



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 8/21/2021

Property Information	
Folio:	03-4105-050-2830
Property Address:	3717 SW 8 ST Coral Gables, FL 33134-0000
Owner	GUTIERREZ HPD LLC
Mailing Address	604 MAJORCA AVE CORAL GABLES, FL 33134-3753
PA Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1211 MIXED USE- STORE/RESIDENTIAL : RETAIL OUTLET
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	10,150 Sq.Ft
Lot Size	10,000 Sq.Ft
Year Built	1921



Assessment Information			
Year	2021	2020	2019
Land Value	\$600,000	\$600,000	\$600,000
Building Value	\$493,850	\$493,850	\$471,403
XF Value	\$59,441	\$59,441	\$59,441
Market Value	\$1,153,291	\$1,153,291	\$1,130,844
Assessed Value	\$1,153,291	\$1,153,291	\$1,130,844

Benefits Information				
Benefit	Type	2021	2020	2019
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
CORAL GABLES FLAGLER ST SEC PB 10-12 LOTS 30 TO 33 INC BLK 22 LOT SIZE 100.000 X 100 COC 24327-3724 03 2006 6

Taxable Value Information			
	2021	2020	2019
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,153,291	\$1,153,291	\$1,130,844
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,153,291	\$1,153,291	\$1,130,844
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,153,291	\$1,153,291	\$1,130,844
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,153,291	\$1,153,291	\$1,130,844

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
03/01/2006	\$280,000	24327-3724	Other disqualified

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) 3717 SW 8 St

<b><u>Owner (Registered Agent address)</u></b> Gutierrez HPD LLC 604 Majorca Ave Coral Gables, FL 33134-3753	<b><u>First Mortgagee (FDIC Main Address)</u></b> Centennial Back, as successor to Stonegate Bank 620 Chestnut St. Conway, AR 72032
<b><u>Second Mortgagee (Mortgage address)</u></b> Florida Business Development Corporation 6801 Lake Worth Rd, Rm 209 Lake Worth, FL 33467	<b><u>Second Mortgagee (Registered Agent address)</u></b> Florida Business Development Corporation c/o Christopher Y. Mills, ESQ. Registered Agent Busch Mills & Slomka 319 Clematis St, Ste 109 West Palm Beach, FL 33401-4615

CITY'S

EXHIBIT

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# City of Coral Gables

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### New Permit Search

### Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
RC-21-08-8589	08/27/2021	3717 SW 8 ST	BLDG RECERT / CRB	BUILDING RECERTIFICATION (YEAR BUILT 1921)	pending			0.00
EL-19-07-4589	07/09/2019	3725 SW 8 ST	ELEC SIGNS	ILLUMINATED WALL SIGN & LOGO (SOUTH ELEVATION) "MAX YOUR TAX" \$1800	final	09/17/2019	12/13/2019	0.00
BL-19-07-4553	07/08/2019	3725 SW 8 ST	SIGNS	ILLUMINATED WALL SIGN & LOGO (SOUTH ELEVATION) "MAX YOUR TAX" \$1800	final	09/17/2019	12/18/2019	0.00
AB-19-07-4545	07/08/2019	3725 SW 8 ST	BOA COMPLETE (LESS THAN \$75,000)	COMMERCIAL * ILLUMINATED WALL SIGN & LOGO (SOUTH ELEVATION) "MAX YOUR TAX" \$1800	final	07/08/2019	12/18/2019	0.00
EX-17-05-1038	05/01/2017	3717 SW 8 ST	PERMIT EXTENSION & RENEWAL	EXTENSION FOR BL-11-02-5106 / SIGN (CATARSIS) \$300	final	05/15/2017	05/15/2017	0.00
EX-17-05-1034	05/01/2017	3717 SW 8 ST	PERMIT EXTENSION & RENEWAL	EXTENSION FOR BL-11-05-5992	final	05/15/2017	05/15/2017	0.00
AB-17-04-2463	04/26/2017	3725 SW 8 ST	BOA COMPLETE (LESS THAN \$75,000)	COMMERCIAL *PRESSURE CLEAN & PAINT-COLOR: LANCO RED RUBBER BALL SIMILAR TO SW6869 STOP (RED) \$40	issued	04/26/2017		0.00
CE-16-09-5747	09/13/2016	3717 SW 8 ST	CODE ENF LIEN SEARCH	LIEN SEARCH	final	09/15/2016	09/15/2016	0.00
CE-15-12-5846	12/23/2015	3717 SW 8 ST	CODE ENF LIEN SEARCH	LIEN SEARCH	final	12/29/2015	12/29/2015	0.00
BL-15-05-5171	05/15/2015	3717 SW 8 ST	MISCELLANEOUS WORK	TO ADD LIQUOR LICENSE TO TRAIL THEATER @ 3715 SW 8TH ST ONLY--NO STURCTURAL,PLUMBING, MECHANICAL, OR ELECTRICAL CHANGES	final	10/16/2015	10/26/2015	0.00
PU-15-03-4133	03/09/2015	3717 SW 8 ST	PUBLIC RECORDS SEARCH	REQ A CD OF PERMITS 7872 12824	final	03/09/2015	03/09/2015	0.00
CE-13-03-0899	03/11/2013	3719 SW 8 ST	CODE ENF WARNING PROCESS	WT11828 5-1901(1) (SNT) MAINTAINING TEMP. SIGNS IN EXCESS OF 250SQ. IN. OR MORE THAN 2 SIGNS TOTAL. TRAIL THEATER.	final	03/11/2013	03/13/2013	0.00
CE-13-03-0896	03/11/2013	3725 SW 8 ST	CODE ENF WARNING PROCESS	WT11717 5-1902 ZONING CODE (BAN) BANNERS, BALLOONS, FLAGS, AND OTHER ATTENTION ATTRACTORS	final	03/11/2013	03/13/2013	0.00

				AND ADVERTISING DEVICES ARE PROHIBITED. A FRAME SIGNS, PROHIBITED. SELL 1 RENT 1				
EL-12-11-0565	11/09/2012	3725 SW 8 ST	ELEC SIGNS	CHANNEL LETTER WALL SIGN \$1000 "RENT 1 SALE REALTY"...	final	01/10/2013	02/12/2013	0.00
BL-12-11-0558	11/09/2012	3725 SW 8 ST	SIGNS	ILLUMINATED CHANNEL LETTER WALL SIGN \$1000 "RENT 1 SALE 1 REALTY"	final	01/10/2013	06/05/2013	0.00
AB-12-11-0225	11/05/2012	3725 SW 8 ST	BOA COMPLETE (LESS THAN \$75,000)	CHANNEL LETTER WALL SIGN \$1000 "RENT 1 SALE REALTY"	final	11/05/2012	06/05/2013	0.00
CE-12-10-1840	10/27/2012	3725 SW 8 ST	CODE ENF WARNING PROCESS	WT16374 5-1907 ZONING CODE (SNR) MAINTAINING A REAL ESTATE SIGN IN EXCESS OF 250 SQ.IN., ONE SIGN ONLY ALLOWED. RENT 1	final	10/27/2012	10/27/2012	0.00
EL-12-10-0083	10/01/2012	3725 SW 8 ST	ELEC LOW VOLTAGE SYSTEM	INSTALL BURGLAR ALARM SYSTEM \$99	final	10/03/2012	10/24/2012	0.00
ZN-12-07-1367	07/23/2012	3717 SW 8 ST	PAINT / RESURFACE FL / CLEAN	PRESSURE CLEAN, PAINT EXT - BEIGE (SW 6155), TRIM - EXTRA WHITE (SW 7006) \$3,500	final	07/31/2012	01/08/2013	0.00
RC-11-11-6357	11/28/2011	3717 SW 8 ST	BLDG RECERT / CRB	UNSAFE STRUCTURES BOARD FEE ONLY.	final	11/28/2011	11/28/2011	0.00
EL-11-08-6122	08/12/2011	3717 SW 8 ST	ELEC COMMERCIAL / RESIDENTIAL WORK	3 LIGHT SOCKETS FOR EMERGENCY LIGHTS	final	04/02/2012	04/05/2012	0.00
EL-11-06-7234	06/22/2011	3717 SW 8 ST	ELEC LOW VOLTAGE SYSTEM	FIRE ALARM	stop work	11/23/2011		0.00
FD-11-06-6610	06/15/2011	3717 SW 8 ST	FIRE ALARM SYSTEM	CATARSIS	final	06/22/2011	01/17/2012	0.00
BL-11-05-5992	05/12/2011	3717 SW 8 ST	INTERIOR ALTERATION ONLY	DF&F COMMERCIAL INTERIOR ALTERATIONS \$3,000	stop work	10/11/2011		0.00
BL-11-02-5106	02/11/2011	3717 SW 8 ST	SIGNS	SIGN (CATARSIS) \$300	stop work	03/29/2011		0.00
AB-11-02-4851	02/09/2011	3717 SW 8 ST	BOA COMPLETE (LESS THAN \$75,000)	SIGN (CATARSIS) \$300	issued	02/09/2011		0.00
CE-11-02-4154	02/01/2011	3717 SW 8 ST	CODE ENF WARNING PROCESS	WT15653 SEC 105-27 CITY CODE (GRA) MUST REMOVE GRAFFITI FROM EXT WALL	final	02/01/2011	02/01/2011	0.00
BL-10-12-4791	12/23/2010	3717 SW 8 ST	GENERAL REPAIRS	COMMERCIAL INTERIOR RENOVATIONS \$2,000	final	03/16/2011	03/30/2011	0.00
PU-10-12-3866	12/09/2010	3717 SW 8 ST	PUBLIC RECORDS SEARCH	REQ COPY PERMIT 05080139 CRM INV 012114	final	12/09/2010	12/09/2010	0.00

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**C. David Morton & Associates**  
**ARCHITECTS/PLANNERS/CONSTRUCTION MANAGERS**

Lic. No. AA0002441

**C. David Morton, AIA, NCARB**  
**Architect**

Florida Lic. No. AR0005039

North Carolina Lic. No. 8091

Mr. Manuel Z. Lopez, Building Official  
City of Coral Gables Building and Zoning Department  
405 Biltmore Way  
Coral Gables, Florida 33134

Re: 40-Year Certification :

Property Owners: Gutierrez HPD, LLC  
Property Address: 3717 S.W. 8<sup>th</sup> Street - Coral Gables, Florida  
Folio No.: 03-4105-050-2830  
Case No.: CG2011-005

Dear Mr. Lopez:

Please be advised that I have attached the 40-Year Certification documentation that was presented to your office on 24 August 2010 in response to the requirements for the 40-year certification for 3711 S. W. 8<sup>th</sup> Street. The inspection for the certification was performed by the undersigned and encompassed the entire structure which is covered under the following folio numbers:

03-4105-050-2820 (3709 S.W. 8 Street) - 1954  
03-4105-050-2821 (3711 S.W. 8 Street) - 1930  
03-4105-050-2830 (3717 S.W. 8 Street) - 1921

The noted 40-Year Certification documents include a layout of the entire property, and I have attached a copy of the Miami-Dade My Home printouts for these three folios for your file documentation.

I am also attaching a check in the amount of \$ 481.18, which is the amount that I was advised was due to cover the costs of removing the case from the Unsafe Structure Hearing Agenda and resolving the issue. Please contact me if this is not the case.

The Owner of the property has been advised to correct the notice information, so this situation does not occur again.

Please contact me with any questions, or comments at the phone shown below.

Prepared and submitted (23 November 2011):

  
C. David Morton, A.I.A., Architect  
Florida Reg. No. AR0005039 (Impress seal applied)

4444 Southwest 71<sup>ST</sup> Avenue (Suite 103) Miami, Florida 33155 305-753-1798 305-740-0728 (FAX)  
[cdmorton@ellsouth.net](mailto:cdmorton@ellsouth.net)

CITY'S

EXHIBIT

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Date: November 4th, 2011

Department of Permitting, Environment and Regulatory Affairs  
Board Administration Section  
11805 SW 26 Street (Coral Way), Miami, Florida 33175  
(786) 315-2332 Fax (786) 315-2929  
Unsafe Structures Board  
(786) 315-2333 Fax (786) 315-2570

CG2011-005

NOH

**NOTICE OF HEARING  
MIAMI-DADE COUNTY UNSAFE STRUCTURES BOARD**

Gutierrez HPD, LLC  
604 Majorca Avenue  
Coral Gables, FL 33134-3753

Re: 3717 SW 8 Street  
Case No.: CG2011-005

The Unsafe Structures Board will hold a public hearing to hear evidence relative to the following order(s) issued by the Building Official:

**BUILDING OFFICIAL'S ORDER:**

**BUILDING DESCRIPTION:**

Retail Outlet

(A) 40/10 Year Recertification Report

You may appear in person or have presentation by an attorney at the 11:00 A.M. session on December 14th, 2011, at the Herbert Saffir Permitting & Inspection Center, Department of Permitting, Environment and Regulatory Affairs, located at 11805 SW 26 Street (Coral Way), Miami, FL 33175, 2nd Floor, Conference Rooms, I & J, to show cause why the decision of the Building Official should not be carried out. Any person or party who shall not appear and show cause as aforesaid shall be as fully bound by the proceedings taken, as if he had appeared and shown cause. As a result of this hearing, the Board may order such work done as cited in the Building Official's Notice of Violation and if you fail to comply with the order of the Board, the Building Official may then proceed to remove such violation and place a lien against the property concerned to recover all costs of the enforcement action such as provided for in Chapter 8, Section 8-5 of the Code of Miami-Dade County.

All file or case inquiries should be addressed to the City of Coral Gables, Unsafe Structures Unit at (305) 460-5235. The appropriate Building Official can provide specifics regarding the violations and information on compliance.

Secretary of the Board  
Unsafe Structures Board

cc: Known Interested Parties: Armando Gutierrez & W Maritza, 604 Majorca Avenue, Coral Gables, FL 33134-3753;  
City of Coral Gables, Unsafe Structure Section, 495 Baltimore Way, Coral Gables, FL 33137 Attn: Manuel Z. Lopez, P.E.

11/14/2011



# The City of Coral Gables

## Building and Zoning Department

CITY HALL 405 BRTMORE WAY  
CORAL GABLES, FLORIDA 33134

4/23/2010

**VIA CERTIFIED MAIL**

MANLEY L & DOROTHY BOSS TRS  
2720 SEGOVIA ST  
CORAL GABLES FL 33134-5622

91 7108 2133 3932 6268 8462

RE: 3711 SW 8 ST, Building #1  
Folio # 0341050502821  
Recertification: Building 40 Years or older

Gentlemen:

This Department has been advised that the subject building is forty (40) years old, or older, having been built in year 1930.

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 with ninety (90) days, indicating that the building meets the requirements of building recertification. In the event that repairs or modifications are found to be necessary resulting from the recertification inspection, the owner shall have a total of 150 days from the date of this Notice in which to complete indicted repairs or modifications.

Generally, the architect or engineer that you choose to do the inspection will already have Miami-Dade County form: "Minimum Inspection Procedural Guidelines for Building Recertification" (the form that must be submitted); However, if he/she does not have it, please contact this Department to obtain one by calling 305-460-5228.

The architect/engineer report, along with a check payable to the "City of Coral Gables," in the amount of \$250.00, in addition to a \$1 per page - document preservation fee - must be submitted to this Department within ninety (90) days upon receipt of this letter, as provided by the Code. Any questions may be directed to this Department.

Thank you for your prompt consideration.

Sincerely,

Manuel Z. Lopez, P.E.  
Building & Zoning Department Interim Director

**C. David Morton & Associates**  
**ARCHITECTS/PLANNERS/CONSTRUCTION MANAGERS**

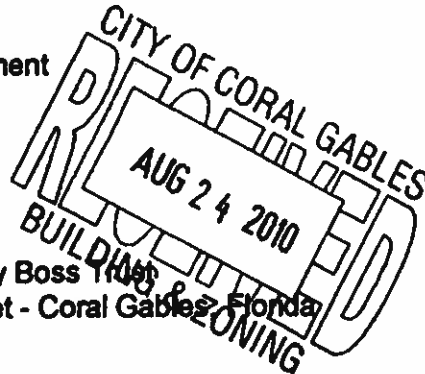
Lic. No. AA0002441

**C. David Morton, AIA, NCARB**  
**Architect**

Florida Lic. No. AR0005039

North Carolina Lic. No. 8091

Mr. Manuel Z. Lopez, Building Official  
City of Coral Gables Building and Zoning Department  
405 Biltmore Way  
Coral Gables, Florida 33134



Re: 40-Year Certification :

Property Owners: Manley L. & Dorothy Boss  
Property Address: 3711 S. W. 8<sup>th</sup> Street - Coral Gables, Florida  
Folio No.: 03-4105-050-2821

Dear Mr. Lopez:

Please be advised that I have performed the structural evaluation on the referenced property in accordance with the criteria specified under Miami-Dade County Code, Chapter 8, as required in your letter to the Owners of the property. A sealed copy of my Evaluation Report is attached. The minor cosmetic items noted during my inspection were maintenance issues, and should not require permits.

In addition, a Professional Electrical Engineer, Mr. Gerardo Sixto Perez-Galceran, P.E., was retained to perform the required Electrical Evaluations. A sealed copy of his report is attached, as required. He has recommended recertification, based on his inspection.

My review of the structure showed it to be in excellent condition, and it is well maintained. Accordingly, I have found the building to be structurally safe, and I hereby recommend that the building be recertified for continued use. My check in the amount of \$ 260.00 is enclosed to cover my client's processing fee for the recertification.

As a routine matter, in order to avoid any misunderstandings, nothing in this report is to be construed, directly or indirectly, as a guarantee for any portion of the structure. To the best of my professional knowledge and ability, this report represents an accurate appraisal of the present condition of the building, based upon my careful evaluation of the observed conditions, to the extent reasonably possible.

Please contact me with any questions, or comments at the phone shown below.

Prepared for submittal (15 July 2010):

C. David Morton, A.I.A., Architect  
Florida Reg. No. AR0005039 (Impress seal applied)

4444 Southwest 71<sup>ST</sup> Avenue (Suite 103) Miami, Florida 33155 305-753-1798 305-740-0728 (FAX)  
[cdmorton@ellsouth.net](mailto:cdmorton@ellsouth.net)



# **MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING'S STRUCTURAL RECERTIFICATION**

## **1. DESCRIPTION OF STRUCTURE**

a. Name of Title:	Manley L. & Dorothy Boss Trust
b. Street Address	3711 S. W. 8th Street (Building #1)
c. Legal Description:	Lots 28 & 29, Block 22, Coral Gables, Flagler Street Section PB 10/pg 12
d. Owner's Name	Manley L. & Dorothy Boss Trust
e. Owner's Mailing Address:	Helen P. Boss, Trustee 2720 Segovia Street Coral Gables, Florida 33134
f. Building Official Folio Number:	03-4105-050-2821
g. Building Code Occupancy Classification:	6400 Commercial, Medium Intensity
h. Present Use:	Theater, Entertainment, and Commercial.
i. General Description, Type of Construction, Size, Number of Stories, and Special Features	Partial single story and two story CMU construction, 10,500 SF with mixed use occupancy.
Addition to original structure: Addition in 1954 is under separate folio.	

## **2. PRESENT CONDITION OF STRUCTURE**

a. General alignment (not good, fair, poor, explain if significant)	
1. Bulging	None noted.
2. Settlement	None noted.
3. Deflections	None noted.
4. Expansion	None noted.
5. Contraction	None noted.
b. Portion showing distress (Note, beams, columns, structural walls, floors, roofs, other)	
Small addition at NE corner of structure has a a number of small cracks in the CMU. This can be controlled using Vinlox with a repaint to correct. This is not considered a structural problem.	
c. Surface conditions - describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration & stains. General condition of structural is good.	
See note in 2b for only area noted with minor problem.	
d. Cracks - note location in significant members. Identify crack size as HAIRLINE if barely dissemble; FINE if less than 1 mm in width; MEDIUM if between 1 and 2 mm in width; WIDE if over 2 mm.	
Fine cracks were noted in the portion under 2b, above. This is a cosmetic repair to prevent water intrusion.	
e. General extent of deterioration - cracking or spalling of concrete or masonry; oxidation of metals; rot or borer attack in wood.	None noted.
f. Previous patching or repairs	NE Addition has been patched before.
g. Nature of present loading indicate residential, commercial, other estimate magnitude.	
Structure has a Theater portion, with offices abutting 8th St.	

## **3. INSPECTIONS**

C. David Morton, AIA, Architect  
Fla. Reg. No. AR0005039  
14 JUL 2010



a. Date of notice of required inspection	23 April 2010
b. Date(s) of actual inspection	28 June 2010
c. Name and qualification of individual submitting inspection report	C. David Morton, AIA, Architect (Fla. Reg.No. AR0005039)
d. Description of any laboratory or other formal testing, if required, rather than manual or visual procedures	None required.
e. Structural repair note appropriate line:	
1. None required	None required. Cosmetic only.
2. Required (describe and indicate acceptance)	

#### 4. SUPPORTING DATA

- a. 0 sheet written data
- b. 10 photographs retained by Architect for records.
- c. 1 layout plan drawings or sketches:

#### 5. MASONRY BEARING WALL - Indicate good, fair, poor on appropriate lines:

a. Concrete masonry units	Good condition
b. Clay tile or terra cotta units	Not applicable
c. Reinforced concrete tile columns	Good condition
d. Reinforced concrete tile beams	Good condition
e. Lintel	Poured concrete in good condition.
f. Other type bond beams	Not applicable.
g. Masonry finishes - exterior	
1. Stucco	Good condition and well maintained.
2. Veneer	Not applicable
3. Paint only	Not applicable.
4. Other (describe)	Not applicable.
h. Masonry finishes - interior	
1. Vapor barrier	None evident by visual observation.
2. Furring and plaster	Good condition throughout.
3. Paneling	Not applicable.
4. Paint only	All interior finished are plaster.
5. Other (describe)	Bath tile is in good condition.
i. Cracks:	
1. Location - note beams, columns, other	Fine cracks in stucco at NE addition.
2. Description	Minor cracking requiring Vinlox correction.
j. Spalling:	
1. Location - note beams, columns, other	None noted.
2. Description	
k. Rebar corrosion-check appropriate line:	
1. None visible	None visible.
2. Minor-patching will suffice	
3. Significant-but patching will suffice	

C. David Morton, AIA, Architect  
 Fla. Reg. No. AR0005039  
 14 JUL 2010



4. Significant structural repairs required

5. Samples chipped out for examination in spall areas:

1. No. None taken or required.

2. Yes - describe color texture, aggregate, general quality

6. FLOOR AND ROOF SYSTEM

a. Roof:

1. Describe (flat, slope, type roofing, type roof deck, condition.

Flat roof system, sloped to drain to roof drains, modified BU with 90# top surface over wood and concrete roof system in good condition.

2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support: A/C equipment mounted and in good condition.

3. Note types of drains and scuppers and condition: Roof drains and scuppers are in good condition. One scupper on south parapet line re-aligned.

b. Floor systems(s)

1. Describe (type of system framing, material, spans, condition)

First floor is slab on grade in good condition. Partial second floor is concrete in good condition.

c. Inspection - note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members. Areas above ceilings where available through access hatches at all areas.

7. STEEL FRAMING SYSTEM

a. Description Theater portion is supported on heavy steel H-sections. Wood (heavy timber) is built up over the steel frames. All are in good condition.

b. Exposed Steel - describe condition of paint & degree of corrosion:

Steel H-sections are in good condition with primer in good condition.

c. Concrete or other fireproofing - note any cracking or spalling, and note where any covering was removed for inspection  
None provided.

d. Elevator sheave beams & connections, and machine floor beams - note condition:

Not applicable.

8. CONCRETE FRAMING SYSTEM

a. Full description of structural system

Portion of the second floor system is concrete over Lobby area. Good condition.

b. Cracking None noted.

1. Not significant

2. Location and description of members affected and type cracking

c. General condition Overall condition of structure is very good.

d. Rebar corrosion - check appropriate line:

C. David Morton, AIA, Architect

Fla. Reg. No. AR0005039

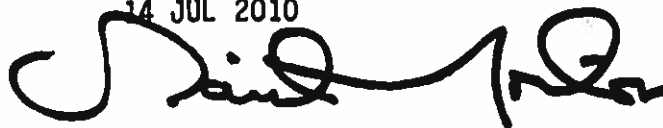
14 JUL 2010



1. Non visible	None visible.
2. Location and description of members affected and type cracking	
3. Significant but patching will suffice	
4. Significant - structural repairs required (describe)	
e. Samples chipped out in spall areas:	
1. No.	None required to be taken.
2. Yes, describe color, texture, aggregate, general quality:	
a. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other)	
Aluminum storefront system on exterior. Fixed glass.	
b. Anchorage - type & condition of fasteners and latches:	
Screw installation is in good condition throughout.	
c. Sealant - type of condition of perimeter sealant & at mullions:	
Original sealant is in good condition.	
d. Interiors seals - type & condition at operable vents:	
Original system is in place and in good condition.	
e. General condition:	
Storefront is in good condition.	
a. Type - fully describe if mill construction, light construction, major spans, trusses;	
Upper roof of Theater is mill construction and in good condition.	
b. Note metal fitting i.e., angles, plates, bolts, split pintles, pintles, other, and note condition:	
Roof system installation is in good condition.	
c. Joints - note if well fitted and still closed:	
Joints appeared to be tight.	
d. Drainage - note accumulations of moisture:	
No moisture noted. No evidence of prior moisture was observed.	
e. Ventilation - note any concealed spaces not ventilated:	
Areas above ceilings are not ventilated. Original condition.	
f. Note any concealed spaces opened for inspection:	
Access was possible through access panels into main Theater roof area, the area over the second floor Theater Projection and Storage areas, and the ceilings over the Office areas. Photos were retained of these areas.	

END OF REPORT

C. David Morton, AIA, Architect  
 Fla. Reg. No. AR0005039  
 14 JUL 2010



# MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING'S ELECTRICAL RECERTIFICATION

INSPECTION COMMENCED  
DATE: 06/17/10

INSPECTION COMPLETED  
DATE 06/17/10

INSPECTION MADE BY

SIGNATURE: \_\_\_\_\_  
PRINT NAME Gerardo Sixto Perez-Galcean

**TITLE** PROFESSIONAL ENGINEER

**ADDRESS: 809 SW 8th Street # 200. Miami, FL 33130**

a.	Name of Title:	3711 SW 8th Street Building 1
b.	Street Address:	3711 SW 8th Street
c.	Legal Description:	CORAL GABLES FLAGLER ST SEC PB 10-12 LOTS 28 & 29 BLK 22 LOT SIZE 50.000 X 100
d.	Owners Name:	MANLEY I & DOROTHY BOSS TRS
e.	Owner's Mailing Address:	2720 SEGOVIA ST. CORAL GABLES FL 33134-5622
f.	Folio Number of Building:	03-4105-050-2821
g.	Building Code Occupancy Classification:	6400 COMMERCIAL, MEDIUM INTENSITY
h.	Present Use:	Theater - Entertainment- Commercial
i.	General Description, Type of Construction, Size, Number of Stories, and Special Features Additional Comment:	
j.	Lot Size:	5,000 SQ FT
k.	Parcel ID:	CORAL GABLES FLAGLER ST SEC PB 10-12 LOTS 28 & 29 BLK 22 LOT SIZE 50.000 X 100
l.	Assessor's Map Reference:	OR 17648-1471 0397 5 (3) COC 21989-0569 12 2003 4
m.		
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x.		
y.		
z.		



## GUIDELINES AND INFORMATION FOR RECERTIFICATION OF ELECTRICAL SYSTEMS OF FORTY (40) YEAR STRUCTURES

### 1. ELECTRIC SERVICE

1. Size: Amperage ( 1000 ) Fuses ( ) Breakers ( )  
 2. Phase: Three Phase ( ☒ ) Single Phase ( )  
 3. Condition: Good ( ☒ ) Fair ( ) Needs Repair ( )

4. Comments: Electric service have 2 main disconnect: main 1 of 2 (600A) and main 2 of 2 (400A)

### 2. METER AND ELECTRIC ROOM

1. Clearances: Good ( ☒ ) Fair ( ) Requires Correction ( )

2. Comments: Existing electrical room meet all safety requirements. Clearance are in accordance w/NEC

### 3. GUTTERS

1. Location: Main Electrical Room Good ( ☒ ) Requires Repair ( )

Comments: As required by code

2. Taps and Fill: Good ( ☒ ) Requires Repair ( )

3. Comments: As per visual investigation

### 4. ELECTRICAL PANELS

1. Panel # ( L ) Location: Entrance Good ( ☒ ) Needs Repair ( )

2. Panel # ( 1A ) Location: Electrical Room #1 Good ( ☒ ) Needs Repair ( )

3. Panel # ( 1B ) Location: Electrical Room #1 Good ( ☒ ) Needs Repair ( )

4. Panel # ( 2A ) Location: Projector Room Good ( ☒ ) Needs Repair ( )

5. Panel # ( 2B ) Location: Projector Room Good ( ☒ ) Needs Repair ( )


6. Panel # ( T ) Location: Theater Good ( ☒ ) Needs Repair ( )

Comments: All (6) six panel clearance/cover/secure/CB are in compliance with NEC requirements

### 5. BRANCH CIRCUITS

1. Identified: Yes ( ☒ ) Must be identified ( )  
 2. Conductors: Good ( ☒ ) Deteriorated ( ) Must be replaced ( )

3. Comments:

DATE   
 GERARDO SIXTO PEREZ-GALCERAN  
MANAGER OF MAINTENANCE

**6. GROUNDING OF SERVICE**

Condition: Good ( ✓ ) Repairs Required ( )

Comments: In compliance with NEC art 250

**7. GROUNDING OF EQUIPMENT**

Condition: Good ( ✓ ) Repairs Required ( )

Comments: Largest Equipments

**8. SERVICE CONDUITS/RACEWAYS**

Condition: Good ( ✓ ) Repairs Required ( )

Comments: All conduits are metallic (Rigid /EMT)

**9. SERVICE CONDUCTORS AND CABLES**

Condition: Good ( ✓ ) Repairs Required ( )

Comments: As per visual investigation

**10. TYPES OF WIRING METHODS**

Condition:

Conduit Raceways: Good ( ✓ ) Repairs Required ( )

Conduit PVC: Good ( ✓ ) Repairs Required ( )

NM Cable: N/A Good ( ) Repairs Required ( )

BX Cable: N/A Good ( ) Repairs Required ( )

**11. FEEDER CONDUCTORS**

Condition: Good ( ) Repairs Required ( )

Comments: Most of the conduits are metallic conduits Rigid/EMT

**12. EMERGENCY LIGHTING**

Condition: Good ( ✓ ) Repairs Required ( )

Comments: The building comply with this requirement

**13. BUILDING EGRESS ILLUMINATION**

Condition: Good ( ✓ ) Repairs Required ( )

Comments:

**14. FIRE ALARM SYSTEM**

Condition: Good ( ✓ ) Repairs Required ( )

Comments: New Fire Alarm system

**15. SMOKE DETECTORS**

DATE  
GERARDO SIXTO PEREZ GALCERAN  
FLORIDA REG. NO. 58784

Condition: Good ( ) Repairs Required ( )

Comments:

**16. EXIT LIGHTS**

Condition: Good ( ✓ ) Repairs Required ( )

Comments: Meet requirements

**17. EMERGENCY GENERATOR**

Condition: N/A Good ( ) Repairs Required ( )

Comments:

**18. WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS**

Condition: N/A Good ( ) Repairs Required ( )

Comments:

**19. OPEN OR UNDERCOVER PARKING SURFACE AND SECURITY LIGHTING**

Condition: N/A Good ( ) Illumination Required ( )

Comments:

**20. SWIMMING POOL WIRING**

Condition: N/A Good ( ) Repairs Required ( )

Comments:

**21. WIRING OF MECHANICAL EQUIPMENT**

Condition: Good ( ✓ ) Repairs Required ( )

Comments: As per visual site investigation

**22. GENERAL ADDITIONAL COMMENTS**

**ENGINEERING STATEMENT :** I have finished inspected the Building of reference on 06-17-10 and I consider it is in compliance with requirements from the Florida Building Code and NEC as an existing building.

My observations and comments are included in this Report, and in my professional judgment and to the best of my knowledge and belief "THIS BUILDING IS SAFE AND ADEQUATE FOR THE CURRENT SPECIFIED USE AND CONTINUED OCCUPANCY".

I am hereby recommending the Building must be re-certified and I am requesting the County to take this action.

In order to avoid possible misunderstanding, nothing in this report should be considered directly or indirectly as a guarantee that the installation is free from electrical malfunctions, or faults, or is adequate for future increases in the electrical loads.

To the best of my knowledge, belief and professional judgment, this report represents an appraisal of the present condition of the Building and its electrical installations, based on visual observation of the exposed areas to the extended reasonably possible.

Sincerely,

Gerardo Sixto Perez-Galceran, FL P.E. Lic. # 56754

SD:rtc:rv:09/01/2000:40yrintranetsystem

DATE  
GERARDO SIXTO PEREZ-GALCERAN  
FLORIDA REG. NO. 56754



The City of Coral Gables

Building and Zoning Department  
CITY HALL 405 BILTMORE WAY  
CORAL GABLES, FLORIDA 33134

5/20/2011

9-28-11  
Posted @  
owner's address

GUTIERREZ HPD LLC  
604 MAJORCA AVE  
CORAL GABLES, FL 33134-3753

VIA CERTIFIED MAIL

91 7108 2133 3932 6034 8504

RE: 3717 SW 8 ST, CORAL GABLES, FL  
Folio # 03-4105-050-2830  
Recertification of Building 40 Years or older

Gentlemen:

This Department has been advised that the subject building is forty (40) years old, or older, having been built in year 1921.

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 with ninety (90) days from the date of this letter, indicating that the building meets the requirements of building recertification under the Code. In the event that repairs or modifications are found to be necessary resulting from the recertification inspection, the owner shall have a total of 150 days from the date of this Notice in which to complete indicted repairs or modifications.

The architect or engineer that you choose to do the inspection may obtain the required forms: "*Minimum Inspection Procedural Guidelines for Building Recertification*," from this link: <http://www.miamidade.gov/building/form-checklist.asp> to access the interactive structural and electrical forms. In addition to the forms, a cover letter must state that 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 \$362.50; plus, \$2.45 per page document preservation fee must be paid with a check, or credit card payment to the "City of Coral Gables," and sent/delivered to:**

**BUILDING RECERTIFICATION SECTION**  
Coral Gables Building & Zoning Department  
405 Biltmore Way  
Coral Gables, FL 33134

Any questions may be directed to (305) 460-5228. Thank you for your prompt consideration.

Sincerely,

*Manuel Z. Lopez*

Manuel Z. Lopez, P.E.  
Building Official



## The City of Coral Gables

*Building and Zoning Department*

*ISO Class 1*

CITY HALL 405 BILTMORE WAY  
CORAL GABLES, FLORIDA 33134

August 31, 2011

Gutierrez HPD, LLC  
604 Majorca Avenue  
Coral Gables, FL 33134-3753

**VIA U.S. MAIL**

Re: Building Recertification  
Building Address: 3717 SW 8 Street, Coral Gables, FL  
Folio #03-4105-050-2830

Dear Property Owner:

In a certified letter dated May 20, 2011, this Department notified you that the property referenced above, required building recertification pursuant to Miami-Dade County Code, Chapter 8, and Section 8-11(f). The letter informed that it was necessary to furnish this Department a report prepared by a licensed architect or engineer within 90-days, that said building meets the requirement of building recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

Please be advised that as of August 19, 2011, this building is deemed to be in NON-COMPLIANCE in that the report is overdue; which further may result in the revocation of the Certificate of Occupancy, as well as being subject to other penalties as provided in the Code.

**Failure to contact us before September 15, 2011, may result in our forwarding this building to the Miami-Dade County Unsafe Structures Board for further determination.**

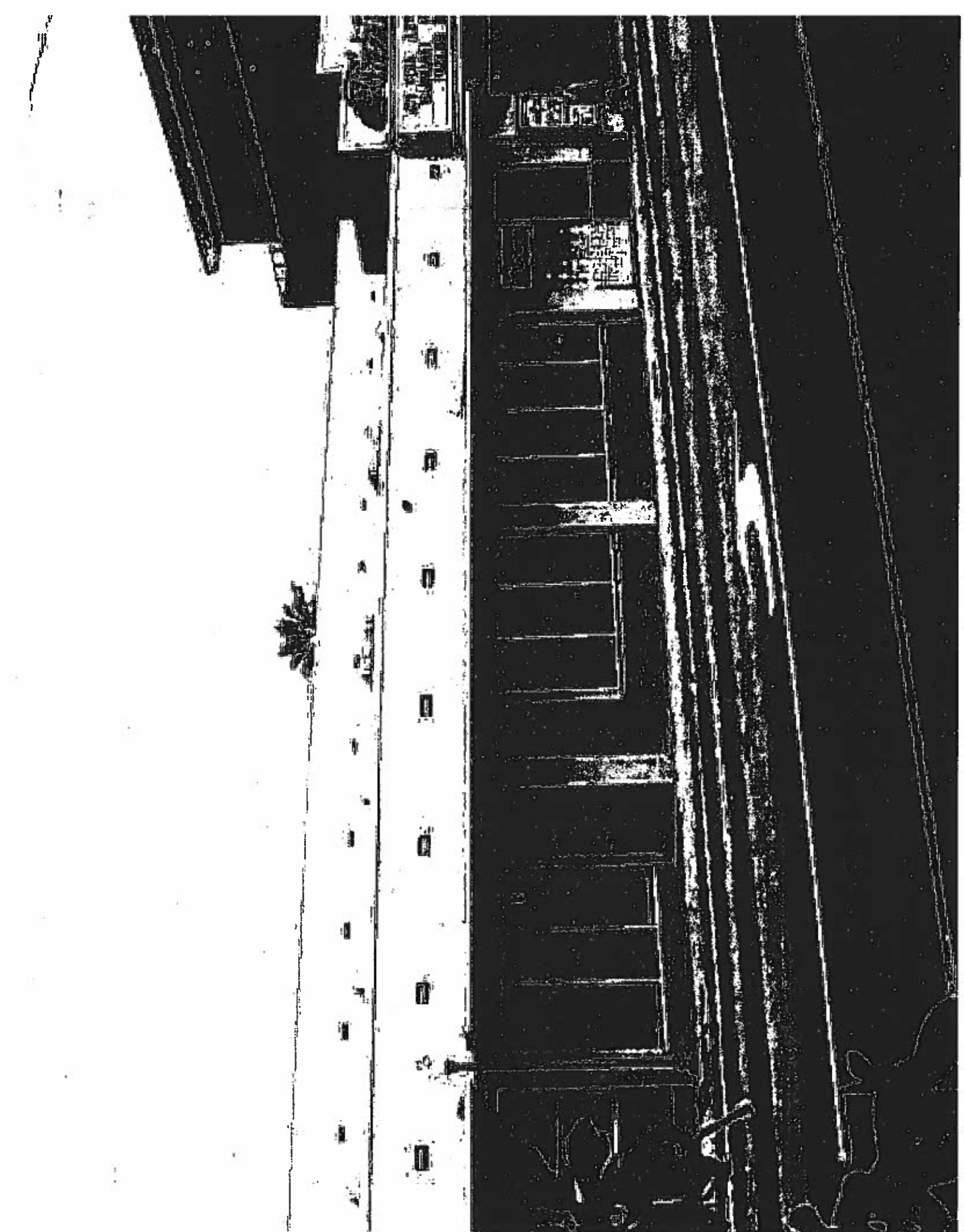
Please govern yourself accordingly.

Sincerely,

*Manuel Z. Lopez*

Manuel Z. Lopez, P.E.  
Building Official





City of Coral Gables  
3 Building & Zoning  
1133206-1 11/28/2011 BR3 T47  
Mon Nov28,2011 11:13AM Trans#26-26  
Name: GUTIERREZ HPD LLC  
Addr: 3717 SW 8 ST CORAL GABLES,FL  
26 \$481.18 BZPMTS - Building & Zonin  
- Permits  
\* Customer #: 018082  
\* Permit #: RC-11-11-6357  
1 ITEM(S): TOTAL: \$481.18  
Checks (001380) PAID \$481.18

[www.coralgables.com](http://www.coralgables.com)

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**CITY OF CORAL GABLES  
BUILDING DEPT INVOICE  
BUILDING RE CERTIFICATION**

**405 Biltmore Way - Coral Gables, FL 33134  
(305) 460-5235**

**Site Address:** 3717 SW 8 ST  
CORAL GABLES, FL 33134-3102

**PERMIT NUMBER: RC-11-11-6357**

**PARCEL NUMBER: 03-4105-050-2830**

**Project Name:**  
**Legal Description:**

CORAL GABLES FLAGLER ST SEC PB 10-12 LOTS 30 TO 33 INC BLK 22 LOT SIZE 100.000 X 100 COC  
24327-3724 03 2006 6 - MARLENE D JOHNSON ROBERT T DORRIS COC 21651-4533 09 2003 5

**Applicant:**  
GUTIERREZ HPD LLC  
604 MAJORCA AVE  
CORAL GABLES, FL 33134-3753

**Owner:**  
GUTIERREZ HPD LLC  
604 MAJORCA AVE  
CORAL GABLES, FL 33134-3753

**Contractor:**

**Tenant:**

**Qualifier:**  
**Bus. License:**

**Project Description:**

UNSAFE STRUCTURES BOARD FEE ONLY.

# OF PAGES OF DOCUMENTATION 0  
UNSAFE STRUCTURES BOARD 481.18  
RECERTIFICATION YEAR 2010

**FEES**

UNSAFE STRUCTURES BOARD 481.18

**TOTAL:** \$481.18

This department must have: 24 hrs. notice for all inspections  
(305) 460-5245 FAX (305) 569-1827

**Issued Date:**

**Expiration Date:** 11/25/2021

**CALL BEFORE YOU DIG FOR ALL UTILITY LOCATES  
SUNSHINE STATE ONE CALL  
1-800-432-4770**

S.W. 8th STREET (TAMIAMI TRAIL)



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### Summary Details:

Folio No.:	03-4105-050-2830
Property:	3717 SW 8 ST
Mailing Address:	GUTIERREZ HPD LLC
Address:	604 MAJORCA AVE CORAL GABLES FL 33134-3753

### Property Information:

Primary Zone:	6400 COMMERCIAL MEDIUM INTENSITY
CLUC:	0011 RETAIL OUTLET
Beds/Baths:	0/0
Floors:	1
Living Units:	0
Adj Sq Footage:	10,150
Lot Size:	10,000 SQ FT
Year Built:	1921
Legal Description:	CORAL GABLES FLAGLER ST SEC PB 10-12 LOTS 30 TO 33 INC BLK 22 LOT SIZE 100.000 X 100 COC 24327-3724 03 2008 6 OR 24327-3724 0308 03

### Assessment Information:

Year:	2011	2010
Land Value:	\$500,000	\$456,500
Building Value:	\$485,871	\$403,250
Market Value:	\$985,871	\$859,750
Assessed Value:	\$945,725	\$859,750

### Taxable Value Information:

Year:	2011	2010
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$945,725	\$0/\$859,750
County:	\$0/\$945,725	\$0/\$859,750
City:	\$0/\$945,725	\$0/\$859,750
School Board:	\$0/\$985,871	\$0/\$859,750

### Sale Information:

Sale Date:	3/2006
Sale Amount:	\$280,000
Sale OR:	24327-3724
Sales Qualification Description:	Other disqualified
View Additional Sales	

### Additional Information:

Click here to see more information for this property:  
Community Development District  
Community Redevelopment Area



Aerial Photography - 2009

0 111 ft

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☐ Property Appraiser Tax Comparison

### Summary Details:

Folio No.:	03-4105-050-2821
Property:	9711 SW 8 ST
Mailing Address:	MANLEY L & DOROTHY BOSS TRS HELEN P BOSS TRS 2720 SEGOVIA ST CORAL GABLES FL 33134-5622

### Property Information:

Primary Zone:	6400 COMMERCIAL MEDIUM INTENSITY
CLUC:	0015 ENTERTAINMENT
Beds/Baths:	0/0
Floors:	2
Living Units:	0
Adj Sq Footage:	5,454
Lot Size:	5,000 SQ FT
Year Built:	1930
Legal Description:	CORAL GABLES FLAGLER ST SEC PB 10-12 LOTS 28 & 29 BLK 22 LOT SIZE 50.00 X 100 OR 17648-1471 0397 5 (3) COC 21989-0569 12 2003 4

### Assessment Information:

Year:	2011	2010
Land Value:	\$250,000	\$228,250
Building Value:	\$236,230	\$196,250
Market Value:	\$486,230	\$424,500
Assessed Value:	\$466,950	\$424,500

### Taxable Value Information:

Year:	2011	2010
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$466,950	\$0/\$424,500
County:	\$0/\$466,950	\$0/\$424,500
City:	\$0/\$466,950	\$0/\$424,500
School Board:	\$0/\$486,230	\$0/\$424,500

### Sale Information:

Sale Date:	12/2003
Sale Amount:	\$0
Sale O/R:	21989-0569
Sales Qualification Description:	Sales which are disqualified as a result of examination of the deed

[View Additional Sales](#)

### Additional Information:

[Click here to see more information for this property.](#)  
Community Development District



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0 111 ft

### Legend

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- Selected Property
- Street
- Highway
- Miami-Dade County
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Property Appraiser Tax Estimator

Property Appraiser Tax Comparison

## Summary Details:

Folio No.:	03-4105-050-2820
Property:	3709 SW 8 ST
Mailing Address:	MANLEY L & DOROTHY BOSS TRS HELEN P BOSS TRS 2720 SEGOVIA ST CORAL GABLES FL 33134-5622

## Property Information:

Primary Zone:	6400 COMMERCIAL MEDIUM INTENSITY
CLUC:	0011 RETAIL OUTLET
Beds/Baths:	0/0
Floors:	1
Living Units:	0
Adj Sq Footage:	1,151
Lot Size:	5,075 SQ FT
Year Built:	1954
Legal Description:	5 54 41 PB 10-12 CORAL GABLES FLAGLER STREET SEC LOT 26 LESS E10FT & LOT 27 BLK 22 LOT SIZE 5075 SQUARE FEET OR 9446 - 277 OCC 21989-0569 12 2003 4

## Assessment Information:

Year:	2011	2010
Land Value:	\$253,750	\$279,125
Building Value:	\$67,015	\$68,045
Market Value:	\$320,765	\$347,170
Assessed Value:	\$320,765	\$347,170

## Taxable Value Information:

Year:	2011	2010
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$320,765	\$0/\$347,170
County:	\$0/\$320,765	\$0/\$347,170
City:	\$0/\$320,765	\$0/\$347,170
School Board:	\$0/\$320,765	\$0/\$347,170

## Sale Information:

Sale Date:	12/2003
Sale Amount:	\$0
Sale O/R:	21989-0569
Sales Qualification Description:	Sales which are disqualified as a result of examination of the deed
View Additional Sales	

## Additional Information:

Click here to see more information for this



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- Property Boundary
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- Street
- Highway
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**UNSAFE STRUCTURES BOARD HEARING**  
**CASE RESUME**

**HEARING DATE:** December 14, 2011

**CASE NO.** CG2011-

**BUILDING LOCATION:** 3717 SW 8 Street, Coral Gables, Florida

**FOLIO NO.:** 03-4105-050-2830

**OWNER** Gutierrez HPD, LLC  
604 Majorca Avenue  
Coral Gables, FL 33134-3753

**OTHER INTERESTED PARTIES:** Armando Gutierrez & W Maritza  
604 Majorca Avenue  
Coral Gables, FL 33134-3753

**DESCRIPTION AND DEFECTS OF BUILDING:** Violation of Miami-Dade County Code, Section 8-11(f) Recertification of Building and Components; Failure to provide 40/10-Year Recertification Report.

**IN THE MATTER OF:**

The Division has found the above-described building to be unsafe structure. As required in Section 9-5 of the Code of Miami-Dade County, an official notice was sent to the owner directing them to:

Submit a 40/10-Year Recertification Report prepared by a licensed architect or engineer within thirty (30) days.

This notice provisions have been complied with by this Division and the owner having failed to comply with the order as cited in the Notice of Violation, this public hearing is being held so that the Board may hear testimony and to direct the owner to show cause why the Building Official's order should not be complied with. I request this resume and the pictures submitted herewith be made as part of your official records.

**DATES AND ACTIVITIES**

5/20/11	Letter sent by B&Z Department advising 40/10-Year Recertification Report is required.
8/31/11	Overdue letter sent by B&Z Department
9/28/11	(Third notice) Posted on gate at 604 Majorca Avenue
10/21/11	Photograph taken of property by Code Compliance Officer
11/1/11	Case referred to Unsafe Structures Board

**BUILDING OFFICIAL'S DECISION AND REQUEST:**

Based on the application of the physical criteria and valuation criteria contained in Section 8-5 Code of Miami-Dade County, and based on the application of the provisions of Section 8-5 to the subject of structure(s), it is my decision that this building is unsafe and constitutes a hazard as cited in my notice of violation.

I therefore respectfully request that the Unsafe Structures Board uphold my decision as written and order the owner to:

**Submit a 40/10-Year Recertification Report prepared by a licensed architect or engineer within thirty (30) days.**

**Within the timeframe recommended to the Unsafe Structures Board and if the owner should fail to comply with such order, the Building Official is directed to proceed as provided in Section 8-8 of the Code of Miami-Dade County. The Unsafe Structures Board will grant no extension of time.**

**Presented by: Manuel Z. Lopez, P.E., Building Official, City of Coral Gables**



**Photograph of 3717 SW 8 Street**



## The City of Coral Gables

### Development Services Department

CITY HALL 405 BILTMORE WAY  
CORAL GABLES, FLORIDA 33134

2/8/2021

### VIA CERTIFIED MAIL

GUTIERREZ HPD LLC  
604 MAJORCA AVE  
CORAL GABLES, FL 33134-3753

7020 3160 0001 1022 3141

RE: 3717 SW 8 ST  
FOLIO # 341050502830  
Notice of Required Inspection For Recertification of 40 Years or Older Building

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is forty (40) years old, or older, having been built in YEAR. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a Florida Registered Architect or Professional Engineer must inspect said building and a completed Recertification Report ("Report") must be submitted by you to this Department within ninety (90) calendar days from the date of this letter. A completed Report includes 1) cover letter(s) stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form and 5) Parking Lot Guardrails Requirements Form; no additional documents or photographs are necessary. Note all paperwork submitted must be the original signed and sealed documents (no copies). Submittal of the Report does not constitute recertification; it must be approved by this Department and the Letter of Recertification must be issued.

Once a completed Report is submitted to this Department and repairs or modifications are found to be necessary, the Building Official is able to grant an extension of one hundred fifty (150) calendar days from the date of this letter to obtain the necessary permits and perform the repairs. The structure will be recertified once a *revised* Report is submitted and approved, and all required permits are closed.

The Architect or Engineer may obtain the required Form, "*Minimum Inspection Procedural Guidelines for Building Recertification*," from the following link: [http://www.miamidade.gov/pa/property\\_recertification.asp](http://www.miamidade.gov/pa/property_recertification.asp). The Recertification Report fee of \$500.00 and additional document and filing fees shall be submitted to the Development Services Department, 405 Biltmore Way, 3<sup>rd</sup> Floor, Coral Gables, Florida, 33134. In order to avoid delays submit in person in order to calculate the fees accordingly.

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

The completed Report may be submitted Monday through Friday, 7:30am to 3:20pm to this Department. Contact Virginia Goizueta at [vgoizueta@coralgables.com](mailto:vgoizueta@coralgables.com) if any questions regarding building recertification.

Thank you for your prompt attention to this matter.

Manuel Z. Lopez, P.E.  
Building Official

CITY'S

EXHIBIT

5



Track Another Package +

Tracking Number: 70203160000110223141

Remove X

Your item was delivered to an individual at the address at 3:21 pm on February 16, 2021 in MIAMI, FL 33134.

 **Delivered, Left with Individual**

February 16, 2021 at 3:21 pm  
MIAMI, FL 33134

Feedback

Get Updates ▼

Text & Email Updates



Tracking History



Product Information



See Less ^

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Go to our FAQs section to find answers to your tracking questions.



## The City of Coral Gables

7020 3160 0001 1021 7942

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

5/10/2021

GUTIERREZ HPD LLC  
604 MAJORCA AVE  
CORAL GABLES, FL. 33134-3753

RE: 3717 SW 8 ST  
FOLIO # 341050502830  
Notice of Required Inspection For Recertification of 40 Years or Older Building – **SECOND NOTICE**

Dear Property Owner:

In a certified letter dated 2/8/2021, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). The letter informed you it was necessary to submit to this Department a completed Report prepared by a licensed architect or engineer within ninety (90) calendar days certifying the structure meets the requirements for recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

Please be advised the submittal of the Report is overdue and the structure has been deemed unsafe due to non-compliance. This may result in the revocation of the Certificate of Occupancy, as well as, being subject to other penalties as provided in the Code. A completed Report includes: 1) cover letter(s) stating the structure meets the electrical and structural requirements for recertification from a Florida Registered Architect or Professional Engineer that inspects said building, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form and 5) Parking Lot Guardrails Requirements Form; no additional documents or photographs are necessary. Note all paperwork submitted must be the original signed and sealed documents (no copies).

**Failure to submit the completed Report within thirty (30) calendar days from the date of this letter will result in forwarding the matter to the City's Construction Regulation Board for further review and determination.** The completed Report may be submitted Monday through Friday, 7:30am to 3:20pm to this Department. Contact Virginia Goizueta at [vgoizueta@coralgables.com](mailto:vgoizueta@coralgables.com) if any questions regarding building recertification.

Please govern yourself accordingly.

Sincerely,

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

Manuel Z. Lopez, P.E.  
Building Official

# USPS Tracking®

[FAQs >](#)[Track Another Package +](#)**Tracking Number:** 70203160000110217942[Remove X](#)

Your item was delivered to an individual at the address at 4:05 pm on May 17, 2021 in MIAMI, FL 33134.

 **Delivered, Left with Individual**

May 17, 2021 at 4:05 pm  
MIAMI, FL 33134

[Feedback](#)[Get Updates ▼](#)

---

[Text & Email Updates](#)

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[Tracking History](#)

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[Product Information](#)

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[See Less ^](#)

## Can't find what you're looking for?

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



## The City of Coral Gables

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

7020 3160 0001 1022 0126

6/9/2021

GUTIERREZ HPD LLC  
604 MAJORCA AVE  
CORAL GABLES, FL 33134-3753

RE: 3717 SW 8 ST

FOLIO # 341050502830

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

Dear Property Owner:

In a certified letter dated 2/8/2021, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). A Second Notice, dated 5/10/2021, informed you it was necessary to submit to this Department a completed Report prepared by a licensed architect or engineer within thirty (30) calendar days certifying the structure meets the requirements for recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

As of this date, the completed Report has not been submitted and the **structure remains unsafe** due to non-compliance. Please be advised the matter will be forwarded to the City's Construction Regulation Board ("Board"); a \$600.00 Administrative Fee will be imposed once the Case is scheduled. The Board may impose additional fines of \$250.00 for each day the violation continues, may also enter an order of revocation of the Certificate of Occupancy and/or demolition and assess all costs of the proceedings along with the cost of demolition and any other required action for which the City shall have a lien against the Property Owner and the Property. The completed Report may be submitted Monday through Friday, 7:30am to 2:30pm to this Department. Contact Virginia Goizueta at [vgoizueta@coralgables.com](mailto:vgoizueta@coralgables.com) if any questions regarding building recertification.

Please govern yourself accordingly.

Sincerely,

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

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

# USPS Tracking®

[FAQs >](#)[Track Another Package +](#)**Tracking Number:** 70203160000110220126[Remove X](#)

Your item was delivered to the front desk, reception area, or mail room at 7:24 pm on June 14, 2021 in MIAMI, FL 33134.

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

June 14, 2021 at 7:24 pm  
MIAMI, FL 33134

[Feedback](#)[Get Updates ∨](#)

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[Text & Email Updates](#)

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[Tracking History](#)

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[Product Information](#)

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[See Less ^](#)

## Can't find what you're looking for?

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

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

CITY OF CORAL GABLES,  
Petitioner,

Case No. 21-2951

vs.

Return receipt number:

Gutierrez HPD LLC  
604 Majorca Ave  
Coral Gables, FL 33134-3753  
Respondent.

7020 3160 0001 1022 3776

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

Date: August 31, 2021

Re: Property Address: 3717 SW 8 St., Coral Gables, Fl. 33134-0000 Legal Description: Lots 30 to 33 Inc., Block 22, Coral Gables Flagler St. Sec., Plat book 10 page 12 and Folio #:03-4105-050-2830 ("Property").

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

**Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, 2<sup>nd</sup> Florida, Coral Gables, Florida 33134, on September 13, 2021, at 2:00 p.m.**


You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to , Secretary to Virginia Goizueta the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, vgoizueta@coralgables.com, tel: (305) 460-5250. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 p.m.

If the Required Action is not completed before the above hearing date, the Building Official may order that the structure be vacated, boarded, secured, and posted (including but not limited to, requesting the electric

utility to terminate service to the Structure) to prevent further occupancy until the Required Action is completed. The Building Official may also order demolition of the Structure and the City may recover the costs incurred against the Property and the Owner of record.

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

Please govern yourself accordingly.



Virginia Goizueta  
Secretary to the Board

#### ADA NOTICES

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

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

Any person who needs assistance in another language in order to speak during the public hearing or public comment portion of the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (E-mail: [relejabarrieta@coralgables.com](mailto:relejabarrieta@coralgables.com), Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

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c: Centennial Bank, as successor to Stonegate Bank, 620 Chestnut St., Conway, AR 72032; Florida Business Development Corporation, 6801 Lake Worth Rd, Rm 209, Lake Worth, FL 33467; Florida Business Development Corporation, c/o Christopher Y. Mills, ESQ., Registered Agent, Busch Mills & Slomka, 319 Clematis St, Ste 109, West Palm Beach, FL 33401-4615



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Case #: 21-2951

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

I, Jose Iglesias, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 3717 SW 8 St., ON August 31, 2021 AT 11:18 AM, AND WAS ALSO  
POSTED AT CITY HALL.

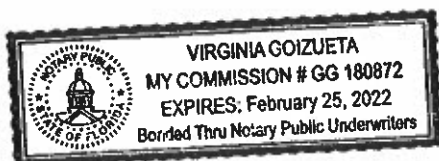
Jose Iglesias  
Employee's Printed Name

[Signature]  
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me by means of X physical presence or    online  
notarization, this 31 day of August, in the year 2021, by  
Jose Iglesias who is personally known to me.

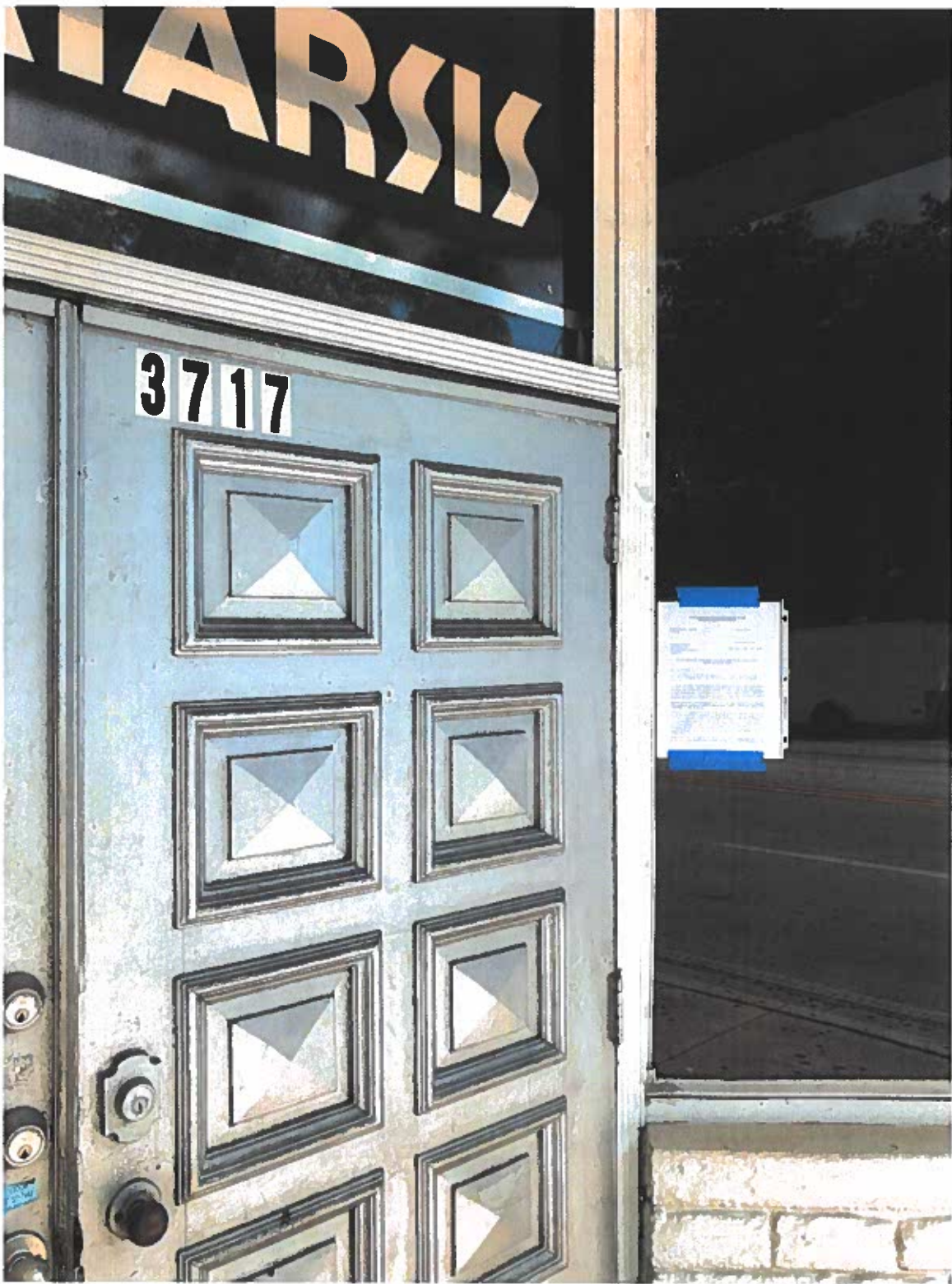
My Commission Expires:



[Signature]  
Notary Public







## Goizueta, Virginia

---

**From:** Goizueta, Virginia  
**Sent:** Wednesday, September 1, 2021 2:18 PM  
**To:** Tania Trail  
**Subject:** RE: Folio Number 03-4105-050-2830/3717 SW 8St  
**Attachments:** ENGINEER RESPONCE LETTER.docx

Good afternoon Tania,

Attached please find the engineer letter that will be required.

Thank you

*Virginia Goizueta*  
Building Service Coordinator  
City of Coral Gables  
Development Services Department  
405 Biltmore Way, 3rd Floor  
Coral Gables, Florida 33134  
Office: 305-460-5250

---

**From:** Tania Trail <tania@teatrotrail.com>  
**Sent:** Tuesday, August 31, 2021 2:22 PM  
**To:** Goizueta, Virginia <vgoizueta@coralgables.com>  
**Subject:** Folio Number 03-4105-050-2830/3717 SW 8St

**CAUTION:** External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Buenas Tardes, Sra. Goizueta:

De acuerdo a nuestra conversación telefónica en relación a la re certificación del folio number de la referencia, y al no haber recibido la comunicación de parte del propietario de la tierra(different mailing address), y con nuestro máximo interes de proceder de acuerdo a las regulaciones de la Ciudad de Coral Gables.

Le solicitamos muy amablemente por favor enviarnos la carta que el Ingeniero necesita presentar , para dar inicio a la recertificación.

Muchas Gracias,

Atentamente

**Tania Sandoval**  
**Cell 305-7612344**  
**305-4431022**  
**Catarsis Inc.**  
[tania@teatrotrail.com](mailto:tania@teatrotrail.com)

## Goizueta, Virginia

---

**From:** Suarez, Cristina  
**Sent:** Friday, September 10, 2021 11:17 AM  
**To:** Goizueta, Virginia  
**Subject:** FW: Theatre 40 Year Certification Walk In  
**Attachments:** DOC.pdf

Virginia:

I spoke with the lessees under the long-term ground leases for this property which is scheduled to go before CRB on Monday. Per the attached documentation, they have authority with respect to the property. They explained that they need additional time for certain minor repairs necessary for the recertification, but that they are out of town and unable to attend Monday's hearing, so I advised they should submit a written request for continuance. I will forward that request as soon as I receive it.

Additionally, the attached documentation includes a letter from an engineer stating that the property is safe for occupancy. Please advise if what was provided satisfies the Building Official's request for a letter from a structural engineer.

Thanks,  
Cristina

Cristina M. Suárez  
Deputy City Attorney & City Prosecutor  
City of Coral Gables  
405 Biltmore Way, 3rd Floor  
Coral Gables, Florida 33134  
Main Phone: (305) 460-5218  
Direct Dial: (305) 476-7231  
Email: csuarez@coralgables.com

**Public Records:** This e-mail is from the City of Coral Gables – City Attorney's Office and is intended solely for the use of the individual(s) to whom it is addressed. If you believe you received this email in error, please notify the sender immediately, delete the e-mail from your computer, and do not copy or disclose it to anyone else. The State of Florida has a broad public records law. Most written communications to or from State and Local Officials regarding State or Local business are public record available to the public upon request.

**Confidentiality:** The information contained in this transmission may be legally privileged and confidential, intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited.

-----Original Message-----

**From:** Ruiz, Katherine <kruiz@coralgables.com>  
**Sent:** Friday, September 10, 2021 9:26 AM  
**To:** Suarez, Cristina <csuarez@coralgables.com>  
**Subject:** FW: Theatre 40 Year Certification Walk In



Hi Cristina,  
Tania, the assistant, just called again. She requested a call back.

Thank you,

Katherine Ruiz  
City of Coral Gables  
405 Biltmore Way, 2nd Floor  
Coral Gables, Florida 33134  
Main Phone: (305) 460-5218  
Direct Dial: (305) 460-5338  
Email: kruiz@coralgables.com

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-----Original Message-----

From: Ruiz, Katherine  
Sent: Thursday, September 9, 2021 10:10 AM  
To: Suarez, Cristina <csuarez@coralgables.com>  
Subject: Theatre 40 Year Certification Walk In

Hi Cristina,  
Attached please find all of the documents provided by the couple that just came in requesting to speak to you. The explanation I was given is the following...

Apparently there are 2 folios, they own one and Gutierrez owns the other. They lease the theatre, Marisol is the president and Jorge is the Vice President. They say that they were not given notice of the 40 year certification requirement because notice was provided to Gutierrez (the owner of the land). Gutierrez apparently did not tell them. They recently received notice of their upcoming hearing with the City but they are going out of town today at 2:00 P.M. They previously communicated to Craig Leen that they wish to be deemed a party to matters related to the theatre.

Contact information:

Marisol: 305-798-1680  
Jorge: 305-343-1313  
Tania (Assistant): 305-761-2344

Katherine Ruiz  
City of Coral Gables  
405 Biltmore Way, 2nd Floor

Coral Gables, Florida 33134  
Main Phone: (305) 460-5218  
Direct Dial: (305) 460-5338  
Email: [kruiz@coralgables.com](mailto:kruiz@coralgables.com)

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-----Original Message-----

From: [mayor@coralgables.com](mailto:mayor@coralgables.com) <[mayor@coralgables.com](mailto:mayor@coralgables.com)>  
Sent: Thursday, September 9, 2021 10:02 AM  
To: Ruiz, Katherine <[kruiz@coralgables.com](mailto:kruiz@coralgables.com)>  
Subject: Scanned from a Xerox Multifunction Printer

CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please open the attached document. It was sent to you using a Xerox multifunction printer.

Attachment File Type: pdf, Multi-Page

Multifunction Printer Location:  
Device Name: XRX9C934EA7ED95

For more information on Xerox products and solutions, please visit <http://www.xerox.com>

## Goizueta, Virginia

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**From:** Suarez, Cristina  
**Sent:** Friday, September 10, 2021 3:55 PM  
**To:** Lopez, Manuel; Goizueta, Virginia  
**Subject:** FW: Hearing Case No. 21-2951//Folio No. 03-4105-050-2830  
**Attachments:** ENGINEER RESPONCE LETTER-CON HEAD GSPG-SS.pdf; IMG\_20210903\_091758.jpg; IMG\_20210903\_091736.jpg; IMG\_20210903\_092734.jpg

Please see below and attached.

Thanks,  
Cristina

**Cristina M. Suárez**  
**Deputy City Attorney & City Prosecutor**  
City of Coral Gables  
405 Biltmore Way, 3rd Floor  
Coral Gables, Florida 33134  
Main Phone: (305) 460-5218  
**Direct Dial: (305) 476-7231**  
Email: [csuarez@coralgables.com](mailto:csuarez@coralgables.com)



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---

**From:** Tania Trail <[tania@teatrotrail.com](mailto:tania@teatrotrail.com)>  
**Sent:** Friday, September 10, 2021 3:49 PM  
**To:** Suarez, Cristina <[csuarez@coralgables.com](mailto:csuarez@coralgables.com)>  
**Cc:** Ruiz, Katherine <[kruiz@coralgables.com](mailto:kruiz@coralgables.com)>  
**Subject:** Hearing Case No. 21-2951//Folio No. 03-4105-050-2830

**CAUTION:** External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Mrs. Suarez,

According to the recent telephone conversation between you and Mrs. Marisol Correa, president of Catarsis Inc. (the corporation that maintains the ground lease of the property located at 3717 SW 8th Coral Gables, FL 33134, Folio No. 03-4105-050-2830), we would like to formalize our request for a new date of the hearing originally scheduled for 09/13/21, Hearing Case No. 21-2951, hearing that arises as a result of not having receiving the letter from the City in a timely manner with the requirement of building recertification Folio No. 03-4105-050-2830, due to the fact that Gutierrez HPD LLC (landowner) received the letter but did not inform us of it.

We have an interest in the property and in complying with the requirements of the City of Coral Gables. As soon as we received the hearing notice left on the door of the property, we contacted an Engineer and started the process of recertification. Attached you will find the Engineering's Letter, and images of the property.

We will be attentive to the approval of the new date of the hearing. In my understanding you have spoken to Marisol Correa with an alternative date in October.

We appreciate it if you can send the letter to the following address so this occurrence won't happen again:

CATARSIS INC.  
3715 SW 8St.  
Coral Gables, FL 33134

Regards,

**Tania Sandoval**  
**305-4431022**  
**Catarsis Inc.**  
[tania@teatrotrail.com](mailto:tania@teatrotrail.com)



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

CITY OF CORAL GABLES,  
Petitioner,

Case No. 21-2951

vs.

Gutierrez HPD LLC  
604 Majorca Ave  
Coral Gables, FL 33134-3753  
Respondent.

Return receipt number:

7020 3160 0001 1022 4032

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

Date: October 5, 2021

Re: Property Address: 3717 SW 8 St., Coral Gables, FL 33134-0000 Legal Description: Lots 30 to 33  
Inc., Block 22, Coral Gables Flagler St. Sec., Plat book 10 page 12 and Folio #:03-4105-050-2830  
("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.

**Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, 2<sup>nd</sup> Florida, Coral Gables, Florida 33134, on October 18, 2021, at 2:00 p.m.**

You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to , Secretary to Virginia Goizueta the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, vgoizueta@coralgables.com, tel: (305) 460-5250. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 p.m.

If the Required Action is not completed before the above hearing date, the Building Official may order that the structure be vacated, boarded, secured, and posted (including but not limited to, requesting the electric

CITY'S

EXHIBIT 6

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.



Virginia Gorzueta  
Secretary to the Board

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**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.**

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c : Centennial Back, as successor to Stonegate Bank, 620 Chestnut St., Conway, AR 72032; Florida Business Development Corporation, 6801 Lake Worth Rd, Rm 209, Lake Worth, FL 33467; Florida Business Development Corporation, c/o Christopher Y. Mills, ESQ., Registered Agent, Busch Mills & Slomka, 319 Clematis St, Ste 109, West Palm Beach, FL 33401-4615



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Case #: 21-2951

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

I, Jose Iglesias, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 3717 SW 8 St., ON October 5, 2021 AT 10:21 AM AND WAS ALSO  
POSTED AT CITY HALL.

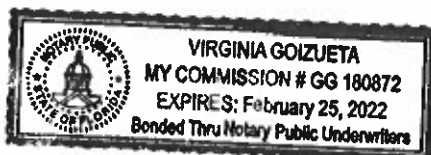
Jose Iglesias  
Employee's Printed Name

[Signature]  
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me by means of X physical presence or    online  
notarization, this 4 day of October, in the year 2021, by  
Jose Iglesias who is personally known to me.

My Commission Expires:



[Signature]  
Notary Public

CITY'S

EXHIBIT 7