



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 11/28/2016

Property Information	
Folio:	03-4108-006-3170
Property Address:	214 GIRALDA AVE Coral Gables, FL 33134-5013
Owner	CONSOLIDATED BANK NA % BANK OF AMERICA NC1-001-03-81
Mailing Address	100 181 N TRYON ST CHARLOTTE, NC 28255
Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1229 MIXED USE- STORE/RESIDENTIAL : MIXED USE - COMMERCIAL
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq Ft
Living Area	Sq Ft
Adjusted Area	9,627 Sq Ft
Lot Size	11,249 Sq Ft
Year Built	1926



Assessment Information			
Year	2016	2015	2014
Land Value	\$1,608,607	\$1,608,607	\$1,608,607
Building Value	\$1,347,780	\$1,347,780	\$1,347,780
XF Value	\$0	\$0	\$0
Market Value	\$2,956,387	\$2,956,387	\$2,956,387
Assessed Value	\$2,956,387	\$2,956,387	\$2,956,387

Benefits Information				
Benefit	Type	2016	2015	2014
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 E12.49FT OF LOT 20 & ALL LOTS 21 THRU 24 BLK 34 LOT SIZE 11249 SQ FT

Taxable Value Information			
	2016	2015	2014
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,956,387	\$2,956,387	\$2,956,387
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,956,387	\$2,956,387	\$2,956,387
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,956,387	\$2,956,387	\$2,956,387
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,956,387	\$2,956,387	\$2,956,387

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability. See full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:

CITY'S

EXHIBIT 1



214 Giralda Ave

service list – 214 Giralda Avenue

**Owner**

Consolidated Bank, N.A.  
c/o Bank of America, N.A.  
100 North Tryon Street  
Charlotte, NC 28202-4000

Return receipt number:



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
BL-08-05-1474	05/28/2008	214 GIRALDA AVE	ROOF / LIGHT WEIGHT CONC	RE-ROOF \$103,065 JOHNS MANVILLE CORP, JOHNS MANVILLE MODIFIED BITUMEN ROOFING SYSTEMS OVERLIGHTWEIGHT CONCRETE DECKS & OVER WOOD DECKS, DYNABASE, ASPHALT	stop work	06/04/2008		0.00
BL-10-10-4940	10/15/2010	214 GIRALDA AVE	ROOF / LIGHT WEIGHT CONC	ROOF LEAK REPAIR ONLY \$4,500 AT 2308 PONCE DE LEON BLVD EXISTING TILE CLAY FOREVER VOLCAN BY ALTUSA	final	11/02/2010	11/12/2010	0.00
BL-13-04-0599	04/10/2013	214 GIRALDA AVE	INTERIOR ALTERATION ONLY	COMM INTER ALTER (BANK OF AMERICA) \$	pending			0.00
BL-13-04-0600	04/10/2013	214 GIRALDA AVE	INTERIOR ALTERATION ONLY	COMM INTER ALTER-NEW 8' PARTITION (BANK OF AMERICA) \$5,500	final	05/01/2013	08/19/2013	0.00
CE-08-08-0297	08/05/2008	214 GIRALDA AVE	CODE ENF WARNING PROCESS	WT00253 SEC 54-29 CC (TRA) MUST REMOVE BOXES PILED UP NEAR DUMPSTER	final	08/05/2008	08/05/2008	0.00
CE-10-06-3494	06/01/2010	214 GIRALDA AVE	CODE ENF WARNING PROCESS	WTS709 CH.105-27 CITY CODE (GRA) GRAFFITI EXISTS ON WALL(S) OF BUILDING, WHICH IS PROHIBITED. MUST BE REMOVED AND/OR PAINTED TO COVER UP.	final	06/01/2010	06/01/2010	0.00
CE-12-08-1797	08/28/2012	214 GIRALDA AVE	CODE ENF BOARD/MITIGATION	CASE #10639 PAYING FINE OF \$575.00	final	08/28/2012	09/06/2012	0.00
EL-09-04-2216	04/13/2009	214 GIRALDA AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	REPLACE FIRE ALARM PANEL IN THE BUILDING \$32,000	final	04/17/2009	07/15/2009	0.00
EL-13-04-0630	04/10/2013	214 GIRALDA AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	2 ROUGH IN OUTLETS	final	05/16/2013	06/13/2013	0.00
EL-16-07-7404	07/25/2016	214	ELEC	REPLACE AC UNITS	final	09/02/2016	09/29/2016	0.00

CITY'S

EXHIBIT

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		GIRALDA AVE	COMMERCIAL / RESIDENTIAL WORK	( 5) W/ ELECTRICAL WORK \$143,868					
FD-09-04-1828	04/03/2009	214 GIRALDA AVE	FIRE ALARM SYSTEM	BANK OF AMERICA	final	04/03/2009	07/15/2009	0.00	
ME-16-07-7074	07/19/2016	214 GIRALDA AVE	MECH COMMERCIAL / RESIDENTIAL WORK	REPLACE AC UNITS ( 5) W/ ELECTRICAL WORK \$143,868	issued	09/07/2016		0.00	
PU-12-04-8168	04/12/2012	214 GIRALDA AVE	PUBLIC RECORDS SEARCH	REQ COPY OF PERMITS 01090164 95040382 05070021 EL09042216 01031579 02046026	final	04/12/2012	04/12/2012	0.00	
PW-08-03-0132	03/05/2008	214 GIRALDA AVE	OBSTRUCTION OF ROW W/TRUCK PERMIT	HYDROLIC LIFT ON R.O.W. ON PONCE DE LEON BLVD. "CANCELED"	canceled		05/13/2014	0.00	
PW-08-03-1102	03/26/2008	214 GIRALDA AVE	OBSTRUCTION OF ROW W/COVERED WALKWAY PERMIT	OBSTRUCTION WITH COVERED WALKWAY	final	03/28/2008	03/28/2008	0.00	
PW-08-04-1053	04/18/2008	214 GIRALDA AVE	OBSTRUCTION OF ROW W/COVERED WALKWAY PERMIT	OSTRUCTION OF ROW. PARKING LANE AND ALLEY	final	04/18/2008	04/18/2008	0.00	
PW-08-04-1401	04/25/2008	214 GIRALDA AVE	OBSTRUCTION OF ROW W/COVERED WALKWAY PERMIT	OBSTRUCTION WITH COVERED WALKWAY RENEWAL OF PERMITS NO.PW08031102	final	04/28/2008	05/05/2008	0.00	
PW-10-10-4952	10/15/2010	214 GIRALDA AVE	OBSTRUCTION OF ROW W/COVERED WALKWAY PERMIT	OBSTRUCTION OF ROW W/COVERED WALKWAY	final	11/02/2010	11/15/2010	0.00	
RC-16-11-7685	11/28/2016	214 GIRALDA AVE	BUILDING RE CERTIFICATION	CONSTRUCTION REGULATION BOARD CASE #16-5596 AND UNSAFE STRUCTURES FEE	approved			980.63	
RV-08-04-0402	04/08/2008	214 GIRALDA AVE	REVISION TO PERMIT	REVISION - STUCCO REPAIR & SAND BLASTING EXT WALLS TO MATCH EXISTING	final	04/08/2008	04/08/2008	0.00	
UP-16-07-7076	07/19/2016	214 GIRALDA AVE	UPFRONT FEE	UPFRONT FEE FOR ME-16-07-7074, REPLACE AC UNITS ( 5) W/ ELECTRICAL WORK \$143,868	final	07/19/2016	07/19/2016	0.00	
ZN-08-03-0006	03/03/2008	214 GIRALDA AVE	PAINT / RESURFACE FL / CLEAN	PAINT EXT - CREAM (SW 6112), COLUMNS - LT BEIGE (SW 7004) \$11,450	final	03/06/2008	07/03/2008	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).



**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.

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<b>Occupant Name:</b>	Vacant	<b>Inspection Date:</b>	3/23/2016
<b>Address:</b>	214 Giralda Avenue	<b>InspectionType:</b>	Vacant
<b>City:</b>	Coral Gables	<b>Inspected By:</b>	Jason Barger 305-460-5563
<b>Suite:</b>		<b>Occ. Sq. Ft.:</b>	1200

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No violations noted at this time.

**Company Representative:**

vacant  
1474  
3/23/2016 3:01:53 PM  
Signature valid only in mobile-eyes documents

**Inspector:**

vacant  
3/23/2016  
Signature valid only in mobile eyes documents

Jason Barger  
3/23/2016

CITY'S

EXHIBIT 3





The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY  
CORAL GABLES, FLORIDA 33134

4 25 2016

VIA CERTIFIED MAIL

91 7108 2133 3932 6005 0926

CONSOLIDATED BANK NA  
C.O BANK OF AMERICA NCI-001-03-81  
101 N TRYON ST  
CHARLOTTE, NC 28255

RE: 214 GIRALDA AVE, CORAL GABLES, FL  
FOLIO # 03-4108-006-3170  
Recertification of Building 40 Years or Older

Gentlemen:

Miami-Dade County has notified this Department that the above referenced property address is forty (40) years old, or older, having been built in 1926.

In accordance with the Miami-Dade County Code, Chapter 8, Section 8-111(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. In addition to the Report, a cover letter must state the property meets the requirement for the building recertification; no additional documents or photographs are necessary. Submittal of the Report does not constitute recertification; it must be approved.

In the event repairs or modifications are found to be necessary resulting from the recertification inspection, the Building Official is able to grant an extension of one hundred fifty (150) calendar days from the date of this letter for the owner to obtain the necessary permits and perform the repairs. Recertification will take place once a revised Report is submitted and all required permits are closed.

The Architect or Engineer chosen to perform the inspection may obtain the required Form, "Minimum Inspection Procedural Guidelines for Building Recertification," from the following link, [http://www.miamidade.gov/pa/property\\_recertification.asp](http://www.miamidade.gov/pa/property_recertification.asp). The Recertification Report fee of \$380.63 and the Filing fee of \$2.45 per document page shall be submitted to the Development Services Department, 405 Biltmore Way, 3<sup>rd</sup> Floor, Coral Gables, Florida, 33134.

Failure to submit the required Report within the allowed time will result in the referral of this matter to the City's Construction Regulation Board without further notice. The Board may impose fines of \$250.00 per day for each day the violation continues. Note an Administrative fee of \$600.00 is incurred when the case is referred to the Board.

Any questions may be directed to the Building Services Coordinator at (305) 460-5250. Thank you for your prompt consideration.

Sincerely,

Peter J. Iglesias, P.E.  
Building Official

CITY'S Composite

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CONSOLIDATED BANK NA  
C/O BANK OF AMERICA NCI-001-03-81  
101 N TRYON ST  
CHARLOTTE, NC 28255



9590 9402 1194 5246 9254 17

2. Article Number (Transfer from service label)

9171082133393260050926

PS Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

*Tracy Hyatt*

Agent

Addressee

B. Received by (Printed Name)

Tracy Hyatt

C. Date of Delivery

D. Is delivery address different from item 17? If YES, enter delivery address below:

Yes

No



3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)

- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

2016 Receipt

Domestic Return Receipt



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

CITY OF CORAL GABLES,  
Petitioner,

Case No. 16-5596

vs.

CONSOLIDATED BANK, N.A.  
c/o Bank of America, N.A.  
100 North Tryon Street  
Charlotte, North Carolina 28202-4000

Return receipt number:

91 7108 2133 3932 7093 3615

Respondent.

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

Date: December 20, 2016

Re: **214 Giralda Avenue**, Coral Gables, Florida 33134-5013 and legally described as Lot 20 & all Lots 21 thru 24, Block 34, 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 03-4108-006-3170 ("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.

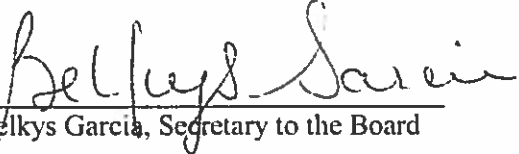
**Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on January 9, 2017, at 2:00 p.m.**

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](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.



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Complaint Case #: 16-5596

Title of Document Posted: Construction Regulation Board Case

I, EDUARDO MARTIN, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 214 GIRALDA AVE, ON 12-20-16  
AT 9:50 A-M.

EDUARDO MARTIN  
Employee's Printed Name

Eduardo Martin  
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 20<sup>th</sup> day of December, in  
the year 20 16, by Eduardo Martin who is personally known to  
me.

My Commission Expires:



Belkys Garcia  
Notary Public

214 Giralda Avenue



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

GITY OF CORAL GABLES, Petitioner: Case No. 16-5596

vs.

CONSOLIDATED BANK, N.A.  
c/o Bank of America, N.A.  
100 North Tryon Street  
Charlotte, North Carolina 28202-4000 Return receipt number:  
**41 7108 2133 3932 7073**

Respondent:

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

Date: December 20, 2016

Re: 214 Giralda Avenue, Coral Gables, Florida 33134-5013 and legally described as Lot 20 & all Lot 21 thru 24, Block 34, 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 03-4108-006-0170 ("Property").

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. [ ] Structure is hereby declared unsafe by the Building Official and is presumed unsafe pursuant to Section 105.11 86(j)(3) 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, Coral Gables, Florida 33134, on January 9, 2017, at 2:00 p.m.

You may appeal the decision of the Building Official to the Board by appearing at the hearing. You do not 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.

This instrument prepared by and  
after recording return to:  
Belkys Garcia  
Secretary to the Construction  
Regulation Board  
Development Services Department  
City of Coral Gables  
405 Biltmore Way, 3rd Floor  
Coral Gables, FL 33134-5717

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

CITY OF CORAL GABLES,  
Petitioner,

Case No. 16-5596

vs.

CONSOLIDATED BANK, N.A.  
c/o Bank of America, N.A.  
100 North Tryon Street  
Charlotte, North Carolina 28202-4000

Return receipt number:

91 7108 2133 3932 7093 3714

Respondent.

**NOTICE OF ORDER DECLARING STRUCTURE UNSAFE**

This cause was brought before the Construction Regulation Board ("Board") of the City of Coral Gables ("City"), on January 9, 2017, on the Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing ("Notice"). The Board, having heard the arguments of the parties and having considered any evidence presented, hereby enters this Order Declaring Structure Unsafe ("Order") and finds, concludes, and orders as follows:

**Findings of Fact**

1. The City properly served all required notices on the owner, CONSOLIDATED BANK, N.A., and any lienholders of record for the structure located on the property at **214 Giralda Avenue**, Coral Gables, Florida, 33134-5013, and having folio number 03-4108-006-3170 (the "Structure").
2. As of the date this Notice the Structure has failed to comply with the inspection report requirement and minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, required by Section 8-11 of the Miami-Dade County Code ("Report"). Therefore, the Structure is presumed and is hereby declared unsafe pursuant to Section 105-186(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.

### Order

3. It is, therefore, **ORDERED**: The Owner shall take the Required Action as follows: a) the owner shall recertify the structure upon receipt of this Order; to include permits and inspections, if applicable, and submittal of the Recertification Report; b) the owner shall pay a daily fine of \$250 which commences on the date of this Order for each day the violation continues.
4. *Request for compliance inspection.* It is the responsibility of the Owner to request an inspection of City records and of the Property, as applicable, to determine compliance with this Order and to notify the City of any compliance action taken.
5. *Payment of costs, fines, and demolition by City.* The Owner shall pay, within seven (7) days of the date of this Order, the City's administrative costs to date of \$600, in addition to the costs of recording this Order. If the Owner does not comply with any of the applicable deadlines above, the Building Official may immediately and without further order from this Board, 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 and the City may demolish the Structure. The City may sell as salvage or require the demolition contractor to dispose of the contents of the Structure. In addition, the Owner shall pay a fine of \$250 for each day the violation continues past the date set for compliance, for which the City shall have a lien against the Owner and the Property. The Board may also enter an order of demolition and assess all costs of the proceedings and demolition and other required action for which the City shall have a lien against the Owner and the Property. Until the Structure is recertified in compliance the terms of this Order, the City shall not issue any further development approvals for the Property, including, but not limited to, building permits, unless the development approval is required to comply with the terms of this Order.
6. Lien for costs and notice to subsequent purchasers. The City shall have a special assessment lien for its administrative costs, the costs of corrective action, and any fines imposed by the Board, including but not limited to, securing the Structure and demolition ("Costs"), against the real and personal property of the Owner, including the Property. The lien for Costs shall have equal dignity with a lien for taxes. In order to have this lien, the City shall record this Order and an affidavit for any additional Costs, as applicable. Once recorded in the Public Records of Miami-Dade County, Florida, a copy of this Order shall constitute notice to any subsequent purchasers, successors in interest, or assigns, and the findings herein shall be binding upon the Owner and any subsequent purchasers, successors in interest or assigns.
7. City's remedies are cumulative. This Order notwithstanding, the City may enforce its code by any other lawful means.
8. NOTICE: If the Respondent does not comply with the terms of this Order, the City may issue a Notice of Non-Compliance ("Notice"). The Respondent may request an administrative hearing that shall be strictly limited to determining whether the Respondent complied with the terms of this Order. Requests for a hearing 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 33134-5717, bgarcia@coralgables.com, tel: (305) 460-5229. Failure to request an administrative hearing within seven (7) days after service of the Notice shall constitute a waiver of the Respondent's right to the hearing. The Respondent shall be liable for the reasonable costs of the administrative hearing, if the Respondent does not prevail at the hearing.

DONE AND ORDERED at the City of Coral Gables, Miami-Dade County, Florida, on this 11<sup>th</sup> day of January, 2017.

CONSTRUCTION REGULATION BOARD  
OF THE CITY OF CORAL GABLES

  
Secretary to the Board

**Notice of Deadline to Appeal**

**PURSUANT TO SECTION 105-192(b) OF THE CITY CODE, AN APPEAL OF THIS ORDER MAY BE FILED IN THE CIRCUIT COURT IN MIAMI-DADE COUNTY, FLORIDA, WITHIN THIRTY DAYS OF THE FILING OF THIS ORDER.**



This instrument prepared by and  
after recording return to:  
Belkys Garcia  
Secretary to the Construction  
Regulation Board  
Development Services Department  
City of Coral Gables  
405 Biltmore Way, 3rd Floor  
Coral Gables, FL 33134-5717

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

CITY OF CORAL GABLES,  
Petitioner,

Case No. 16-5596

vs.

CONSOLIDATED BANK, N.A.  
c/o Bank of America, N.A.  
100 North Tryon Street  
Charlotte, North Carolina 28202-4000

Return receipt number:

91 7108 2133 3932 7093 3714

Respondent.

**NOTICE OF ORDER DECLARING STRUCTURE UNSAFE**

This cause was brought before the Construction Regulation Board ("Board") of the City of Coral Gables ("City"), on January 9, 2017, on the Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing ("Notice"). The Board, having heard the arguments of the parties and having considered any evidence presented, hereby enters this Order Declaring Structure Unsafe ("Order") and finds, concludes, and orders as follows:

**Findings of Fact**

1. The City properly served all required notices on the owner, CONSOLIDATED BANK, N.A., and any lienholders of record for the structure located on the property at 214 Giralda Avenue, Coral Gables, Florida, 33134-5013, and having folio number 03-4108-006-3170 (the "Structure").
2. As of the date this Notice the Structure has failed to comply with the inspection report requirement and minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, required by Section 8-11 of the Miami-Dade County Code ("Report"). Therefore, the Structure is presumed and is hereby declared unsafe pursuant to Section 105-186(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.

**Order**

3. It is, therefore, **ORDERED**: The Owner shall take the Required Action as follows: a) the owner shall recertify the structure upon receipt of this Order; to include permits and inspections, if applicable, and submittal of the Recertification Report; b) the owner shall pay a daily fine of \$250 which commences on the date of this Order for each day the violation continues.

4. *Request for compliance inspection.* It is the responsibility of the Owner to request an inspection of City records and of the Property, as applicable, to determine compliance with this Order and to notify the City of any compliance action taken.

5. *Payment of costs, fines, and demolition by City.* The Owner shall pay, within seven (7) days of the date of this Order, the City's administrative costs to date of \$600, in addition to the costs of recording this Order. If the Owner does not comply with any of the applicable deadlines above, the Building Official may immediately and without further order from this Board, 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 and the City may demolish the Structure. The City may sell as salvage or require the demolition contractor to dispose of the contents of the Structure. In addition, the Owner shall pay a fine of \$250 for each day the violation continues past the date set for compliance, for which the City shall have a lien against the Owner and the Property. The Board may also enter an order of demolition and assess all costs of the proceedings and demolition and other required action for which the City shall have a lien against the Owner and the Property. Until the Structure is recertified in compliance the terms of this Order, the City shall not issue any further development approvals for the Property, including, but not limited to, building permits, unless the development approval is required to comply with the terms of this Order.

6. *Lien for costs and notice to subsequent purchasers.* The City shall have a special assessment lien for its administrative costs, the costs of corrective action, and any fines imposed by the Board, including but not limited to, securing the Structure and demolition ("Costs"), against the real and personal property of the Owner, including the Property. The lien for Costs shall have equal dignity with a lien for taxes. In order to have this lien, the City shall record this Order and an affidavit for any additional Costs, as applicable. Once recorded in the Public Records of Miami-Dade County, Florida, a copy of this Order shall constitute notice to any subsequent purchasers, successors in interest, or assigns, and the findings herein shall be binding upon the Owner and any subsequent purchasers, successors in interest or assigns.

7. *City's remedies are cumulative.* This Order notwithstanding, the City may enforce its code by any other lawful means.

8. **NOTICE:** If the Respondent does not comply with the terms of this Order, the City may issue a Notice of Non-Compliance ("Notice"). The Respondent may request an administrative hearing that shall be strictly limited to determining whether the Respondent complied with the terms of this Order. Requests for a hearing 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 33134-5717, bgarcia@coralgables.com, tel: (305) 460-5229. Failure to request an administrative hearing within seven (7) days after service of the Notice shall constitute a waiver of the Respondent's right to the hearing. The Respondent shall be liable for the reasonable costs of the administrative hearing, if the Respondent does not prevail at the hearing.

DONE AND ORDERED at the City of Coral Gables, Miami-Dade County, Florida, on this 11<sup>th</sup> day of January, 2017.

CONSTRUCTION REGULATION BOARD  
OF THE CITY OF CORAL GABLES

  
Secretary to the Board

**Notice of Deadline to Appeal**

**PURSUANT TO SECTION 105-192(b) OF THE CITY CODE, AN APPEAL OF THIS ORDER MAY BE FILED IN THE CIRCUIT COURT IN MIAMI-DADE COUNTY, FLORIDA, WITHIN THIRTY DAYS OF THE FILING OF THIS ORDER.**

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

CITY OF CORAL GABLES,  
Petitioner,

Case No. 16-5596

vs.

CONSOLIDATED BANK, N.A.  
c/o Bank of America, N.A.  
100 North Tryon Street  
Charlotte, North Carolina 28202-4000

Return receipt number:

91 7108 2133 3932 6150 7139

Respondent.

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

Date: February 27, 2017

Re: **214 Giralda Avenue**, Coral Gables, Florida 33134-5013 and legally described as Lot 20 & all Lots 21 thru 24, Block 34, 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 03-4108-006-3170 ("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, Coral Gables, Florida 33134, on March 13, 2017, 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](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.



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Complaint/Case #: 16-5596

Title of Document Posted: Construction Regulation Board Case

I, JOSE IGLESIAS, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 214 GIRALDA AVE, ON 2-27-17  
AT 9:55 AM.

JOSE IGLESIAS  
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 27<sup>th</sup> day of February, in  
the year 20 17, by Jose Iglesias who is personally known to  
me.

My Commission Expires:



Belkys Garcia  
Notary Public

214 Giralda Avenue





6750  
33 11

85 APR 11 PM 1:21

85R106018

33 11

OFF REC 12474 PG 1724

OFF REC 12529 PG 2910

PERSONAL REPRESENTATIVES' DEED

85 APR 4 PM 2:16

THIS INDENTURE is executed this 18<sup>th</sup> day of March, 1985, by DIANE JOY MINER and EDMUND P. RUSSO, as Co-Personal Representatives of the ESTATE OF MARGARET ST. GERMAIN, Deceased, Grantors, and CONSOLIDATED BANK, N.A., a national banking association, Grantee, with its principal place of business located at 900 West 49th Street, Hialeah, Florida, 33012.

W I T N E S S E S:

THAT Grantors, in consideration of the premises and the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, grant, bargain, sell, alien, remise, release, convey and confirm to the Grantee, its assigns and successors forever, the following described real property (the "Property"):

See Schedule "A" attached hereto and by this reference made a part hereof.

SUBJECT TO:

See Schedule "B" attached hereto and by this reference made a part hereof.

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances belonging or in anywise appertaining to the Property.

THE fee simple title acquired by Grantee shall not merge with any interest of Grantee as Lessee of the Property.

TO HAVE AND TO HOLD the same to the Grantee, its assigns and successors in fee simple forever.

AND the Grantors do covenant to and with the Grantee, its assigns and successors that in all things preliminary to and in and about the sale and this conveyance the laws of the State of Florida have been followed and complied with in all respects.

IN WITNESS WHEREOF, Grantors, as Personal Representatives of the ESTATE OF MARGARET ST. GERMAIN, Deceased, have set their hands and seals on the day and year first above written.

Signed, sealed and delivered in the presence of:

6750 33 11  
Documentary Stamp Collected  
State of Florida  
Edmund P. Russo  
Diane Joy Miner  
Bernice Horton

Arthur J. Aubert Jr.  
Frank J. Kravik  
Opida C. Bryner  
Joseph J. Baker

Bernice Horton 4-11-85  
Diane Joy Miner 6-4-85  
DIANE JOY MINER, as Co-Personal Representative of the ESTATE OF MARGARET ST. GERMAIN, Deceased  
Edmund P. Russo  
EDMUND P. RUSSO, as Co-Personal Representative of the ESTATE OF MARGARET ST. GERMAIN, Deceased

THIS DEED IS BEING RERECORDED TO CORRECT ERROR IN AMOUNT OF DOCUMENTARY STAMP TAXES PAID.

Record - Return to:

This instrument prepared by Laura A. Gangemi, Esq., of

LAW OFFICES GREENBERG TRAUING ADKIN HOFFMAN (P.O. BOX 1058) MIAMI, FLORIDA 33101  
BRICELL CONCORDS 40 BRICELL AVENUE MIAMI BEACH, FLORIDA 33154

1700  
1720

93 15  
SPRINK Secondary Stamp Debited  
Diane Joy Miner  
Edmund P. Russo  
Bernice Horton  
6-5-85

STATE OF NEW JERSEY )  
 ) SS:  
COUNTY OF Bergen )

The foregoing instrument was acknowledged before me this 25th day of March, 1985, by DIANE JOY MINER, as Personal Representative of the ESTATE OF MARGARET ST. GERMAIN, Deceased.

R. Clark  
Notary Public,  
State of New Jersey

My Commission Expires:

Notary Public State of New Jersey at Large.  
My Commission Expires July 1, 1988

[NOTARIAL SEAL]



STATE OF FLORIDA )  
 ) SS:  
COUNTY OF DADE )

The foregoing instrument was acknowledged before me this 18th day of March, 1985, by EDMUND P. RUSSO, as Personal Representative of the ESTATE OF MARGARET ST. GERMAIN, Deceased.

Lynda C. Bremer  
Notary Public,  
State of Florida

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES MAY 2 1988  
ISSUED BY GENERAL ISS. REC'DAWITERS

[NOTARIAL SEAL]



SCHEDULE "A"

All of Grantors' undivided 5.25% fee simple interest in the following described real property:

The East 12.49 feet of Lot 20 and all of Lots 21, 22, 23 and 24, in Block 34, CORAL GABLES SECTION "K", according to the Plat thereof, as recorded in Plat Book 8, at Page 33 of the Public Records of Dade County, Florida.

TOGETHER WITH all of Grantors' interest as Lessor under the following described lease:

Ninety-Nine Year Lease between CHARLES A. RICHARDS, et al., Lessors, and PONCE, INC., Lessee, dated June 30, 1945, recorded August 24, 1945 under Clerk's File No. U-53209, as modified by Modification of Ninety-Nine Year Lease Agreement dated August 26, 1964, recorded August 28, 1964 in Official Records Book 4272, Page 556, and by Affirmation of Modification of Ninety-Nine Year Lease Agreement, dated February 29, 1960, recorded April 3, 1980 in Official Records Book 10708, Page 1952, all of the Public Records of Dade County, Florida.

SCHEDULE "B"

1. All real property taxes and assessments.
2. Terms, covenants, and conditions of Ninety-Nine Year Lease between CHARLES A. RICHARDS, et al., Lessors, and PONCE, INC., Lessee, dated June 30, 1943, recorded August 24, 1945 under Clerk's File No. U-53209, as modified by Modification of Ninety-Nine Year Lease Agreement dated August 26, 1964, recorded August 28, 1964 in Official Records Book 4272, Page 556, and by Affirmation of Modification of Ninety-Nine Year Lease Agreement, dated February 29, 1980, recorded April 3, 1980 in Official Records Book 10708, Page 1952, all of the Public Records of Dade County, Florida.
3. Rights and claims of all parties in possession.
4. All Easements for public utilities.
5. Restrictions contained in Warranty Deed from CORAL GABLES CORPORATION to ADAM C. RICHARDS, dated February 8, 1926, recorded February 9, 1926 under Clerk's File No. B-14575 of the Public Records of Dade County, Florida, if such restrictions are still applicable, but it is not the intent hereof to reimpose the same.
6. All restrictions, reservations, reverters, easements and limitations of record, if any and if still applicable, but it is not the intent hereof to reimpose the same.
7. All applicable zoning laws, ordinances, regulations and rules.
8. All liens and encumbrances which may encumber the interest of the various Lessees.

RECORDED IN OFFICIAL RECORDS BOOK  
 OF DADE COUNTY, FLORIDA  
 PAGE 1727  
**RICHARD P. BRINKER**  
 CLERK, CIRCUIT COURT

RECORDED IN OFFICIAL RECORDS BOOK  
 OF DADE COUNTY, FLORIDA  
 PAGE 2913  
**RICHARD P. BRINKER**  
 CLERK, CIRCUIT COURT

## Bank of America, National Association (FDIC # 3510)

Active Insured Since January 1, 1934

Data as of: November 30, 2016

**Bank of America, National Association** is an active bank

<b>FDIC Certificate#:</b>	<b>3510</b>	<b>Established:</b>	October 17, 1904	<b>Corporate Website:</b>	<a href="http://www.bankofamerica.com">http://www.bankofamerica.com</a>
<b>Headquarters:</b>	100 North Tryon St Charlotte, NC 28202 Mecklenburg County	<b>Insured:</b>	January 1, 1934	<b>Consumer Assistance:</b>	<a href="http://www.helpwithmybank.gov">http://www.helpwithmybank.gov</a>
<b>Locations:</b>	4707 domestic in 35 states, 0 in territories, and 229 in foreign locations	<b>Bank Charter Class:</b>	National Bank	<b>Contact the FDIC about:</b>	Bank of America, National Association
		<b>Regulated By:</b>	Office of the Comptroller of the Currency		

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

Showing 1 to 25 of 4,936 entries

UNINUM	Number	Name	Address	County	City	State	Zip	Service Type	Established Date	Acquired Date
198799	1361	Alexandria Branch (Frgn)	10 Rue Patrice Lumumba		Alexandria			Full Service Brick and Mortar Office	10/01/1979	
198671	1231	Amsterdam Branch (Frgn)	1000 Bp Amsterdam		Amsterdam			Full Service Brick and Mortar Office	11/19/1962	
198711	1272	Anguilla Branch (Frgn)	The Valley		Anguilla			Full Service Brick and Mortar Office	07/25/1988	
198681	1241	Antwerp Branch (Frgn)	34 Van Eycklei		Antwerp			Full Service Brick and Mortar Office	07/01/1965	
193239	7184	Sacramento Urban Branch (Frgn)	Avda Espanola Y Sacramento		Asuncion			Full Service Brick and Mortar Office	11/23/1983	06/13/2005
193226	7171	Arroclub Branch (Frgn)	Avenida Eusebio Ayala Y De La Victori		Asuncion			Full Service Brick and Mortar Office	03/12/1981	06/13/2005
193189	7124	Banco De Boston Branch (Frgn)	Pte. Franco 706 Y O'leary, Casilla D		Asuncion			Full Service Brick and Mortar Office	11/12/1979	06/13/2005
198703	1263	Asuncion Branch (Frgn)	Chile And Oliva Streets		Asuncion			Full Service Brick and Mortar Office	01/12/1968	
198708	1269	Athens Branch (Frgn)	Panepistimiou Street		Athens			Full Service Brick and Mortar Office	06/20/1968	
201627	3238	Athens Branch (Frgn)	Stadiou 24		Athens			Full Service Brick and Mortar Office	12/31/1971	07/01/1997
193153	7091	Avellaneda Branch (Frgn)	Avenida General Mitre 570		Avellaneda			Full Service Brick and Mortar Office	07/14/1926	06/13/2005
198661	1220	Bangkok Branch (Frgn)	2/2 Wireless Road		Bangkok			Full Service Brick and Mortar Office	12/01/1949	
201637	3248	Barcelona Branch (Frgn)	Entenza 332-334		Barcelona			Full Service Brick and Mortar Office	02/10/1981	07/01/1997
193162	7099	Belgravia (London) Branch (Frgn)	31 Lowndes Street		Belgravia			Full Service Brick and Mortar Office	06/01/1966	06/13/2005
		Birmingham Branch						Full Service		

**Consolidated Bank, National Association (FDIC # 18722)**

Inactive as of March 31, 1995

Merged or acquired without government assistance

Data as of: November 30, 2016

Consolidated Bank, National Association is no longer doing business under that name because it has been merged or acquired without government assistance. See the successor institution, Bank of America, National Association (FDIC #: 3510)

<b>FDIC Certificate#:</b>	<b>18722</b>	<b>Established:</b>	March 15, 1963	<b>Contact the FDIC about:</b> Consolidated Bank, National Association or Bank of America, National Association
<b>Headquarters:</b>	900 West 49th Street Hialeah, FL 33012 Miami-Dade County	<b>Insured:</b>	March 15, 1963	
		<b>Bank Charter Class:</b>	National Bank	

[Locations](#)[History](#)[Identifications](#)[Financials](#)[Other Names /  
Websites](#)

**Location information is not available for inactive or renamed banks**