 16, 17 & 18, Block 3, Revised Plat of Coral Gables Douglas Section, as recorded in Plat Book 25, 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.

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

*Lina M. Ali*  
Printed Name

*[Handwritten Signature]*  
Witness Signature

*Evan Kaufman*  
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

*Brian C Perlin*  
Printed Notary Name

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

