



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 07/19/2024

PROPERTY INFORMATION	
Folio	03-4108-009-1720
Property Address	218 PHOENETIA AVE CORAL GABLES, FL 33134-3236
Owner	218 PHOENETIA LLC
Mailing Address	2000 PONCE DE LEON BLVD STE 651 CORAL GABLES, FL 33134
Primary Zone	3801 MULTI-FAMILY 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	3,028 Sq.Ft
Living Area	3,028 Sq.Ft
Adjusted Area	2,632 Sq.Ft
Lot Size	5,500 Sq.Ft
Year Built	1964

ASSESSMENT INFORMATION			
Year	2024	2023	2022
Land Value	\$825,000	\$825,000	\$660,000
Building Value	\$189,925	\$133,267	\$136,065
Extra Feature Value	\$1,733	\$1,733	\$1,733
Market Value	\$1,016,658	\$960,000	\$797,798
Assessed Value	\$897,495	\$815,905	\$741,732

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
Non-Homestead Cap	Assessment Reduction	\$119,163	\$144,095	\$56,066
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION	
CORAL GABLES DOUGLAS SEC	
PB 25-69	
LOT 5 BLK 19	
LOT SIZE 50.000 X 110	
OR 16472-1217 0694 4	



TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$897,495	\$815,905	\$741,732
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,016,658	\$960,000	\$797,798
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$897,495	\$815,905	\$741,732
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$897,495	\$815,905	\$741,732

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
12/21/2018	\$100	31280-3677	Corrective, tax or QCD; min consideration
01/23/2015	\$100	29478-3864	Corrective, tax or QCD; min consideration
11/24/2014	\$1,650,000	29407-3169	Qual on DOS, multi-parcel sale
03/10/2010	\$575,000	27230-3030	Qual by exam of deed

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

218 Phoenetia Ave

<u>Owner (Property Appraiser and all Sunbiz addresses)</u> 218 Phoenetia LLC 2000 Ponce de Leon Blvd, Ste 651 Coral Gables, FL 33134-4485	<u>Owner (all Sunbiz addresses)</u> 218 Phoenetia LLC c/o Iron Property Management Registered Agent 1825 Ponce de Leon Blvd, Ste 97 Coral Gables, FL 33134-4418
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Permits and Inspections: Search Results




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Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
BL-21-06-7321	06/02/2021	218 PHOENETIA AVE	ROOF / LIGHT WEIGHT CONC	COMMERCIAL - RE-ROOF TILE (BORAL SAXONY 900 SLATE) COLOR DARK CHARCOAL \$17,000	final	06/30/2021	10/07/2021	0.00
PS-16-10-6666	10/18/2016	218 PHOENETIA AVE	TREE REMOVAL/MITIGATION	AVOCADO TREE REMOVALAPPROVED, REPLACE WITH TWO CABADA PALMS	approved			39.90
RC-15-07-4604	07/07/2015	218 PHOENETIA AVE	BLDG RECERT / CRB	40 YEAR BUILDING RECERTIFICATION OR OLDER BUILT IN 1964	final	07/07/2015	07/09/2015	0.00
CE-14-11-4355	11/18/2014	218 PHOENETIA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	11/26/2014	11/26/2014	0.00
ZN-14-10-3668	10/24/2014	218 PHOENETIA AVE	PAINT / RESURFACE FL / CLEAN	PRESSURE CLEAN AND PAINT EXTERIOR WALLS SW 6113 INTERACTIVE CREAM - BEIGE (TO MATCH SW 7678 (BEIGE) AND TRIM AND DOORS SW 6350 INTRICATE IVORY (OFFWHITE) \$2000	final	10/24/2014	11/13/2014	0.00
CE-14-09-3167	09/24/2014	218 PHOENETIA AVE	CODE ENF WARNING PROCESS	POSTED TRASH/PROPERTY MAINTENANCE NOTICE	final	09/24/2014	09/24/2014	0.00
CE-12-07-1722	07/27/2012	218 PHOENETIA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	07/30/2012	07/30/2012	0.00
ZV-10-09-4865	09/22/2010	218 PHOENETIA AVE	ZONING LETTER VERIFICATION	zoning verification	final	09/22/2010	09/22/2010	0.00
CE-10-09-4704	09/20/2010	218 PHOENETIA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH (218 PHOENETIA AVE.)	final	09/22/2010	09/22/2010	0.00
CE-10-06-3543	06/02/2010	218 PHOENETIA AVE	CODE ENF WARNING PROCESS	WT5878 SEC 3-209 ZC (CUV) FAILURE TO RENEW CERTIFICATE OF USE (FLORIDA INV STRATEGIES 2 LP)	final	06/02/2010	09/21/2010	0.00
ZV-10-03-3092	03/03/2010	218 PHOENETIA AVE	ZONING LETTER VERIFICATION	ZONING VERIFICATION	final	03/03/2010	03/03/2010	0.00
CE-10-02-3696	02/22/2010	218 PHOENETIA	CODE ENF LIEN SEARCH	LIEN SEARCH	final	02/22/2010	02/22/2010	0.00

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

Showing 1 - 1 of 1 Records (PERMITS IN A PARCEL)						
<input type="checkbox"/>	Parcel Number	Permit Number 	Address	Permit Type 	Permit Description 	Permit Status
<input type="checkbox"/>	0341080091720	RECT-24-07-0382	218 PHOENETIA AVE Coral Gables, FL 33134-323	Building Recertification	BUILDING RECERTIFICATION (YEAR BUILT 1964) CRB CASE # 24-7808	Submitted



The City of Coral Gables

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

July 8, 2015

RSHB LLC
2000 Ponce De Leon Blvd Ste # 651
Coral Gables, FL 33134

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

PROPERTY FOLIO: # 03-4108-009-1720
ADDRESS: 218 Phoenetia Ave

Dear Property Owner/Manager:

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

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

The expiration date of this approval, as stated in said Code, is 10 years from 2014. This recertification letter does not exclude the building from subsequent inspections as deemed necessary by the Building Official, as specified in the Florida Building Code.

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

Yours truly,

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

Manuel Z. Lopez, P.E.
Building Official



CITY OF CORAL GABLES
Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FL 33134

1/31/2024

VIA CERTIFIED MAIL

7021 2720 0001 4959 1578

218 PHOENETIA LLC
2000 PONCE DE LEON BLVD STE 651
CORAL GABLES, FL 33134

RE: 218 PHOENETIA AVE
FOLIO # 03-4108-009-1720

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

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is thirty (30) years old, or older, having been built in 1964. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a qualified individual must inspect said building and a **completed** Recertification Report ("Report") must be submitted by you to this Department within **ninety (90) calendar days** from the **date of this letter**. A completed Report includes 1) Cover letters stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be **approved** and the Letter of Recertification must be issued by this Department.

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

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

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

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

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

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

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

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

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

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

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

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

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

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



Manuel Z. Lopez, P.E.
Building Official

Tracking Number:

Remove X

70212720000149591578

Copy Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

Your item was delivered to the front desk, reception area, or mail room at 10:48 am on February 3, 2024 in MIAMI, FL 33134.

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Delivered, Front Desk/Reception/Mail Room

MIAMI, FL 33134

February 3, 2024, 10:48 am

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FAQs



CITY OF CORAL GABLES

DEVELOPMENT SERVICES DEPARTMENT
427 BILTMORE WAY
CORAL GABLES, FL 33134

5/10/2024

VIA CERTIFIED MAIL

7022 2410 0002 9144 7087

218 PHOENETIA LLC
2000 PONCE DE LEON BLVD STE 651
CORAL GABLES, FL. 33134

RE: 218 PHOENETIA AVE
FOLIO # 03-4108-009-1720

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

Dear Property Owner:

In a certified letter dated 1/31/2024, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). The letter informed you it was necessary to submit to this Department a completed Report prepared by a qualified individual within ninety (90) calendar days certifying the structure meets the requirements for recertification.

Please be advised the submittal of the Report is overdue and the **structure has been deemed unsafe** due to non-compliance. This may result in the revocation of the Certificate of Occupancy, as well as being subject to other penalties as provided in the Code. A completed Report includes 1) Cover letters stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be **approved** and the Letter of Recertification must be issued by this Department.

See original notice for additional information.

Failure to submit the completed Report within thirty (30) calendar days from the date of this letter will result in forwarding the matter to the City's Construction Regulation Board for further review and determination. A \$600.00 administrative fee will be imposed at that time. The Board may impose additional fines of \$250.00 for each day the violation continues, may enter an order of demolition, and may assess all costs of the proceedings along with the cost of demolition and any other required action.

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

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

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

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

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

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

Please govern yourself accordingly.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Manuel Z. Lopez', with a stylized flourish at the end.

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

Tracking Number:

Remove X

70222410000291447087

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Latest Update

Your item was delivered to the front desk, reception area, or mail room at 10:45 am on May 16, 2024 in MIAMI, FL 33134.

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MIAMI, FL 33134
May 16, 2024, 10:45 am

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FAQs



CITY OF CORAL GABLES

7019 1640 0001 2647 4712

DEVELOPMENT SERVICES DEPARTMENT
427 BILTMORE WAY

6/17/2024

CORAL GABLES, FL 33134
218 PHOENETIA LLC
2000 PONCE DE LEON BLVD STE 651
CORAL GABLES, FL 33134

RE: 218 PHOENETIA AVE

FOLIO # 03-4117-006-0010

Notice of Required Inspection For Recertification of Building – FINAL NOTICE

Dear Property Owner:

In a certified letter dated 1/31/2024, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). A Second Notice dated 5/10/2024, informed you it was necessary to submit to this Department a completed Report prepared by a qualified individual within thirty (30) calendar days certifying the structure meets the requirements for recertification.

See previous correspondence for additional information.

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

Please govern yourself accordingly.

Sincerely,

A handwritten signature in blue ink, appearing to read "Manuel Z. Lopez", is written over a horizontal line.

Manuel Z. Lopez, P.E.
Building Official

Tracking Number:

70191640000126474712

Remove X

Copy

Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

Your item was delivered to the front desk, reception area, or mail room at 3:30 pm on June 20, 2024 in MIAMI, FL 33134.

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MIAMI, FL 33134

June 20, 2024, 3:30 pm

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Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 24-7808
RECT-24-07-0382

vs.

218 Phoenetia LLC
2000 Ponce de Leon Blvd, Ste 651
Coral Gables, FL 33134-4485
Respondent.

Return receipt number:

7019 1640 0001 2642 8722

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

Date: August 1, 2024

Re: 218 PHOENETIA AVE, CORAL GABLES, FL. 33134-3236, LOT 5, BLOCK 19, CORAL GABLES DOUGLAS SEC., PB 25-69 and 03-4108-009-1720 ("Property").

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 8-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. **The Structure is hereby declared unsafe** by the Building Official and is presumed unsafe pursuant to Section 105-89 (10)(m) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code; as follows:

To date, the Owner has not submitted 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"), stating that the Structure now meets the minimum code requirements ("Required Action").

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Fairchild Tropical Board Room, 427 Biltmore Way, 1st floor, Coral Gables, Florida 33134, on August 12, 2024, 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, Virginia Goizueta, at City of Coral Gables, Development Services Department, 427 Biltmore Way, 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

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.

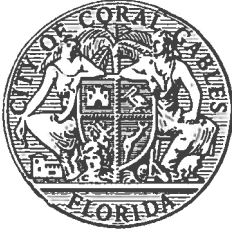
Any person who needs assistance in another language in order to speak during the public hearing or public comment portion of the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta, Esq., Director of Human Resources (E-mail: relejabarrieta@coralgables.com, Telephone: 305-722-8686,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

Any person with a disability requiring communication assistance (such as a sign language interpreter or other auxiliary aide or service) in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (E-mail: relejabarrieta@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

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.

cc: 218 Phoenetia LLC., c/o Iron Property Management, Registered Agent, 1825 Ponce de Leon Blvd, Ste 97, Coral Gables, FL 33134-4418

7019 1640 0001 2642 8739



Title of Document Posted: Notice of Pending Building Recertification

I, Sebastian Ramos, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 218 Phoenetia Ave., ON 8/1/24 AT 9:54 am.

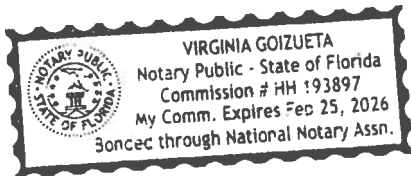
Sebastian Ramos
Employee's Printed Name


Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 1st day of August, in the year 2024, by Sebastian Romas who is personally known to me.

My Commission Expires:



Notary Public

218 PHOENITIA AVE





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

CITY OF CORAL GABLES,
Petitioner,

Case No. 24-7808
RECT-24-07-0382

vs.

218 Phoenetia LLC
2000 Ponce de Leon Blvd, Ste 651
Coral Gables, FL 33134-4485
Respondent.

Return receipt number:

7019 1640 0001 2642 8722

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

Date: August 1, 2024

Re: 218 PHOENETIA AVE, CORAL GABLES, FL. 33134-3236, LOT 5, BLOCK 19, CORAL
GABLES DOUGLAS SEC., PB 25-69 and 03-4108-009-1720 ("Property").

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 8-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. **The Structure is hereby declared unsafe** by the Building Official and is presumed unsafe pursuant to Section 105-89 (10)(m) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code; as follows:

To date, the Owner has not submitted 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"), stating that the Structure now meets the minimum code requirements ("Required Action").

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Fairchild Tropical Board Room, 427 Biltmore Way, 1st floor, Coral Gables, Florida 33134, on August 12, 2024, 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, Virginia Goizueta, at City of Coral Gables, Development Services Department, 427 Biltmore Way, Coral Gables, FL 33134, vggoizueta@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.

THIS INSTRUMENT PREPARED BY
(& RECORD & RETURN TO):
Steven M. Lee, Esquire
Steven M. Lee, P.A.
Lee Professional Building
1200 SW 2nd Avenue
Miami, FL 33130
305-856-7855 phone

Folio No.: 03-4108-009-1720

NOTE: This conveyance is exempt from documentary stamp tax pursuant to Section 201.0201, F.S. and pursuant to Crescent Miami Center, LLC v. State of Florida Department of Revenue, 903 So.2d 913 (Fla. 2005), as the transfer of unencumbered property from one entity to a related entity for consideration of \$10.00. Thus, documentary stamp tax and surtax is calculated on \$10.00

QUITCLAIM DEED

THIS QUITCLAIM DEED, made the 21 day of December, 2018, by RSHB LLC, a Florida limited liability company (hereinafter called "Grantor") whose address is 2000 Ponce de Leon Blvd., Suite 651, Coral Gables, FL 33134 to 218 Phoenetia LLC, a Florida limited liability Company (hereinafter called "Grantee"), whose address is 2000 Ponce de Leon Blvd., Suite 651, Coral Gables, FL 33134.

W I T N E S S E T H:

That the Grantor, for and in consideration of the sum of \$10.00, and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby release, remise and forever quitclaim unto the Grantee and Grantee's heirs, successors, and assigns forever, all the right, title and interest of the Grantor in and to the following described property ("Property") in Miami-Dade County, Florida, to-wit:

Lot 5, Block 19, Revised Plat of Coral Gables Douglas Section, according to the Plat thereof, recorded in Plat Book 25, Page 69, of the Public Records of Miami-Dade County, Florida.

a/k/a 218 Phoenetia Avenue, Coral Gables, FL 33134

TOGETHER with all the tenements, hereditaments, and appurtenances thereto.

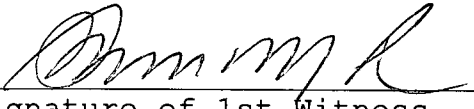
TO HAVE AND TO HOLD the same unto the Grantee and Grantee's heirs, successors, and assigns forever.

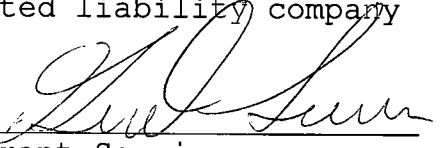
Grantor, by this conveyance, make(s) no representation of ownership or warranty as to title.

IN WITNESS WHEREOF, the Grantor has executed this deed the day and year first above-written.

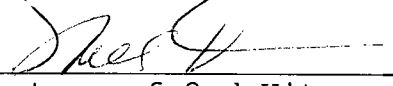
Signed, sealed and delivered
in the presence of:

RSBH LLC, a Florida
limited liability company


Signature of 1st Witness

By: 
Grant Souviron
Manager

Steven M. Lee
Printed Name of 1st Witness

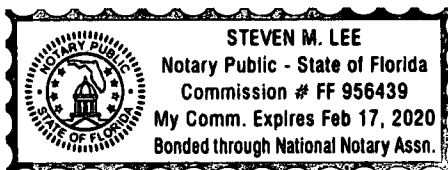

Signature of 2nd Witness

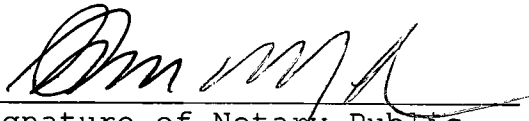
Noelia Tapavera
Printed Name of 2nd Witness

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was sworn to and acknowledged before me this 21 day of December, 2018, by Grant Souviron as Manager of RSBH LLC, a Florida limited liability company, on behalf of the company. Grant Souviron is personally known to me or produced _____ as identification.

(SEAL)




Signature of Notary Public

Steven M. Lee
Printed Name of Notary Public



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

Detail by Entity Name

Florida Limited Liability Company
218 PHOENETIA LLC

Filing Information

Document Number	L18000149802
FEI/EIN Number	83-0929414
Date Filed	06/18/2018
Effective Date	06/18/2018
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	06/15/2020

Principal Address

1825 PONCE DE LEON BLVD
SUITE#97
CORAL GABLES, FL 33134

Changed: 04/13/2022

Mailing Address

1825 PONCE DE LEON BLVD
Suite # 97
CORAL GABLES, FL 33134

Changed: 06/15/2020

Registered Agent Name & Address

IRON PROPERTY MANAGEMENT
1825 PONCE DE LEON BLVD
SUITE#97
CORAL GABLES, FL 33134

Name Changed: 06/15/2020

Address Changed: 04/13/2022

Authorized Person(s) Detail

Name & Address

Title MGR

IRON PROPERTY MANAGEMENT
1825 PONCE DE LEON BLVD
SUITE#97
CORAL GABLES, FL 33134

Annual Reports

Report Year	Filed Date
2022	04/13/2022
2023	04/12/2023
2024	02/12/2024

Document Images

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06/15/2020 -- REINSTATEMENT	View image in PDF format
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