

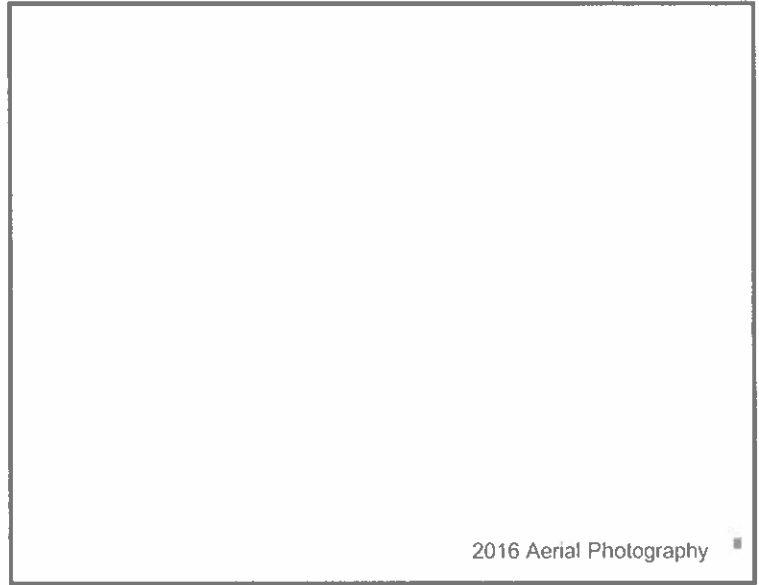


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 8/15/2019

Property Information	
Folio:	03-4117-059-0001
Property Address:	701 VALENCIA AVE
Owner	REFERENCE ONLY
Mailing Address	
PA Primary Zone	5000 HOTELS & MOTELS - GENERAL
Primary Land Use	0000 REFERENCE FOLIO
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	8
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	1949



Assessment Information			
Year	2019	2018	2017
Land Value	\$0	\$0	\$0
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$0	\$0	\$0
Assessed Value	\$0	\$0	\$0

Benefits Information				
Benefit	Type	2019	2018	2017
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
701 VALENCIA CONDO
CORAL GABLES BILTMORE SEC
PB 20-28
LOTS 23 24 & 25 BLK 10
AS DESC IN DECL OR 25219-3835

Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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

701 Valencia Avenue (8-unit condominium. No condominium name appears in Sunbiz. All the units appear to be owned by the same corporation)

<u>Owner (Sunbiz mailing and principal address)</u> Biltmore Development, LLC 1390 S. Dixie Highway, Ste 1105 Coral Gables, FL 33146-2936	<u>Owner (RA address)</u> Biltmore Development, LLC c/o Samuel B. Reiner, II Registered Agent 9100 S. Dadeland Boulevard, Ste 901 Miami, FL 33156-7866
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OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/16/2019

	Folio	Sub-Division	Owner	Address
1	03-4117-059-0010	701 VALENCIA CONDO	BILTMORE DEVELOPMENT LLC	701 VALENCIA AVE UNIT. 1 Coral Gables
2	03-4117-059-0020	701 VALENCIA CONDO	BILTMORE DEVELOPMENT LLC	701 VALENCIA AVE UNIT. 2 Coral Gables
3	03-4117-059-0030	701 VALENCIA CONDO	BILTMORE DEVELOPMENT LLC	701 VALENCIA AVE UNIT. 3 Coral Gables
4	03-4117-059-0040	701 VALENCIA CONDO	BILTMORE DEVELOPMENT LLC	701 VALENCIA AVE UNIT. 4 Coral Gables
5	03-4117-059-0050	701 VALENCIA CONDO	BILTMORE DEVELOPMENT LLC	701 VALENCIA AVE UNIT. 5 Coral Gables
6	03-4117-059-0060	701 VALENCIA CONDO	BILTMORE DEVELOPMENT LLC	701 VALENCIA AVE UNIT. 6 Coral Gables
7	03-4117-059-0070	701 VALENCIA CONDO	BILTMORE DEVELOPMENT LLC	701 VALENCIA AVE UNIT 7 Coral Gables
8	03-4117-059-0080	701 VALENCIA CONDO	BILTMORE DEVELOPMENT LLC	701 VALENCIA AVE UNIT. 8 Coral Gables

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-19-08-4942	08/08/2019	701 VALENCIA AVE	BLDG RECERT / CRB	BUILDING RECERTIFICATION (1949) CONSTRUCTION REGULATION BOARD CASE #19-9031 AND UNSAFE STRUCTURES	approved			980.63
AB-19-06-5827	06/26/2019	701 VALENCIA AVE	BOA PRELIMINARY/MED BONUS/FINAL	COMMERCIAL *PRELIMINARY *NEW 25 UNIT APARTMENT BUILDING (45,336 SQFT)*HW/ /TREES/ CD/ POSTED* TIME CERTAIN 11:00AM ** \$7,500,000	issued	07/08/2019		0.00
DR-19-06-4946	06/10/2019	701 VALENCIA AVE	DEVELOPMENT REVIEW COMMITTEE	DRC LEVEL II. PERMITTED NEW CONSTRUCTION OF A MULTI-FAMILY BUILDING.	issued	06/12/2019		0.00
FD-18-06-4462	06/29/2018	701 VALENCIA AVE	FIRE HYDRANT FLOW TEST	FIRE HYDRANT FLOW TEST; PROJECT 701 VALENCIA; FLOW HYDRANT #18-06 @ CARDENA ST & BILTMORE CT; RESIDUAL HYDRANT 18-10 @ VALENCIA AVE & BILTMORE CT	final	11/05/2018	11/05/2018	0.00
AB-17-10-1437	10/10/2017	701 VALENCIA AVE	BOA PRELIMINARY/MED BONUS/FINAL	COMMERCIAL *PRELIMINARY(3) *NEW 11 STORY APARTMENT BUILDING (64000SQFT) *POSTED/ HW/ CD/ DEMO LETTER* \$6000000	issued	10/13/2017		0.00
ZV-17-05-1139	05/02/2017	701 VALENCIA AVE	ZONING LETTER VERIFICATION	ZONING VERIFICATION LETTER	final	05/03/2017	05/03/2017	0.00
DR-17-03-1556	03/09/2017	701 VALENCIA AVE	DEVELOPMENT REVIEW COMMITTEE	701 VALENCIA AVE. DRC LEVEL 2 APPLICATION FOR PERMITTED USE NEW CONSTRUCTION OF A 10-STORY, 9 UNIT	issued	03/09/2017		0.00

CITY'S

EXHIBIT

2

Case No.	Effective Date	Address	Code	Category	Status	Start Date	End Date	Amount
CE-15-02-0205	02/04/2015	701 VALENCIA AVE	CODE ENF LIEN SEARCH	CONDOMINIUM BUILDING LOCATED AT 701 VALENCIA AVE. LIEN SEARCH	final	02/06/2015	02/06/2015	0.00
CE-15-02-0204	02/04/2015	701 VALENCIA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	02/06/2015	02/06/2015	0.00
CE-15-02-0202	02/04/2015	701 VALENCIA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	02/06/2015	02/06/2015	0.00
CE-15-02-0201	02/04/2015	701 VALENCIA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	02/06/2015	02/06/2015	0.00
CE-15-02-0200	02/04/2015	701 VALENCIA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	02/06/2015	02/06/2015	0.00
CE-15-02-0199	02/04/2015	701 VALENCIA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	02/06/2015	02/06/2015	0.00
CE-15-02-0191	02/04/2015	701 VALENCIA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	02/06/2015	02/06/2015	0.00
CE-15-01-1438	01/30/2015	701 VALENCIA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	02/06/2015	02/06/2015	0.00
ZV-14-04-2455	04/08/2014	701 VALENCIA AVE	ZONING LETTER VERIFICATION	ZONING VERIFICATION LETTER	pending			0.00
CE-12-09-1136	09/19/2012	701 VALENCIA AVE	CODE ENF WARNING PROCESS	WT9550 SEC 4-411 ZONING CODE TRU PARKING OF A COMMERCIAL TYPE VEHICLE IN A RESIDENTIAL AREA (FL. TAG 224 WFJ - FORD VAN- "EAGLE TRANSPORTATION") ISSUED TO FRANK CISCO RICARDE, 12309 NW 11 STREET- MIAMI, FL. 33182	final	09/19/2012	09/20/2012	0.00
CE-12-09-1135	09/19/2012	701 VALENCIA AVE	CODE ENF WARNING PROCESS	WT9549 SEC 4-411 ZONING CODE TRU PARKING OF A COMMERCIAL TYPE VEHICLE IN A RESIDENTIAL AREA (FL. TAG X30 8AC ISSUED TO MILBERT JORGE DE LA CRUZ 701 VALENCIA AVE. #1) FORD VAN "TOP SHUTTLE"	final	09/19/2012	09/20/2012	0.00
CE-12-04-8159	04/12/2012	701 VALENCIA AVE	CODE ENF WARNING PROCESS	WT17479 SEC 4-412 ZONING CODE TRU PARKING OF A COMMERCIAL VEHICLE ON CITY STREET IN RESIDENTIAL AREA.(FL. TAG 224 WFJ) ISSUED TO : MILBERT J DE LA CRUZ 701 VALENCIA AVE. APT # 1	final	04/12/2012	04/12/2012	0.00
PU-10-03-4481	03/25/2010	701	PUBLIC RECORDS	REQ APPLICATION	final	04/06/2010	04/06/2010	0.00

CE-10-03-3795	03/15/2010	701 VALENCIA AVE	SEARCH CODE ENF WARNING PROCESS	COPIES CRN INV009936	pending	03/15/2010		0.00
				WT3479 5-1902 AND 5-1404 ZONING CODES (SNV AND PAK) VEHICLE (SCOOTER) PARKED IN FRONT OF BULDING ON LAWN WITH "FOR SALE" SIGN ATTACHED.				
CE-10-02-3470	02/17/2010	701 VALENCIA AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T38824 SEC 4-412- ZONING CODE - MAINTAINING/ PARKING A COMMERCIAL TYPE VEHICLE ON CITY STREET(AMERICA TRANSPORTATION VAN - FL.TAG 224 WFJ - COLOR:WHITE) BETWEEN 700PM- 700AM PROHIBITED.	final	02/17/2010	07/14/2010	75.00
CE-10-01-3769	01/27/2010	701 VALENCIA AVE	CODE ENF WARNING PROCESS	WT4025 4-411 ZONING CODE (TRU) COMMERCIAL VAN PARKED/STORED ON STREET IN FRONT OF PROPERTY (AMERICA TRANSPORTATION)	final	01/27/2010	03/25/2011	0.00
CE-08-12-0548	12/02/2008	701 VALENCIA AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T17787 SEC 54-29 CC (TRA) TRASH & DEBRIS REMAINS ON PROPERTY (OLD STOVE & BOXES). MUST REMOVE IMMEDIATELY.	final	12/02/2008	06/25/2014	175.00
CE-08-12-0504	12/01/2008	701 VALENCIA AVE	CODE ENF WARNING PROCESS	WT00246 54-29 CITY CODE (TRA) TRASH AND DEBRIS REMAINS ON PROPERTY- STOVE AND BOXES...MUST REMOVE	final	12/01/2008	12/01/2008	0.00
CE-08-10-0542	10/08/2008	701 VALENCIA AVE	CODE ENF WARNING PROCESS	WT00231 5-1404 (PAK) CITY CODE-- PARKING ON AN UNAPPROVED SURFACE	final	10/08/2008	10/08/2008	0.00
CE-08-01-1210	01/30/2008	701 VALENCIA AVE	CODE ENF WARNING PROCESS	WT78543 SEC 54- 149 (TRA) CC OLD STOVE IN REAR OF BUILDING MUST BE REMOVED	final	01/30/2008	01/30/2008	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 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:	701 Valencia Ave. Apartments - 8 units	Inspection Date:	8/16/2019
Address:	701 Valencia Avenue Coral Gables	InspectionType:	AA-Tactical, Apartment / Condo
		Inspected By:	Madelaine Mendez 305-460-5563 mmendez@coralgables.com
Suite:		Occ. Sq. Ft.:	0
		Occupant Number:	018677

No violations noted at this time.

Company Representative:

Signature valid only in mobile-eyes documents

No Company Rep. On Site
8/16/2019

Inspector:

Signature valid only in mobile-eyes documents

Madelaine Mendez
8/16/2019

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

701 VALENCIA CONDOMINIUM
701 VALENCIA AVE
CORAL GABLES, FL 33134-5665

7018 2290 0001 6693 7519

RE: 701 VALENCIA AVE
FOLIO # 03-4117-059-0001
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 1949. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(I), 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.

I thank you for your prompt attention to this matter.

Manuel Z. Lopez, P.E.
Building Official

CITY'S

Composite

EXHIBIT

4



FAQs > (<https://www.usps.com/faqs/uspstracking-faqs.htm>)

Track Another Package +

Tracking Number: 70182290000166937519

Remove X

Your item has been delivered to the original sender at 9:32 am on February 21, 2019 in CORAL GABLES, FL 33114.

 **Delivered**

February 21, 2019 at 9:32 am
Delivered, To Original Sender
CORAL GABLES, FL 33114

Feedback

Tracking History



February 21, 2019, 9:32 am
Delivered, To Original Sender
CORAL GABLES, FL 33114

Your item has been delivered to the original sender at 9:32 am on February 21, 2019 in CORAL GABLES, FL 33114.

February 21, 2019, 9:29 am
Available for Pickup
CORAL GABLES, FL 33114

February 20, 2019, 9:19 pm
Departed USPS Regional Facility
MIAMI FL DISTRIBUTION CENTER

February 18, 2019, 8:07 am
Insufficient Address
MIAMI, FL 33134

February 14, 2019, 2:30 pm
Insufficient Address
MIAMI, FL 33134

February 12, 2019, 7:41 pm
Arrived at USPS Regional Facility
MIAMI FL DISTRIBUTION CENTER

Product Information



See Less ^

Can't find what you're looking for?

Go to our FAQs section to find answers to your tracking questions.

FAQs (<https://www.usps.com/faqs/uspstracking-faqs.htm>)

Feedback



The City of Coral Gables

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

5/16/2019

701 VALENCIA CONDOMINIUM
701 VALENCIA AVE
CORAL GABLES, FL 33134-5665

RE: 701 VALENCIA AVE
FOLIO # 03-4117-059-0001

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 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



The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY

CORAL GABLES, FLORIDA 33134

6/19/2019

701 VALENCIA CONDOMINIUM
701 VALENCIA AVE
CORAL GABLES, FL 33134-5665

RE: 701 VALENCIA AVE

FOLIO # 03-4117-059-0001

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(f). 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 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. 19-9031

vs.

BILTMORE DEVELOPMENT, LLC
1390 S. Dixie Highway, Suite 1105
Coral Gables, Florida 33146-2936

Return receipt number:

7018 2290 0001 6693 8295

Respondent.

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

Date: August 28, 2019

Re: **701 Valencia Avenue**, Coral Gables, Florida 33134, and legally described as Lots 23, 24 & 25, Block 10, of CORAL GABLES BILTMORE SECTION, according to the Plat thereof, as recorded in Plat Book 20, Page 28, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4117-059-0001 ("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.

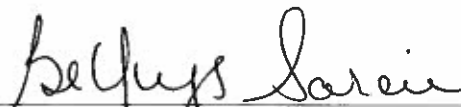
Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134, on September 16, 2019, at 2:00 p.m.

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, Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

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

c:

Biltmore Development, LLC, c/o Samuel B. Reiner, II, 9100 S. Dadeland Boulevard, Suite 901, Miami, Florida 33156-7866



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 19-9031

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

I, EDUARDO MARTIN, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 701 VALENCIA, ON 8-28-19
AT 8:40 AM. AVENUE

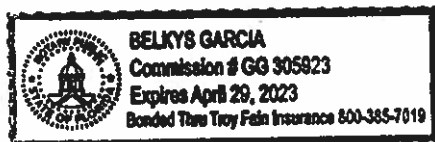
EDUARDO MARTIN
Employee's Printed Name

[Signature]
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 28th day of August, in
the year 2019, by Eduardo Martin who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

701 VALENCIA AVENUE



This instrument prepared by:
Fred E. Glickman, Esq.
Dadeland Towers, Suite 508
9200 S. Dadeland Boulevard
Miami, Florida 33156

Property Appraisers Parcel
I.D. (Folio) Number(s):
03-4117-059-0010, 03-4117-059-0020,
03-4117-059-0030, 03-4117-059-0040,
03-4117-059-0050, 03-4117-059-0060,
03-4117-059-0070, 03-4117-059-0080

WARRANTY DEED

THIS WARRANTY DEED is made this 6th day of February, 2015
by **THE TIEN FAMILY LIMITED PARTNERSHIP**, a Florida limited partnership, hereinafter called
the grantor whose address is 1600 Ponce de Leon PH-1, Coral Gables, Florida 33134, to **BILTMORE
DEVELOPMENT, LLC**, a Florida Limited Liability Company whose post office address is 9100 South
Dadeland Boulevard, Suite 901, Miami, Florida 33156, hereinafter called the grantee(s):

(Wherever used herein the terms "grantor(s)" and "grantee(s)" 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 grantor(s), for and in consideration of the sum of \$10.00 and other valuable
considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises,
releases, conveys and confirms unto the grantee(s), all that certain land situate in Miami-Dade County,
Florida:

Folio Numbers: 03-4117-059-0010, 03-4117-059-0020, 03-4117-059-0030, 03-4117-059-0040,
03-4117-059-0050, 03-4117-059-0060, 03-4117-059-0070, and 03-4117-059-0080.

Units No 1, 2, 3, 4, 5, 6, 7, and 8 of 701 VALENCIA CONDOMINIUM, according to the
Declaration of Condominium thereof, as recorded in Official Records Book 25219, Page 3835, of
the Public Records of MIAMI-DADE County, Florida.

Grantees shall take title subject to (1) zoning restrictions imposed by governmental authority; (2)
restrictions and matters appearing on the plat, or otherwise common to the subdivision; (3) taxes for year of
2015; (4) restrictions, utility easements or other matters which do not render the title unmarketable or
adversely affect the present use of the property;

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 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, 2014.

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

Signed, sealed and delivered in our presence:

[Signature]

Witness: Ricardo del Rio
(Print Name)

[Signature]

Witness: [Signature]
(Print Name)

[Signature]
The Tien Family Limited Partnership, a Florida limited partnership,
By: YIFE TIEN, President and Director of Verdes Way, Inc. general partner of The Tien Family Limited Partnership

STATE OF FLORIDA)
) §§
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 6 day of Feb, 2015, by YIFE TIEN, President and Director of Verdes Way, Inc., a Florida corporation, as General Partner of The Tien Family Limited Partnership, who is personally known to me or who produced a Florida Driver License as identification and who did not take an oath.

[Signature: Maria Cristina Pie]

Notary Public
State of Florida
My Commission Expires:





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CORPORATIONS
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Detail by Entity Name

Florida Limited Liability Company
BILTMORE DEVELOPMENT, LLC

Filing Information

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Principal Address

1390 S. DIXIE HIGHWAY
#1105
CORAL GABLES, FL 33146

Mailing Address

1390 S. DIXIE HIGHWAY
#1105
CORAL GABLES, FL 33146

Registered Agent Name & Address

REINER, SAMUEL B, II
9100 SOUTH DADELAND BOULEVARD
SUITE 901
MIAMI, FL 33156

Authorized Person(s) Detail

Name & Address

Title AMBR

AREVALO, LUIS
1390 S. DIXIE HIGHWAY, #1105
CORAL GABLES, FL 33146

Title AMBR

TORRES, DAVID
1390 S. DIXIE HIGHWAY, #1105
CORAL GABLES, FL 33146

Annual Reports

Report Year	Filed Date
2017	01/23/2017
2018	02/09/2018
2019	02/08/2019

Document Images

02/08/2019 -- ANNUAL REPORT	View image in PDF format
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