



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

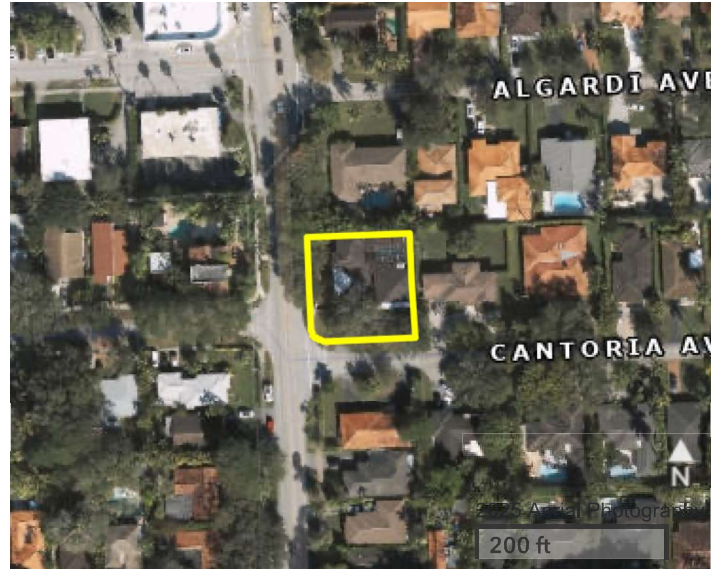
Generated On: 05/27/2026

PROPERTY INFORMATION	
Folio	03-4119-001-0160
Property Address	1545 CANTORIA AVE CORAL GABLES, FL 33146-0000
Owner	JVC HOLDINGS INC , C/O BORIS ROSEN CPA
Mailing Address	1410 -20 ST STE 202 MIAMI BEACH, FL 33139
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths /Half	3 / 4 / 0
Floors	2
Living Units	1
Actual Area	4,035 Sq.Ft
Living Area	3,123 Sq.Ft
Adjusted Area	3,362 Sq.Ft
Lot Size	11,550 Sq.Ft
Year Built	Multiple (See Building Info.)

ASSESSMENT INFORMATION				
Year	2025	2024	2023	
Land Value	\$1,501,500	\$1,007,914	\$839,928	
Building Value	\$434,878	\$436,836	\$438,793	
Extra Feature Value	\$33,254	\$33,296	\$33,337	
Market Value	\$1,969,632	\$1,478,046	\$1,312,058	
Assessed Value	\$1,198,375	\$1,089,432	\$990,393	

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Non-Homestead Cap	Assessment Reduction	\$771,257	\$388,614	\$321,665
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION	
CORAL GABLES COUNTRY CLUB SEC	
PART 5 PB 23-55	
LOTS 23 & 24 BLK 71	
LOT SIZE 110.000 X 105	
OR 20095-1664 12/2001 1	



TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,198,375	\$1,089,432	\$990,393
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,969,632	\$1,478,046	\$1,312,058
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,198,375	\$1,089,432	\$990,393
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,198,375	\$1,089,432	\$990,393

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
11/01/2005	\$0	23996-3335	Sales which are disqualified as a result of examination of the deed
12/01/2001	\$599,000	20095-1664	Sales which are qualified

The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser of Miami-Dade County is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser of Miami-Dade County and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <https://www.miamidadepa.gov/pa/disclaimer.page>

City's Exhibit #1

List of service addresses for 1545 Cantoria Ave from 5-27-26

**OWNER (ALL EXCEPT FOR DEED
ADDRESS, WHICH IS FROM 2005)**

JVC HOLDINGS INC

C/O BORIS ROSEN

REGISTERED AGENT

1410 - 20TH ST, STE 202

MIAMI BEACH, FL 33139-1444

City's Exhibit #2

PERMIT HISTORY

UNST-26-05-0041	Unsafe Structure & Emergency Action	Unsafe Structure & Emergency Action	Submitted	05/26/2026				1545 CANTORIA AVE
PEXT-24-10-1352	Permit Extension/ Renewal	Building	Cancelled	10/30/2024		11/04/2024	CANCELLED EXTENSION/RENEWAL NOT NEEDED DUE TO CHANGE OF CONTRACTOR FILLED.----RE-ROOF TILE -CROWN/ WINDSOR/ CONCRETE SLATE/ COLOR: SMOKED FIRECLAY	1545 CANTORIA AVE
CHON-24-10-0618	Change of Contractor	Building	Finalized	10/30/2024		11/22/2024	RE-ROOF TILE -CROWN/ WINDSOR/ CONCRETE SLATE/ COLOR: SMOKED FIRECLAY	1545 CANTORIA AVE
BLDR-22-11-2507	FBC Residential	Roofing	Expired	11/04/2022	12/03/2025		RE-ROOF TILE -CROWN/ WINDSOR/ CONCRETE SLATE/ COLOR: SMOKED FIRECLAY	1545 CANTORIA AVE
BLDR-21-09-0118	FBC Residential	Roofing	Finalized	09/08/2021	04/18/2022	05/09/2023	ROOF REPAIR; REPAIRING LEAKS	1545 CANTORIA AVE



City of Coral Gables
Code Enforcement Division
427 Biltmore Way, Suite 100



SCAN ME
Need to search or appeal
your citation?

Code Enforcement Violation Warning

January 16, 2026

Case #:NOVI-26-01-12341

**JVC HOLDINGS INC C/O BORIS ROSEN CPA
1410 20 ST SUITE 202
MIAMI BEACH, FL 33139**

Folio #: 0341190010160

Dear Property Owner and/or Occupant:

As part of an ongoing effort to enhance the health, safety, and welfare of the citizens of Coral Gables, a recent inspection was made to the premises at:

1545 CANTORIA AVE, Coral Gables, FL 33146-1021

At that time, a Code Enforcement Officer found the following violation(s) evident on the property:

Expired Building Permit - Sec. 105-26. - Adoption of building, plumbing, electrical and related technical codes.

The state building code together with all local amendments thereto is hereby adopted by reference. Penalties for violation of the state building code shall be as established in section 1-7. Florida Building Code 105.4.1.1- If work has commenced and the permit is revoked, becomes null and void, or expires because of lack of progress or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work (Code 1958, § 8-1; Code 1991, § 6-26; Code 2006, § 105-23; Ord. No. 1052, § 1, 12-17-1957)

Code Enforcement Officer Comments: Expired permit BLDR-22-11-2507 RE-ROOF TILE -CROWN/ WINDSOR/ CONCRETE SLATE/ COLOR: SMOKED FIRECLAY

The following steps should be taken to correct the violation:

Please renew/ re-activate the permit(s) in order to call for final pending inspection(s). Inspections must be approved, in order for the permit(s) and violation to close. If you require further assistance, please contact please contact: Development Services at 305-460-5245/ developmentservices@coralgables.com

Coral Gables has earned the title of "The City Beautiful" with the help of the residents. Your immediate cooperation in correcting the violation(s) listed above would be gratefully appreciated.

The Code Enforcement Division will re-inspect the property on 2/16/2026 to determine if corrective measures have been completed. If corrective measures have not been completed by 2/16/2026, a Notice of Violation and/or citation will be issued.

The Division is available for consultation on this matter from 7:30 AM to 4:00 PM. Please do not hesitate to call Kenneth Vilato at 305-460-5388 for additional assistance or the Code Enforcement Hot-line at 305-441-5777. or see us in person at 427 Biltmore Way, 2nd Floor, Coral Gables FL, 33134.

Vilato, Kenneth
305-460-5388

kv **City's Exhibit #4**



City of Coral Gables

Code Enforcement Division
427 Biltmore Way, Suite 100



Need to search or
appeal your citation?

Notice of Violation

February 18, 2026

Case #:NOVI-26-01-12341

**JVC HOLDINGS INC C/O BORIS ROSEN CPA
1410 20 ST SUITE 202
MIAMI BEACH, FL 33139**

Folio #: 0341190010160

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at:

1545 CANTORIA AVE, Coral Gables, FL 33146-1021

The violation(s) found was:

Expired Building Permit - Sec. 105-26. - Adoption of building, plumbing, electrical and related technical codes.

The state building code together with all local amendments thereto is hereby adopted by reference. Penalties for violation of the state building code shall be as established in section 1-7. Florida Building Code 105.4.1.1- If work has commenced and the permit is revoked, becomes null and void, or expires because of lack of progress or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work (Code 1958, § 8-1; Code 1991, § 6-26; Code 2006, § 105-23; Ord. No. 1052, § 1, 12-17-1957)

Code Enforcement Officer Comments: Expired permit BLDR-22-11-2507 RE-ROOF TILE -CROWN/ WINDSOR/ CONCRETE SLATE/ COLOR: SMOKED FIRECLAY

The following steps should be taken to correct the violation:

Please renew/ re-activate the permit(s) in order to call for final pending inspection(s). Inspections must be approved, in order for the permit(s) and violation to close. If you require further assistance, please contact please contact: Development Services at 305-460-5245/ developmentservices@coralgables.com

The regulations enforced by the City have been adopted in order to protect the public and assure continuing high property values. Your immediate attention to correcting the violation(s) listed above is required.

The Code Enforcement Division will re-inspect the property on 3/18/2026 to determine if corrective measures have been completed. If the violation(s) has not been completed at the time of inspection, your case will be presented to the Code Enforcement Board for review and possible action. At that time, you will have the opportunity to explain to the citizens serving on the Board the reasons why the violation(s) has not been corrected. The Board has the authority to assess a fine against you for as long as the violation continues.

305-441-5777 or see us in person at 427 Biltmore Way, 2nd Floor, Coral Gables FL, 33134.

Vilato, Kenneth
305-460-5388

kvilato@coralgables.com



CITY OF CORAL GABLES

Code Enforcement Division
427 Biltmore Way, Suite 100

9589 0710 5270 0764 9677 83

Summons to Appear



SCAN ME

Need to search or
appeal your citation?

Before the Code Enforcement Board
in and for the City of Coral Gables
Miami-Dade County, Florida

March 25, 2026

Case #: NOVI-26-01-12341

Folio: 0341190010160

The City of Coral Gables
vs

JVC HOLDINGS INC
C/O BORIS ROSEN CPA
1410 20 ST SUITE 202
MIAMI BEACH, FL 33139

Our records indicate that you, as the Owner and/or Occupant of the premises at:

1545 CANTORIA AVE

still are in violation of the following sections of the City Code of the City of Coral Gables:

Sec. 105-26. - Adoption of building, plumbing, electrical and related technical codes.
The state building code together with all local amendments thereto is hereby adopted by reference. Penalties for violation of the state building code shall be as established in section 1-7.

Florida Building Code 105.4.1.1- If work has commenced and the permit is revoked, becomes null and void, or expires because of lack of progress or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work (Code 1958, § 8-1; Code 1991, § 6-26; Code 2006, § 105-23; Ord. No. 1052, § 1, 12-17-1957)

The following steps need to be taken to correct the violation:

Remedy: Please renew/ re-activate the permit(s) in order to call for final pending inspection(s). Inspections must be approved, in order for the permit(s) and violation to close. If you require further assistance, please contact please contact: Development Services at 305-460-5245/ developmentservices@coralgables.com

As a result of the above violation(s), a complaint has been filed against you and you are hereby commanded to appear before the Code Enforcement Board for a hearing on 4/15/2026 at 08:30 AM, located at:

**Community Meeting Room
Public Safety Building
2151 Salzedo Street
Gables, FL 33134**

This is your notice to appear at said time and place. Failure to do so will result in the matter being heard in absentia. An administrative fee of \$108.75 will be assessed at the time of your hearing.

Please be advised that if someone 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.

If this notice pertains to failure to maintain a historic structure, please be advised that:

- You may be subject to substantial fines that may not be mitigated
- You may also be required to repair or restore the historic structure.
- If the historic structure is allowed to deteriorate to the point where it must be demolished:
 - The City Code requires that you replace the structure with a similar historically appropriate structure; and
 - The property will no longer qualify for an historic preservation tax exemption

Rose Martinez

Code Enforcement Officer

305-460-5291

rmartinez@coralgables.com

A handwritten signature in blue ink, reading "Samuel F. Rios", is written over a horizontal line.

Code Enforcement Board Clerk



CITY OF CORAL GABLES

Code Enforcement Board Enforcement Order

9589 0710 5270 0764 9682 61



SCAN ME

Need to search or
appeal your citation?

The City Of Coral Gables

April 16, 2026

-VS-

BORIS ROSEN

Case #: NOVI-26-01-12341

1410 -20 ST SUITE 202

MIAMI BEACH, FL 33139

Property Address:

1545 CANTORIA AVE

Folio: 0341190010160

This cause having come before the Code Enforcement Board for Hearing on 4/15/2026 8:30:00 AM, and based on the evidence, the Board enters the following FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER:

FINDINGS OF FACT

The Respondent is the property owner and is subject to Coral Gables Code. The Respondent is in violation of:

Violations:

- **Expired Building Permit - Sec. 105-26. - Adoption of building, plumbing, electrical and related technical codes.**
The state building code together with all local amendments thereto is hereby adopted by reference. Penalties for violation of the state building code shall be as established in section 1-7.
Florida Building Code 105.4.1.1- If work has commenced and the permit is revoked, becomes null and void, or expires because of lack of progress or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work
(Code 1958, § 8-1; Code 1991, § 6-26; Code 2006, § 105-23; Ord. No. 1052, § 1, 12-17-1957)

CONCLUSIONS OF LAW

The foregoing findings of fact constitute a violation of the listed sections of Code of the City of Coral Gables.

Board Findings: Guilty / 30 days to re-activate and close expired permit(s) / \$150.00 daily running fine thereafter & \$108.75 administrative fee.

It is the Order of this Board, based upon the foregoing:

1. The Respondent(s) shall pay administrative costs of \$108.75.
2. The Respondent(s) shall correct the violation(s).
3. If the violation(s) are not corrected by 5/15/2026, a fine of \$150 will be imposed for each day thereafter that any violation continues to exist.

4. If the Respondent(s) does (do) not comply within the time specified, a certified copy of this Order shall be recorded in the Public Records of Dade County and thereafter **SHALL CONSTITUTE A LIEN** against the property upon which the violation(s) exist or upon any real or personal property of the violator.

5. Board Order Additional Information: Guilty / 30 days to re-activate and close expired permit(s) / \$150.00 daily running fine thereafter & \$108.75 administrative fee.

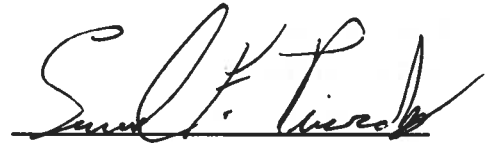
Upon complying, the Respondent(s) shall notify the Code Enforcement Officer listed below, who will inspect the property and verify compliance. or see us in person at 427 Biltmore Way, 2nd Floor, Coral Gables FL, 33134.

Rose Martinez

Code Enforcement Officer

305-460-5291

rmartinez@coralgables.com

A handwritten signature in black ink, appearing to read "Samuel F. Tice", written over a horizontal line.

Code Enforcement Board Clerk



CITY OF CORAL GABLES
Code Enforcement Division
475 Biltmore Way

June 4, 2026

Case #: NOVI-26-01-12341

Notice of Intent to Lien

JVC HOLDINGS INC

1410 -20 ST STE 202

MIAMI BEACH, FL 33139

Folio #: 0341190010160

Property Address: 1545 CANTORIA AVE

Dear Violator(s):

On 4/15/2026 the City's Code Enforcement Board entered an order in this matter imposing a deadline for compliance and providing for the accrual of fines for each day that the non-compliance continues and for payment of administrative and investigative costs, as applicable ('Order'). According to our records, you did not comply with the deadline in the Order or pay the costs. Moreover, fines have accrued that also have not been paid. Therefore, the City intends to record a certified copy of the Order in the Public Records of Miami-Dade County, Florida, which will constitute a lien.

The amount currently due is \$2,958.75, which may be accruing additional fines on a daily basis and may include an administrative cost.

You may request an administrative hearing which shall be strictly limited to determining whether and when you corrected the code violations and paid the civil penalties and costs, if any, as required by the Order. You may file a written request for hearing within twenty (20) days of the date of this notice. Failure to timely request an administrative hearing shall constitute a waiver of your right to the administrative hearing and the City shall record a certified copy of the Order, which shall create a lien on all of your non-exempt real and personal property. Any applicable fines shall continue to accrue while the hearing is pending and, if you are not successful at the hearing, fines will have accrued retroactive to the deadline in the Order. You shall also be liable for the reasonable costs of the administrative hearing, if you are unsuccessful at the hearing. Your immediate attention to this matter would be appreciated. Please call me at 305-441-5777 , from Monday to Friday, 7:30 AM to 4:30 PM, to discuss your options regarding fines associated with case number NOVI-26-01-12341.

Estimado infractor(es):

El 4/15/2026 , la Junta de Aplicación del Código de la Ciudad sometió una orden en este asunto fijando un plazo para el cumplimiento de esta orden y aceptando la acumulación de multas por cada día en que el incumplimiento continúe y para el pago de los gastos administrativos y costos de investigación, según corresponda ('Orden'). De acuerdo con nuestros registros, usted no cumplió con la fecha límite en la orden ni pagó los costos. Además, se han acumulado multas que tampoco se han pagado. Por lo tanto, la Ciudad tiene la intención de registrar una copia certificada de la Orden en los Registros Públicos del Condado de Miami-Dade, Florida, que constituirá un gravamen.

El monto debido hasta la fecha es \$2,958.75, el cual puede estar acumulando multas adicionales sobre una base diaria y puede incluir costos administrativos e investigativos.

Usted puede solicitar una audiencia administrativa que se limitará estrictamente a determinar si y cuando usted corrigió las violaciones del código y pagó las sanciones civiles y los costos, si los hubiera, según lo requiera la Orden. Usted puede presentar una solicitud por escrito para la audiencia dentro de los veinte (20) días de la fecha de este aviso. Al no solicitar una audiencia administrativa esto constituirá una renuncia a su derecho a la audiencia administrativa y la Ciudad registrará una copia certificada de la Orden, la cual creará un gravamen sobre todas sus propiedades reales y personales que no estén exentas. Todas las multas aplicables seguirán acumulando mientras la audiencia esté pendiente y, si no tiene éxito en la audiencia, las multas se acumularán retroactivamente hasta la fecha plazo de la Orden. Si usted no tiene éxito en la audiencia, también será responsable de los costos razonables de la audiencia administrativa. Se necesita su atención inmediata a este asunto. Por favor, llámeme al 305-441-5777, de Lunes a Viernes, 7:30 AM a 4:00 PM, para discutir sus opciones en relación con las multas asociadas por el caso número NOVI-26-01-12341.

Sincerely,

Rose Martinez | Code Enforcement Officer

Cc: Code Enforcement Officer Rose Martinez, 305-460-5291, rmartinez@coralgables.com



Martinez, Rose

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 26-1639
UNST-26-05-0041

vs.

Certified Mail Return Receipt & Via USPS Regular Mail
9589 0710 5270 1801 7224 40

JVC Holdings Inc
C/O Boris Rosen CPA
1410-20 St, Ste. 202
Miami Beach, FL 33139
Respondent.

**NOTICE OF UNSAFE STRUCTURE VIOLATION
AND NOTICE OF SECOND HEARING**

Date: July 29, 2026

Re: **1545 Cantoria Ave, Coral Gables, FL 33146**, legally described as Lots 23 & 24 Blk 71 Part 5, Coral Gables Country Club Sec, according to the Plat thereof, as recorded in Plat Book 23, at Page 55, of the Public Records of Miami-Dade County, Florida, and having the folio number 03-4119-001-0160.

On June 15, 2026, the City's Construction Regulation Board entered an order in this matter imposing a deadline for compliance and providing for the accrual of fines for each day that the non-compliance continues and for payment of administrative and investigative costs, as applicable ("Order"). According to our records, you did not comply with the deadline in the Order or pay the costs. Moreover, fines have accrued that also have not been paid. Therefore, the City intends to record a certified copy of the Order in the Public Records of Miami-Dade County, Florida, which will constitute a lien.

The amount currently due is \$9,000.00, which may be accruing additional fines on a daily basis and may include administrative and investigative costs.

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Fairchild Tropical Boardroom, 427 Biltmore Way, Coral Gables, Florida 33134, on August 10, 2026, at 2:00 p.m. The hearing shall be strictly limited to determining whether and when you corrected the code violations and paid the civil penalties and costs, if any, as required by the Order of the Board previously entered in this case. The Board may also issue an order, having the force of law, commanding whatever steps are necessary to bring a violation into compliance, to enforce Article III of Chapter 105, of the City Code, or as otherwise authorized by Section 105-89 of the City Code. Any applicable fines shall continue to accrue while the hearing is pending and, if you are not successful at the hearing, fines will have accrued retroactive to the deadline in the Order. You shall also be liable for the reasonable costs of the administrative hearing, if you are unsuccessful 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 Analyn Hernandez, Secretary to the Board, at City of

City's Exhibit #5

Coral Gables, Development Services Department, 427 Biltmore Way, Coral Gables, FL 33134, ahernandez2@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. and the main number is (305) 460-5245, ext. 0. Your immediate attention to this matter would be appreciated. Please call me to discuss your options regarding fines associated with this case.

Sincerely,

Analyn Hernandez

Analyn Hernandez
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, Clifford R. Friedman, Director of Human Resources & Risk Management (E-mail: cfriedman@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, Clifford R. Friedman, Director of Human Resources & Risk Management (E-mail: cfriedman@coralgables.com, Telephone: 305- 722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

CC:

Jul 29, 2026 at 10:18:02 AM

1538 Cantoria Ave

Coral Gables FL 33146

United States



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Title of Document Posted: Notice of Unsafe Structure Violation and Notice of Second Hearing

I, Pedro C Gonzalez, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 1545 CANTORIA AVE. ON July, 29th, 2026 AT
10:19 AM.

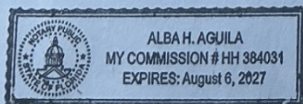
Pedro C Gonzalez
Employee's Printed Name

[Signature]
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me by means of physical presence or online
notarization, this 29th day of July, in the year 2026, by
See who is personally known to me.

My Commission Expires:



[Signature]
Notary Public

City's Exhibit #6

Jul 29, 2026 at 10:16:18 AM

1538 Cantoria Ave
Coral Gables FL 33146
United States

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 26-1639
UNST-26-05-0041

vs.

Certified Mail Return Receipt & Via USPS Regular Mail
9589 0710 5270 1801 7224 40

JVC Holdings Inc
C/O Boris Rosen CPA
1410-20 St. Ste. 202
Miami Beach, FL 33139
Respondent.

**NOTICE OF UNSAFE STRUCTURE VIOLATION
AND NOTICE OF SECOND HEARING**

Date: July 29, 2026

Re: **1545 Cantoria Ave, Coral Gables, FL 33146**, legally described as Lots 23 & 24 Blk 71 Part 5, Coral Gables Country Club Sec, according to the Plat thereof, as recorded in Plat Book 23, at Page 55, of the Public Records of Miami-Dade County, Florida, and having the folio number 03-4119-001-0160.

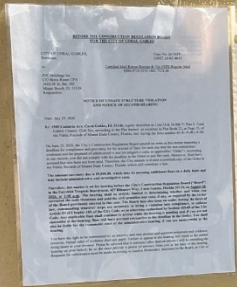
On June 15, 2026, the City's Construction Regulation Board entered an order in this matter imposing a deadline for compliance and providing for the accrual of fines for each day that the non-compliance continues and for payment of administrative and investigative costs, as applicable ("Order"). According to our records, you did not comply with the deadline in the Order or pay the costs. Moreover, fines have accrued that also have not been paid. Therefore, the City intends to record a certified copy of the Order in the Public Records of Miami-Dade County, Florida, which will constitute a lien.

The amount currently due is \$9,000.00, which may be accruing additional fines on a daily basis and may include administrative and investigative costs.

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Fairchild Tropical Boardroom, 427 Biltmore Way, Coral Gables, Florida 33134, on August 10, 2026, at 2:00 p.m. The hearing shall be strictly limited to determining whether and when you corrected the code violations and paid the civil penalties and costs, if any, as required by the Order of the Board previously entered in this case. The Board may also issue an order, having the force of law, commanding whatever steps are necessary to bring a violation into compliance, to enforce Article III of Chapter 105, of the City Code, or as otherwise authorized by Section 105-89 of the City Code. Any applicable fines shall continue to accrue while the hearing is pending and, if you are not successful at the hearing, fines will have accrued retroactive to the deadline in the Order. You shall also be liable for the reasonable costs of the administrative hearing, if you are unsuccessful 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 Analyn Hernandez, Secretary to the Board, at City of

Jul 29, 2026 at 10:16:24 AM
1538 Cantoria Ave
Coral Gables FL 33146
United States



STATUTORY WARRANTY DEED

THIS INDENTURE, made this 5 day of November, 2005 between JUAN VIVANCO CALDERON (hereinafter, the "Grantor"), whose address is c/o Boris Rosen, C.P.A., 150 SE 2nd Ave., #1200, Miami, Florida 33131, and JVC Holdings, Inc., a Florida corporation, (hereinafter, the "Grantee") whose address is c/o Boris Rosen, C.P.A., 150 SE 2nd Ave., #1200, Miami, Florida 33131.

WITNESSETH:

That the said Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, its successors and assigns forever, the following described land situated, lying and being in the County of Miami-Dade and State of Florida, to wit:

Lots 23 and 24, Block 71, Coral Gables Country Club
Section Part 5, in Plat Book 23 at Page 55, recorded
in O.R. Book 20095 at Page 1664 of the Public Records
of Miami-Dade County, Florida

TRANSFER OF UNMORTGAGED REALTY TO GRANTOR'S WHOLLY-OWNED CORPORATION

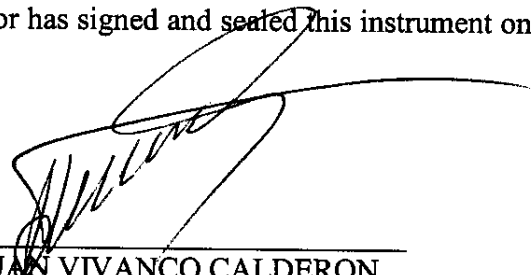
AND the said Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this instrument on the day and year first above written.

Signed, sealed and delivered
in the presence of us:

Print Name: T.J. MULLIN

Print Name: CA. DEJO


JUAN VIVANCO CALDERON

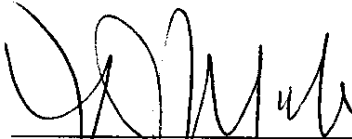
(ACKNOWLEDGMENT ON FOLLOWING PAGE)

City's Exhibit #8

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

The foregoing instrument was acknowledged before me this 5 day of November, 2005, by JUAN VIVANCO CALDERON, who is personally known to me or who has produced _____ as identification.

My Commission Expires:



NOTARY PUBLIC
Print Name: _____

State of Florida at Large

This Instrument prepared by:
TERRANCE J. MULLIN, ESQ.
150 se 2ND Ave., #1201
Miami, Florida 33131



T. J. Mullin
MY COMMISSION # DD228081 EXPIRES
September 19, 2007
BONDED THRU TROY FAIN INSURANCE, INC.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation

JVC HOLDINGS, INC.

Filing Information

Document Number P05000146732

FEI/EIN Number 20-3739631

Date Filed 11/01/2005

State FL

Status ACTIVE

Principal Address

1410 - 20TH STREET
SUITE 202 (ATTN. BORIS ROSEN)
MIAMI BEACH, FL 33139

Changed: 04/15/2009

Mailing Address

1410 - 20TH STREET
SUITE 202 (ATTN. BORIS ROSEN)
MIAMI BEACH, FL 33139

Changed: 04/15/2009

Registered Agent Name & Address

ROSEN, BORIS
1410 - 20TH STREET
SUITE 202
MIAMI BEACH, FL 33139

Name Changed: 01/23/2006

Address Changed: 04/15/2009

Officer/Director Detail

Name & Address

Title DSVP

VIVANCO NUNEZ, JUAN JOSE S-VP
1410 - 20TH STREET, SUITE 202
MIAMI BEACH, FL 33139

Title DPT

VIVANCO, PATRICIA GP-T-VS
1410 - 20TH STREET SUITE 202
MIAMI BEACH, FL 33139

Title DVP

VIVANCO, ISABEL MVP
1410 - 20TH STREET SUITE 202
MIAMI BEACH, FL 33139

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2026	04/20/2026

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