



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 12/23/2020

Property Information	
Folio:	03-4108-106-0001
Property Address:	235 ANTILLA 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	12
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	1980



Assessment Information			
Year	2020	2019	2018
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	2020	2019	2018
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
235 ANTILLA CONDO	
CORAL GABLES DOUGLAS SEC PB 25-69	
LOTS 16 17 & 18 BLK 19	
AS DESC IN DEC OFF REC 24181-0164	
LOT SIZE 16500 SQ FT	

Taxable Value Information			
	2020	2019	2018
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
<b>Regional</b>			
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

**List of service addresses for January 2021 unsafe structures cases**

- 1) 235 ANTILLA AVE - This is a 12-unit condominium, so the address for service of the initial notice of unsafe structure is the condominium association. However, if the association does not respond, the City will have to serve each individual unit owner and any related interested parties for each unit.

<b><u>Condominium Association (Sunbiz mailing address)</u></b>	<b><u>Condo Association (Sunbiz RA address)</u></b>
235 Antilla Condominium Association, Inc. c/o Professional Management & Association Services 12905 SW 132 Street, Ste 5 Miami, FL 33186-6293	235 Antilla Condominium Association, Inc. c/o Law Offices of Jonathan Rubin Registered Agent 9360 Sunset Dr, Ste 285 Miami, FL 33173-3283

CITY'S

EXHIBIT

2


[Home](#)   [Citizen Services](#)   [Business Services](#)   [Back to Coral Gables.com](#)
[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-20-06-6694	06/16/2020	235 ANTILLA AVE	BLDG RECERT / CRB	BUILDING RECERTIFICATION (YEAR BUILT 1980) MAILED BACK FOR NON-PAYMENT 8/31/20	approved			429.63
ZN-18-04-3217	04/11/2018	235 ANTILLA AVE	ASPHALT - RESURFACE / SEALANT	***PERMIT DISCARDED/CANCELED - SIGNATURES EXPIRED** REPAIR, SEALCOAT, RESTRIPE ASPHALT PARKING AREA \$2500	canceled		02/21/2020	0.00
UP-18-04-3218	04/11/2018	235 ANTILLA AVE	UPFRONT FEE - THIS IS NOT A PERMIT	UPFRONT FEE FOR ZN180443217 REPAIR, SEALCOAT, RESTRIPE ASPHALT PARKING AREA \$2500	final	04/12/2018	04/12/2018	0.00
BL-17-08-2031	08/18/2017	235 ANTILLA AVE	INT / EXT ALTERATIONS	INSTALLATION OF ALUMINUM RAILINGS \$11,000	final	10/16/2017	12/28/2017	0.00
AB-17-08-1426	08/08/2017	235 ANTILLA AVE	BOA COMPLETE (LESS THAN \$75,000)	COMMERCIAL *ALUMINUM RAILINGS \$11000	final	08/08/2017	12/28/2017	0.00
ZN-17-05-2350	05/24/2017	235 ANTILLA AVE	PAINT / RESURFACE FL / CLEAN	CONDO *PRESSURE CLEAN & PAINT (20,000SQFT) - WALLS: WHITE/ TRIM: SW6249 STORM CLOUD (MED GRAY) \$15,000	final	05/24/2017	12/20/2017	0.00
AB-17-05-1901	05/17/2017	235 ANTILLA AVE	BOA COMPLETE (LESS THAN \$75,000)	CONDO *PRESSURE CLEAN & PAINT (20,000SQFT) - WALLS: WHITE/ TRIM: SW6249 STORM CLOUD (MED GRAY) \$15,000	final	05/17/2017	12/20/2017	0.00
BL-15-06-5707	06/23/2015	235 ANTILLA AVE	ROOF / LIGHT WEIGHT CONC	2 TYPE: RE ROOF \$42,000 INTEGRA PLANTATION CONC NATURAL GREY TILE & FLAT PORTION	final	07/10/2015	12/29/2015	0.00
AB-15-06-5699	06/23/2015	235 ANTILLA AVE	BOA COMPLETE (LESS THAN \$75,000)	*CONDO* RE-ROOF - INTEGRA PLANTATION ROOF TILE COLOR: NATURAL GRAY \$42000	final	06/23/2015	12/29/2015	0.00
EL-14-10-3345	10/21/2014	235 ANTILLA AVE	ELEC POOL / SPA / FOUNTAIN	POOL SAFETY CHECK- EPAIR AS NEEDED TO COMPLY WITH CODE \$1200	stop work	10/21/2014		0.00
EL-14-10-3339	10/21/2014	235 ANTILLA AVE	ELEC COMMERCIAL /		canceled		10/21/2014	0.00

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

3

ZN-13-04-0695	04/11/2013	235 ANTILLA AVE	RESIDENTIAL WORK PAINT / RESURFACE FL / CLEAN	CANCELED***FASCIA REPAIR, STUCCO AND PAINT TO MATCH EXISTING \$3,500	canceled	04/15/2013	0.00
AB-11-07-6874	07/20/2011	235 ANTILLA AVE	BOA COMPLETE (LESS THAN \$75,000)	INSTALL METAL WIRE MESH OVER STUCCO & PAINT SW 6385 (LIGHT BEIGE) TO MATCH EXISTING \$6,400	issued	07/20/2011	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).

Print

Export To PDF



## City of Coral Gables Fire Department

### Fire Prevention Division

2815 Salzedo Street, Coral Gables, FL 33134  
Fax (305) 460-5598

CITY'S

EXHIBIT

4

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>	235 Antilla Ave. Condominium - 12 units	<b>Inspection Date:</b>	12/6/2019
<b>Address:</b>	235 Antilla Avenue	<b>InspectionType:</b>	AA-Tactical, Apartment/Condo
<b>City:</b>	Coral Gables	<b>Inspected By:</b>	Leonard Veight 305-460-5577 lveight@coralgables.com
<b>Suite:</b>		<b>Occ. Sq. Ft.:</b>	0
		<b>Occupant Number:</b>	014177

Insp. Result	Location	Code Set	Code
Fail	Floor 1	FL NFPA 101 2015 Chapter 4 General	4.6.12.1 - Excerpt: Whenever or wherever any device, equipment, system, condition, arrangement...
<b>Inspector Comments:</b> Fire alarm system must have a current Tag and free of troubles.			
Unable to gain access to fire alarm panel room to verify annual certification.			
Fail	Floor 1	FL NFPA 01 2015 Knox Box and Supra Box	16.3.4.4 - Knox Box (Rapid Access System) and keys to gain access
<b>Inspector Comments:</b> Provide city approved "Knox" box (www.knoxbox.com) at main entrance with the appropriate keys to all common areas including, main entrance to building, fire alarm panel room, access control cards (main entrance doors) electrical rooms, fire pump room, etc....			
Fail	Floor 1	FL NFPA 01 2015 Chapter 18 Fire Department Access and Water Supply	18.2.2.1 - Access Box(es).
<b>Inspector Comments:</b> Provide AHJ approved box with the proper keys or entry information for emergency responders access.			
Fail	Floor 1	NFPA 72 2013 Chapter 14 Inspection, Testing, and Maintenance	14.2.2.1.1 - Excerpt: Inspection, testing, and maintenance programs shall satisfy the requirements...

A re-inspection will occur on or after 1/7/2020.

Thank you for your assistance. If you have any additional questions, would like to submit pictures, documents, or need to schedule a re-inspection, please send an email to the email address located on top right corner of

this report.

Failure to correct violations within 15 days of re-inspection date 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.

**Company  
Representative:**

Signature - COPIED SIGNATURE  
COPIED SIGNATURE - COPIED SI  
Signature - COPIED SIGNATI  
Signature - COPIED SIGNATURE - COPIE  
Signature Valid only in mobile eyes documents  
No Signature  
12/6/2019

**Inspector:**

Signature - COPIED SIGNATURE  
COPIED SIGNATURE - COPIED SI  
Signature - COPIED SIGNATI  
Signature - COPIED SIGNATURE - COPIE  
Signature Valid only in mobile eyes documents  
Leonard Veight  
12/6/2019

Ref: 83422





## The City of Coral Gables

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

2/10/2020

**VIA CERTIFIED MAIL**

235 ANTILLA CONDOMINIUM ASSOCIATION INC  
12905 SW 132 ST, SUITE 5  
MIAMI, FL 33186

7018 2290 0001 6693 9117

**RE: 235 ANTILLA AVE**  
**FOLIO # 341081060001**

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 YEAR. 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](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, 3<sup>rd</sup> 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, 7:30am to 3:20pm to this Department. Contact Virginia Goizueta at [vgoizueta@coralgables.com](mailto:vgoizueta@coralgables.com) if any questions regarding building recertification.

Thank you for your prompt attention to this matter.

Manuel Z. Lopez, P.E.  
Building Official

**CITY'S**

**EXHIBIT** 5

ALERT: USPS IS EXPERIENCING UNPRECEDENTED VOLUME INCREASES AND LIMI...

**USPS Tracking®****FAQs >****Track Another Package +****Tracking Number:** 70182290000166939117

Remove X

Your item was delivered to the front desk, reception area, or mail room at 11:23 am on February 19, 2020 in MIAMI, FL 33186.

Feedback

 **Delivered**

February 19, 2020 at 11:23 am  
Delivered, Front Desk/Reception/Mail Room  
MIAMI, FL 33186

**Get Updates** ∨

---

**Text & Email Updates**

---

**Tracking History**

---

**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**

Feedback



## The City of Coral Gables

7019 1120 0000 2229 3166

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

5/11/2020

235 ANTILLA CONDOMINIUM ASSOCIATION INC  
12905 SW 132 ST, SUITE 5  
MIAMI FL 33186

**RE: 235 ANTILLA AVE**  
**FOLIO # 341081060001**

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

Dear Property Owner:

In a certified letter dated 2/10/2020, 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).

**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.** The completed Report may be submitted Monday through Friday, 7:30am to 3:20pm to this Department. Contact Belkys Garcia at [bgarcia@coralgables.com](mailto:bgarcia@coralgables.com) if any questions regarding building recertification.

Please govern yourself accordingly.

Sincerely,

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

Manuel Z. Lopez, P.E.  
Building Official

ALERT: USPS IS EXPERIENCING UNPRECEDENTED VOLUME INCREASES AND LIMI...

# USPS Tracking®

[FAQs >](#)

**Track Another Package +**

**Tracking Number:** 70191120000022293166

Remove X

Your item was delivered to the front desk, reception area, or mail room at 12:30 pm on May 18, 2020 in MIAMI, FL 33186.

Feedback

 **Delivered**

May 18, 2020 at 12:30 pm  
Delivered, Front Desk/Reception/Mail Room  
MIAMI, FL 33186

**Get Updates** ▼

---

**Text & Email Updates**



---

**Tracking History**



---

**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**

**Feedback**



## The City of Coral Gables

7019 1120 0000 2229 3715

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

6/12/2020

235 ANTILLA CONDOMINIUM ASSOCIATION INC  
12905 SW 132 ST, SUITE 5  
MIAMIFL33186

**RE: 235 ANTILLA AVE**

**FOLIO # 341081060001**

**Notice of Required Inspection for Recertification of 40 Years or Older Building – Covid-19 Extension**

Dear Property Owner:

This department has sent two certified letters dated 2/10/2020 and 5/11/2020, notifying you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, and Section 8-11 (f). These letters informed you it was necessary to submit to this Department a completed Report prepared by a licensed architect or engineer certifying the structure meets the requirements for recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

**Due to the Covid-19 Pandemic, the DEADLINE for submittal of the Building Recertification Report for the above referenced property will be extended until Monday, November 2, 2020.**

The completed Report may be submitted Monday through Friday, 7:30am to 3:20pm 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 black ink, appearing to read "Manuel Z. Lopez".

Manuel Z. Lopez, P.E.  
Building Official

ALERT: USPS IS EXPERIENCING UNPRECEDENTED VOLUME INCREASES AND LIMI...

# USPS Tracking®

[FAQs >](#)

**Track Another Package +**

**Tracking Number:** 70191120000022293715

Remove X

## Status Not Available

The tracking number may be incorrect or the status update is not yet available. Please verify your tracking number and try again later.

Feedback

## Can't find what you're looking for?

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

**FAQs**



## The City of Coral Gables

7019 1120 0000 2229 4330

Development Services Department

CITY HALL 405 BILTMORE WAY

CORAL GABLES, FLORIDA 33134

11/6/2020

235 ANTILLA CONDOMINIUM ASSOCIATION INC  
12905 SW 132 ST, SUITE 5  
MIAMI, FL 33186

**RE: 235 ANTILLA AVE**

**FOLIO # 341081060001**

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

Dear Property Owner:

In a certified letter dated 2/10/2020, 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 5/11/2020, 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. A Covid-19 recertification letter dated 6/12/2020, extended the deadline to provide the Recertification Report until Monday, November 2, 2020.

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 black ink, appearing to read "Manuel Z. Lopez".

Manuel Z. Lopez, P.E.  
Building Official



ALERT: USPS IS EXPERIENCING UNPRECEDENTED VOLUME INCREASES AND LIMI...

# USPS Tracking®

[FAQs >](#)

**Track Another Package +**

**Tracking Number:** 70191120000022294330

Remove X

Your package is moving within the USPS network and is on track to be delivered to its final destination. It is currently in transit to the next facility.

## In-Transit

November 16, 2020  
In Transit to Next Facility

Feedback

---

**Text & Email Updates**



---

**Tracking History**



---

**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**

**Feedback**

## Goizueta, Virginia

---

**From:** Goizueta, Virginia  
**Sent:** Thursday, November 19, 2020 3:51 PM  
**To:** Yan Solis  
**Subject:** RE: Building Recertification RC-20-06-6694 235 ANTILLA AVE

The report and the check was mailed back on 8/31/20.

*Virginia Goizueta*  
Building Service Coordinator  
City of Coral Gables  
Development Services Department  
405 Biltmore Way, 3rd Floor  
Coral Gables, Florida 33134  
Office: 305-460-5250

---

**From:** Yan Solis <yan.solis@ycmengineering.com>  
**Sent:** Thursday, November 19, 2020 3:21 PM  
**To:** Goizueta, Virginia <vgoizueta@coralgables.com>  
**Subject:** Re: Building Recertification RC-20-06-6694 235 ANTILLA AVE

**CAUTION:** External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Virginia I did sent a check with the report. Maybe I was missing a couple of cents. Can you check?

On Thu, Nov 19, 2020, 3:18 PM Goizueta, Virginia <[vgoizueta@coralgables.com](mailto:vgoizueta@coralgables.com)> wrote:

Good afternoon,

The report was mailed back because payment was not received.

Please mail back the report and the payment so we can process the 2020 recertification.

Thank you

*Virginia Goizueta*

*Building Service Coordinator*

*City of Coral Gables*

Development Services Department

405 Biltmore Way, 3rd Floor

Coral Gables, Florida 33134

Office: 305-460-5250

---

**From:** Goizueta, Virginia

**Sent:** Wednesday, October 21, 2020 3:10 PM

**To:** [van.solis@ycmengineering.com](mailto:van.solis@ycmengineering.com)

**Subject:** RE: Building Recertification RC-20-06-6694 235 ANTILLA AVE

Good afternoon,

The report was mailed back because payment was not received.

Please mail back the report and the payment so we can process the 2020 recertification.

Thank you

Virginia Goizueta

*Building Services Coordinator*

*City of Coral Gables*

*Development Services Department*

405 Biltmore Way, 3<sup>rd</sup> floor

Coral Gables, Fl. 33134

(305) 460-5250

**From:** Goizueta, Virginia  
**Sent:** Monday, August 17, 2020 8:01 AM  
**To:** [yan.solis@ycmengineering.com](mailto:yan.solis@ycmengineering.com)  
**Subject:** FW: Building Recertification RC-20-06-6694 235 ANTILLA AVE

Good morning,

Attached please find the invoice and instructions on how to pay via the web; we are unable to receive phone payments.

Please let me know when payment has taken place.

Thank you

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

Office: 305-460-5250

---

**From:** Goizueta, Virginia <[vgoizueta@coralgables.com](mailto:vgoizueta@coralgables.com)>  
**Sent:** Tuesday, June 16, 2020 1:11 PM  
**To:** [yan.solis@ycmengineering.com](mailto:yan.solis@ycmengineering.com)  
**Subject:** FW: Building Recertification RC-20-06-6694 235 ANTILLA AVE

Good afternoon,

We have received the recertification report and the check for the property referenced above however; the amount of the review is \$429.63.

You can bring a check for the difference or pay the entire amount via the internet and we will void the check provided.

To pay on the web please see the attached instructions on how to register and pay via the web with a credit card.

Please let me know.

Thank you

Virginia Goizueta

*Building Services Coordinator*

*City of Coral Gables*

Development Services Department

405 Biltmore Way, 3<sup>rd</sup> floor

Coral Gables, Fl. 33134

(305) 460-5250

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

CITY OF CORAL GABLES,  
Petitioner,

Case No. 20-1935

vs.

235 Antilla Condominium Association, Inc.  
C/O Professional Management & Association Services  
12905 SW 132 Street, Ste 5  
Miami, Fl. 33186-6293

Return receipt number:

7019 1120 0000 2229 4583

Respondent.

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

Date: December 28, 2020

Re: 235 ANTILLA AVE, CORAL GABLES, FL. 33134 and legally described as LOTS 16 17 & 18 BLK 19, 235 ANTILLA CONDO, CORAL GABLES DOUGLAS SEC PB 25-69 and 03-4108-106-0001 ("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 a hybrid hearing before the City's Construction Regulation Board ("Board") on January 11, 2021, at 2:00 p.m.

The Construction Regulation Board Meeting will be holding a regular board meeting on Monday, January 11, 2021, commencing at 2:00 p.m. Only the Board Members and required City Staff will be physically present in the Commission Chambers at Coral Gables City Hall. Members of the public may join the meeting via Zoom at <https://zoom.us/j/92859826458>. In addition, a dedicated phone line will be available so that any individual who does not wish (or is unable) to use Zoom may listen to and participate in the meeting by dialing: **305-461-6769** Meeting ID: **928 5982 6458**. Any person wishing to provide testimony must be sworn in and appear by video conference. An individual who wishes to testify but does not have video conference capabilities, may provide testimony by using a dedicated station for video conferencing located in the City Hall courtyard. PLEASE NOTE THAT ALL PERSONS

CITY'S

EXHIBIT



**MUST WEAR A FACIAL COVERING/MASK EXCEPT WHEN PROVIDING TESTIMONY AND ALL PERSONS MUST MAINTAIN 6 FEET BETWEEN EACH OTHER. To speak on an Agenda Item, please "Raise your Hand" or send a message to one of the meeting hosts using the Zoom Platform. If you joined the meeting via telephone you can "Raise your Hand" by pressing \*9.**

**Please be advised that the following Rules of Procedure will apply:**

**HEARING:**

The video conference platform Zoom will be used for virtual and hybrid CRB hearings. The electronic device (computer, smartphone) must have the microphone, audio, and camera enabled. If you do not have access to an electronic device with audio and a camera enabled, a computer with Zoom capabilities will be available in the courtyard at City Hall.

In advance of the hearing date, please review the following rules of procedure carefully as they contain important instructions and deadlines for submission of exhibits. In addition, please also review Resolution Nos. 2020-74 and 2020-90 which contain general rules of procedure that also apply to hearings before the Construction Regulation Board (available at <https://bit.ly/33byeZy> and <https://bit.ly/3373Hw5>, and also available upon request made to [vgoizueta@coralgables.com](mailto:vgoizueta@coralgables.com)). Anyone attending a hearing must do so by following these instructions:

1. Go to <https://zoom.us/>.
2. Click on "Join a Meeting" at the top of the page, right of center.
3. Enter the Meeting ID: 928 5982 6458
4. Click "Join"

**RULES OF PROCEDURE:**

1. A quorum of the members of the CRB must be present in the room. The remaining members of the CRB may appear via Zoom and may vote and participate as they would if they were present in person.
2. The City Attorney and Building Division Staff may appear in person or via Zoom.
3. Witnesses, property owners/representatives, members of the public and other participations shall appear virtually.
4. Upon commencement of the hearing, the Chair of the CRB shall provide an explanation of the hearing procedures.
5. The Chair shall proceed to call the cases listed by the agenda.
6. Once each case is called, those who will be testifying during the hearing shall be sworn in. All persons testifying must appear by video conference as required by the rules of procedure adopted by Resolution No. 2020-90.
7. Each case before the CRB shall be prosecuted by the Building Official or his or her designee.
8. The hearing need not be conducted in accordance with the formal rules relating to evidence and witnesses, but fundamental due process shall be observed and shall govern the proceedings. Any relevant evidence shall be admitted if the Chair finds it competent and reliable, regardless of the existence of any common law or statutory rule to the contrary. Hearsay evidence may be accepted for the purpose of supplementing or explaining any direct evidence, but such hearsay evidence shall not in and of itself be considered sufficient

to support a finding or decision unless the evidence would be admissible over objections in a civil action.

9. IF YOU WISH TO INTRODUCE EXHIBITS AS EVIDENCE, YOU MUST PROVIDE THE CITY WITH A COPY OF THOSE EXHIBITS AT LEAST 5 DAYS PRIOR TO THE HEARING. PLEASE EMAIL YOUR EXHIBITS TO [vgoizueta@coralgables.com](mailto:vgoizueta@coralgables.com) AND INCLUDE THE PROPERTY ADDRESS AND CASE NUMBER IN YOUR EMAIL.
  - a. A list of all proposed exhibits and a copy of the proposed exhibits shall be provided in a format that is easily viewable on the Zoom platform. All exhibits shall be clearly labeled to allow for efficient retrieval and display on the Zoom platform during the hearing.
10. Each party shall have the right to call and examine witnesses; to introduce exhibits; to cross examine opposing witnesses on any matter relevant to the issues, even though that matter was not covered in the direct examination; to impeach any witnesses regardless of which party first called that witness to testify; and to offer rebuttal of the evidence.

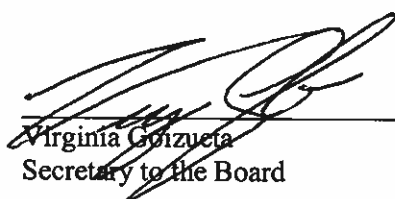
Should you wish to review the Construction Regulation Board case exhibits prior to the hearing, you may access them at <https://coralgables.legistar.com/Calendar.aspx> or email your request to [vgoizueta@coralgables.com](mailto:vgoizueta@coralgables.com) and include the property address and case number.

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, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, [bgarcia@coralgables.com](mailto:bgarcia@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

## ADA NOTICES

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

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

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.;235 Antilla Condominium Association, Inc. C/O Law Offices of Jonathan Rubin, Registered Agent, 9360 Sunset Dr. Ste 285, Miami, FL 33173-3283



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Case #: 20-1935

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 235 Antilla Ave., ON December 29, 2020 AT 8:45 am.

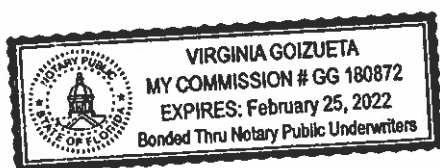
EDUARDO MARTIN  
Employee's Printed Name

[Signature]  
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 29 day of December, in  
the year 2020, by Eduardo Martin who is personally known to  
me.

My Commission Expires:



[Signature]  
Notary Public

CITY'S

EXHIBIT 7

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

CITY OF CORAL GABLES,  
Petitioner,

Case No. 20-1935

vs.

235 Antilla Condominium Association, Inc.  
C/O Professional Management & Association Services  
12905 SW 132 Street, Ste 5  
Miami, Fl. 33186-6293

Return receipt number:

7019 1120 0000 2229 4583

Respondent.

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

Date: December 28, 2020

Re: 235 ANTILLA AVE, CORAL GABLES, FL. 33134 and legally described as LOTS 16 17 & 18 BLK 19, 235 ANTILLA CONDO, CORAL GABLES DOUGLAS SEC PB 25-69 and 03-4108-106-0001 ("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 a hybrid hearing before the City's Construction Regulation Board ("Board") on January 11, 2021, at 2:00 p.m.

The Construction Regulation Board Meeting will be holding a regular board meeting on Monday, January 11, 2021, commencing at 2:00 p.m. Only the Board Members and required City Staff will be physically present in the Commission Chambers at Coral Gables City Hall. Members of the public may join the meeting via Zoom at <https://coralgables.zoom.us/j/67695769>. In addition, a dedicated phone line will be available so that any individual who does not wish (or is unable) to use Zoom may listen to and participate in the meeting by dialing: **6769 Meeting ID: 928 5982 6458**. Any person wishing to provide testimony must be sworn in and appear by video conference. An individual who wishes to testify but does not have video conference capabilities, may provide testimony by using a dedicated station for video conferencing located in the City Hall courtyard. PLEASE NOTE THAT ALL PERSONS

**EXHIBIT** 







