



**City of Coral Gables  
Development Services Department**

**UNSAFE STRUCTURES BOARD HEARING  
CASE RESUME**

**HEARING DATE:** April 11, 2016      #:8      **CASE NO.:** 15-4534

**BUILDING ADDRESS:** 131 Zamora Ave

**FOLIO NUMBER:** 03-4108-009-4030

**OWNER:** Avelino Martinez & Leslie Martinez

**USE:** Condominium

**# OF LIVING UNITS:** 6

**PENDING RECERTIFICATION:** 2015

**DESCRIPTION AND DEFECTS OF BUILDING:** The 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 for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code.

**DATES AND ACTIVITIES:**

4/20/15 Letter from the City advising of 40/10 Year Recertification required

12/29/15 Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing

1/13/16 Construction Regulation Board Order issued\*\*

2/12/16 Order deadline expired (Submit Recertification Report)

2/22/16 Notice of Non Compliance with Unsafe Structures Order and Right to Request Hearing

3/23/16 Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing

**TO DATE THE OWNER HAS NOT:** Submitted a Recertification Report.

**BUILDING OFFICIAL'S RECOMMENDATION:** A. Submit the revised 40/10 Year Recertification Report prepared by a licensed Architect or Engineer within thirty (30) days of the Board's Order. B. Fines be imposed if property is not recertified by the thirty (30) day deadline.

**PERMIT ACTIVITY:** No permits

Presented by: Virginia Goizueta, Building Services Coordinator, City of Coral Gables



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 12/17/15

Property Information	
Folio:	03-4108-009-4030
Property Address:	131 ZAMORA AVE Coral Gables, FL 33134-4046
Owner	AVELINO MARTINEZ & W LESLIE
Mailing Address	4746 SW 72 AVE MIAMI, FL 33155-4518
Primary Zone	5001 HOTELS & MOTELS - GENERAL Med Density
Primary Land Use	0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	6 / 6 / 0
Floors	2
Living Units	6
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	4,632 Sq.Ft
Lot Size	5,900 Sq.Ft
Year Built	1925



Assessment Information			
Year	2015	2014	2013
Land Value	\$383,500	\$295,000	\$295,000
Building Value	\$306,415	\$219,166	\$43,834
XF Value	\$0	\$0	\$0
Market Value	\$689,915	\$514,166	\$338,834
Assessed Value	\$409,988	\$372,717	\$338,834

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	\$279,927	\$141,449	

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

Short Legal Description
8 54 41 PB 25-69
CORAL GABLES DOUGLAS SEC
LOT 19 BLK 39
LOT SIZE SITE VALUE
OR 20685-3172 09/2002 4

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$409,988	\$372,717	\$338,834
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$689,915	\$514,166	\$338,834
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$409,988	\$372,717	\$338,834
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$409,988	\$372,717	\$338,834

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
12/01/2005	\$854,000	24193-1589	Sales which are qualified
03/01/1992	\$174,000	15470-2221	Sales which are qualified
07/01/1987	\$195,000	13366-0756	Sales which are qualified
12/01/1986	\$120,000	13154-3359	Sales which are qualified

CITY'S

EXHIBIT

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>

131 Zamora Ave





## The City of Coral Gables

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

4/20/2015

**VIA CERTIFIED MAIL**

AVELINO MARTINEZ & W LESLIE  
4746 SW 72 AVE  
MIAMI, FL 33155-4518

RE: 131 ZAMORA AVE, Coral Gables, Florida  
Folio # 03-4108-009-4030  
Recertification of Building 40 Years or older

Gentlemen:

This Department has been advised the above referenced property address is forty (40) years old, or older, having been built in 1925.

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 report must be furnished to this Department within ninety (90) days from the date of this letter indicating the building meets the requirements of building recertification under the Code. In the event the repairs or modifications are found to be necessary resulting from the recertification inspection, the owner shall have a total of one hundred fifty (150) days from the date of this letter in which to complete the indicted repairs or modifications.

The architect or engineer chosen to perform the inspection may obtain the required Form, "*Minimum Inspection Procedural Guidelines for Building Recertification*," from the link below: <http://www.miamidade.gov/building/form-checklist.asp>. In addition to the Form a cover letter must state the property meets the requirement for building recertification; no additional documents or photographs are necessary.

**The certification report, along with the filing fee in the amount of \$380.63; plus, \$2.45 per page Document Preservation Fee must be paid with a check or credit card payable to the "City of Coral Gables," and sent/delivered to:**

**BUILDING RECERTIFICATION SECTION**  
Development Services Department  
405 Biltmore Way, 3<sup>rd</sup> Floor  
Coral Gables, Florida 33134

Any questions may be directed to (305) 460-5250. Thank you for your prompt consideration.

Sincerely,

*Manuel Z. Lopez*

Manuel Z. Lopez, P.E.  
Building Official

**CITY'S**

**EXHIBIT**

2

BEFORE THE CONSTRUCTION REGULATION BOARD  
OF THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,

Case # 15-4534

Petitioner,

vs.

AVELINO MARTINEZ and  
LESLIE MARTINEZ,

Respondents.

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

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Date: December 29, 2015

To:

**Owner**

Avelino Martinez and  
Leslie Martinez  
4746 SW 72 Avenue  
Miami, FL 33155-4518

Return receipt number:

91 7108 2133 3932 7181 7464

**Judgement Leinholder**

America Express Centurian Bank  
777 American Express Way  
Fort Lauderdale, FL 33337-0001

Return receipt number:

91 7108 2133 3932 7181 7471

**Judgement Leinholder (Registered Agent)**

America Express Centurian Bank  
c/o CT Corporation System  
Registered Agent  
1200 South Pine Island Road  
Plantation, FL 33324-4413

Return receipt number:

91 7108 2133 3931 8979 7513

**Judgement Leinholder**

America Express Centurian Bank  
4315 South 2700 West  
Mail Code: 02-01-47  
Salt Lake City, UT 84184-0001

Return receipt number:

91 7108 2133 3931 8979 7520

**Judgement Lienholder**

Cach, LLC  
4340 S Monaco Street, Second Floor  
Denver Co 80237-3485

Return receipt number:

91 7108 2133 3931 8979 7537

**Judgement Lienholder (Registered Agent)**

Cach, LLC  
c/o CT Corporation System  
Registered Agent  
1200 South Pine Island Road  
Plantation, FL 33324-4413

Return receipt number:

91 7108 2133 3931 8979 7544

**Leinholder**

City of Miami Beach  
Code Compliance Division  
555 17th Street  
Miami Beach, FL 33139-1830

Return receipt number:

91 7108 2133 3931 8979 7551

**Judgement Lienholder**

Midland Funding LLC, as successor in interest  
to Citibank  
8875 Aero Drive, Suite 200  
San Diego, CA 92123-2255

Return receipt number:

91 7108 2133 3931 8979 7568

**Judgement Leinholder (Registered Agent)**

Midland Funding LLC, as successor in  
interest to Citibank  
c/o Corporation Service Company  
Registered Agent  
1201 Hays Street  
Tallahassee, FL 32301-2525

Return receipt number:

91 7108 2133 3931 8979 7575

Re: The two-story multi-family building, consisting of 6 dwelling units ("Structure"), built in 1925 (90-year recertification required), and located at **131 Zamora Avenue**, Coral Gables, FL 33134-4046, legally described as Lot 19, Block 39, of REVISED PLAT CORAL GABLES DOUGLAS SECTION, according to the Plat thereof, as recorded in Plat Book 25, Page 69, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-009-4030 ("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 105-186(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 as follows:

On April 20, 2015, the City sent the Property Owner a 90-day Notice of Required Inspection for the Property's requesting an inspection report conforming to the minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, pursuant to Section 8-11(f) of the Miami-Dade County Code ("Report").

To date, the Owner has not a) submitted the Report; b) completed the required repairs and c) submitted a letter from the architect or engineer who prepared the Report stating that the Structure now meets the minimum requirements ("Compliance Report")(collectively referred to as "Required Action").

**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 11, 2016, 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](mailto:bgarcia@coralgables.com), tel: (305) 460-5229.

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 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 appeal the decision of the Building Official, the Construction Regulation Board may 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 Property and the Property Owner.

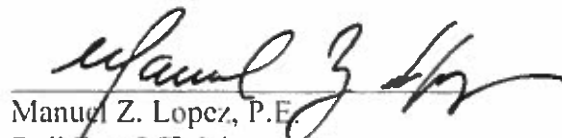
Please contact Virginia Goizueta, Building Services Coordinator, tel.: (305) 460-5250, email: [vgoizueta@coralgables.com](mailto:vgoizueta@coralgables.com), or Manuel Z. Lopez, P.E., Building Official, tel.: (305) 460-5242, email: [mlopez@coralgables.com](mailto:mlopez@coralgables.com). The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m.

Please govern yourself accordingly.

  
Manuel Z. Lopez, P.E.  
Building Official

### CERTIFICATE OF SERVICE

I HEREBY CERTIFY that, on December 29, 2015, a true and correct copy of the foregoing notice was served via certified mail, return receipt requested, by first class mail, via e-mail at any e-mail address indicated above, and by hand-delivery or posting at the Property.

  
Manuel Z. Lopez, P.E.  
Building Official

### 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.

**ADA Assistance:** The City complies with the provisions of the American with Disabilities Act. Individuals with disabilities requiring special accommodations or assistance should contact Ernesto Pino, Assistant Public Works Director, at (305) 460-5004, with requests for auxiliary aids or services at least one business day before the hearing in order to request such assistance.





CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Complaint/Case #: 15 - 4534

Title of Document Posted: Construction Regulation Board Case

I, Claudio Ramos, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 131 Zamora Ave, ON Dec. 29, 2015  
AT 11 am.

Claudio Ramos  
Employee's Printed Name

[Signature]  
Employee's Signature

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

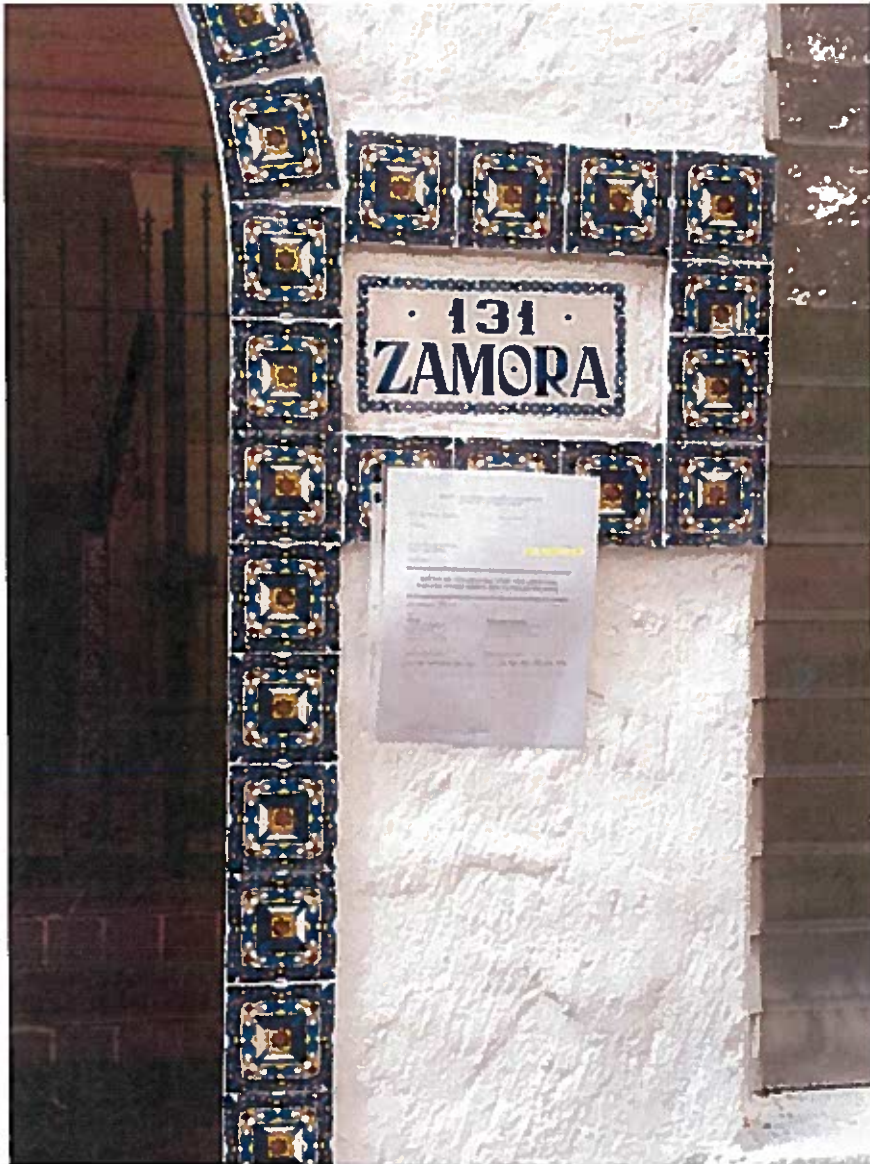
Sworn to (or affirmed) and subscribed before me this 29<sup>th</sup> day of December, in  
the year 2015, by Claudio Ramos who is personally known to  
me.

My Commission Expires:



Belkys Garcia  
Notary Public

131 Zamora Avenue



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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CFN: 20160026898 BOOK 29925 PAGE 2376  
DATE:01/14/2016 11:15:55 AM  
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

**CITY OF CORAL GABLES  
CONSTRUCTION REGULATION BOARD**

CITY OF CORAL GABLES,

Case # 15-4534

Petitioner,

vs.

AVELINO MARTINEZ and  
LESLIE MARTINEZ,

Respondents.

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**ORDER DECLARING STRUCTURE UNSAFE**

This cause was brought before the Construction Regulation Board ("Board") of the City of Coral Gables ("City"), on January 11, 2016, 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 the 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 the Notice on the owners, Avelino Martinez and Leslie Martinez ("Owners"), and any lienholders of record of the two-story multi-family building, consisting of 6 dwelling units ("Structure"), built in 1925 (90-year recertification required), and located at 131 Zamora Avenue, Coral Gables, FL 33134-4046, legally described as Lot 19, Block 39, of REVISED PLAT CORAL GABLES DOUGLAS SECTION, according to the Plat thereof, as recorded in Plat Book 25, Page 69, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-009-4030 ("Property").

2. The Notice alleges that the Structure is unsafe because on April 20, 2015, the City sent the Property Owner a 90-day Notice of Required Inspection requesting an inspection report conforming to the minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, pursuant to Section 8-11(f) of the Miami-Dade County Code ("Report").

3. To date, the Owner has not a) submitted the Report; b) completed the required repairs and c) submitted a letter from the architect or engineer who prepared the Report stating that the Structure now meets the minimum requirements ("Compliance Report")(collectively referred to as "Required Action").

### Conclusions of Law

4. 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

It is, therefore, ORDERED:

5. *Required Action.* The Owner shall take the Required Action as follows: a) the Owner shall submit the Report within 30 days of the date of this Order; b) the Owner shall apply for all required permits to meet the minimum requirements as noted in the Report ("Permits") within 30 days of the date the Report is submitted, and, in any event, no later than 60 days of the date of this Order; c) the Owner shall obtain all Permits within 30 days from the date that the application is complete and, in any event, no later than 90 days from the date of this Order; and d) the Owner shall pass final inspection on all Permits and shall submit a Compliance Report within 30 days from the date that the Permits are issued and, in any event, no later than 120 days from the date of this Order.

6. *Demolition by Owner.* If the Owner elects instead to demolish the Structure: a) the Owner shall apply for all required permits to totally demolish the Structure within 15 days of the date of this Order ("Demolition Permit"); b) the Owner shall obtain the Demolition Permit within 15 days from the date that the application is complete and, in any event, no later than 30 days from the date of this Order; and c) the Owner shall pass final inspection on the Demolition Permit, including by laying sod on the Property and removing the construction fence, within 15 days from the date that the Demolition Permit is issued and, in any event, no later than 45 days from the date of this Order.

7. *Request for compliance inspection.* It is the responsibility of the Owner to contact the Building Official 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.

8. *Payment of costs and demolition by City.* The Owner shall pay, within 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. **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.**

9. *Lien for costs and notice to subsequent purchasers.* The City shall have a special assessment lien for its administrative costs and the costs of corrective action, 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.

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

11. **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](mailto: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 13 day of January, 2016.

CONSTRUCTION REGULATION BOARD  
OF THE CITY OF CORAL GABLES

  
\_\_\_\_\_  
Board Chairperson

**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.**

**Certificate of Filing and Service**

I HEREBY CERTIFY that the original of this Order was filed with the Secretary of the Board, on this 13 day of January, 2016 and that, on the same date, a true and correct copy of the foregoing was served by certified mail, return receipt requested, and by first class mail (and via e-mail at any e-mail address indicated below) on:

<p><b><u>Owner</u></b>  Avelino Martinez and  Leslie Martinez  4746 SW 72 Avenue  Miami, FL 33155-4518</p> <p>Return receipt number:  91 7108 2133 3931 8979 7742</p>	<p><b><u>Judgement Leinholder</u></b>  America Express Centurian Bank  777 American Express Way  Fort Lauderdale, FL 33337-0001</p> <p>Return receipt number:  91 7108 2133 3931 8979 7759</p>
<p><b><u>Judgement Leinholder (Registered Agent)</u></b>  America Express Centurian Bank  c/o CT Corporation System  Registered Agent  1200 South Pine Island Road  Plantation, FL 33324-4413</p> <p>Return receipt number:  91 7108 2133 3931 8979 7766</p>	<p><b><u>Judgement Leinholder</u></b>  America Express Centurian Bank  4315 South 2700 West  Mail Code: 02-01-47  Salt Lake City, UT 84184-0001</p> <p>Return receipt number:  91 7108 2133 3931 8979 7773</p>
<p><b><u>Judgement Lienholder</u></b>  Cach, LLC  4340 S Monaco Street, Second Floor  Denver Co 80237-3485</p> <p>Return receipt number:  91 7108 2133 3931 8979 7780</p>	<p><b><u>Judgement Lienholder (Registered Agent)</u></b>  Cach, LLC  c/o CT Corporation System  Registered Agent  1200 South Pine Island Road  Plantation, FL 33324-4413</p> <p>Return receipt number:  91 7108 2133 3931 8979 7797</p>

<p><b><u>Leinholder</u></b> City of Miami Beach Code Compliance Division 555 17th Street Miami Beach, FL 33139-1830</p> <p>Return receipt number: 91 7108 2133 3931 8979 7803</p>	<p><b><u>Judgement Lienholder</u></b> Midland Funding LLC, as successor in interest to Citibank 8875 Aero Drive, Suite 200 San Diego, CA 92123-2255</p> <p>Return receipt number: 91 7108 2133 3931 8979 7810</p>
<p><b><u>Judgement Leinholder (Registered Agent)</u></b> Midland Funding LLC, as successor in interest to Citibank c/o Corporation Service Company Registered Agent 1201 Hays Street Tallahassee, FL 32301-2525</p> <p>Return receipt number: 91 7108 2133 3931 8979 7827</p>	

  
Belkys Garcia  
Secretary to the Board

CITY OF CORAL GABLES.

Case # 15-4534

Petitioner,

vs.

AVELINO MARTINEZ and  
LESLIE MARTINEZ.

Respondents.

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**NOTICE OF NON-COMPLIANCE WITH  
UNSAFE STRUCTURES ORDER AND  
RIGHT TO REQUEST HEARING**

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Date: February 22, 2016

To:

**Owner**

Avelino Martinez and  
Leslie Martinez  
4746 SW 72 Avenue  
Miami, FL 33155-4518

Return receipt number:

91 7108 2133 3932 7179 1528

**Judgment Lienholder**

America Express Centurian Bank  
777 American Express Way  
Fort Lauderdale, FL 33337-0001

Return receipt number:

91 7108 2133 3932 7179 1535



**Judgment Lienholder (Registered Agent)**

America Express Centurian Bank  
c/o CT Corporation System  
Registered Agent  
1200 South Pine Island Road  
Plantation, FL 33324-4413

Return receipt number:

91 7108 2133 3932 7179 1542

**Judgment Lienholder**

America Express Centurian Bank  
4315 South 2700 West  
Mail Code: 02-01-47  
Salt Lake City, UT 84184-0001

Return receipt number:

91 7108 2133 3932 7179 1566

**Judgment Lienholder**

Cach, LLC  
4340 S Monaco Street, Second Floor  
Denver Co 80237-3485

Return receipt number:

91 7108 2133 3932 7179 1559

**Judgment Lienholder (Registered Agent)**

Cach, LLC  
c/o CT Corporation System  
Registered Agent  
1200 South Pine Island Road  
Plantation, FL 33324-4413

Return receipt number:

91 7108 2133 3932 7179 1573

**Lienholder**

City of Miami Beach  
Code Compliance Division  
555 17th Street  
Miami Beach, FL 33139-1830

Return receipt number:

91 7108 2133 3932 7179 1580

**Judgment Lienholder**

Midland Funding LLC, as successor in interest  
to Citibank  
8875 Aero Drive, Suite 200  
San Diego, CA 92123-2255

Return receipt number:

91 7108 2133 3932 7179 1597

**Judgment Lienholder (Registered Agent)**

Midland Funding LLC, as successor in  
interest to Citibank  
c/o Corporation Service Company  
Registered Agent  
1201 Hays Street  
Tallahassee, FL 32301-2525

Return receipt number:

91 7108 2133 3932 7179 1603


Re: The two-story multi-family building, consisting of 6 dwelling units ("Structure"), built in 1925 (90-year recertification required), and located at **131 Zamora Avenue**, Coral Gables, FL 33134-4046, legally described as Lot 19, Block 39, of REVISED PLAT CORAL GABLES DOUGLAS SECTION, according to the Plat thereof, as recorded in Plat Book 25, Page 69, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-009-4030 ("Property").

BEFORE ME, the undersigned authority, personally appeared Manuel Z. Lopez, P.E., Building Official for the City of Coral Gables ("City"), Florida who, after being duly sworn, deposes and says:

1. I am the City Building Official.
2. On January 11, 2016, the City Construction Regulation Board ("Board") held a public hearing and issued an Order Declaring Structure Unsafe, in the above-styled matter ("Order").
3. The Order found the Structure to be unsafe and ordered the above-listed owner of the Property ("Owner") to take action to recertify the Structure ("Required Action") or to demolish the Structure and pay the administrative costs by a certain deadline.
4. The deadline to take the Required Action or to demolish the Structure expired on February 12, 2016.
5. On February 22, 2016, I completed a review of the relevant City records and determined that the Owner has not taken the Required Action or demolished the Structure and that the Owner has not paid the administrative costs.
6. **NOTICE: The Owner may request an administrative hearing which shall be strictly limited to determining whether and when the Owner took the Required Action or demolished the Structure and paid the administrative costs as required by the Order. The Owner may file a written request for hearing within seven (7) days of the date of this notice. Failure to timely request an administrative hearing shall constitute a waiver of the Owner's right to the administrative hearing. The Owner shall be liable for the reasonable costs of the administrative hearing, if the Owner is unsuccessful at the hearing.**
7. Requests for a hearing must be made in writing and addressed 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](mailto:bgarcia@coralgables.com), tel: (305) 460-5229.

FURTHER AFFIANT SAYETH NOT:

DATED: February 22, 2016.

  
Manuel Z. Lopez, P.E.  
Building Official

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing was sworn to (or affirmed) and subscribed before me, on February 22, 2016, by Manuel Z. Lopez, P.E., as the Building Official for the City of Coral Gables, who is personally known to me.




Belkys Garcia  
(Signature of Notary Public - State of Florida)

BELKYS GARCIA  
(Print, Type, or stamp Commissioned Name of Notary Public)

## CERTIFICATE OF SERVICE

I HEREBY CERTIFY that, on February 22, 2016, a true and correct copy of the foregoing notice was served via certified mail, return receipt requested, by first class mail, via e-mail at any e-mail address indicated above, and by hand-delivery or posting at the Property.

  
Manuel Z. Lopez, P.E.  
Building Official

## 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.**

**ADA Assistance:** The City complies with the provisions of the American with Disabilities Act. Individuals with disabilities requiring special accommodations or assistance should contact Dona M. Spain, ADA Coordinator, at (305) 460-5095, TTY/TDD (305) 460-5010, with requests for auxiliary aids or services at least three business days before the hearing in order to request such assistance.



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Complaint/Case #: 15-4534

Title of Document Posted: Construction Regulation Board Case

I, JORGE PINO, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 131 Zamora Ave, ON 2-22-16  
AT 10:10 am.

JORGE PINO  
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 22 day of February, in  
the year 20 16, by Jorge Pino who is personally known to  
me.

My Commission Expires:



[Signature]  
Notary Public

CITY OF CORAL GABLES,

Petitioner

vs.

AVELINO MARTINEZ and  
LESLIE MARTINEZ.

Respondents

Case # 15-4534

131 ZAMORA  
AVE

**NOTICE OF NON-COMPLIANCE WITH  
UNSAFE STRUCTURES ORDER AND  
RIGHT TO REQUEST HEARING**

Date: February 23, 2016

To:

**Owner**  
Avelino Martinez and  
Leslie Martinez  
4746 SW 72 Avenue  
Miami, FL 33155-4518

**Judgment Lienholder**  
America Express Consumer Bank  
777 American Express Way  
Fort Lauderdale, FL 33327-0816

Return receipt number

93 7106 2133 3932 2179 1528

Return receipt number

91 7104 2133 3932 2179 1515

15-4534

131  
ZAMORA

02/22/2016 10:13

131  
ZAMORA

Document posted on the door

02/22/2016 10:13

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

CITY OF CORAL GABLES.

Case No. 15-4534

Petitioner,

vs.

AVELINO MARTINEZ and  
LESLIE MARTINEZ  
4746 S.W. 72<sup>nd</sup> Avenue  
Miami, FL 33155-4518

Return receipt number:

91 7108 2133 3932 7179 1948

Respondents.

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

Date: March 23, 2016

Re: **131 Zamora Avenue**, Coral Gables, FL 33134-4046, legally described as Lot 19, Block 39, of REVISED PLAT CORAL GABLES DOUGLAS SECTION, according to the Plat thereof, as recorded in Plat Book 25, Page 69, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-009-4030 ("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 April 11, 2016, 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.

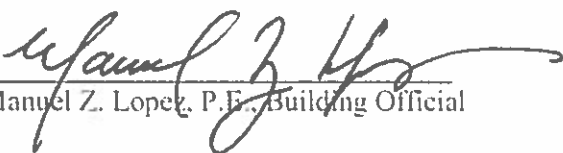


If the Required Action is not completed before the above hearing date, the Building Official may order that the structure be vacated, boarded, secured, and posted (including but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy until the 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 contact Virginia Goizueta, Building Services Coordinator, tel.: (305) 460-5250, email: vgoizueta@coralgables.com. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m.

Please govern yourself accordingly.

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

#### 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.

**ADA Assistance:** The City complies with the provisions of the Americans with Disabilities Act. Individuals with disabilities requiring special accommodations or assistance should contact Dona M. Spain, ADA Coordinator, at (305) 460-5095, TTY/DD (305) 460-5010, with requests for auxiliary aids or services at least three business days before the hearing in order to request such assistance.

CC:

American Express Centurian Bank, 777 American Express Way, Fort Lauderdale, FL 33337-0001

American Express Centurian Bank, c/o CT Corporation System, 1200 South Pine Island Road, Plantation, FL 33324-4413

American Express Centurian Bank, 4315 South 2700 West, Mail Code: 02-01-47, Salt Lake City, UT 84184-0001

Cach LLC, 4340 S. Monaco Street, 2<sup>nd</sup> Floor, Denver, CO 80237-3485

Cach LLC, c/o CT Corporation System, 1200 South Pine Island Road, Plantation, FL 33324-4413

City of Miami Beach, Code Compliance Division, 555 17<sup>th</sup> Street, Miami Beach, FL 33139-1830

Midland Funding LLC, 8875 Aero Drive, Suite 200, San Diego, CA 92123-2255

Midland Funding LLC, c/o Corporation Service Company, 1201 Hays Street, Tallahassee, FL 32301-2525



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Complaint/Case #: 15-4534

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 131 ZAMORA AVE, ON 3-23-16  
AT 9:30 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 23<sup>rd</sup> day of March, in  
the year 20 16, by Eduardo Martin who is personally known to  
me.

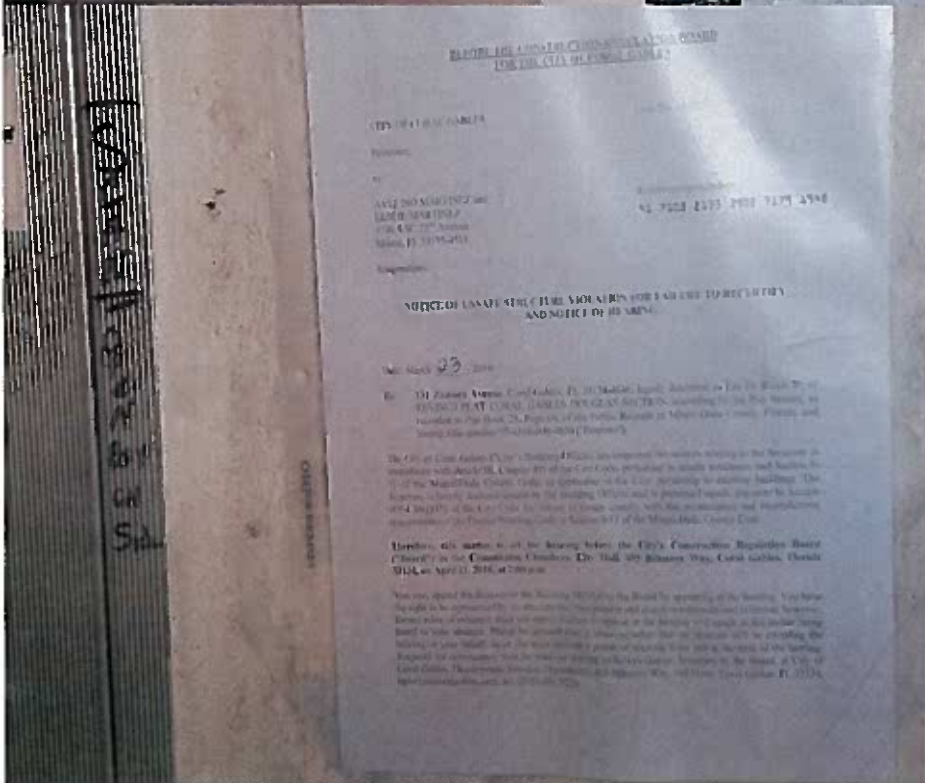
My Commission Expires:



Belkys Garcia  
Notary Public



131 Zamora Avenue



This instrument prepared by  
Levine Law Offices  
328 Minofca Avenue  
Coral Gables, Florida 33134



CFN 2006R0106520  
OR Bk 24193 Pgs 1589 - 1590 (2pgs)  
RECORDED 01/31/2006 12:44:10  
DEED DOC TAX 5,124.00  
SURTAX 3,843.00  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

**STATUTORY WARRANTY DEED**

30 4108 009 4030

THIS INDENTURE is made as of the 29 day of December, 2005, between Hernando Guerra and Francisca Sanchez, husband and wife and Norberto Sanchez and Francisco Sanchez, a single man, ("Grantor") and whose mailing address is 4300 Palmarito Street, Coral Gables, Florida 33146 and Avalino Martinez and Leslie Martinez, his wife ("Grantee") and whose mailing address is 4746 S.W 72 Avenue, Miami, FL 33155.

WITNESSETH, that Grantor for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to it in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to Grantee, their heirs and assigns forever, that certain parcel of land lying and being in Miami-Dade County, Florida, more particularly described as follows:

Lot 19, in Block 39, CORAL GABLES, DOUGLAS SECTION, according to the Plat thereof, as recorded in Plat Book 25, at Page 69, of the Public Records of Miami-Dade County, Florida.

Tax Identification number: 30-6933-000-0352

This is not the Homestead property of Norberto Sanchez. He in fact resides at 4300 Palmarito Street, Coral Gables, FL 33146.

Subject to the following:

1. Taxes for 2006 and subsequent years.
2. Zoning and other matters imposed by governmental authorities.
3. Easements, encumbrances, conditions, restrictions, limitations, agreements and reservations of record, if any, without the intent of reimposing same.

TO HAVE AND TO HOLD the same unto Grantee in fee simple.

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

4

IN WITNESS WHEREOF, Grantor has executed this indenture as  
of the day and year first above written.

Signed, sealed and delivered  
in the presence of:

[Signature]  
(Witness Signature)

[Signature]  
Hernando Guerra

SERCIO L. Mendez  
(Printed name of Witness)

[Signature]  
Francisca Sanchez

[Signature]  
(Witness Signature)

[Signature]  
Francisco Sanchez

EDWARD S. LEVINE  
(Printed name of Witness)

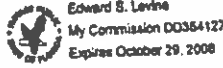
[Signature]  
Norberto Sanchez

STATE OF Florida  
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this  
29 day of December, 2005, by Hernando Guerra and Francisca  
Sanchez and Francisco Sanchez, who are personally known to me or  
produced a driver's licenses.

[Signature]  
Notary Public, State of  
Florida

My Commission Expires:

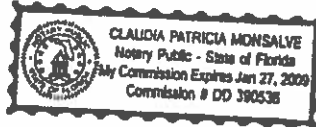


STATE OF Florida  
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this  
23<sup>rd</sup> day of December, 2005, by Norberto Sanchez, who is  
personally known to me or produced a driver's license.

[Signature]  
Notary Public, State of  
Florida

My Commission Expires:



CFN 2011R0282334 OR BK 27672 Pg 1384 (1pg)  
RECORDED 05/02/2011 10:50:19  
HARVEY RUVIN, CLERK OF COURT, MIAMI-DADE COUNTY, FLORIDA  
LAST PAGE

IN THE CIRCUIT COURT IN AND FOR MIAMI-DADE COUNTY, FLORIDA

CASE NO: 10-30158 CA 25

AMERICAN EXPRESS CENTURION BANK

Plaintiff,

LESLIE MARTINEZ

Defendant(s).

FOR RECORD  
2011 FEB 14 AM 9:59  
CLERK & COUNTY COURTS  
MIAMI-DADE COUNTY, FLA.  
CIVIL #4

FINAL JUDGMENT

THIS CAUSE came before the Court on February 14, 2011, upon Plaintiff's Motion for Summary Judgment and Award of Costs, at which time the Court heard argument of Plaintiff's counsel and the Defendant, and the Court having reviewed the file and being otherwise advised in the premises; hereby

ORDERS AND ADJUDGES that the Plaintiff, whose address is 777 American Express Way, Fort Lauderdale, FL 33337, shall recover from the Defendant(s) LESLIE MARTINEZ the following:

As to Count I of Plaintiff's Complaint [Account Number XXXX-XXXXXX-31005] the sum of \$17,465.89 in principal, \$446.00 in costs; as to Count III of Plaintiff's Complaint [Account Number XXXX-XXXXXX-01001] the sum of \$9,235.05 in principal; for a total of \$27,146.94, that shall bear interest at the rate of six (6%) percent per annum.

*Defendant after having been duly notified. NO appearance by*  
FOR ALL OF WHICH LET EXECUTION ISSUE.

DONE AND ORDERED in Chambers in, Miami-Dade County, Florida this 14th day of Feb, 2011.

*[Signature]*  
JUDGE

BEATRICE BUTCHIK  
CIRCUIT COURT JUDGE

Copies furnished:  
Wagner & Hunt, P.A., Attorneys for Plaintiff, Post Office Box 934788, Margate, Florida 33093-4788

Leslie Martinez, 18385 Ne 30th Ct , N Miami Beach, Fl 33160 (Account #XXXX-XXXXXX-31005

STATE OF FLORIDA, COUNTY OF DADE  
I HEREBY CERTIFY that the foregoing is a true and correct copy of the original on file in this office. *February 14, 2011*  
HARVEY RUVIN Clerk, of Circuit and County Courts  
Deputy Clerk *[Signature]*



FLORIDA DEPARTMENT OF STATE  
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## Detail by Entity Name

### Foreign Profit Corporation

AMERICAN EXPRESS CENTURION BANK CORPORATION

### Filing Information

Document Number	F09000004944
FEI/EIN Number	11-2869526
Date Filed	12/11/2009
State	UT
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	11/03/2010

### Principal Address

4315 South 2700 West  
Salt Lake City, UT 84184

Changed: 04/03/2013

### Mailing Address

4315 South 2700 West  
Salt Lake City, UT 84184

Changed: 04/03/2013

### Registered Agent Name & Address

C T CORPORATION SYSTEM  
1200 SOUTH PINE ISLAND ROAD  
PLANTATION, FL 33324

### Officer/Director Detail

#### **Name & Address**

Title Secretary

Epstein, Emily  
4315 South 2700 West  
Salt Lake City, UT 84184

Title Director

4315 South 2700 West  
Salt Lake City, UT 84184

Title Director

Carter, Lynn A.  
4315 South 2700 West  
Salt Lake City, UT 84184

Title Director

Fabara, Paul D.  
4315 South 2700 West  
Salt Lake City, UT 84184

Title Director

Garciaz, Maria J.  
4315 South 2700 West  
Salt Lake City, UT 84184

Title CEO, President, Director

Garinger, Robert  
4315 South 2700 West  
Salt Lake City, UT 84184

Title Director

Heine, Timothy J.  
4315 South 2700 West  
Salt Lake City, UT 84184

Title Director

Oveson, W. Val  
4315 South 2700 West  
Salt Lake City, UT 84184

Title Director

Rohr, Jeffrey P.  
4315 South 2700 West  
Salt Lake City, UT 84184

Title Director

Silverman, Joshua G.  
4315 South 2700 West  
Salt Lake City, UT 84184

Title Director



Taylor, William J.  
 4315 South 2700 West  
 Salt Lake City, UT 84184

**Annual Reports**

Report Year	Filed Date
2013	04/03/2013
2014	04/05/2014
2015	04/11/2015

**Document Images**

<u>04/11/2015 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/05/2014 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/03/2013 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/31/2012 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/10/2011 -- ANNUAL REPORT</u>	View image in PDF format
<u>11/03/2010 -- REINSTATEMENT</u>	View image in PDF format
<u>12/11/2009 -- Foreign Profit</u>	View image in PDF format

Federal Deposit  
Insurance Corporation

Each depositor insured to at least \$250,000 per insured bank

## American Express Centurion Bank (FDIC #: 27471)

Status: Active • Insured Since March 20, 1989

American Express Centurion Bank is an active bank

AMERICAN EXPRESS CENTURION BANK

FDIC # 27471

### Overview

Locations

History

Identifications

Financials

**American Express  
Company**  
Bank Holding Company

**American Express Centurion Bank** has 2 domestic locations in 1 states, 0 locations in territories, and 1 foreign locations

**American Express  
Centurion Bank**  
Banking Institution

**Established:** March 20, 1989

**FDIC Certificate #:** 27471

**Insured:** March 20, 1989

**2 Locations**  
Branches (Offices)

**Bank Charter Class:** Non-member of the  
Federal Reserve System

**Headquarters:** 4315 South 2700 West,  
Mail Code: 02-01-47  
Salt Lake City, UT 84184  
Salt Lake County

**Regulated By:** Federal Deposit Insurance  
Corporation

**Consumer Assistance:** <http://www5.fdic.gov/starsmail/index.asp>

**Corporate Website:** <http://www.americanexpress.com>

Contact the FDIC about [American Express Centurion Bank](#)



*Djud*

IN THE COUNTY COURT IN AND FOR MIAMI-DADE COUNTY, FLORIDA

CASE NO. 2014-10495-CC-05

FILED FOR RECORD  
OCT 15 PM 1:44  
L. J. N. COURTS  
CIRCUIT & COUNTY COURT  
MIAMI-DADE COUNTY, FLA.  
CIVIL # A

CACH, LLC,  
Plaintiff,

vs.

LESLIE M MARTINEZ,  
Defendant(s).

**DEFAULT FINAL JUDGMENT**

The Clerk having entered a Default for Defendant's failure to file a response to Plaintiff's Complaint and, the Court having been advised accordingly, it is thereupon,

ORDERED AND ADJUDGED that the Plaintiff, CACH, LLC, located at 4340 S. Monaco, Second Floor, Denver, Colorado 80237, does hereby have, receive and recover damages against the Defendant, LESLIE M MARTINEZ, in the principal sum of \$7,871.02 together with costs in the amount of \$358.00, for a total of \$8,229.02 which shall bear interest at the rate of 4.75% per annum until paid for which let execution issue.

IT IS FURTHER ORDERED AND ADJUDGED, that the Defendant shall complete under oath the Form 1.977 (Fact Information Sheet), including all required attachments, and serve same upon Plaintiff(s) Counsel, within forty-five (45) days, unless this judgment is satisfied. Jurisdiction is retained to enter any and all further orders that are just and proper to compel Defendant(s) compliance.

DONE AND ORDERED in Chambers, at Miami-Dade County, Florida, this 13 day of October, 2014.

*Teretha Lundy Thomas*  
COUNTY COURT JUDGE  
Judge Teretha Lundy Thomas

Copies furnished to:

CACH, LLC  
c/o Bryan Manno, Esq.  
Federated Law Group, PLLC  
13205 US Highway One, Suite 555  
Juno Beach, FL 33408  
120019389088

LESLIE M MARTINEZ  
11240 SW 176th St  
Miami, FL 33157

**FINAL ORDER AS TO ALL PARTIES**  
**SRS DISPOSITION**  
NUMBER 12

STATE OF FLORIDA, COUNTY OF DADE  
I HEREBY CERTIFY that the foregoing is a true and correct copy of the original on file in this office. 2/11 AD 2016  
HARVEY RUVIN, Clerk of Circuit and County Courts  
Deputy Clerk



*Jose Silva*  
JOSE SILVA #311082

FLORIDA DEPARTMENT OF STATE  
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## Detail by Entity Name

### Foreign Limited Liability Company

CACH, LLC

### Filing Information

Document Number	M06000003480
FEI/EIN Number	20-2536162
Date Filed	06/20/2006
State	CO
Status	ACTIVE

### Principal Address

4340 S. MONACO ST.  
2ND FLOOR  
DENVER, CO 80237

Changed: 04/17/2009

### Mailing Address

4340 S. MONACO ST.  
2ND FLOOR  
DENVER, CO 80237

Changed: 04/17/2009

### Registered Agent Name & Address

CT CORPORATION SYSTEM  
1200 S PINE ISLAND RD  
PLANTATION, FL 33324

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

LARKINS, PAUL  
4340 S. MONACO ST., 2ND FLOOR  
DENVER, CO 80237

### Annual Reports

[Copyright ©](#) and [Privacy Policies](#)

State of Florida, Department of State

2013	04/26/2013
2014	04/25/2014
2015	04/22/2015

**Document Images**

<a href="#">04/22/2015 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/25/2014 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/26/2013 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/19/2012 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/20/2011 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/23/2010 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/17/2009 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/07/2008 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/23/2007 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">06/20/2006 -- Foreign Limited</a>	View image in PDF format



**BEFORE THE SPECIAL MASTER  
IN AND FOR THE CITY OF  
MIAMI BEACH, FLORIDA**

**CFN 2007R0704341**  
OR Bk 25783 Pg 0276; (1ps)  
RECORDED 07/17/2007 11:35:55  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA  
LAST PAGE

**Special Master Case #: JC02000493**  
**Department Violation #: CE02001411**

**Owner/Agent: AVELINO & LESLIE MARTINEZ**  
**Property Owner: AVELINO MARTINEZ & W LESLIE**

**VIOLATION: Miami Beach City Code Chapter/Section: 114-4(10)** , dated 12/06/2001

**Property Address: 605 77TH ST MBCH**  
**Legal Description: 2 53 42 ALTOS DEL MAR NO 3 PB 8-41 LOT 7 BLK 26 LOT SIZE 50.000 X 113 OR 10166-383**  
**0978 1 OR 18589-4625 04**  
**1999 1 FRENCH CANADIAN ENTERPRISES INC BRUNO MERCURI & W LISE OR 16999-5047-48 1195 5**

This cause came on to be heard ex-parte, as provided by F.S. 162.09 and Miami Beach City Code Section 30-77, before the Special Master, based upon an Affidavit of Noncompliance, evidencing that the above-referenced violation(s) still exists, and that this Special Master's prior Order has not been complied with, therefore, it is:

**ORDERED AND ADJUDGED:**

1: A fine of \$100 a day, for each day of noncompliance, shall begin running as of May 31, 2006, pursuant to a prior Special Master Order.

The Clerk of the Special Master is directed to record a certified copy of this Order in the Public Records of Miami-Dade County, Florida, at which time this Order shall become a LIEN upon all real or personal property owned by the violators. The amount of the lien, along with costs, interest and attorneys fees, shall continue to accrue until satisfied by full payment. After 3 months from the date of filing of said lien, if unpaid, the City Attorney's Office is authorized to foreclose upon said lien.

Done and Ordered as of May 24, 2007.

[Signature]  
**JIMMY L. MORALES**  
As Special Master for the City of Miami Beach

State of Florida  
County of Miami-Dade) ss

STATE OF FLORIDA  
COUNTY OF DADE  
The Clerk of the Special Master,  
City of Miami Beach, Florida, does  
hereby certify that the above and  
foregoing is a true and correct copy  
of the original thereof on file in  
this office.  
Witness my hand and official seal this  
24 day of May, 2007  
[Signature]  
**LISA MARTINEZ**  
Clerk of the Special Master

The foregoing instrument was acknowledged before me on May 24, 2007, by **JIMMY L. MORALES**, as Special Master for the City of Miami Beach, Florida, who is personally known to me and who did not take an oath.

[Signature]  
Notary Public  
State of Florida

This instrument prepared by: Office of the City Attorney, 1700 Convention Center Dr., Miami Beach, FL 33139. Copy furnished to: AVELINO & LESLIE MARTINEZ



**BEFORE THE SPECIAL MASTER  
IN AND FOR THE CITY OF  
MIAMI BEACH, FLORIDA**

CFN 2007R1184590  
OR Bk 26107 Pg 0248; (1pg)  
RECORDED 12/14/2007 09:33:25  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA  
LAST PAGE

Special Master Case #: JC06001092  
Department Violation #: CE06000511

Owner/Agent: AVELINO MARTINEZ & LESLIE  
Property Owner: AVELINO M MARTINEZ & W LESLIE

VIOLATION: Miami Beach City Code Chapter/Section: 114-4(10) . dated 11/03/2005

Property Address: 6961 CARLYLE AV MBCH  
Legal Description: NORMANDY BEACH SOUTH PB 21-54 LOT 5 BLK 14 LOT SIZE 50.000 X 125 OR 20759-4452  
10 2002 1 ONA JUODIKIS P  
MESSING & W MARY & M SCHEIN OR 10295-625 0279 1 S ZIELONKA & B SPERLING & W OR 10365-782 0379  
1

This cause came on to be heard ex-parte, as provided by F.S. 162.09 and Miami Beach City Code Section 30-77, before the Special Master, based upon an Affidavit of Noncompliance, evidencing that the above-referenced violation(s) still exists, and that this Special Master's prior Order has not been complied with, therefore, it is:

**ORDERED AND ADJUDGED:**


1: A fine of \$100 a day, for each day of noncompliance, shall begin running as of September 3, 2007, pursuant to a prior Special Master Order.

The Clerk of the Special Master is directed to record a certified copy of this Order in the Public Records of Miami-Dade County, Florida, at which time this Order shall become a LIEN upon all real or personal property owned by the violators. The amount of the lien, along with costs, interest and attorneys fees, shall continue to accrue until satisfied by full payment. After 3 months from the date of filing of said lien, if unpaid, the City Attorney's Office is authorized to foreclose upon said lien.

Done and Ordered as of Oct 16, 2007.

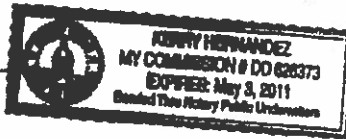
  
JOE KAPLAN  
As Special Master for the City of Miami Beach

State of Florida  
County of Miami-Dade) ss

STATE OF FLORIDA  
COUNTY OF DADE  
The Clerk of the Special Master,  
City of Miami Beach, Florida, does  
hereby certify that the above and  
foregoing is a true and correct copy  
of the original thereof on file in  
this office.  
Witness my hand and official seal this  
16th day of October, 2007.  
  
LIS MARTINEZ  
Clerk of the Special Master

The foregoing instrument was acknowledged before me on Oct 16, 2007, by JOE KAPLAN as Special Master for the City of Miami Beach, Florida, who is personally known to me and who did not take an oath.

  
Notary Public  
State of Florida



This instrument prepared by: Office of the City Attorney, 1700 Convention Center Dr., Miami Beach, FL 33139. Copy furnished to: AVELINO MARTINEZ & LESLIE



**BEFORE THE SPECIAL MASTER  
IN AND FOR THE CITY OF  
MIAMI BEACH, FLORIDA**

**CFN 2007R1184591**  
OR Bk 26107 Pg 02491 (1pg)  
RECORDED 12/14/2007 09:33:25  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA  
LAST PAGE

**Special Master Case #:** JC06001093  
**Department Violation #:** CE06000510

**Owner/Agent:** AVELINO MARTINEZ & W LESLIE  
**Property Owner:** AVELINO MARTINEZ & W LESLIE

**VIOLATION:** Miami Beach City Code Chapter/Section: 114-4(10) , dated 10/20/2005

**Property Address:** 6961 CARLYLE AV MBCH  
**Legal Description:** NORMANDY BEACH SOUTH PB 21-54 LOT 5 BLK 14 LOT SIZE 50.000 X 125 OR 20759-4452  
10 2002 1 ONA JUODIKIS P  
MESSING & W MARY & M SCHEIN OR 10295-625 0279 1 S ZIELONKA & B SPERLING & W OR 10365-782 0379  
1

This cause came on to be heard ex-parte, as provided by F.S. 162.09 and Miami Beach City Code Section 30-77, before the Special Master, based upon an Affidavit of Noncompliance, evidencing that the above-referenced violation(s) still exists, and that this Special Master's prior Order has not been complied with, therefore, it is:

**ORDERED AND ADJUDGED:**

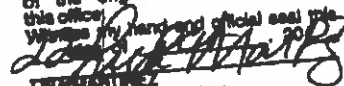
1: A fine of \$100 a day, for each day of noncompliance, shall begin running as of September 3, 2007, pursuant to a prior Special Master Order.

The Clerk of the Special Master is directed to record a certified copy of this Order in the Public Records of Miami-Dade County, Florida, at which time this Order shall become a LIEN upon all real or personal property owned by the violators. The amount of the lien, along with costs, interest and attorneys fees, shall continue to accrue until satisfied by full payment. After 3 months from the date of filing of said lien, if unpaid, the City Attorney's Office is authorized to foreclose upon said lien.


Done and Ordered as of Oct 16, 2007.

  
\_\_\_\_\_  
**JOE KAPLAN**  
As Special Master for the City of Miami Beach

State of Florida  
County of Miami-Dade) ss

STATE OF FLORIDA  
COUNTY OF DADE  
The Clerk of the Special Master,  
City of Miami Beach, Florida, does  
hereby certify that the above and  
foregoing is a true and correct copy  
of the original thereof on file in  
this office.  
Witness my hand and official seal this  
16th day of October, 2007.  
  
**LESLIE MARTINEZ**  
Clerk of the Special Master

The foregoing instrument was acknowledged before me on Oct 16, 2007, by **JOE KAPLAN**, as Special Master for the City of Miami Beach, Florida, who is personally known to me and who did not take an oath.

  
\_\_\_\_\_  
Notary Public  
State of Florida



This instrument prepared by: Office of the City Attorney, 1700 Convention Center Dr., Miami Beach, FL 33139. Copy furnished to: AVELINO MARTINEZ & W LESLIE





CFN 2010R0175691  
 DR Bk 27215 Pg 3865f (1pg)  
 RECORDED 03/16/2010 14:28:21  
 HARVEY RUVIN, CLERK OF COURT  
 MIAMI-DADE COUNTY, FLORIDA  
 LAST PAGE

**BEFORE THE SPECIAL MASTER  
 IN AND FOR THE CITY OF  
 MIAMI BEACH, FLORIDA**

Special Master Case #: JB08000203  
 Department Violation #: BV08000206

Owner/Agent: AVELINO & LESLIE MARTINEZ

Property Owner: AVELINO M MARTINEZ & W LESLIE

VIOLATION: Miami Beach City Code Chapter 14, Sections 14-31 and 14-33

Property Address: 6961 CARLYLE AV MBCH

Legal Description: NORMANDY BEACH SOUTH PB 21-54LOT 5 BLK 14LOT SIZE 50.000 X 125OR 20759-4452 10 2002 1

This cause came on to be heard ex-parte, as provided by F.S. 162.09 and Miami Beach City Code Section 30-77, before the Special Master, based upon an Affidavit of Noncompliance, evidencing that the above-referenced violation(s) still exists, and that this Special Master's prior Order has not been complied with, therefore, it is:

**ORDERED AND ADJUDGED:**

1: A fine of \$250.00 per day for each day of noncompliance shall begin running as of January 22, 2010, pursuant to Special Master Order of January 21, 2010.

The Clerk of the Special Master is directed to record a certified copy of this Order in the Public Records of Miami-Dade County, Florida, at which time this Order shall become a LIEN upon all real or personal property owned by the violators. The amount of the lien, along with costs, interest and attorneys fees, shall continue to accrue until satisfied by full payment. After 3 months from the date of filing of said lien, if unpaid, the City Attorney's Office is authorized to foreclose upon said lien.

Done and Ordered as of 28 January, 2010.

Abraham Laeser  
 ABRAHAM LAESER  
 As Special Master for the City of Miami Beach

STATE OF FLORIDA  
 COUNTY OF DADE  
 The Clerk of the Special Master  
 City of Miami Beach, Florida, does hereby certify that the above and foregoing is a true and correct copy of the original thereof on file in this office.  
 Witness my hand and official seal this 18 day of February, 2010  
Cynthia Neves  
 Cynthia Neves  
 Clerk of the Special Master

State of Florida  
 County of Miami Dade, ss

The foregoing instrument was acknowledged before me on January 29, 2010, by ABRAHAM LAESER, as Special Master for the City of Miami Beach, Florida, who is personally known to me and who did not take payment.

CYNTHIA LOREN NEVES, Notary Public  
 State of Florida



This instrument prepared by: Office of the City Attorney, 1700 Convention Center Dr., Miami Beach, FL 33139.  
 Copy furnished to: AVELINO & LESLIE MARTINEZ



CFN 2007R0622814  
 OR Bk 25721 Pg 2796; (1pg)  
 RECORDED 06/21/2007 14:22:00  
 HARVEY RUVIN, CLERK OF COURT  
 MIAMI-DADE COUNTY, FLORIDA  
 LAST PAGE

**BEFORE THE SPECIAL MASTER  
 IN AND FOR THE CITY OF  
 MIAMI BEACH, FLORIDA**

Special Master Case #: JB06000454  
 Department Violation #: BV06000876

Owner/Agent: AVELINO MARTINEZ & W LESLIE

Property Owner: AVELINO MARTINEZ & W LESLIE

VIOLATION: Miami Beach City Code Chapter 14, Sections 14-31 and 14-33

Property Address: 605 77TH ST MBCH

Legal Description: 2 53 42 ALTOS DEL MAR NO 3 PB 8-41 LOT 7 BLK 26 LOT SIZE 50.000 X 113 OR 10166-383 0978 I OR 18 1999 I FRENCH CANADIAN ENTERPRISES INC BRUNO MERCURI & W LISE OR 16999-5047-48 1195 5

This cause came on to be heard ex-parte, as provided by F.S. 162.09 and Miami Beach City Code Section 30-77, before the Special Master, based upon an Affidavit of Noncompliance, evidencing that the above-referenced violation(s) still exists, and that this Special Master's prior Order has not been complied with, therefore, it is:

**ORDERED AND ADJUDGED:**

1: A fine of \$250.00 per day for each day of noncompliance shall begin running as of April 27, 2007, pursuant to a prior Special Master Order.

The Clerk of the Special Master is directed to record a certified copy of this Order in the Public Records of Miami-Dade County, Florida, at which time this Order shall become a LIEN upon all real or personal property owned by the violators. The amount of the lien, along with costs, interest and attorneys fees, shall continue to accrue until satisfied by full payment. After 3 months from the date of filing of said lien, if unpaid, the City Attorney's Office is authorized to foreclose upon said lien.

Done and Ordered as of May 25, 2007.

JIMMY L. MORALES  
 As Special Master for the City of Miami Beach

State of Florida  
 County of Miami-Dade) ss

The Clerk of the Special Master, City of Miami Beach, Florida, does hereby certify that the above and foregoing is a true and correct copy of the original thereof on file in this office.  
 Witness my hand and official seal this 14 day of May, 2007.  
Cynthia Loren Neves  
 Cynthia Neves  
 Clerk of the Special Master

The foregoing instrument was acknowledged before me on May 25, 2007, by JIMMY L. MORALES, as Special Master for the City of Miami Beach, Florida, who is personally known to me and who did not take an oath.

Cynthia Loren Neves  
 CYNTHIA LOREN NEVES, Notary Public  
 State of Florida



This instrument prepared by: Office of the City Attorney, 1700 Convention Center Dr., Miami Beach, FL 33139.  
 Copy furnished to: AVELINO MARTINEZ & W LESLIE

20493PG1725

02R401529 2002 JUN 27 09:51

BEFORE THE SPECIAL MASTER IN AND FOR THE CITY OF MIAMI BEACH, FLORIDA

Business Name: AVELINO MARTINEZ & W LESLIE  
Owner/Agent: AVELINO MARTINEZ & W LESLIE

Special Master Case #: JC02000186  
Code Violation #: CP01-01852  
Notice of Violation Dated: 09/14/2001  
Date of Hearing: 07/25/2002

Property Address: 605 77TH ST MICH

Property Legal Description:

2 53 42 ALTOS DEL MAR NO 3 PB 8-41 LOT 7 BLK 26 LOT SIZE  
50.000 X 113 OR 10166-383 0978 1 OR 18589-4625 04 1999 1  
FRENCH CANADIAN ENTERPRISES INC BRUNO MERCURI & W LISE OR  
16999-5047-48 1195 5

VIOLATION: Miami Beach City Code Chapter/Section: 58-201

This cause came on to be heard ex-parte before the Special Master, based upon an Affidavit of Noncompliance, from the Code Compliance Department, evidencing that the above-referenced violation(s) still exists, and that this Special Master's previously issued Order has not been complied with, therefore, it is:

ORDERED AND ADJUDGED:

1: That a fine of \$200.00 a day, for each day of noncompliance, shall begin running as of March 25, 2002, pursuant to a previously entered Order of the Special Master.

Twenty days after the execution of this Order, the Clerk of the Special Master is directed to record a certified copy of this Order and the Affidavit of Noncompliance in the Public Records of Miami-Dade County, Florida, at which time this Order shall become a LIEN upon all real and personal property of the violators. The amount of the lien, along with costs, interest and attorneys fees, shall continue to accrue until satisfied by full payment. After 3 months from the date of filing of said lien, the City Attorney's Office is authorized to foreclose upon said lien.

Done and Ordered as of April 25

Robert H. Newman  
ROBERT H. NEWMAN  
As Special Master for the City of Miami Beach

State of Florida  
County of Miami-Dade) ss

STATE OF FLORIDA  
COUNTY OF DADE  
I, Lisa R. Martinez, Clerk of the Special Master, City of Miami Beach, Florida, do hereby certify that the above and foregoing is a true and correct copy of the original thereof on file in this office.  
Witness my hand and official seal this 25 day of April, 2002.  
Lisa R. Martinez  
LISA R. MARTINEZ

The foregoing instrument was acknowledged before me on April 25, 2002, by ROBERT H. NEWMAN, as Special Master for the City of Miami Beach, Florida, who is personally known to me and who did not take an oath.

Kerry Hernandez  
KERRY BERNANDEZ, Notary Public  
State of Florida

OFFICIAL NOTARY SEAL  
KERRY BERNANDEZ  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. CCK02906  
MY COMMISSION EXPIRES MAY 3, 2004

REC'D BY OFFICIAL RECORDS ROOM  
OF DADE COUNTY, FLORIDA  
RECORDS CLERK  
HARVEY RUVIN  
CLERK CIRCUIT COURT

This instrument prepared by: Office of the City Attorney, 1700 Convention Center Dr., Miami Beach, FL 33139  
[C100-05]

BEFORE THE SPECIAL MASTER  
IN AND FOR THE CITY OF  
MIAMI BEACH, FLORIDA

OFF. REC'D.

2074264512

02R654853 2002 OCT 22 17:50

Special Master Case #: JC02000495  
Department Violation #: CE02001410

Business Name:  
Agent: AVELINO & LESLIE MARTINEZ

Property Owner: AVELINO MARTINEZ & W LESLIE

VIOLATION: Miami Beach City Code Chapter/Section: 114-4(10)  
12/06/2001

Date of Violation:

Property Address: 605 77TH ST MBCH  
Legal Description: 2 53 42 ALTOS DEL MAR NO 3 PB 8-41 LOT 7 BLK 26 LOT SIZE  
50.000 X 113 OR 10166-383 0978 1 OR 18589-4625 04 1999 1  
FRENCH CANADIAN ENTERPRISES INC BRUNO MERCURI & W LISE OR  
16999-5047-48 1195 5

This cause came on to be heard ex-parte, as provided by F.S. 162.09 and Miami Beach City Code Section 30-77, before the Special Master, based upon an Affidavit of Noncompliance, evidencing that the above-referenced violation(s) still exists, and that this Special Master's prior Order has not been complied with, therefore, it is:

ORDERED AND ADJUDGED:

1: That there be full compliance by July 10, 2002, or a fine of \$250.00 a day, for each day of noncompliance, shall begin running as of July 10, 2002.

2: An administrative cost of \$75.00 is assessed.

The Clerk of the Special Master is directed to record a certified copy of this Order in the Public Records of Miami-Dade County, Florida, at which time this Order shall become a LIEN upon all real or personal property owned by the violators. The amount of the lien, along with costs, interest and attorneys fees, shall continue to accrue until satisfied by full payment. After 3 months from the date of filing of said lien, if unpaid, the City Attorney's Office is authorized to foreclose upon said lien.

Done and Ordered as of September 9, 2002.

[Signature]  
EUNICE L. MARTIN  
As Special Master for the City of Miami Beach

State of Florida  
County of Miami-Dade) ss

FLORIDA  
CLERK OF DADE  
I, [Signature], Clerk of the Special Master,  
of Miami Beach, Florida, do hereby certify that the above and foregoing is a true and correct copy of the original thereof on file in this office.  
Witness my hand and official seal this 19 day of Sept 2002.  
[Signature]  
LISA R. MARTINEZ

The foregoing instrument was acknowledged before me on Sept 9, 2002, by EUNICE L. MARTIN as Special Master for the City of Miami Beach, Florida, who is personally known to me and who did not take an oath.

[Signature]  
KERRY HERNANDEZ, Notary Public  
State of Florida

OFFICIAL NOTARY SEAL  
KERRY HERNANDEZ  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. CC432806  
MY COMMISSION EXP. MAY 3, 2004

RECORDED IN PUBLIC RECORDS  
OF DADE COUNTY, FLORIDA  
RECORD YEAR 02  
HARVEY RUMM  
CLERK CIRCUIT COURT

Fax: 305.673.7073

**Central Services (City Clerk's Office)**

1700 Convention Center Drive  
Miami Beach, FL 33139  
Ph. 305.673.7480  
Fax: 305.673.7074

[top](#)

**City Attorney**

1700 Convention Center Drive  
Miami Beach, FL 33139  
Ph. 305.673.7470  
Fax: 305.673.7002  
More Contact Information

[top](#)

**City Clerk**

1700 Convention Center Drive  
Miami Beach, FL 33139  
Ph. 305.673.7411  
Fax: 305.673.7254  
More Contact Information

[top](#)

**City Manager**

1700 Convention Center Drive  
Miami Beach, FL 33139  
Ph. 305.673.7010  
Fax: 305.673.7782  
TTY: 305.673.7218

[top](#)

Jimmy L. Morales, City Manager  
JimmyMorales@miamibeachfl.gov

-----  
Kathie Brooks, Assistant City Manager  
KathieBrooks@miamibeachfl.gov

-----  
Mark Taxis, Assistant City Manager  
MarkTaxis@miamibeachfl.gov

-----  
Eric Carpenter, Assistant City Manager  
EricCarpenter@miamibeachfl.gov

-----  
Susy Torriente, Assistant City Manager  
SusyTorriente@miamibeachfl.gov

[top](#)

**Code Compliance Division**

555 17th Street  
Miami Beach, FL 33139  
Ph. 305.673.7555  
Fax: 305.673.7012  
More Contact Information

**Communications, Office of**

1701 Meridian Avenue, fifth floor (deliveries only)  
1700 Convention Center Drive (mailing address)  
Miami Beach FL 33139  
Ph: 305.673.7575  
More Contact Information

[top](#)

**Community Resource & Outreach Division (see Code Compliance Division)**

More Contact Information

[top](#)

**Community Services Division**

1700 Convention Center Drive  
Miami Beach, FL 33139  
Ph. 305.673.7491  
Fax: 305.604.2421  
More Contact Information

[top](#)

**Convention Center**

(Please see Miami Beach Convention Center)

[top](#)

**Cultural Affairs**

Cultural Arts Council

-----  
Art in Public Places Committee and Fine Arts Board  
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IN THE COUNTY COURT (IN) AND FOR MIAMI-DADE COUNTY, FLORIDA

CFN 2011R0137038  
DR Bk 27603 Ps 1620f (1ps)  
RECORDED 03/02/2011 12:11:44  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA  
LAST PAGE:

CASE NO: 10-31671SP23/05

2011 FEB 16 Pii 2: 48



MIDLAND FUNDING LLC  
as successor in interest to  
Citibank

Plaintiff,

vs.

AVELINO M. MARTINEZ

Defendant(s)

**DEFAULT FINAL JUDGMENT**

The above space reserved for recording information

The Defendant(s), having failed to appear at the Pretrial Conference on January 24, 2011 and upon a review of the file together with the Affidavits presented, it is hereby ORDERED AND ADJUDGED that:

Plaintiff, MIDLAND FUNDING LLC as successor in interest to Citibank recover from Defendant(s), AVELINO M. MARTINEZ the following:

Principal	\$4,965.16
Costs	\$340.00
<u>Interest</u>	<u>\$620.30</u>
<b>Total</b>	<b>\$5,925.46</b>

That shall bear interest at the rate of 6% until such time as this judgment is satisfied. For all of the above sums let execution issue.

It is further ordered and adjudged that the defendant(s) shall complete a FORM 7.343 Fact Information Sheet under oath and return it to the Plaintiff's attorney SPRECHMAN & ASSOCIATES, P.A. within 45 days of this final judgment, unless the final judgment is satisfied or a motion for new trial or notice of appeal is filed. Jurisdiction of this case is retained to enter further orders that are proper to compel the defendant(s) to complete the Fact Information Sheet and return it to the Plaintiff's attorney. The FORM 7.343 Fact Information Sheet is not part of this judgment.

ORDERED at MIAMI-DADE County, Florida this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

**TRIAL ORDER AS TO ALL PARTIES**

5RS Disposition  
Number 17

FEB 16 2011

*Marvin H. Gillman*  
COUNTY COURT JUDGE

Copies furnished to:  
Linda E. Singer, Esq.  
Sprechman & Associates, P.A.  
Attorneys for Plaintiff  
2775 Sunny Isles Blvd., Suite 100  
Miami, Florida 33160-4007  
(305) 931-0100 (800) 440-6289

MARVIN H. GILLMAN  
SENIOR JUDGE

Plaintiff's name and address:  
MIDLAND FUNDING LLC as successor in interest to Citibank  
8875 Aero Dr., Suite 200  
San Diego, CA 92123

AVELINO M. MARTINEZ  
4130 PARK AVE  
Miami FL 33133-6764

Defendant's name and address:  
AVELINO M. MARTINEZ  
4130 PARK AVE  
Miami FL 33133-6764

**STATE OF FLORIDA, COUNTY OF DADE**

THIS IS TO CERTIFY THAT THE FOREGOING IS TRUE AND CORRECT COPY OF THE DOCUMENT ON FILE OR OF PUBLIC RECORD IN THIS OFFICE. WITNESS MY HAND AND OFFICIAL SEAL

THIS 16 DAY OF Feb 20 11  
HARVEY RUVIN, CLERK OF CIRCUIT COURT



BY [Signature]

C78026: PJMT:



## Detail by Entity Name

### Foreign Limited Liability Company

MIDLAND FUNDING LLC

### Filing Information

Document Number	M08000001137
FEI/EIN Number	20-2931611
Date Filed	03/10/2008
State	DE
Status	ACTIVE

### Principal Address

3111 CAMINO DEL RIO NORTH  
SUITE 1300  
SAN DIEGO, CA 92108

Changed: 04/26/2012

### Mailing Address

3111 CAMINO DEL RIO NORTH  
SUITE 1300  
SAN DIEGO, CA 92108

Changed: 04/26/2012

### Registered Agent Name & Address

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

### Authorized Person(s) Detail

#### **Name & Address**

Title Manager

Inc. Midland Portfolio Services,  
3111 CAMINO DEL RIO NORTH  
SUITE 1300  
SAN DIEGO, CA 92108

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2013	04/25/2013
2014	04/22/2014
2015	04/24/2015

### **Document Images**

<a href="#"><u>04/24/2015 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/22/2014 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/25/2013 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/26/2012 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/19/2011 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/25/2010 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/29/2009 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>03/10/2008 -- Foreign Limited</u></a>	<a href="#">View image in PDF format</a>





CFN 2012R0114784  
DR Bk 28001 Pgs 1616 - 1617 (2pgs)  
RECORDED 02/17/2012 11:29:37  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

HISTORIC PRESERVATION BOARD  
CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. HPR64-LHD2006-02

A RESOLUTION DESIGNATING THEREON AS A LOCAL HISTORIC LANDMARK THE PROPERTY LOCATED AT 131 ZAMORA AVENUE, CORAL GABLES, FLORIDA, LEGALLY DESCRIBED AS LOT 19, BLOCK 39, CORAL GABLES DOUGLAS SECTION; AND REPEALING ALL RESOLUTIONS INCONSISTENT HEREWITH.

WHEREAS, a public hearing of the Coral Gables Historic Preservation Board was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard; and

WHEREAS, Article 31 of the "Coral Gables Zoning Code" states that if after a public hearing the Historic Preservation Board finds that the proposed local historic landmark or proposed local historic landmark district meets the criteria set forth, it shall designate the property as a local historic landmark or local historic landmark district; and

WHEREAS, 131 Zamora Avenue was built circa 1926, and designed by the architectural firm of Pfeiffer and O'Reilly (George L. Pfeiffer and Gerald J. O'Reilly); and

WHEREAS, 131 Zamora Avenue is an example of the Mediterranean Revival Style Architecture which characterized Coral Gables in the 1920s; and

WHEREAS, 131 Zamora Avenue is characteristic of the type of apartment buildings constructed in the City of Coral Gables during the height of its development; and

WHEREAS, 131 Zamora Avenue is one of a few remaining 1920s apartment buildings located within this section of the City Coral Gables and the first apartment building to be permitted on Zamora Avenue; and

WHEREAS, 131 Zamora Avenue satisfies the "architectural significance criteria" as stated in Section 31-2.4 of the "Coral Gables Zoning Code" because it portrays the environment in an era of history characterized by one (1) or more distinctive architectural styles; and it embodies those distinguishing characteristics of an architectural style or period, or method of construction; and

WHEREAS, it is the policy of the City of Coral Gables to preserve its architectural heritage by designating certain properties as local historic landmarks; and

WHEREAS, upon due and proper consideration having been given to the matter it is the opinion of this Board that the subject property meets the criteria set forth in Article 31 of the "Zoning Code of the City of Coral Gables," and approved that it be designated as a "Local Historic Landmark"; and

WHEREAS, the Planning Director or the Director's designee has determined that there is no effect on the City's Comprehensive Plan or any other adopted planning and zoning policies; and

WHEREAS, the legal description of the property is as follows: Lot 19, Block 39, Coral Gables Douglas Section; and

WHEREAS, a Designation Report, Case File LHD2006-02, prepared by the Historic Landmark Officer containing information on the historic and architectural significance of the property and which incorporates a Review Guide for use as a reference in determining the impact of future building permits, shall by reference be made part of this resolution; and

WHEREAS, a motion to approve the application was offered by Gay Bondurant and seconded by Ernesto Santos and upon a poll of the members present the vote was as follows:

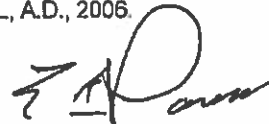
<u>Board Member</u>	<u>Vote</u>
Michael Beeman	Aye
Lisa Bennett	Aye
Gay Bondurant	Aye
John Fullerton	Aye
Shirley Maroon	Aye
Joyce Meyers	Aye
Edmund Parnes, DMD	Aye
Ernesto Santos	Aye
George Sarduy	Excused

NOW THEREFORE BE IT RESOLVED, by the Historic Preservation Board of the City of Coral Gables that the Historic Preservation Board on April 20, 2006, has designated the property located at 131 Zamora Avenue, Coral Gables, Miami-Dade County, Florida, legally described as Lot 19, Block 39, Coral Gables Douglas Section as a Local Historic Landmark pursuant to the City of Coral Gables Historic Preservation Ordinance -- Article 31 of the "Coral Gables Zoning Code" and the property is subject to all rights and privileges and requirements of that ordinance.

BE IT FURTHER RESOLVED, that this designation is predicated on all the above recitations being true and correct and incorporated herein, but if any section, part of section, paragraph, clause, phrase or word of this Resolution is declared invalid, the remaining provisions of this Resolution shall not be affected.

Any aggrieved party desiring to appeal a decision of the Historic Preservation Board shall, not less than five (5) days and within fourteen (14) days from the date of such decision, file a written Notice of Appeal with the City Clerk.

PASSED AND ADOPTED THIS TWENTIETH DAY OF APRIL, A.D., 2006.



EDMUND PARNES, DMD  
CHAIRMAN, HISTORIC PRESERVATION BOARD

ATTEST:



KARA N. KRUTZ  
HISTORIC LANDMARK OFFICER

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:



ELIZABETH M. HERNANDEZ, CITY ATTORNEY



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Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
CE-09-09-1993	09/09/2009	131 ZAMORA AVE	CODE ENF WARNING PROCESS	WT3785 SEC34-21 CC (LOT) LOT IS OVERGROWN AND IN NEED OF MAINTENANCE MOW, TRIM, EDGE AND REMOVE ALL DEBRIS.	final	09/09/2009	05/23/2012	0.00
CE-12-05-8881	05/23/2012	131 ZAMORA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	05/24/2012	05/24/2012	0.00
CE-13-03-1132	03/18/2013	131 ZAMORA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	03/19/2013	03/19/2013	0.00
RC-15-12-4939	12/04/2015	131 ZAMORA AVE	BUILDING RE CERTIFICATION	CONSTRUCTION REGULATION BOARD CASE #15-4534 AND UNSAFE STRUCTURE BOARD FEE	approved			600.00

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'S**

**EXHIBIT**

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**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>	131 Zamora Ave. Apartments - 6 units	<b>Inspection Date:</b>	2/19/2015
<b>Address:</b>	131 Zamora Avenue	<b>InspectionType:</b>	AA-Tactical, Apartment / Condo
<b>City:</b>	Coral Gables	<b>Inspected By:</b>	Leonard Veight 305-460-5577 lveight@coralgables.com
<b>Suite:</b>		<b>Occ. Sq. Ft.:</b>	0

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**No violations noted at this time.**

**Inspector Comments:**

Rear structure has been rennovated without permit code enforcement is handling this case.  
Rear structure is not currently occupied and is still under rennovation. Rear stairs are severely damaged due to rust and oxidation.

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<b>Company Representative:</b>	Signature on file
	No Signature 2/19/2015
	Signature on file
<b>Inspector:</b>	Leonard Veight 2/19/2015

**CITY'S  
EXHIBIT**

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**Garcia, Belkys**

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**From:** Garcia, Belkys  
**Sent:** Wednesday, February 24, 2016 8:06 AM  
**To:** 'mavelino'  
**Cc:** Goizueta, Virginia; Figueroa, Yaneris; alp@alp-law.com  
**Subject:** RE: 131 Zamora Ave Coral Gables Fl  
**Attachments:** ORDER.pdf; NOTICE OF NON-COMPLIANCE.pdf

Good morning,

Please note you were not scheduled for the February 8, 2016 Construction Regulation Board meeting. Your Case appeared before the Board on January 11, 2016. An Order was given by the Board on that date that outlines deadlines in order for the property to come into compliance (see Attached). Additionally, that Order was sent via certified mail. Once a deadline expires, a Notice of Non-compliance is posted on the property and it is also sent to all appropriate parties via certified mail (see Attached).

As of this date, we have not received a Building Recertification Report for your property. If you have the Report please submit it to this Department in person as soon as possible. If repairs are required, you will need to apply for permits prior to commencing the work. Note, there are fees for review of the Report by our Officials and Administrative Board fees that are currently pending. All Permit fees are separate.

Thank you,

*Belkys Garcia*  
City of Coral Gables  
Development Services Department  
405 Biltmore Way, 3rd Floor  
Coral Gables, Florida 33134  
Office: (305) 460-5229

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**From:** mavelino [mailto:mavelino@bellsouth.net]  
**Sent:** Tuesday, February 23, 2016 6:59 PM  
**To:** Garcia, Belkys  
**Subject:** 131 Zamora Ave Coral Gables Fl

Re 40 + Year Recertification  
Folio no 03 41080094030  
Administrative. Hearing

**CITY'S**

**EXHIBIT** 7

Dear Ms Belkis Garcia

I am sorry we did not attend the meeting on the 12th of Feb. but we never received notification ( letter etc) . In the last meeting we were told that we would be notified by mail . After the last meeting I attended we hired an engineering company whom have since come to the property and given us a list of items that have to be corrected for the building recertification . I have both the canceled check that I paid as a deposit and the list .I can send you both so as to prove that we have been seriously following your requirements to receive a final approval.

I am presently out of town for business but will return by Thursday Feb 25th and can go to the City and meet with you or send you the information via email, the moment I return.. I can not understand why we received the previous notice and not this one? We are requesting that you please understand that we are very concern and want to address and solve these issues asap . Should you have any questions or need to speak to me please either call me on my cell Leslie Martinez 786 543 2455 or send me an email [mavelino@bellsouth.net](mailto:mavelino@bellsouth.net)  
Thank you for your patience  
Leslie Martinez

Sent from my T-Mobile 4G LTE Device