



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 12/29/2025

PROPERTY INFORMATION	
Folio	03-4117-005-1020
Property Address	2501 GALIANO ST CORAL GABLES, FL 33134-0000
Owner	2093 US HIGHWAY 92 LLC , C/O ACHS MANAGEMENT CORP
Mailing Address	1412 BROADWAY FL# 3 NEW YORK, NY 10018
Primary Zone	5004 MIXED-USE 2
Primary Land Use	2313 FINANCIAL INSTITUTION : OFFICE BUILDING
Beds / Baths /Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	4,520 Sq.Ft
Living Area	4,520 Sq.Ft
Adjusted Area	2,580 Sq.Ft
Lot Size	12,500 Sq.Ft
Year Built	1984

ASSESSMENT INFORMATION			
Year	2025	2024	2023
Land Value	\$4,375,000	\$4,375,000	\$4,375,000
Building Value	\$204,749	\$10,000	\$198,144
Extra Feature Value	\$6,665	\$6,773	\$6,880
Market Value	\$4,586,414	\$4,391,773	\$4,580,024
Assessed Value	\$4,586,414	\$4,391,773	\$3,234,869

BENEFITS INFORMATION			
Benefit	Type	2025	2024
Non-Homestead Cap	Assessment Reduction		\$1,345,155

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

SHORT LEGAL DESCRIPTION
CORAL GABLES CRAFTS SEC PB 10-40
LOTS 5 THRU 9 BLK 5
LOT SIZE 125.000 X 100
OR 16958-3193 1095 5



TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,586,414	\$4,391,773	\$3,234,869
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,586,414	\$4,391,773	\$4,580,024
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,586,414	\$4,391,773	\$3,234,869
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,586,414	\$4,391,773	\$3,234,869

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
10/05/1977	\$93,750	9823-1424	Sales which are disqualified as a result of examination of the deed
09/01/2023	\$0	33874-4946	Corrective, tax or QCD; min consideration
06/05/2023	\$3,000,000	33749-4827	Financial inst or "In Lieu of Forclosure" stated
10/01/1995	\$0	16958-3193	Sales which are disqualified as a result of examination of the deed

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

2501 Galiano St as of 12-30-25, updated from 2-24-25

<u>Owner (Sunbiz principal address)</u> 2093 US HIGHWAY 92 LLC 1212 BROADWAY, FL# 3 NEW YORK, NY 10018-3372	<u>Owner (mailing and RA address)</u> 2093 US HIGHWAY 92 LLC C/O CORPORATION SERVICE COMPANY REGISTERED AGENT 1201 HAYS STREET TALLAHASSEE, FL 32301-2525
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Permits and Inspections: Search Results

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Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
ZN-19-04-5738	04/29/2019	2501 GALIANO ST	ASPHALT - RESURFACE / SEALANT	DF&F REPAIR SEVERAL SMALL AREAS IN ASPHALT DRIVE THRU AREA \$2400	final	05/07/2019	05/15/2019	0.00
PS-16-10-6782	10/19/2016	2501 GALIANO ST	TREE REMOVAL/MITIGATION	ON HOLD. NEED AN APPROVED BUILDING PERMIT THEN WILL NEED TO REPLACE WITH 3 NEW OAKS AS PER PLAN BUT INSTEAD OF 12' THEY WILL NEED TO BE AT LEAST 22' TALL FLORIDA NUMBER ONE OR BETTER.	pending			0.00
HI-16-08-6662	08/19/2016	2501 GALIANO ST	LETTER OF HISTORIC SIGNIFICANCE		final	08/19/2016	08/19/2016	0.00
DR-16-07-7102	07/19/2016	2501 GALIANO ST	DEVELOPMENT REVIEW COMMITTEE	*OK TO CLOSE/CANCEL PER SURAMY CABRERA* SUNTRUST BANK. DRC LEVEL 2 APPLICATION FOR PERMITTED USE NEW CONSTRUCTION OF A 1-STORY BUILDING WITH DRIVE-THROUGH LANES FOR THE PROPERTY LOCATED AT 2501 GALIANO ST.	canceled	07/20/2016	12/20/2022	0.00
FD-16-06-8008	06/28/2016	2501 GALIANO ST	FIRE HYDRANT FLOW TEST	FIRE HYDRANT FLOW TEST PROJECT NAME: SUNTRUST BANK FLOW HYDRANT #17-37 AT 8 ANDALUSIA	final	04/20/2017	04/20/2017	0.00

CITY'S EXHIBIT #3

Permit ID	Issue Date	Address	Category	Description	Status	Start Date	End Date	Amount
PS-15-02-1080	02/20/2015	2501 GALIANO ST	TREE REMOVAL/MITIGATION	AVE - - RESIDUAL 17-48 AT 43 ANDALUSIA REMOVAL OF DEAD TREE AS PER PLAN - SIGNER APPROVED BY CITY ATTORNEY	final	06/20/2023	06/20/2023	0.00
EL-15-02-0022	02/02/2015	2501 GALIANO ST	ELEC SIGNS	ILLUMINATED WALL SIGN, DIRECTIONAL SIGNS, & MOMUMENT SIGNS (SUNTRUST)	final	06/20/2023	06/20/2023	0.00
BL-15-02-0017	02/02/2015	2501 GALIANO ST	SIGNS	(1) RE-FACE ILLUMINATED WALL SIGN AND (1) RE-FACE DETACH SIGN (SUNTRUST) \$1900	final	11/24/2015	01/22/2016	0.00
AB-15-01-1028	01/23/2015	2501 GALIANO ST	BOA COMPLETE (LESS THAN \$75,000)	**COM** SIGNS (SUNTRUST) \$1900	final	01/23/2015	02/19/2023	0.00
ZN-13-12-1695	12/03/2013	2501 GALIANO ST	ASPHALT - RESURFACE / SEALANT	SEALING, RESTRIPIING EXISTING PARKING LOT \$2,200	final	12/06/2013	12/12/2013	0.00
BL-13-11-1837	11/04/2013	2501 GALIANO ST	SIGNS	*** CANCELLED - EXPIRED BOA SIGNATURE *** ONE ATM SIGN \$800	canceled		12/29/2015	0.00
AB-13-10-1465	10/24/2013	2501 GALIANO ST	BOA COMPLETE (LESS THAN \$75,000)	CANCELLED - BOA SIGNATURE EXPIRED - ATM SIGN \$800	canceled	10/24/2013	01/07/2016	0.00
PU-11-12-5399	12/07/2011	2501 GALIANO ST	PUBLIC RECORDS SEARCH	REQ COPY OF PERMIT 29188B CRM INV 015038 REQ COPY OF PERMIT 93010327 CRM INV 015032 REQ COPY OF PERMITS 95100261 6734B 7924B 23706B CRM INV 015041	final	12/09/2011	12/09/2011	0.00
BL-11-07-6436	07/14/2011	2501 GALIANO ST	GENERAL REPAIRS	DF&F - REPLACE 60 SQ FT OF CEILING TILE AND INTERIOR PAINTING & PLASTER (4 SQ FT) @ BOTTOM OF TELLER WINDOW \$3,250	final	08/08/2011	10/11/2011	0.00
CE-11-08-5446	07/03/2011	2501 GALIANO ST	CODE ENF WARNING PROCESS	WT14846 CH.105-26 CITY CODE (CON) @ 3:00PM	final	07/03/2011	08/03/2011	0.00

CE-10-09-5130	09/27/2010	2501	CODE ENF WARNING	PERFORMING WORK OUTSIDE OF ALLOWABLE CONSTRUCTION HOURS. M-F 7:30-6PM, SAT 9AM-5PM, SUN OR HOLIDAYS NO WORK ALLOWED.	final	09/27/2010	01/31/2011	0.00
		GALIANO ST	PROCESS	WT8854 SEC 32-8.2 MDCC - USE OF WATER SPRINKLER SYSTEM ON UNAUTHORIZED DAY (MON).				

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

ENERGOV

2021 - 2025

RECT-25-02-0468	Building Recertification	Recertification	Submitted	02/25/2025			BUILDING RECERTIFICATION (YEAR BUILT 1984)	2501 GALIANO ST
BLDB-24-08-2830	FBC Building (Commercial)	Signs	In Review	08/30/2024			Application for Parking signs according to CU-0000021660	2501 GALIANO ST
ELEC-21-11-0088	Electrical Commercial	Interior Build-Out/ Interior Alteration/Remodel	Finald	11/22/2021	03/14/2023	09/15/2022	REMOVE & REPLACE EXISTING SIGNAGE (TRUIST) WALL SIGN, DRIVE - THRU, ATM	2501 GALIANO ST
BLDB-21-11-0160	FBC Building (Commercial)	Signs	Finald	11/17/2021	03/14/2023	09/15/2022	REMOVE & REPLACE EXISTING SIGNAGE (TRUIST) WALL SIGN, DRIVE - THRU, ATM	2501 GALIANO ST



The City of Coral Gables

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

5/3/2022

VIA CERTIFIED MAIL

7019 1640 0001 2642 5776

SUNTRUST BANK
CORP REAL ESTATE/LAUREN FOX
515 E LAS OLAS BLVD STE 550
FT LAUDERDALE, FL 33301

RE: 2501 GALIANO ST
FOLIO # 341170051020

*****COURTESY 2-YEAR NOTICE*****

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 will be forty (40) years old, or older, in **2024** having been built in 1984.

In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a Recertification Report ("Report") must be submitted for this property to the City of Coral Gables in **2024**.

The Architect or Engineer may obtain the required Form, "*Minimum Inspection Procedural Guidelines for Building Recertification*," from the following link: <https://www.miamidade.gov/global/economy/building/40-year-recertification.page>

The Recertification Report fee of \$500.00 *and* additional document and filing fees shall be submitted to the Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, Florida, 33134.

Please note the Building Recertification Report must be dated **2024**.

Thank you for your prompt attention to this matter.

Manuel Z. Lopez, P.E.
Building Official

CITY'S EXHIBIT #4



CITY OF CORAL GABLES
Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FL 33134

2/1/2023

VIA CERTIFIED MAIL

7021 2720 0001 4959 0618

SUNTRUST BANK
CORP REAL ESTATE/LAUREN FOX
515 E LAS OLAS BLVD STE 550
FT LAUDERDALE, FL 33301

RE: 2501 GALIANO ST
FOLIO # 03-4117-005-1020
Process Number **TBD**

*****COURTESY 1-YEAR NOTICE*****

Notice of Required Inspection for Recertification of 30 Years or Older Building

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is thirty (30) years old, or older, having been built in 1984. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a qualified individual must inspect said building and a **completed** Recertification Report ("Report") must be submitted by you to this Department **in 2024**. A completed Report includes 1) Cover letters 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 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be **approved** and the Letter of Recertification must be issued by this Department.

Threshold buildings (i.e. buildings greater than 3 stories or greater than 50 ft tall, or with an Assembly Occupancy>5000 s.f. & Occupant load > 500 people) shall be recertified by Structural and Electrical Professional Engineers only. Self-qualification letters will be required with proof of DBPR structural and electrical specialization.

Any buildings that are not threshold buildings may be recertified by any Florida Registered Architect or Professional Engineer and self-qualification letters will not be required.

If no deficiencies are identified, the structure will only be recertified once the reports and forms have been submitted and approved.

If deficiencies are identified, they shall be reported to the Building Official within 10 days, or within 24 hours if there is an immediate danger identified. A completed report shall be submitted to this Department. In addition, a structural and/or electrical affidavit from the inspector will be required, with additional affidavits every 180 days, as needed so that the building can continue to be occupied while repairs are carried out. The Building Official is able to grant an extension of one hundred fifty (150) calendar days from the due date or the date the deficiencies were identified (whichever is sooner) to allow time to obtain the necessary permits and perform the repairs. The structure will only



CITY OF CORAL GABLES
Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FL 33134

1/31/2024

VIA CERTIFIED MAIL

7021 2720 0001 4959 1639

SUNTRUST BANK
CORP REAL ESTATE/LAUREN FOX
515 E LAS OLAS BLVD STE 550
FT LAUDERDALE, FL 33301

RE: 2501 GALIANO ST
FOLIO # 03-4117-005-1020

Notice of Required Inspection For Recertification of Building
Process Number: **TBD**

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is thirty (30) years old, or older, having been built in 1984. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a qualified individual 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 letters 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 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be **approved** and the Letter of Recertification must be issued by this Department.

Threshold buildings (i.e. buildings greater than 3 stories or greater than 50 ft tall, or with an Assembly Occupancy > 5000 s.f. & Occupant load > 500 people) shall be recertified by Structural and Electrical Professional Engineers only. Self-qualification letters will be required with proof of DBPR structural and electrical specialization.

Any buildings that are not threshold buildings may be recertified by any Florida Registered Architect or Professional Engineer and self-qualification letters will not be required.

If no deficiencies are identified, the structure will only be recertified once the reports and forms have been submitted and approved.

If deficiencies are identified, they shall be reported to the Building Official within 10 days, or within 24 hours if there is an immediate danger identified. A completed report shall be submitted to this Department. In addition, a structural and/or electrical affidavit from the inspector will be required, with additional affidavits every 180 days, as needed so that the building can continue to be occupied while repairs are carried out. The Building Official is able to grant an extension of one hundred fifty (150) calendar days from the due date or the date the deficiencies were identified (whichever is sooner) to allow time to obtain the necessary permits and perform the repairs. The structure will only be recertified once a *revised* report and all required information is submitted and approved, and all required permits are closed.

Proprietary or modified recertification forms from the inspectors will not be accepted. Only current municipal recertification forms will be accepted. The Architect or Engineer shall obtain the required Forms from the following link:

<https://www.miamidade.gov/global/economy/building/recertification.page>.

If this is your first time using the online system, please register at the following link:

<https://coralgablesfl-energovpub.tylerhost.net/Apps/selfservice/CoralGablesFLProd#/register>

You can access your online process using the process number provided above at the following link:

<https://coralgablesfl-energovpub.tylerhost.net/Apps/SelfService#/myWork?tab=MyPermits>

The Recertification Report fee of \$500.00 and additional document and filing fees shall be paid online at the following link:

<https://coralgablesfl-energovpub.tylerhost.net/Apps/SelfService#/payinvoice>

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 and 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.

Please contact Douglas Ramirez at dramirez@coralgables.com regarding any questions concerning building recertification.
Thank you for your prompt attention to this matter.



Manuel Z. Lopez, P.E.
Building Official



CITY OF CORAL GABLES

DEVELOPMENT SERVICES DEPARTMENT
427 BILTMORE WAY
CORAL GABLES, FL 33134

5/10/2024

VIA CERTIFIED MAIL

7019 1640 0001 2647 4217

SUNTRUST BANK
CORP REAL ESTATE/LAUREN FOX
515 E LAS OLAS BLVD STE 550
FT LAUDERDALE, FL. 33301

RE: 2501 GALIANO ST
FOLIO # 03-4117-005-1020

Notice of Required Inspection For Recertification of Building – **OVERDUE NOTICE**
Process Number **RECT-xx-xxxx**

Dear Property Owner:

In a certified letter dated 1/31/2024, 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 qualified individual within ninety (90) calendar days certifying the structure meets the requirements for 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 letters 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 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be **approved** and the Letter of Recertification must be issued by this Department.

See original notice for additional information.

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. 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.



CITY OF CORAL GABLES

7019 1640 0001 2647 4750

DEVELOPMENT SERVICES DEPARTMENT
427 BILTMORE WAY
CORAL GABLES, FL 33134

6/17/2024

SUNTRUST BANK
CORP REAL ESTATE/LAUREN FOX
515 E LAS OLAS BLVD STE 550
FT LAUDERDALE, FL 33301

RE: 2501 GALIANO ST
FOLIO # 03-4108-009-0801
Notice of Required Inspection For Recertification of Building – **FINAL NOTICE**

Dear Property Owner:

In a certified letter dated 1/31/2024, 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 5/10/2024, informed you it was necessary to submit to this Department a completed Report prepared by a qualified individual within thirty (30) calendar days certifying the structure meets the requirements for recertification.

See previous correspondence for additional information.

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 if any questions regarding building recertification.

Please govern yourself accordingly.

Sincerely,

Manuel Z. Lopez, P.E.
Building Official

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 25-1229

vs.

Certified Mail Return Receipt & Via USPS Regular Mail
7020 1290 0001 5682 8955

2093 US Highway 92 LLC
1212 Broadway, Fl #3
New York, NY 10018-3372
Respondent.

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

Date: January 2, 2026

Re: 2501 Galiano St, Coral Gables, Fl 33134, Lot 5 thru 9 Blk 5, Coral Gables Crafts Sec, PB 10-40, and 03-4117-005-1020 ("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 105-89 10 (m) 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 Fairchild Tropical Board Room, 427 Biltmore Way, 1st Floor, Coral Gables, Florida 33134, on January 12, 2026, 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, Analyn Hernandez, at City of 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.

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.

CITY'S EXHIBIT #5

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.

Analyñ Hernandez

Analyñ 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, Jose Rodriguez, Esq., Interim Director of Human Resources (E-mail: jrodriguez4@coralgables.com , Telephone: 305-722-8675, 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, Jose Rodriguez, Esq., Interim Director of Labor Relations and Risk Management (E-mail: jrodriguez4@coralgables.com, Telephone: 305-722-8675, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

c: 2501 Galiano Street Holdings LLC, C/O Corporation Service Company, Registered Agent, 1201 Hays Street, Tallahassee, FL 32301- 2525 7020 1290 0001 5682 8979



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Title of Document Posted: Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing

I, Sebastian Ramos, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 2501 Galiano St., ON 12/31/25 AT
12:25pm.

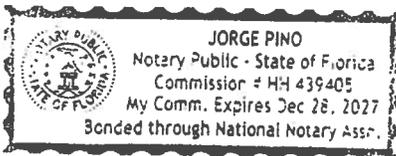
Sebastian Ramos
Employee's Printed Name

[Signature]
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me by means of ✓ physical presence or online
notarization, this 31st day of DECEMBER, in the year 2025, by
S. RAMOS who is personally known to me.

My Commission Expires:



[Signature]
Notary Public

CITY'S EXHIBIT #6

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

CITY OF CORAL GABLES,
Petitioner,

Case No. 25-1229

vs.

Certified Mail Return Receipt & Via USPS Regular Mail
7020 1290 0001 5682 8955

2093 US Highway 92 LLC
1212 Broadway, Fl #3
New York, NY 10018-3372
Respondent.

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

Date: January 2, 2026

Re: 2501 Galiano St, Coral Gables, FL 33134, Lot 5 thru 9 Blk 5, Coral Gables Crafts Sec, PB 10-40, and 03-4117-005-1020 ("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 105-89 10 (m) 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 Fairchild Tropical Board Room, 427 Biltmore Way, 1st Floor, Coral Gables, Florida 33134, on January 12, 2026, 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, Analyn Hernandez, at City of 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.

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.

Dec 31, 2025

CITY'S EXHIBIT #7





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Detail by Entity Name

Foreign Limited Liability Company
2501 GALIANO STREET HOLDINGS LLC

Filing Information

Document Number	M22000000541
FEI/EIN Number	87-4025722
Date Filed	01/10/2022
State	DE
Status	ACTIVE
Last Event	LC NAME CHANGE
Event Date Filed	06/08/2023
Event Effective Date	NONE

Principal Address

1212 BROADWAY, 3RD FLOOR
NEW YORK, NY 10018

Mailing Address

1212 BROADWAY, 3RD FLOOR
NEW YORK, NY 10018

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Authorized Person(s) Detail

Name & Address

Title MGR

ADJMI, ROBERT
1212 BROADWAY, 3RD FLOOR
NEW YORK, NY 10018

Annual Reports

Report Year	Filed Date
2023	03/28/2023
2024	04/22/2024
2025	04/29/2025

Document Images

04/29/2025 -- ANNUAL REPORT	View image in PDF format
04/22/2024 -- ANNUAL REPORT	View image in PDF format
06/08/2023 -- LC Name Change	View image in PDF format
03/28/2023 -- ANNUAL REPORT	View image in PDF format
01/10/2022 -- Foreign Limited	View image in PDF format

Prepared by and Return to:

Truist Bank
Attn: Lease Administration
101 N. Cherry Street, Suite 710
Winston-Salem, NC 27101
Tax Parcel Numbers: 03-4117-005-1010 & 03-4117-005-1020

THIS CORRECTIVE SPECIAL WARRANTY DEED IS BEING RECORDED TO CORRECT THE NAME UNDER WHICH GRANTOR ORIGINALLY TOOK TITLE WITHIN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED ON JUNE 15, 2023 IN OFFICIAL RECORDS BOOK 33749, PAGE 4827 OF THE OFFICIAL RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CORRECTIVE SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 31 day of August, 2023, by **TRUIST BANK**, a North Carolina banking corporation, successor by name change to Branch Banking and Trust Company, successor by merger to SunTrust Bank, whose address is 101 N. Cherry Street, Suite 710, Winston-Salem, NC 27101 ("**Grantor**"), to **2093 US HIGHWAY 92 LLC**, a Delaware limited liability company whose address is c/o ACHS Management Corp., 1412 Broadway, 3rd Floor, New York, New York 10018 ("**Grantee**").

WHEREAS, the Property was originally conveyed by Truist Bank (the "Original Grantor"), in that Certain Special Warranty Deed recorded on June 15, 2023 in Book 33749, Page 4827 of the Official Records of Miami-Dade County, Florida.

WHEREAS, the Original Grantor is executing this Corrective Deed as acknowledgement that the Original Grantor is the successor by name change to Branch Banking and Trust Company, the successor by merger to SunTrust Bank, the current owner of the Property.

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey, and confirm unto Grantee all that certain land lying and being in Miami-Dade County, and more particularly described on Exhibit A attached hereto and made a part hereof (the "**Property**").

TOGETHER WITH all easements, rights-of-way and privileges appurtenant thereto, all improvements and structures located thereon, and all fixtures, equipment and machinery used in connection with the operation of such improvements and structures and permanently affixed thereto in such a manner as to constitute real estate under applicable state law, such improvements, structures and fixtures being purchased and sold "AS IS", "WHERE IS", and "WITH ALL FAULTS".

PROVIDED THAT the Property is conveyed subject to the following condition, covenant, restriction and agreement, which shall run with the land and shall be binding upon and inure to the benefit of the Grantor and the Grantee:

For a period of two (2) years after the date of this Deed, the Property shall not be sold or leased to any of the following parties or their affiliates, successors or assigns: Wells Fargo, Bank of America, JP Morgan Chase, PNC, Regions, Pinnacle, First Horizon, TD Bank, Fifth Third, Citi, TowneBank, and Synovus, and for a period of six (6) months after the date of this Deed, the Property shall not be used for Financial Services Purposes (except by the Grantor) nor shall there be any signage, advertising or publication on the Property that relates to Financial Services Purposes (except by the Grantor). “**Financial Services Purposes**” shall be deemed to include any of the following: receiving deposits, making loans and mortgages generally to the public, payment processing, money transfer services, engaging in the sale of securities, wealth management, trust services, stock or mortgage brokerage, or insurance products and services (whether commercial or personal and including bonds and other instruments of suretyship or security and related products and services), all whether done by a state bank, national bank, savings and loan association, credit union, financial institution, brokerage firm, insurance company, wealth advisor, or other entity, and specifically including through the use of an automated teller machine or similar device; provided, however, this restriction shall be inapplicable to (1) a company which directly issues or provides insurance (whether commercial or personal), bonds, or other instruments of suretyship or security and related products and services to the public, and (2) any real estate brokerage or title insurance company that only incidentally provides any of the above services.

By the Grantee’s acceptance of this Deed, the Grantee acknowledges and agrees that a breach of the foregoing condition shall cause the Grantor irreparable harm and the Grantor shall have the right, in addition to all other rights and remedies available to the Grantor as a result of such breach, to obtain injunctive or other relief for the enforcement thereof. The Grantee further agrees that the Grantee shall reimburse the Grantor upon demand for all reasonable attorneys’ fees and other costs incurred by the Grantor in connection with the enforcement of the foregoing condition;

SUBJECT TO all applicable laws including zoning, building ordinances and land use regulations, all easements, restrictions, covenants, agreements, conditions or other matters of record that lawfully affect the same or any part thereof, all encroachments and other matters that may be revealed by a survey or inspection thereof, and the lien of real estate taxes, taxes imposed by special assessment and water, sewer, vault, public space and other public charges for the current year and subsequent years.

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

AND Grantor hereby covenants with Grantee that Grantor will warrant the title to said land and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor.

[SIGNATURE ON NEXT PAGE]

[SIGNATURE PAGE TO SPECIAL WARRANTY DEED]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed on its behalf by its duly authorized officer on the day and year first above written.

Signed sealed and delivered in the presence of:

GRANTOR:

TRUIST BANK, a North Carolina banking corporation

WITNESSES:

By: [Signature]
Print Name: Matthew Piscatelli

By: [Signature]
Name: Nathaniel Pesenti
Title: Vice President

By: [Signature]
Print Name: Matthew Boora

STATE OF SC
COUNTY OF York

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 1st day of Sept, 2023, by Nathaniel Pesenti, as the Vice President of TRUIST BANK, a North Carolina banking corporation, on behalf of such corporation. He is personally known to me or has produced _____ as identification.

[NOTARY SEAL]

[Signature]
Notary Public

My commission expires: 12/09/2032 Donna Forbes
Printed Name of Notary Public

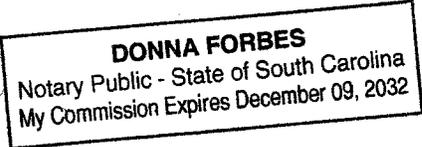


EXHIBIT A

Description of the Property

Lots 1, 2, 3 and 4, Block 5, CORAL GABLES CRAFT SECTION, according to plat thereof as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida.

and

Lots 5, 6, 7, 8 and 9, Block 5, CORAL GABLES CRAFT SECTION, according to plat thereof as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida.

EXHIBIT B to DEED

PERMITTED EXCEPTIONS

1. Taxes for the year of the effective date of the policy and taxes or special assessments which are not shown as existing liens by the public records, and all subsequent years.
2. Declaration of Restrictive Covenant recorded in Official Records Book 121240, Page 1382 of the Public Records of Miami-Dade County, Florida.
3. All zoning and other regulatory laws, regulations and ordinances affecting the Property.
4. Any rights, easements, interests, claims or matters shown on that certain Survey No. 23-067 dated April 11, 2023, issued by Alfred J. Kesler, PSM on behalf of American Surveying and Mapping, Inc.
5. Water, sewer, vault, public space and other public charges for the current year not yet due and payable and subsequent years.



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NEW YORK, NY 10018

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TALLAHASSEE, FL 32301-2525

Authorized Person(s) Detail

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