

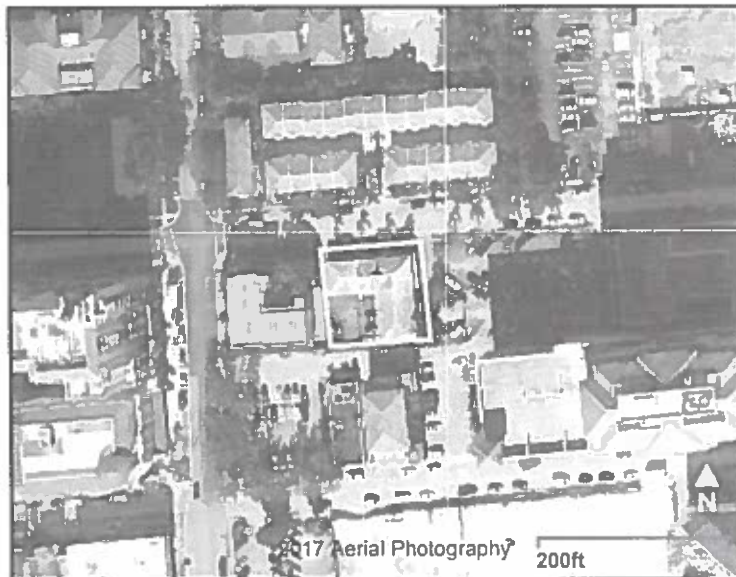


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 11/13/2018

Property Information	
Folio:	03-4108-006-1050
Property Address:	260 NAVARRE AVE Coral Gables, FL 33134-4446
Owner	URBAN NAVARRE DEVELOPMENT LLC
Mailing Address	2875 NE 191 ST PH 1 AVENTURA, FL 33180 USA
PA Primary Zone	5001 HOTELS & MOTELS - GENERAL Med Density
Primary Land Use	0303 MULTIFAMILY 10 UNITS PLUS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	12 / 12 / 0
Floors	2
Living Units	12
Actual Area	Sq.Ft
Living Area	Sq Ft
Adjusted Area	5,967 Sq Ft
Lot Size	10,000 Sq.Ft
Year Built	1958



Assessment Information			
Year	2018	2017	2016
Land Value	\$1,000,000	\$750,000	\$700,000
Building Value	\$230,000	\$440,000	\$400,000
XF Value	\$0	\$0	\$0
Market Value	\$1,230,000	\$1,190,000	\$1,100,000
Assessed Value	\$1,223,987	\$1,112,716	\$1,011,560

Benefits Information				
Benefit	Type	2018	2017	2016
Non-Homestead Cap	Assessment Reduction	\$6,013	\$77,284	\$88,440

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

Short Legal Description
CORAL GABLES SEC K PB 8-33 LOTS 5 THRU 8 BLK 17 LOT SIZE 100.000 X 100 OR 9824-731

Taxable Value Information			
	2018	2017	2016
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,223,987	\$1,112,716	\$1,011,560
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,230,000	\$1,190,000	\$1,100,000
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,223,987	\$1,112,716	\$1,011,560
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,223,987	\$1,112,716	\$1,011,560

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
01/13/2012	\$900,000	27966-3094	Qual by exam of deed
09/01/1977	\$46,700	09824-0731	Sales which are disqualified as a result of examination of the deed

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

11/13/2018

260 Navarre Avenue

<u>Owner (Sunbiz mailing and principal addresses)</u> Urban Navarre Development LLC 2875 NE 191 St, PH-1 Aventura, FL 33180-2841	<u>Owner (Registered Agent)</u> Urban Navarre Development LLC c/o Ted Klein Registered Agent 8030 Peters Road, Suite D-104 Plantation, FL 33324-4038
<u>Mortgagee (mortgage address)</u> UnitedBank, N.A. 7815 NW 148 St Miami Lakes, FL 33016-1554	<u>Mortgagee (FDIC address)</u> UnitedBank, N.A. 14817 Oak Lane Miami Lakes, FL 33016-1517

260 NAVARRE AVENUE





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
AB-12-10-1875	10/29/2012	260 NAVARRE AVE	BOA COMPLETE (LESS THAN \$75,000)	RE ROOF BORAL ROOFING SAXONY 900 FLAT TILE \$28,000	final	10/31/2012	01/04/2013	0.00
AB-18-04-3986	04/25/2018	260 NAVARRE AVE	BOA COMPLETE (LESS THAN \$75,000)	RESIDENTIAL *NEW ROOF- BORAL/ SAXONY 900/ SLATE/ COLOR: WHITE \$9500	final	04/25/2018	10/17/2018	0.00
BL-12-11-0738	11/13/2012	260 NAVARRE AVE	ROOF / LIGHT WEIGHT CONC	RE ROOF \$28,000 BORAL SAXONY 900 SLATE WHITE TILE	final	11/20/2012	01/04/2013	0.00
BL-17-09-1793	09/27/2017	260 NAVARRE AVE	INTERIOR ALTERATION ONLY	COMMERCIAL INTERIOR RENOVATIONS & REPAIR (FIRE DAMAGE) UNITES 8 & 9 \$100,000	issued	11/09/2017		304.50
BL-18-04-4122	04/27/2018	260 NAVARRE AVE	ROOF / LIGHT WEIGHT CONC	NON- INCLUSIVE/NEW ROOF- BORAL SAXONY 900 SLATE COLOR: WHITE \$9500	final	05/22/2018	10/17/2018	0.00
CE-12-01-5964	01/03/2012	260 NAVARRE AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	01/05/2012	01/05/2012	0.00
CE-12-03-8828	03/23/2012	260 NAVARRE AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	03/27/2012	03/27/2012	0.00
CE-14-03-2241	03/06/2014	260 NAVARRE AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T55279 - SEC 10- 31 CITY CODE IT IS UNLAWFUL FOR ANY PERSON TO KEEP OR HARBOR ANY DOG(S) WHICH IS VICIOUS/WITHOUT A LEASH.	final	03/14/2014	03/14/2014	0.00
CE-15-09-3845	09/04/2015	260 NAVARRE AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	09/11/2015	09/11/2015	0.00
EL-12-04-9363	04/30/2012	260 NAVARRE AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	SERVICE REPAIR DUE TO FIRE IN ELECTRICAL ROOM-REMOVE ALL IN LINE TANKLESS WATER HEATER FROM APARTMENTS.	final	04/30/2012	09/10/2012	0.00
EL-12-05-8601	05/18/2012	260 NAVARRE AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	THIS IS A SUPPLEMENT ELECT PERMIT FOR EL-	final	05/21/2012	06/04/2012	0.00

CITY'S
EXHIBIT 2

				12-04-9363 REPLACE 12 - 60 AMP SWITCHBOARDS; 12 SMOKE DETECTORS ANS RE-INSTALL 9 WATER HEATERS					
EL-17-10-1008	10/02/2017	260 NAVARRE AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	THIS PERMIT WAS ISSUED AS A DOUBLE PERMIT- FRONT COUNTER FAILED TO SEE THAT THIS PERMIT WAS PENDING ALREADY-NEW PERMIT IS EL-17- 11-1505	canceled		11/13/2017		0.00
EL-17-11-1505	11/09/2017	260 NAVARRE AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	ELECTRICAL REPAIR \$800- ELECTRICAL REPAIRS DUE TO SMALL FIRE-UNIT 8 AND 9 ORIGINAL PERMIT WAS EL- 17-10-1008- CREATED AT THE TIME OF THE FIRE- COUNTER FAILED TO SEE THE PERMIT WAS PENDING AND CREATED A NEW PERMIT	final	11/09/2017	11/14/2017		0.00
EL-18-03-3786	03/16/2018	260 NAVARRE AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	COMMERCIAL INTERIOR RENOVATIONS & REPAIR (FIRE DAMAGE) UNITS 8 & 9	final	03/21/2018	06/04/2018		0.00
EX-17-03-2828	03/30/2017	260 NAVARRE AVE	PERMIT EXTENSION	REPLACEMENT OF WATER HEATERS IN UNITS #1, 2, 3, 4, 5, 8, 7, 9, 11, AND 12	final	03/30/2017	03/30/2017		0.00
PL-12-05-7478	05/01/2012	260 NAVARRE AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	REPLACEMENT OF WATER HEATERS IN UNITS #1, 2, 3, 4, 5, 8, 7, 9, 11, AND 12	stop work	05/03/2012			0.00
PL-17-11-1239	11/03/2017	260 NAVARRE AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMMERCIAL INTERIOR RENOVATIONS & REPAIR (FIRE DAMAGE) UNITS 8 & 9	final	03/14/2018	07/13/2018		0.00
PS-08-05-1503	05/28/2008	260 NAVARRE AVE	TREE REMOVAL/RELOCATION - PUBLIC SERVICE	FOXTAIL PALM DEAD	final	05/28/2008	05/28/2008		0.00
PU-11-12-6729	12/28/2011	260 NAVARRE AVE	PUBLIC RECORDS SEARCH	10 YR RECERTIFICATION CRM INV 015101	final	12/28/2011	12/28/2011		0.00
RC-18-11-3867	11/30/2018	260 NAVARRE AVE	BLDG RECERT / CRB	BUILDING RECERTIFICATION (1958) CONSTRUCTION REGULATION BOARD CASE #18- 8168 AND UNSAFE STRUCTURES FEE	approved				980.63
RV-18-02-2451	02/16/2018	260 NAVARRE AVE	REVISION TO PERMIT	REVISIONS - ELECTRICAL REVISIONS COMMERCIAL INTERIOR RENOVATIONS &	final	02/28/2018	02/28/2018		0.00

Permit ID	Issue Date	Address	Activity	Description	Status	Start Date	End Date	Amount
SD-17-12-1736	12/15/2017	260 NAVARRE AVE	SHOP DRAWINGS	REPAIR (FIRE DAMAGE) UNITES 8 & 9 \$100,000 SHOP DRAWING TRUSSES	final	12/18/2017	12/18/2017	0.00
SD-18-02-2945	02/27/2018	260 NAVARRE AVE	SHOP DRAWINGS	SHOP DRAWING DOOR	final	03/02/2018	03/02/2018	0.00
UP-17-09-1795	09/27/2017	260 NAVARRE AVE	UPFRONT FEE	*** UPFRONT FEE FOR BL17091793 *** COMMERCIAL INTERIOR RENOVATIONS & REPAIR (FIRE DAMAGE) UNITES 8 & 9 \$25,000	final	09/27/2017	09/27/2017	0.00
ZN-11-07-6020	07/08/2011	260 NAVARRE AVE	KITCHEN CABINETS / COUNTERTOPS	KITCHEN CABINETS AND COUNTERTOPS \$700	final	07/13/2011	07/27/2011	0.00
ZN-12-04-7528	04/03/2012	260 NAVARRE AVE	PAINT / RESURFACE FL / CLEAN	CLEAN/PAINT EXT WALLS BM 2145 70 (OFF WHITE) AND TRIM & DOORS BM 2028 60 (LT GREEN) REPAIR DOORS (12) \$1,830	final	04/04/2012	07/05/2012	0.00
ZN-15-06-5996	06/26/2015	260 NAVARRE AVE	PORTABLE STORAGE UNIT (POD)	CANCELLED-POD (7 DAYS MAX)	canceled		06/29/2015	0.00
ZN-16-05-6258	05/05/2016	260 NAVARRE AVE	PORTABLE STORAGE UNIT (POD)	TEMPORARY STORAGE UNIT 7 DAYS 130 SQ FT MAX	final	05/05/2016	05/12/2016	0.00
ZN-18-03-3183	03/05/2018	260 NAVARRE AVE	PAINT / RESURFACE FL / CLEAN	PRESSURE CLEAN / PAINT EXT WALLS SW 7005 PURE WHITE AND TRIM SW 6162 (LT SAGE) \$5,000	stop work	03/05/2018		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:	260 Navarre Ave. Apartments - 12 units	Inspection Date:	5/11/2018
Address:	260 Navarre Avenue Coral Gables	InspectionType:	AA-Tactical, Apartment / Condo
Suite:		Inspected By:	Leonard Veight 305-460-5577 lveight@coralgables.com
		Occ. Sq. Ft.:	0
		Occupant Number:	014904

Insp. Result	Location	Code Set	Code
Fail	Floor 1	FL NFPA 01 2015 Working without a permit	1.14.1 - Working without a permit.
Comment: Submit the proper documents for review and approval to obtain a permit. Failure to provide permits for new fire alarm system.			
Fail	Floor 1	FL NFPA 01 2015 Electrical	11.1.2.3 - Abandoned electrical wiring (remove)
Comment: Permanent wiring abandoned in place shall be tagged or otherwise identified at its termination and junction points as "Abandoned in Place" or removed from all accessible areas and insulated from contact with other live electrical wiring or devices. Failure to cover electrical light junction boxes on soffit second floor and throughout building.			
Fail	Floor 1	FL NFPA 101 2015 Emergency lights	7.9.2.6 - Emergency Lights (battery operated) - Battery not working
Comment: Emergency light tested and not working -- Replace rechargeable battery or replace emergency light fixture. Failure to repair emergency lighting second floor and throughout building.			

Inspector Comments: Posted Notice if violation by mailboxes. Picture Taken. 5/16/18.

A re-inspection will occur on or after 6/11/2018.

CITY'S

EXHIBIT

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

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

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

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

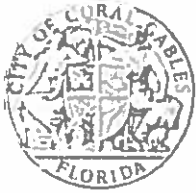
No Signature
72353
5/11/2018 8:20:32 AM
Signature valid only in mobile-eyes documents

Company Representative:

No Signature
5/11/2018
Leonard Veight
72353
5/11/2018 8:20:32 AM
Signature valid only in mobile-eyes documents

Inspector:

Leonard Veight
5/11/2018



The City of Coral Gables

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

March 6, 2018

VIA CERTIFIED MAIL

91 7108 2133 3932 5853 8160

URBAN NAVARRE DEVELOPMENT LLC
2875 NE 191 ST PH1
AVENTURA, FL 33180

RE: 260 NAVARRE AVE
FOLIO # 0341080061050
Recertification of Building 40 Years or Older

To whom it may concern:

As per the Miami-Dade County Property Appraiser's office the above referenced property address is forty (40) years old, or older, having been built in 1958. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a Florida Registered Architect or Professional Engineer must inspect said building and a completed Recertification Report ("Report") must be submitted to this Department within **ninety (90) calendar days** from the date of this letter. A completed Report includes the Building Structural Report, the Building Electrical Report, cover letter(s) stating the structure meets the electrical and structural requirements for recertification, the Parking Lot Illumination Standards Form and the 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.

In the event repairs or modifications are found to be necessary, the Building Official is able to grant an extension of one hundred fifty (150) calendar days from the date of this letter to obtain the necessary permits and perform the repairs. 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/propertyrecertification.asp>. The Recertification Report fee of \$380.63 and additional document and filing fees shall be submitted to the Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, Florida, 33134. In order to avoid delays please submit in person in order to calculate the fees accordingly.

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

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

Thank you for your prompt attention to this matter.

Manuel Z. Lopez, P.E.
Building Official

CITY'S

Composite

EXHIBIT

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ALERT: ALL USPS® RETAIL LOCATIONS WILL BE CLOSED ON WED., DEC. 5 TO HON...

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

Track Another Package +

Tracking Number: 9171082133393258538160

Remove X

Your item was delivered to the front desk, reception area, or mail room at 11:33 am on March 9, 2018 in MIAMI, FL 33180.

 **Delivered**

March 9, 2018 at 11:33 am
Delivered, Front Desk/Reception/Mail Room
MIAMI, FL 33180

Feedback

Tracking History



March 9, 2018, 11:33 am

Delivered, Front Desk/Reception/Mail Room
MIAMI, FL 33180

Your item was delivered to the front desk, reception area, or mail room at 11:33 am on March 9, 2018 in MIAMI, FL 33180.

March 9, 2018, 12:27 am

Departed USPS Regional Facility
MIAMI FL DISTRIBUTION CENTER

March 7, 2018, 9:47 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 easiest tracking number is the one you don't have to know.

With Informed Delivery®, you never have to type in another tracking number. Sign up to:

- See images* of incoming mail.
- Automatically track the packages you're expecting.



The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY

CORAL GABLES, FLORIDA 33134

June 6, 2018

URBAN NAVARRE DEVELOPMENT LLC
2875 NE 191 ST PH1
AVENTURA, FL 33180

RE: 260 NAVARRE AVE

FOLIO # 0341080061050

Recertification of Building 40 Years or Older **SECOND NOTICE**

Dear Property Owner:

In a certified letter dated March 6, 2018, 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 a 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.

Please govern yourself accordingly.

Sincerely,

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

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



The City of Coral Gables

Development Services Department July 10, 2018
CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

URBAN NAVARRE DEVELOPMENT LLC
2875 NE 191 ST PH1
AVENTURA, FL 33180

RE: Recertification of Building 40 Years or Older – FINAL NOTICE
260 NAVARRE AVE
Folio # 0341080061050

Dear Property Owner:

In a certified letter dated March 6, 2018, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(1). A Second Notice, dated and mailed June 6, 2018, informed you it was necessary to submit a completed Report prepared by a licensed architect or engineer within thirty (30) calendar days certifying the structure meets (or does not meet) 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 remains unsafe** due to non-compliance. Please be advised the matter will be forwarded to the City's Construction Regulation Board ("Board") and 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.

Please govern yourself accordingly.

Sincerely,

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

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

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES.
Petitioner,

Case No. 18-8168

vs.

URBAN NAVARRE DEVELOPMENT LLC
2875 N.E. 191st Street, PH 1
Aventura, Florida 33180-2841

Return receipt number:

7018 0680 0001 3977 3057

Respondent.

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

Date: December 18, 2018

Re: 260 Navarre Avenue, Coral Gables, Florida 33134-4446 and legally described as Lots 5 thru 8, Block 17, of CORAL GABLES SECTION K, according to the Plat thereof, as recorded in Plat Book 8, Page 33, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-006-1050 ("Property").

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 8-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. **The Structure is hereby declared unsafe** by the Building Official and is presumed unsafe pursuant to Section 105-1 86(j)(13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

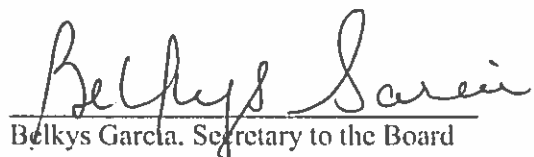
Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134, on January 14, 2019, at 2:00 p.m.

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 3:30 p.m., tel: (305) 460-5235.

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

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

Please govern yourself accordingly.


Belkys Garcia, Secretary to the Board

ADA NOTICES

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

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

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

Any person who needs assistance in another language in order to speak during the public hearing or public comment portion of the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (E-mail: relejabarrieta@coralgables.com, 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:

Urban Navarre Development LLC, c/o Ted Klein, 8030 Peters Road, Suite D-104, Plantation, Florida 33324-4038
UnitedBank, N.A., 7815 N.W. 148th Street, Miami Lakes, Florida 33016-1554
UnitedBank, N.A., 14817 Oak Lane, Miami Lakes, Florida 33016-1517



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 18-8168

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

I, Claudio Ramos, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 260 NAVARRE AVENUE, ON DECEMBER 18, 2018
AT 10⁰⁰ am.

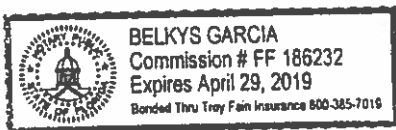
Claudio Ramos
Employee's Printed Name

[Signature]
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 18th day of December, in
the year 2018, by Claudio Ramos who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

260 NAVARRE AVENUE





CFN 2012R0039489
 DR Bk 27966 Pgs 3094 - 3095; (2pgs)
 RECORDED 01/19/2012 14:03:41
 DEED DOC TAX 5,400.00
 SURTAX 4,050.00
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

Prepared by:
 Jose A. Bolaños, Esq.
 2121 Ponce de Leon Blvd., Ste. 950
 Coral Gables, Florida 33134
 305-567-0424

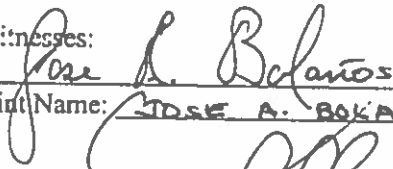
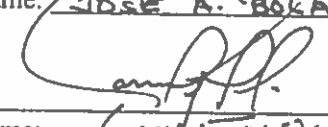
Warranty Deed


This warranty deed is made by Navarre Manor, Inc., a Florida corporation, ("Grantor") whose address is 6851 S.W. 128th Street, Miami, Florida 33156, to Urban Navarre Development LLC, a Florida limited liability company ("Grantee"), whose address is 2875 NE 191st Street, PH-1, Aventura, Florida 33180.

For valuable consideration paid to Grantor by Grantee the receipt and sufficiency of which are hereby acknowledged, Grantor hereby grants, bargains, sells and conveys to Grantee and Grantee's successors and assigns forever, the following described property:

Lots 5, 6, 7 and 8, Block 17, CORAL GABLES SECTION "K", according to the Plat thereof, as recorded in Plat Book 8, Page 33, of the Public Records of Miami-Dade County, Florida (the "Property")
 Property Appraiser's Parcel I.D. No. 03-4108-006-1050

Together with (a) all tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property, (b) all strips, gores, easements, privileges, rights, interest, rights received under any release of deed restrictions or deed reservations, claims, reversions and appurtenances belonging to or in any way appertaining to the Property, and (c) all right, title and interest of Grantor in and to all real property lying within the streets, alleys and other public ways (before or after vacation thereof) contiguous to the Property, to have and to hold the same unto Grantee, its successors and assigns, in fee simple, subject to real property taxes for 2012 and subsequent years. Grantor hereby fully warrants the title to the Property and will defend it against the lawful claims of all persons whomsoever.

Witnesses:

 Print Name: JOSE A. BOLAÑOS

 Print Name: CANDY ORLANDO

Navarre Manor, Inc., a Florida corporation
 By: 
 Dominick D. Orlando, a/k/a
 D. Dan Orlando, President

[Notary acknowledgement on following page]

Notary acknowledgement to Warranty Deed from Navarre Manor, Inc. to
Urban Navarre Development LLC for Lots 5, 6, 7 and 8, Block 17, CORAL GABLES
SECTION "K", Plat Book 8, Page 33, Public Records of Miami-Dade County, Florida

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

Acknowledged before me this 13th day of January, 2012 by Dominick D. Orlando, a/k/a D.
Dan Orlando, as president of Navarre Manor, Inc. He is personally known to me or produced
FLORIDA DRIVER License as identification.



Jose A. Bolanos
Print Name: JOSE A. BOLANOS
NOTARY PUBLIC, STATE OF FLORIDA
Commission No./Exp.: _____

S:\Clients\D. Dan Orlando\Navarre\Seller's documents\Warranty deed.doc



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Limited Liability Company
URBAN NAVARRE DEVELOPMENT LLC

Filing Information

Document Number L12000004332
FE/EIN Number 38-3863564
Date Filed 01/10/2012
State FL
Status ACTIVE

Principal Address

2875 N.E. 191ST STREET, PH-1
AVENTURA, FL 33180

Mailing Address

2875 N.E. 191ST STREET, PH-1
AVENTURA, FL 33180

Registered Agent Name & Address

KLEIN, TED
8030 PETERS ROAD, SUITE D-104
PLANTATION, FL 33324

Authorized Person(s) Detail

Name & Address

Title MGR

SREDNI, JONATAN
2875 N.E. 191ST STREET, PH-1
AVENTURA, FL 33180

Annual Reports

Report Year	Filed Date
2016	04/08/2016
2017	04/18/2017

2018

04/25/2018

Document Images

[04/25/2018 -- ANNUAL REPORT](#)

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[04/08/2016 -- ANNUAL REPORT](#)

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[04/27/2015 -- ANNUAL REPORT](#)

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[04/17/2014 -- ANNUAL REPORT](#)

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[04/22/2013 -- ANNUAL REPORT](#)

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[01/10/2012 -- Florida Limited Liability](#)

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CFN 2012R0344050
 OR Bk 28111 Pgs 0907 - 926; (20pgs)
 RECORDED 05/15/2012 09:44:34
 MTG DOC TAX 3,500.00
 INTANG TAX 2,000.00
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY:

BARBARA J. FERRER, ESQUIRE
 BROAD AND CASSEL
 2 SOUTH BISCAZYNE BOULEVARD, 21st FLOOR
 MIAMI, FLORIDA 33131

**MORTGAGE, ASSIGNMENT OF RENTS AND LEASES
 AND SECURITY AGREEMENT**

THIS MORTGAGE, ASSIGNMENT OF RENTS AND LEASES AND SECURITY AGREEMENT ("Mortgage") made this 10th day of May, 2012, by and between URBAN NAVARRE DEVELOPMENT LLC, a Florida limited liability company and URBAN MADEIRA DEVELOPMENT LLC, a Florida limited liability company (collectively, the "Mortgagor"), with an address for purposes hereof is 2875 NE 191st Street, Suite 700, Aventura, Florida 33180, in favor of BANKUNITED, N.A. ("Mortgagee"), with an address for purposes hereof at 7815 N.W. 148th Street, Miami Lakes, Florida 33016.

W I T N E S S E T H:

In consideration of the indebtedness hereinafter referred to, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Mortgagor does hereby mortgage, grant, bargain, sell, assign and convey unto the Mortgagee, with the power of sale and right of entry and possession, all of the Mortgagor's estate, right, title and interest in, to and under, and grants to the Mortgagee a security interest in, all of the following described property (hereinafter referred to collectively as the "Mortgaged Property") now owned or held or hereafter acquired by the Mortgagor:

(i) All of the land (herein the "Land") located in the County of Miami-Dade, State of Florida, more particularly described in Exhibit "A" annexed hereto and incorporated herein by this reference, including all of the rights, privileges and appurtenances thereunto belonging, and all of the estate, right, title and interest of the Mortgagor therein or thereto, either in law or in equity, now or hereafter acquired, and in and to all streets, roads and public places, opened or proposed, in front of or adjoining the said Land, and all easements and rights-of-way, public or private, now or hereafter used in connection with the Land (collectively the "Realty");

(ii) All buildings, structures and improvements of every nature whatsoever now or hereafter situated on the Land. All fixtures, machinery, appliances, equipment, furniture, and personal property of every nature whatsoever now or hereafter owned by Mortgagor (excluding personal property of tenants) and located in or on, or attached to, or used or intended to be used in connection with or with the operation of, the Realty, buildings, structures or other improvements, or in connection with any construction being conducted or which may be conducted thereon, and

4824-1687-9631 1
 44375-0046

17.50

20

[MORTGAGOR'S SIGNATURE AND NOTARY PAGE TO LOAN AGREEMENT]

IN WITNESS WHEREOF, the undersigned has executed this instrument the day and year above first written.

Signed, Sealed and Delivered
In the Presence of:

MORTGAGOR:



Print Name: Ted Klein

URBAN NAVARRE DEVELOPMENT LLC,
a Florida limited liability company

By: 
Jonatan Sredni, its Manager


Print Name: Jonatan Sredni

URBAN MADEIRA DEVELOPMENT LLC,
a Florida limited liability company


Print Name: Ted Klein

By: 
Jonatan Sredni, its Manager


Print Name: Jonatan Sredni

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 9 day of May, 2012 by Jonatan Sredni, as the Manager of URBAN NAVARRE DEVELOPMENT LLC, a Florida limited liability company, who is personally known to me or has produced _____ (type of identification) as identification.

NOTARY PUBLIC STATE OF FLORIDA
Theodore J. Klein
Commission # DD965824
Expires: FEB. 25, 2014
BONDED THRU ATLANTIC BONDING CO., INC.


NOTARY PUBLIC

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 9 day of May, 2012 by Jonatan Sredni, as the Manager of URBAN MADEIRA DEVELOPMENT LLC, a Florida limited liability company, who is personally known to me or has produced _____ (type of identification) as identification.

NOTARY PUBLIC STATE OF FLORIDA
Theodore J. Klein
Commission # DD965824
Expires: FEB. 25, 2014
BONDED THRU ATLANTIC BONDING CO., INC.


NOTARY PUBLIC

EXHIBIT "A"

Legal Description

Urban Navarre Development LLC as to Parcel 1

Lots 5, 6, 7 and 8, Block 17, CORAL GABLES SECTION "K", according to the Plat thereof, as recorded in Plat Book 8, Page 33, of the Public Records of Miami-Dade County, Florida.

Urban Madeira Development LLC as to Parcel 2

Lots 10, 11, 12, 13 and 14, Block 2, REVISED PLAT OF CORAL GABLES SECTION "K", BLOCKS 1 AND 2, as recorded in Plat Book 30, Page 60, of the Public Records of Miami-Dade County, Florida.

BankUnited, National Association (FDIC # 58979)

Active Insured Since May 21, 2009

Data as of: December 5, 2018

BankUnited, National Association is an active bank

FDIC Certificate#:	58979	Established:	May 21, 2009	Corporate Website:	http://www.BankUnited.com
Headquarters:	14817 Oak Lane Miami Lakes, FL 33016 Miami-Dade County	Insured:	May 21, 2009	Consumer Assistance:	http://www.helpwithmybank.gov
Locations:	92 domestic in 2 states, 0 in territories, and 0 in foreign locations	Bank Charter Class:	National Bank	Contact the FDIC about:	BankUnited, National Association
		Primary Federal Regulator:	Office of the Comptroller of the Currency		
		Secondary Federal Regulator:	Consumer Financial Protection Bureau		

- Locations
- History
- Identifications
- Financials
- Other Names / Websites

Showing 1 to 25 of 92 entries

UNINUM	Number	Name	Address	County	City	State	Zip	Service Type	Established Date	Acquired Date
540532	115	Altamonte Springs	510 E. Alamonte Drive	Seminole	Altamonte Springs	FL	32701	Full Service Brick and Mortar Office	06/24/2013	
364296	37	Aventura Waterways Branch	21155 Biscayne Boulevard	Miami-Dade	Aventura	FL	33180	Full Service Brick and Mortar Office	07/15/2002	05/21/2009
533634	99	Miami/ Aventura Square	19125 Biscayne Blvd.	Miami-Dade	Aventura	FL	33180	Full Service Brick and Mortar Office	12/05/2011	
287314	7	Boca Town Center	5295 Town Center Road	Palm Beach	Boca Raton	FL	33486	Full Service Brick and Mortar Office	12/27/1995	05/21/2009
287321	15	Boca Hamptons	9050 Kimberly Boulevard, Suites 68 And 69	Palm Beach	Boca Raton	FL	33434	Full Service Brick and Mortar Office	08/18/1997	05/21/2009
491923	51	East Boca Branch	600 North Federal Highway	Palm Beach	Boca Raton	FL	33432	Full Service Brick and Mortar Office	05/21/2009	
533635	100	Boca Garden Shops	7028 W. Palmetto Park Road	Palm Beach	Boca Raton	FL	33433	Full Service Brick and Mortar Office	12/19/2011	
491933	61	Bonita/Riverview Center Branch	27200 Riverview Center Boulevard, Suite 106	Lee	Bonita Springs	FL	34134	Full Service Brick and Mortar Office	05/21/2009	
533637	102	Boynton Beach/ Oakwood Square	324 N. Congress Ave.	Palm Beach	Boynton Beach	FL	33426	Full Service Brick and Mortar Office	10/17/2011	
522178	92	Bradenton/Manatee Ave Branch	5905 Manatee Avenue W	Manatee	Bradenton	FL	34209	Full Service Brick and Mortar Office	12/13/2010	
491953	80	Clearwater/Harbor Oaks Branch	629 South Fort Harrison Ave	Pinellas	Clearwater	FL	33756	Full Service Brick and Mortar Office	05/25/2009	
491955	82	Clearwater/Countryside Branch	2569 Countryside Blvd	Pinellas	Clearwater	FL	33761	Full Service Brick and Mortar Office	05/21/2009	
522128	87	Clearwater/Feather Sound Branch	3507 Ulmertown Road	Pinellas	Clearwater	FL	33762	Full Service Brick and Mortar Office	06/30/2011	
287319	13	Coconut Creek Branch	4801 Coconut Creek Parkway	Broward	Coconut Creek	FL	33063	Full Service Brick and Mortar Office	11/03/1997	05/21/2009

253778	20	Coral Gables Branch	999 Ponce De Leon Boulevard	Miami-Dade	Coral Gables	FL	33134	Brick and Mortar Office	10/07/1980	05/21/2009
365716	38	Coral Springs li Branch	2895 University Drive	Broward	Coral Springs	FL	33065	Full Service Brick and Mortar Office	11/20/2002	05/21/2009
491929	57	Turtle Creek Branch	4101 Turtle Creek Dr	Broward	Coral Springs	FL	33067	Full Service Brick and Mortar Office	05/21/2009	
287313	6	Deerfield Beach	2201 West Hillsboro Boulevard	Broward	Deerfield Beach	FL	33442	Full Service Brick and Mortar Office	03/08/1994	05/21/2009
491927	55	Central Delray Branch	5300 W. Atlantic Ave Suite #100	Palm Beach	Delray Beach	FL	33484	Full Service Brick and Mortar Office	05/21/2009	
491938	65	Downtown Delray Branch	331 E. Atlantic Ave	Palm Beach	Delray Beach	FL	33483	Full Service Brick and Mortar Office	05/21/2009	
359590	31	Downtown Fort Lauderdale Branch	900 Southeast 3rd Avenue, Suite 100	Broward	Fort Lauderdale	FL	33316	Full Service Brick and Mortar Office	07/17/2000	05/21/2009
541339	119	Fl Lauderdale/17th Street Branch	808 Se 17th Stereet	Broward	Fort Lauderdale	FL	33316	Full Service Brick and Mortar Office	08/27/2012	
559615	132	Fl Lauderadale/East Sunrise Branch	1730 East Sunrise Boulevard	Broward	Fort Lauderdale	FL	33304	Full Service Brick and Mortar Office	08/25/2014	
582119	136	East Commercial Blvd Branch	1815 East Commercial Blvd	Broward	Fort Lauderdale	FL	33308	Full Service Brick and Mortar Office	08/02/2016	
581583	135	Fort Myers College Parkway Branch	12748 South Cleveland Avenue	Lee	Fort Myers	FL	33907	Full Service Brick and Mortar Office	07/27/2015	

NOTICE OF COMMENCEMENT

A RECORDED COPY MUST BE POSTED ON THE JOB SITE AT TIME OF FIRST INSPECTION

PERMIT NO. BL-17-09-1793 TAX FOLIO NO. 03-4108-006-1050

STATE OF FLORIDA
COUNTY OF DADE

THE UNDERSIGNED hereby gives notice that improvements will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement:

1. Legal description of property and street address: 260 NAVARRA Ave
Coral Gables, Florida

2. Description of improvement: Interior Renovation + Repair Fine
Damage

3. Owner (s) name and address: 1125 BAY NAVARRA Development, LLC Jonathan Srendi
260 Navarre St, Coral Gables, FL Authorized Rep

Interest in property: Authorized Representative

Name and address of fee simple titleholder: _____

4. Contractor's name and address: Danc Builders Unlimited, LLC
7500 S.W 74 AVE, Miami, FL 33143

5. Surety: (Payment bond required by owner from contractor, if any)

Name and address: _____

Amount of bond: \$ _____

6. Lender's name and address: _____

7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13 (1) (a) 7., Florida Statutes: _____

Name and address: _____

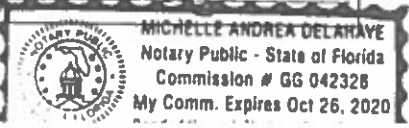
8. In addition to himself, Owner designates the following person (s) to receive a copy of the Lienor's Notice as provided in Section 713.13 (1) (b) 7., Florida Statutes: _____

Name and address: _____

9. Expiration date of this Notice of Commencement (the expiration date is 1 year from the date of recording unless a different date is specified)

Signature of Owner: Jonathan Srendi (Authorized Rep.)

STATE OF FLORIDA)
ss)
COUNTY OF MIAMI-DADE)
Sworn to or affirmed and subscribed before me this 10th day of October in the year 2017
by Jonathan Srendi who has taken an oath and is personally
known to me as the Authorized Representative of 1125 Bay Navarre Development, LLC
My Commission Expires: 10-26-2020
Notary Michelle Delarave



Prepared by: _____

Address: _____