



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 7/16/2021

Property Information	
Folio:	03-4108-006-0740
Property Address:	232 MAJORCA AVE Coral Gables, FL 33134-4427
Owner	232 MAJORCA LLC
Mailing Address	232 ANDALUSIA AVE STE 101 CORAL GABLES, FL 33134-5911
PA Primary Zone	5001 HOTELS & MOTELS - GENERAL Med Density
Primary Land Use	0303 MULTIFAMILY 10 UNITS PLUS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	10 / 10 / 0
Floors	2
Living Units	10
Actual Area	7,098 Sq.Ft
Living Area	7,098 Sq.Ft
Adjusted Area	5,875 Sq.Ft
Lot Size	10,000 Sq.Ft
Year Built	1961



Assessment Information			
Year	2021	2020	2019
Land Value	\$950,000	\$902,500	\$900,000
Building Value	\$316,820	\$290,700	\$10,000
XF Value	\$0	\$0	\$0
Market Value	\$1,266,820	\$1,193,200	\$910,000
Assessed Value	\$1,101,100	\$1,001,000	\$910,000

Benefits Information				
Benefit	Type	2021	2020	2019
Non-Homestead Cap	Assessment Reduction	\$165,720	\$192,200	

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

Short Legal Description
8 54 41
CORAL GABLES SEC K PB 8-33
LOTS 7 THRU 10 BLK 10
LOT SIZE 100.000 X 100
OR 20957-0381 0103 5

Taxable Value Information			
	2021	2020	2019
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,101,100	\$1,001,000	\$910,000
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,266,820	\$1,193,200	\$910,000
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,101,100	\$1,001,000	\$910,000
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,101,100	\$1,001,000	\$910,000

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
09/01/2006	\$1,000,000	24943-2072	Sales which are qualified
01/01/2003	\$0	20957-0381	Sales which are disqualified as a result of examination of the deed
02/01/2000	\$0	19002-1411	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



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

## Detail by Entity Name

Florida Limited Liability Company  
232 MAJORCA, LLC

### Filing Information

**Document Number** L06000081390  
**FEI/EIN Number** 20-5498833  
**Date Filed** 08/17/2006  
**State** FL  
**Status** ACTIVE

### Principal Address

232 ANDALUSIA AVE.  
SUITE 101  
CORAL GABLES, FL 33134

Changed: 04/11/2008

### Mailing Address

232 ANDALUSIA AVE.  
SUITE 101  
CORAL GABLES, FL 33134

Changed: 04/11/2008

### Registered Agent Name & Address

ZUMPANO CASTRO ATTORNEYS AT LAW  
500 S. DIXIE HIGHWAY  
302  
CORAL GABLES, FL 33146

Name Changed: 03/21/2017

Address Changed: 08/09/2007

### Authorized Person(s) Detail

**Name & Address**

CITY'S

EXHIBIT 2

## Title PRIN

MOLINA, CESAR  
232 ANDALUSIA AVE., SUITE 101  
CORAL GABLES, FL 33134

**Annual Reports**

Report Year	Filed Date
2019	04/04/2019
2020	03/04/2020
2021	04/30/2021

**Document Images**

<a href="#">04/30/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/04/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/04/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/25/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/21/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/28/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/23/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/15/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/18/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/26/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/16/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/28/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/20/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/11/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">08/09/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">08/17/2006 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>


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[Permits and Inspections: Search Results](#)
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## New Permit Search

### Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
RC-21-07-8253	07/24/2021	232 MAJORCA AVE	BLDG RECERT / CRB	BUILDING RECERTIFICATION (YEAR BUILT 1961) UNSAFE STRUCTURES BOARD CASE 21-2750	pending			0.00
BL-16-08-6189	08/11/2016	232 MAJORCA AVE	ROOF / LIGHT WEIGHT CONC	RE-ROOF BORAL SAXONY 900 SLATE ROOF TILE COLOR: STERLING (LIGHT GRAY) \$15,000	final	08/16/2016	09/21/2016	0.00
AB-16-08-5745	08/03/2016	232 MAJORCA AVE	BOA COMPLETE (LESS THAN \$75,000)	**COMM** RE-ROOF BORAL / SAXONY 900 / SLATE / COLOR: STERLING (LIGHT GRAY) - \$15,000	final	08/03/2016	09/21/2016	0.00
CE-14-10-2847	10/14/2014	232 MAJORCA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	10/28/2014	10/28/2014	0.00
ZN-12-06-8905	06/13/2012	232 MAJORCA AVE	PAINT / RESURFACE FL / CLEAN	PAINT EXT - WHITE, REPAIR CRACKS & CAULKING \$1,000	final	06/13/2012	08/23/2012	0.00
RC-11-09-6389	09/15/2011	232 MAJORCA AVE	BLDG RECERT / CRB	BUILDING RECERTIFICATION	final	09/15/2011	09/15/2011	0.00
CE-11-09-5531	09/01/2011	232 MAJORCA AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T41028 SEC 54-29 CITY CODE (TRA) MUST REMOVE ALL TRASH & DEBRIS FROM PROPERTY - SHOPPING CARTS, FURNITURE, ETC. WARNING ISSUED 8/30/11	final	09/01/2011	09/30/2011	0.00
CE-11-08-7362	08/30/2011	232 MAJORCA AVE	CODE ENF WARNING PROCESS	WT6494 SEC 54-29 CITY CODE (TRA) MUST REMOVE TRASH & DEBRIS FROM PROPERTY - SHOPPING CARTS, FURNITURE, ETC.	final	08/30/2011	08/30/2011	0.00
PS-11-07-6366	07/14/2011	232 MAJORCA AVE	TREE REMOVAL/RELOCATION - PUBLIC SERVICE	REMOVE DEAD FOXTAIL PALM	final	07/14/2011	07/14/2011	0.00
CE-10-04-4360	04/19/2010	232	CODE ENF TICKET	T37643 SEC 54-	final	04/19/2010	06/03/2010	0.00

CITY'S

EXHIBIT

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		MAJORCA AVE	PROCESS - NO RUNNING FINE	154 CC (DOP) PLACING TRASH IN SWALE OF 1906 PONCE DE LEON BLVD PROHIBITED. PREVIOUSLY CITED 2/12/10.				
CE-10-04-4350	04/19/2010	232 MAJORCA AVE	CODE ENF WARNING PROCESS	WT4093 SEC 54-153 CC (DAY) TRASH ON SWALE 4 DAYS PRIOR TO SCHEDULED P/U. MUST REMOVE.	final	04/19/2010	03/30/2011	0.00
CE-10-04-4338	04/19/2010	232 MAJORCA AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T37642 SEC 62-133 CC (DAY) GLASS ON CITY R/W. POSSIBLE DANGER TO LIFE SAFETY. MUST REMOVE. PREVIOUSLY CITED FOR ORW 02/10.	final	04/19/2010	06/03/2010	0.00
CE-10-02-3392	02/12/2010	232 MAJORCA AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T37013 SEC 62-133 CC (ORW) TRASH OBSTRUCTING CITY SIDEWALK - PRESENTS POSSIBLE DANGER TO LIFE SAFETY.	final	02/12/2010	06/03/2010	0.00
CE-10-02-3312	02/12/2010	232 MAJORCA AVE	CODE ENF WARNING PROCESS	WT3128 SEC 54-154 CC (DOP) PLACED TRASH ON SWALE OF 1906 PONCE DE LEON BLVD.	final	02/12/2010	02/12/2010	0.00
CE-08-05-1375	05/21/2008	232 MAJORCA AVE	CODE ENF WARNING PROCESS	WT77079 SEC 54-154 CC (DOP) IT SHALL BE UNLAWFUL FOR ANY PERSON TO DEPOSIT TRASH UPON ANY PREMISES OTHER THAN PROPERTY WHERE ORIGINATES FROM. ie bOX W/ADDRESS OF 232 MAJORCA apt 7/HP15 Monitor	pending	05/21/2008		0.00

The City's online services are protected with an **SSL encryption certificate**. For technical assistance, please call 305-569-2448 (8am-5pm, M-F).



## The City of Coral Gables

*Building and Zoning Department*  
*ISO Class 1*

CITY HALL 405 BILTMORE WAY  
CORAL GABLES, FLORIDA 33134

September 16, 2011

232 Majorca, LLC  
232 Andalusia Avenue, Suite #101  
Coral Gables, FL 33134-5911

### LETTER OF BUILDING RECERTIFICATION IN ACCORDANCE WITH SECTION 8-11(f) OF THE CODE OF MIAMI-DADE COUNTY

**PROPERTY FOLIO: # 03-4108-006-0740**  
**ADDRESS: 232 Majorca Avenue, Coral Gables, FL**

Dear Property Owner/Manager:

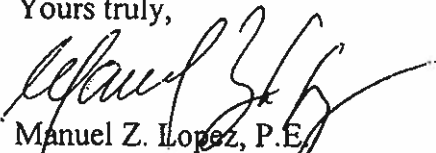
This Office is in receipt of your structural and electrical report stating that the above referenced building has been examined and found to be structurally and electrically safe for its continued occupancy.

Based on acceptance of this report, we herewith grant this LETTER OF RECERTIFICATION for the above subject premises in accordance with Section 8-11(f) of the Code of Miami-Dade County.

The expiration date of this approval, as stated in said Code, is 10 years from 2011. This recertification letter does not exclude the building from subsequent inspections as deemed necessary by the Building Official, as specified in the Florida Building Code.

As a routine matter, and in order to avoid possible misunderstanding, nothing in this letter should be construed directly, or indirectly as a guarantee of the safety of any portion of this structure. However, based on the term stated in Section 8-11(f) of the Code, continued occupancy of the building will be permitted in accordance with the minimum procedural guidelines for the recertification structural/electrical report on file with this office.

Yours truly,

  
Manuel Z. Lopez, P.E.  
Building Official

CITY'S

EXHIBIT 4





## The City of Coral Gables

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

2/8/2021

**VIA CERTIFIED MAIL**

232 MAJORCA LLC  
232 ANDALUSIA AVE STE 101  
CORAL GABLES, FL 33134-5911

7020 3160 0001 1022 2779

**RE: 232 MAJORCA AVE**  
**FOLIO # 341080060740**  
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 \$500.00 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

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Track Another Package +

Tracking Number: 70203160000110222779

Remove X

Your item was delivered to an individual at the address at 11:48 am on February 16, 2021 in MIAMI, FL 33134.

 **Delivered, Left with Individual**

February 16, 2021 at 11:48 am  
MIAMI, FL 33134

Feedback

Get Updates v

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

7020 3160 0001 1021 7768

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

5/10/2021

232 MAJORCA LLC  
232 ANDALUSIA AVE STE 101  
CORAL GABLES, FL. 33134-5911

**RE: 232 MAJORCA AVE**  
**FOLIO # 341080060740**

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

Dear Property Owner:

In a certified letter dated 2/8/2021, 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 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

Track Another Package +

Tracking Number: 70203160000110217768

Remove X

Your item was delivered to an individual at the address at 11:21 am on May 17, 2021 in MIAMI, FL 33134.

 **Delivered, Left with Individual**

May 17, 2021 at 11:21 am  
MIAMI, FL 33134

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Tracking History



Product Information



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**FAQs**

Feedback



## The City of Coral Gables

7020 3160 0001 1022 0034

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

6/9/2021

232 MAJORCA LLC  
232 ANDALUSIA AVE STE 101  
CORAL GABLES, FL 33134-5911

**RE: 232 MAJORCA AVE**  
**FOLIO # 341080060740**

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

Dear Property Owner:

In a certified letter dated 2/8/2021, 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 5/10/2021, informed you it was necessary to submit to this Department a completed Report prepared by a licensed architect or engineer within thirty (30) calendar days certifying the structure meets the requirements for recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

As of this date, the completed Report has not been submitted and the **structure 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.  
Deputy Building Official

[FAQs >](#)[Track Another Package +](#)**Tracking Number:** 70203160000110220034[Remove X](#)

Your item was delivered to the front desk, reception area, or mail room at 11:15 am on June 14, 2021 in MIAMI, FL 33134.

## **Delivered, Front Desk/Reception/Mail Room**

June 14, 2021 at 11:15 am  
MIAMI, FL 33134

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[Text & Email Updates](#)

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[Tracking History](#)

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[Product Information](#)

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Go to our [FAQs](#) section to find answers to your tracking questions.

## FAQs

Feedback



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

CITY OF CORAL GABLES,  
Petitioner,

Case No. 21-2750

vs.

232 Majorca LLC  
232 Andalusia Ave, Ste 101  
Coral Gables, FL 33134-5912  
Respondent.

Return receipt number:

7020 3160 0001 1022 0560

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

Date: July 28, 2021

Re: Property Address: 232 Majorca Ave Coral Gables, FL 33134-4427 Legal Description: Lots 7 thru 10, Block 10, Coral Gables Sec K Plat Book 8 page 33 and Folio #: 03-4108-006-0740 ("Property").

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

**Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, 2<sup>nd</sup> Florida, Coral Gables, Florida 33134, on August 9, 2021, 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 , Secretary to Virginia Goizueta the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, vgoizueta@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

**CITY'S**

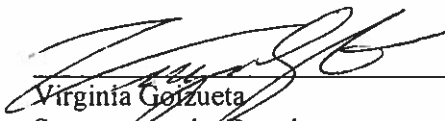
**EXHIBIT**

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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 Gotzueta  
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: 232 Majorca LLC c/o Zumpano Castro Attorneys At Law Registered Agent 500 S. Dixie Hwy, Ste. 302 Coral Gables, FL 33146-2768; City National Bank of Florida, as successor by merger of TotalBank 25 W Flagler St Miami, FL 33130-1712




**CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting**

Case #: 21-2750

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

I, JOSE IGLESIAS, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 232 Majorca Ave., ON July 28, 2021 AT 9:50 AM. AND WAS  
ALSO POSTED AT CITY HALL.

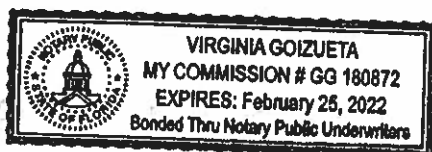
JOSE IGUESIAS  
Employee's Printed Name


  
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me by means of \_\_ physical presence or \_\_ online  
notarization, this 28 day of July, in the year 2021, by  
[Signature]  
who is personally known to me.

**My Commission Expires:**



  
Notary Public

CITY'S  
EXHIBIT 7



CITY'S

EXHIBIT 8







CFN 2006R1029852  
 OR Bk 24943 Pg 20721 (1pg)  
 RECORDED 09/26/2006 09:20:26  
 DEED DOC TAX 6,000.00  
 SURTAX 4,500.00  
 HARVEY RUVIN, CLERK OF COURT  
 MIAMI-DADE COUNTY, FLORIDA  
 LAST PAGE

Folio No. 03-4108-006-0740  
 This instrument prepared by:  
 FEDERICO FERNANDEZ, ESQ.  
 RASCO, REININGER, PEREZ & ESQUENAZI, P.L.  
 283 Catalonia Avenue,  
 Second Floor  
 Coral Gables, Florida 33134

### WARRANTY DEED

THIS WARRANTY DEED made this 25 day of September, 2006 by GLORIA MOLINA, as Trustee of the GLORIA MOLINA REVOCABLE TRUST, dated October 30, 1998, as amended ("Grantor"), to 232 MAJORCA, LLC, a Florida limited liability company whose post office address is 232 Andalucia Avenue, Coral Gables, Florida 33134, ("Grantee").

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other good and valuable considerations, receipt whereof is hereby acknowledged hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, the following described land:

Lots 7, 8, 9 and 10, Block 10, 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.

Folio 23241080060740  
 TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2005 and restrictions and easements of record, if any, not intending to reimpose same hereby.

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

Signed, sealed and delivered  
 in our presence:

[Signature]  
 Name: M. L. L. L.

Gloria A. Molina  
 GLORIA MOLINA, as Trustee of the  
 Gloria Molina Revocable Trust,  
 dated October 30, 1998, as amended  
 Post Office Address: 283 Catalonia Avenue  
 Coral Gables, Florida 33134

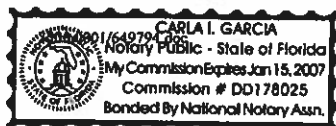
[Signature]  
 Name: Federico E. Fernandez

STATE OF FLORIDA )  
 )  
 COUNTY OF MIAMI-DADE )

The foregoing instrument was acknowledged before me this 25 day of September, 2006, by Gloria Molina, as Trustee of the Gloria Molina Revocable Trust dated October 30, 1998, on behalf of the Trust. She is personally known to me or has produced FL driver's license as identification.

[Signature]  
 NOTARY PUBLIC, STATE OF FLORIDA

My Commission Expires



CITY'S

EXHIBIT

9





CFN 2006R1029854  
DR Bk 24943 Pgs 2077 - 2092i (16pgs)  
RECORDED 09/26/2006 09:20:26  
MTG DOC TAX 2,800.00  
INTANG TAX 1,600.00  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY  
AND IS TO BE RETURNED TO:

Carla I. Garcia, Esq.  
C/o Totalbank  
2720 Coral Way  
Miami, Florida 33145

### MORTGAGE AND SECURITY AGREEMENT

THIS MORTGAGE AND SECURITY AGREEMENT (herein "Mortgage") made this 25 day of September, 2006, by and between 232 MAJORCA, LLC, a Florida limited liability company (hereinafter referred to as "Mortgagor") the (Mortgagor's address for purposes hereof being 232 Andalucia Avenue, Suite 101, Coral Gables, Florida 33134), and **TOTALBANK, a Florida banking corporation** (hereinafter referred to as "Mortgagee"), with an address for purposes hereof at 2720 Coral Way, Miami, Florida 33145;

#### WITNESSETH:

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 state, 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");


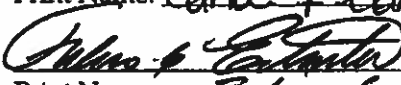
(ii) All buildings, structures and improvements of every nature whatsoever now or hereafter situated on the Land. All fixtures, machinery, appliances, equipment, furniture, and personal property of every nature whatsoever now or hereafter owned by Mortgagor and located in or on, or attached to, or used 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 owned by Mortgagor, including all extensions, additions, improvements, betterments, renewals, substitutions, and replacements to any of the foregoing and all of the right, title and interest of Mortgagor in and to any such personal property of fixtures together with the benefit of any deposits or payments now or hereafter made on such personal property or fixtures by Mortgagor or on its behalf (the "Improvements");

(iii) All leases and other agreements, including, without limitation, insurance contracts pertaining to the ownership, occupancy, use, possession or enjoyment of all or any part of the Mortgaged Property, now or hereafter entered into, and any modification, renewal or extension thereof, and all guarantees of the lessees', tenants' or occupants' obligations thereunder, including,

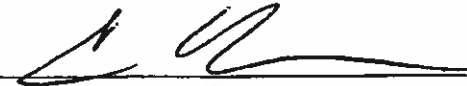
MORTGAGOR AND, BY ITS ACCEPTANCE HEREOF, MORTGAGEE HEREBY KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVE THE RIGHT EITHER MAY HAVE TO A TRIAL BY JURY IN RESPECT TO ANY LITIGATION BASED HEREON, OR ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS MORTGAGE, AND ANY AGREEMENT CONTEMPLATED TO BE EXECUTED IN CONJUNCTION HERewith, OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF EITHER PARTY. THIS PROVISION IS A MATERIAL INDUCEMENT FOR THE MORTGAGEE EXTENDING CREDIT TO MORTGAGOR.

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

Witnesses:

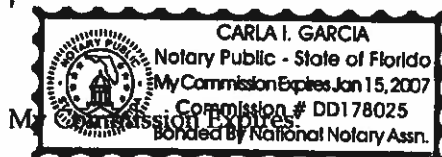
  
Print Name: Carla F. Garcia  
  
Print Name: Fabio C. Estrada

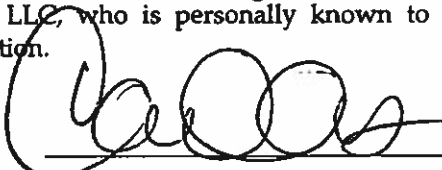
**232 MAJORCA, LLC,**  
**a Florida limited liability company**

  
By: Cesar Molina  
Title: Manager

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

The foregoing instrument was acknowledged before me this 25 day of September, 2006, by Cesar Molina, Manager of 232 MAJORCA, LLC, who is personally known to me, or has produced valid Florida Driver's License as identification.



  
NOTARY PUBLIC - STATE OF FLORIDA  
Print Name: \_\_\_\_\_

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## Succeeding Institution

# TotalBank



## Institution Details

Data as of 07/16/2021



### Institution Closed

Merged or acquired on  
06/15/2018  
without government  
assistance

### FDIC Cert #

21468

### Established

03/05/1974

### Bank Charter Class

State Chartered Banks,  
not member of the  
Federal Reserve System  
(FRS)

### Primary Federal Regulator

Federal Deposit  
Insurance Corporation

### Main Office Address

100 Se 2nd Street, 32nd  
Floor  
Miami, FL 33131

### Financial Information

[Create financial reports  
for this institution](#)

### Consumer Assistance

[HelpWithMyBank.gov](#)

### Contact the FDIC

[TotalBank](#)



### FDIC Insured

Since 08/12/1970

[Click to View](#)

**Succeeding  
Institution**

See the succeeding  
institution for more  
information.

Get additional detailed information by selecting from the following:

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# City National Bank of Florida



## Institution Details

Data as of 07/16/2021



**FDIC Insured**  
Since 08/12/1970

**FDIC Cert #**  
20234

**Established**  
08/12/1970

**Bank Charter Class**  
National Banks, member of the  
Federal Reserve Systems (FRS)

**Primary Federal Regulator**  
Comptroller of the Currency

**Secondary Federal Regulator**  
CFPB

**Main Office Address**  
25 W Flagler St  
Miami, FL 33130

**Primary Website**  
[www.citynational.com](http://www.citynational.com)

**Locations**  
35 domestic locations: 1 state and  
0 territories.  
0 in foreign locations.

**Financial Information**  
[Create financial reports for this institution](#)

**Consumer Assistance**  
[HelpWithMyBank.gov](http://HelpWithMyBank.gov)

**Contact the FDIC**  
[City National Bank of Florida](#)

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## 35 Branch Offices

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Results

25



1

2



Page #

Go

UNINUM Branch Number Name Address City County State

13915	Main Office	City National Bank Of Florida	25 W Flagler St Miami, FL 33130	Miami	Miami- Dade	FL	FL
9793	1	Hallandale Branch	1995 East Hallandale Beach Boulevard Hallandale, FL 33009	Hallandale	Broward	FL	FL
11634	2	Coral Gables Branch	2855 S Le Jeune Road Coral Gables, FL 33134	Coral Gables	Miami- Dade	FL	FL
15230	3	Galloway Banking Center	6975 Sw 87th Avenue Miami, FL 33173	Miami	Miami- Dade	FL	FL
10657	4	Miami Beach Branch	300 71st St Miami Beach, FL 33141	Miami Beach	Miami- Dade	FL	FL
250541	8	41st Street Branch	475 Arthur Godfrey Road Miami Beach, FL 33140  1450	Miami Beach	Miami- Dade	FL	FL

250543	10	Brickell Branch	Brickell Avenue Suite 100 Miami, FL 33131	Miami	Miami-Dade	FL	Fi
250544	11	Aventura Branch	2999 N.E. 191 Street Ste 100 Aventura, FL 33180	Aventura	Miami-Dade	FL	Fi
250545	12	South Beach Branch	446 Collins Avenue Miami Beach, FL 33139	Miami Beach	Miami-Dade	FL	Fi
250546	13	Las Olas Branch	450 East Las Olas Boulevard Fort Lauderdale, FL 33301	Fort Lauderdale	Broward	FL	Fi
250549	16	Boca Del Mar	7000 West Palmetto Park Road Suite 100 Boca Raton, FL 33433	Boca Raton	Palm Beach	FL	Fi
250550	17	Boca Raton Branch	641 South Federal Highway Boca	Boca Raton	Palm Beach	FL	Fi

			Raton, FL 33432				
			11675 South Dixie Highway Miami, FL 33156		Miami	Miami- Dade	FL
363583	18	Pinecrest Branch					FL
			1120 South Federal Highway Delray Beach, FL 33483		Delray Beach	Palm Beach	FL
432110	21	Delray Beach Branch					FL
			390 North Orange Avenue Orlando, FL 32801		Orlando	Orange	FL
475465	22	Central Florida Branch					FL
			1845 Hollywood Boulevard Hollywood, FL 33020		Hollywood	Broward	FL
495409	25	Yough Circle Branch					FL
			972-A Orange Avenue Winter Park, FL 32789		Winter Park	Orange	FL
498644	26	Winter Park Branch					FL
			10 North Federal Highway		Pompano		FL
		Pompano					



505872	27	Beach Branch	Pompano Beach, FL 33062	Beach	Broward	FL	
505894	28	Kendall Branch	13780 Sw 88th Street Miami, FL 33186	Miami	Miami-Dade	FL	Fi
516681	29	Coral Springs Branch	9750 West Atlantic Blvd Coral Springs, FL 33071	Coral Springs	Broward	FL	Fi
531797	31	South Miami Branch	6388 South Dixie Hwy Miami, FL 33143	Miami	Miami-Dade	FL	Fi
14848	32	Miami Tower Br	100 Se 2nd Street 32nd Floor Miami, FL 33131	Miami	Miami-Dade	FL	Lin - A
252916	33	19th Street Drive-In	1920 S.W. 27th Avenue Miami, FL 33145	Miami	Miami-Dade	FL	Lin Th
17074	34	Downtown Banking Center Branch	100 Se 2nd Street Miami, FL 33131	Miami	Miami-Dade	FL	Fi

257516	35	Bird Road Branch	8311 S.W. 40th Street Miami, FL 33155	Miami	Miami- Dade	FL	FL
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