



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 04/18/2024

PROPERTY INFORMATION	
Folio	03-4107-018-5660
Property Address	801 MADRID ST CORAL GABLES, FL 33134-2283
Owner	NEW PATRIFAM N.V. INC , C/O VALDES-PAULI
Mailing Address	PO BOX 145025 MIAMI, FL 33134
Primary Zone	5003 MIXED-USE
Primary Land Use	1229 MIXED USE-STORE/RESIDENTIAL : MIXED USE - COMMERCIAL
Beds / Baths /Half	0 / 0 / 2
Floors	2
Living Units	0
Actual Area	
Living Area	
Adjusted Area	13,933 Sq.Ft
Lot Size	15,130 Sq.Ft
Year Built	1973

ASSESSMENT INFORMATION				
Year	2023	2022	2021	
Land Value	\$1,286,050	\$1,134,750	\$1,134,750	
Building Value	\$584,950	\$644,965	\$567,569	
Extra Feature Value	\$0	\$46,600	\$46,600	
Market Value	\$1,871,000	\$1,826,315	\$1,748,919	
Assessed Value	\$1,871,000	\$1,826,315	\$1,748,919	

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION	
CORAL GABLES GRANADA SEC	
PB 8-113	
LOTS 1 & 2 BLK 50	
LOT SIZE 15130 SQ FT	
OR 9358 65	



TAXABLE VALUE INFORMATION				
Year	2023	2022	2021	
COUNTY				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$1,871,000	\$1,826,315	\$1,748,919	
SCHOOL BOARD				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$1,871,000	\$1,826,315	\$1,748,919	
CITY				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$1,871,000	\$1,826,315	\$1,748,919	
REGIONAL				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$1,871,000	\$1,826,315	\$1,748,919	

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
05/06/1988	\$0	13757-3861	Sales which are disqualified as a result of examination of the deed
06/01/1976	\$1	00000-00000	Sales which are disqualified as a result of examination of the deed
04/01/1976	\$442,000	00000-00000	Sales which are qualified

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>

City's Exhibit #1

801 Madrid St

<u>Owner (Property Appraiser and Sunbiz mailing address)</u>	<u>Owner Sunbiz (Sunbiz principal and Registered Agent address)</u>
New Patrifam N.V. Inc c/o Valdes-Fauli P.O. Box 145025 Miami, FL 33134-5025	New Patrifam N.V. Inc. c/o Elizabeth Flores Registered Agent 11786 SW 151 Ave Miami, FL 33196-2546

City's Exhibit #2


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[Permits and Inspections: Search Results](#)
[Logon](#) [Help](#) [Contact](#)
[New Permit Search](#)

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
ZN-21-04-7273	04/13/2021	801 MADRID ST	PAINT / RESURFACE FL / CLEAN	*COMMERCIAL* EXTERIOR PRESSURE CLEAN AND PAINT DOORS SW 6119 ANTIQUE WHITE AND WALLS SW 6122 CAMELBACK \$22,620	canceled		04/15/2021	0.00
ZN-21-04-6775	04/01/2021	801 MADRID ST	PAINT / RESURFACE FL / CLEAN	COMMERCIAL *PRESSURE CLEAN & PAINT *WALLS: SW6122 CAMELBACK/ DOORS: SW61119 ANTIQUE WHITE \$12,670	final	04/22/2021	09/24/2021	0.00
TO-20-08-7036	08/26/2020	801 MADRID ST	TEMPORARY OPEN-AIR DINING FOR COVID-19 RECOVERY	TEMPORARY OPEN-AIR DINING PERMIT FOR COVID-19 RELIEF LATIN SABOR(TABLES-4 & CHAIRS-8) ON SIDEWALK CITY-OWNED PROPERTY PERMIT EXPIRATION DATE 5/31/2022	pending			0.00
ZN-17-06-2713	06/30/2017	801 MADRID ST	ASPHALT - RESURFACE / SEALANT	ASPHALT REPAIR, SEALCOATING & RE-STRIPING \$2736.12	final	08/07/2017	04/05/2018	0.00
UP-17-06-2714	06/30/2017	801 MADRID ST	UPFRONT FEE - THIS IS NOT A PERMIT	UPFRONT FEE FOR ZN17062713 ASPHALT REPAIR, SEALCOATING & RE-STRIPING \$2736.12	final	11/29/2017	11/29/2017	0.00
RC-13-10-0057	10/01/2013	801 MADRID ST	BLDG RECERT / CRB	40 YEAR OR OLDER BUILDING RECERTIFICATION	final	10/01/2013	10/02/2013	0.00
EL-13-07-0051	07/01/2013	801 MADRID ST	ELEC COMMERCIAL / RESIDENTIAL WORK	REPLACE/ ADD EXIT AND EMERGENCY LIGHTS AND REPAIR/REPLACE EXISTING PARKING LIGHTS \$2,300	final	07/01/2013	08/15/2013	0.00

City's Exhibit #3

CE-13-04-1324	04/21/2013	801 MADRID ST	CODE ENF TICKET PROCESS - NO RUNNING FINE	T44413 5-1902 ZONING CODE (SNA) PORTABLE SIGNS PROHIBITED, A FRAME SIGNS PROHIBITED. LIDERAZGO HOY	final	04/21/2013	05/10/2013	0.00
CE-13-02-1404	02/24/2013	801 MADRID ST	CODE ENF WARNING PROCESS	WT11454 5- 1901(1) ZONING CODE (SNT) MAINTAINING TEMPORARY SIGNS IN EXCESS OF 250SQ. IN. OR MORE THAN 2 TOTAL. A-FRAME SIGNS PROHIBITED. "LIDERAZGO HOY"	final	02/24/2013	02/25/2013	0.00
CE-13-02-1403	02/24/2013	801 MADRID ST	CODE ENF WARNING PROCESS	WT11454 62-133 CITY CODE (ORW) PLACING OBSTRUCTIONS ON PUBLIC RIGHT OF WAY WHICH CAUSE A HAZARD TO LIFE SAFETY IS PROHIBITED. A- FRAME SIGNS ON CITY SIDEWALK, PROHIBITED. "LIDERAZGO HOY"	final	02/24/2013	02/25/2013	0.00
ZN-12-04-7684	04/05/2012	801 MADRID ST	PAINT / RESURFACE FL / CLEAN	PRESSURE CLEAN/PAINT WALLS SW 6694 (YELLOW) AND DOORS SW 7051 (GRAY) \$8,600	final	04/05/2012	04/25/2012	0.00
BL-12-03-8816	03/22/2012	801 MADRID ST	GENERAL REPAIRS	REPAIR EXISTING BRICK AND REPLACE 2 FRONT GLASS ONLY (ATTACH TO EXISTING FRAME) \$6,000	final	03/27/2012	04/23/2012	0.00
EL-12-03-8173	03/14/2012	801 MADRID ST	ELEC COMMERCIAL / RESIDENTIAL WORK	SERVICE REPAIR METER JAWS BURNED UNIT # 101 \$600	final	03/14/2012	03/15/2012	0.00
EL-09-01-2525	01/29/2009	801 MADRID ST	ELEC SERVICE - CHANGE / LATERAL / REPAIR	ELECTRICAL REPAIR EXISTING METER UNIT #6 \$300	final	01/29/2009	01/29/2009	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).

CODE CASES (3)		INSPECTIONS (6)		PERMITS (6)			
Per...	Per...	Per...	Per...	App... ↓	Exp...	Fin...	Description
PWKS-24-02-2451	Public Works Permit	Temporary ROW Obstruction	Denied	02/26/2024			temporary right of way obstruction
PEXT-24-02-0504	Permit Extension/ Renewal	Building	Finaled	02/06/2024		02/08/2024	***02/07/2024**ASPHALT OVERLAY AND CAR STOP REPLACEMENT
RECT-23-08-0224	Building Recertification	Recertification	Denied	08/30/2023			BUILDING RECERTIFICATION (YEAR BUILT 1973) 23-6273
RECT-23-08-0220	Building Recertification	Recertification	Cancelled	08/27/2023		08/31/2023	**CANCELLED DUPLICATE -SEE RECT-23-08-0224*****BUILDING RECERTIFICATION (YEAR BUILT 1973) 23-6273
PEXT-23-08-0217	Permit Extension/ Renewal	Building	Finaled	08/10/2023		08/25/2023	8/15/2023** ASPHALT OVERLAY AND CAR STOP REPLACEMENT
ZONC-23-01-0221	Zoning Commercial	General Repairs	Issued	01/05/2023	08/07/2024		ASPHALT OVERLAY AND CAR STOP REPLACEMENT



The City of Coral Gables

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

October 2, 2013

NEW PATRIFAM N.V
PO BOX 960353
MIAMI FL 33296

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

PROPERTY FOLIO: # 03-4107-018-5660
ADDRESS: 801 MADRID ST CORAL GABLES, FL 33134

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 2013. 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, reading "Manuel Z. Lopez".

Manuel Z. Lopez, P.E.
Building Official

City's Exhibit #4



CITY OF CORAL GABLES
Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FL 33134

1/30/2023

VIA CERTIFIED MAIL

7021 1970 0000 4015 6698

NEW PATRIFAM N.V. INC
C/O VALDES-PAULI
PO BOX 145025
MIAMI, FL 33134

RE: 801 MADRID ST
FOLIO # 03-4107-018-5660

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 1973. 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>.

City's Exhibit #5

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.
Deputy Building Official



CITY OF CORAL GABLES
Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FL 33134

4/30/2023

VIA CERTIFIED MAIL

7022 2410 0002 9151 6158

NEW PATRIFAM N.V. INC

Elizabeth Flores
11786 SW 151st Ave
MIAMI, FL. 33196

RE: 801 MADRID ST
FOLIO # 341070185660

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

Dear Property Owner:

In a certified letter dated 2/7/2023, 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



CITY OF CORAL GABLES
Development Services Department

CITY HALL 405 BILTMORE WAY

6/12/2023

CORAL GABLES, FL 33134

NEW PATRIFAM N.V. INC

Elizabeth Flores

11786 SW 151st Ave

MIAMI, FL 33196

7021 1970 0000 4015 7893

RE: 801 MADRID ST

FOLIO # 03-4107-018-5660

Notice of Required Inspection For Recertification of Building – **FINAL NOTICE**

Dear Property Owner:

In a certified letter dated 2/7/2023, 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 4/30/2023, 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".

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

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 23-6273
RECT-23-08-0220

vs.

Return receipt number:

New Patrifam N.V. Inc
c/o Valdes-Fauli
P.O. Box 145025
Miami, FL 33134-5025
Respondent.

7021 1970 0000 4015 7442

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

Date: August 29, 2023

Re: 801 MADRID ST, CORAL GABLES, 33134, LOTS 1 & 2 BLK 50, CORAL GABLES GRANADA SEC., PB 8-113 and FOLIO 03-4107-018-5660 ("Property").

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

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the First Floor Board Room, 427 Biltmore Way, Coral Gables, Florida 33134, on September 11, 2023, 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

City's Exhibit #6

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.

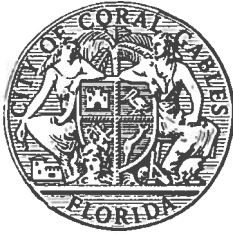
Any person who needs assistance in another language in order to speak during the public hearing or public comment portion of the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta, Esq., Director of Human Resources (E-mail: relejabarrieta@coralgables.com, Telephone: 305-722-8686, 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.

c: New Patrifam N.V. Inc.
c/o Elizabeth Flores
Registered Agent
11786 SW 151 Ave
Miami, FL 33196-2546

7021 1970 0000 4015 7497



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

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 801 MADRID ST, ON APRIL 26, 2024 AT 11:09 am.

Sebastian Ramos

Employee's Printed Name

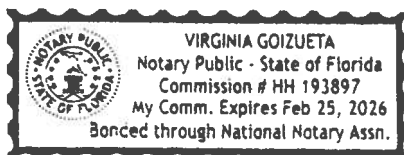
[Signature]

Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 26th day of April, in the year 2024, by
Sebastian Ramos who is personally known to me.

My Commission Expires:



[Signature]
Notary Public

City's Exhibit #7

801 MADRID ST



City's Exhibit #8

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

CITY OF CORAL GABLES,
Petitioner,

Case No. 23-6273
RECT-23-08-0024

vs.

New Patrifam N.V. Inc
c/o Valdes-Paul
P.O. Box 145025
Miami, FL 33134-5025
Respondent.

Return receipt number:

7022 2420 0002 9144 6004

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

Date: April 26, 2024

Re: 801 MADRID ST, CORAL GABLES, 33134, LOTS 1 & 2 BLK 50, CORAL GABLES GRANADA
SEC., PB 8-113 and FOLIO 03-4107-018-5660 ("Property").

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

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the First Floor Board Room, 427 Biltmore Way, Coral Gables, Florida 33134, on May 13, 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 Gonzalez, at City of Coral Gables, Development Services Department, 427 Biltmore Way, Coral Gables, FL 33134, vgonzalez@coralgables.com, tel: (305) 460-5150. 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

Office Depot

P-NCPIM

OFF. REC. 13757M3861

THIS INSTRUMENT PREPARED BY:
 Mark J. Sheer, Esq.
 Valdes-Fauli, Cobb & Petrey, P.A.
 One Biscayne Tower - Suite 3400
 Two South Biscayne Boulevard
 Miami, Florida 33131-1897

NOTICE OF CHANGE OF PLACE OF INCORPORATION

WHEREAS, PATRIFAM N.V. (the "Corporation") is the owner of the following described property located in the City of Miami, Dade County, Florida, viz:

Lots 1 and 2, Block 50 REVISED PLAT OF CORAL GABLES GRANADA SECTION, according to the Plat thereof, as recorded in Plat Book 8, at Page 113, of the Public Records of Dade County, Florida.

; and

WHEREAS, PATRIFAM N.V. was duly incorporated on May 16, 1976, under the laws of the Netherlands Antilles; and

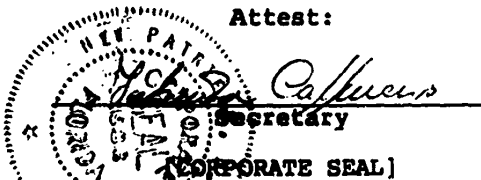
WHEREAS, on May 6, 1988, the Directors and Shareholders of the Corporation voted to change the Corporation's place of incorporation from the Netherlands Antilles to the State of Florida, United States, in accordance with their rights to do so under Netherlands Antilles and Florida laws.

BE IT KNOWN TO ALL MEN THAT PATRIFAM N.V. a corporation organized under Netherlands Antilles law, changed its place of incorporation to the State of Florida, United States, as evidenced by the attached certificate of Domestication, and henceforth will be governed in all manners affected by the place of incorporation by the laws of the State of Florida as if the Corporation had been domiciled in that state from the date of its original incorporation.

This Notice, along with the change of place of incorporation, will have no affect on creditors or other parties having claims or interests in and against the Corporation or any of its properties.

NEW PATRIFAM N.V., INC.

Attest:



By:

President

STATE OF FLORIDA

COUNTY OF DADE

}
 } ss.:
 }

BEFORE ME personally appeared Carmelo Cappuccio and Yolanda Cappuccio, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary of the above named NEW PATRIFAM N.V., INC. a Florida Corporation, and severally acknowledged to and before me that they executed such instrument as such President and Secretary, respectively, of said Corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said Corporation and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said Corporation.

WITNESS my hand and official seal, this 10 day of July, 1988.

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
 MY COMMISSION EXP. DEC. 31, 1991
 BONDED THRU GENERAL LSA, 1988

State of Florida at Large

City's Exhibit #9

10.50

OFF.
REC.

13757M3862

**CERTIFICATE OF DOMESTICATION
PATRIFAM N.V.**

Pursuant to Subchapter XVI,
Section 607.355 of the Florida General Corporation Act

FILED
JAN 10 1989
CLERK OF DISTRICT COURT
DADE COUNTY, FLORIDA

This document certifies the following.

- 1) NEWPATRIFAM N.V., INC. is the name of the corporation as set forth in its certificate of incorporation filed in Florida.
- 2) PATRIFAM N.V. is the name of the corporation immediately prior to the filing of this certificate of domestication.
- 3) PATRIFAM N.V. was incorporated on May 16, 1976, in the Netherlands Antilles.
- 4) The principal place of business of PATRIFAM N.V. is c/o Valdes-Fauli, Cobb & Petrey, P.A., One Biscayne Tower, Suite 3400, Two South Biscayne Boulevard, Miami, Florida 33131-1897.

PATRIFAM N.V.

By: *[Signature]*

Managing Director

STATE OF FLORIDA }
 } ss.:
COUNTY OF DADE }

BEFORE ME personally appeared CARMELO CAPPUCCIO to me well known, and known to me to be Managing Director of PATRIFAM N.V., and acknowledged to and before me that he executed such instrument as such Managing Director of said Corporation, and that said instrument is the free act and deed of said Corporation.

WITNESS my hand and official seal, this 8 day of Jan, 1988.

[Signature]
NOTARY PUBLIC,
State of Florida at Large

My Commission Expires:
(MJS)P-CD

NOTARY PUBLIC STATE OF FLORIDA
BY COMMISSION EXP. DEC. 8, 1991
BOND \$10,000 GENERAL INS. UND.

RECORDED IN OFFICIAL RECORDS BOOK
OF DADE COUNTY, FLORIDA.
RECORD VERIFIED
RICHARD P. BRINKER
CLERK CIRCUIT COURT



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Detail by Entity Name

Florida Profit Corporation
NEW PATRIFAM, N.V., INC.

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Principal Address

11786 SW 151st Ave
Miami, FL 33196

Changed: 02/25/2021

Mailing Address

P O BOX 145025
CORAL GABLES, FL 33114

Changed: 02/13/1998

Registered Agent Name & Address

Flores, Elizabeth
11786 SW 151st Ave
Miami, FL 33196

Name Changed: 02/25/2021

Address Changed: 02/25/2021

Officer/Director Detail

Name & Address

Title PD

DE CAPPUCCIO, YOLANDA B
1607 PONCE DE LEON BLVD., APT. 11-C
CORAL GABLES, FL 33134

Title VPD

CAPPUCCIO, LEANDRO
1607 PONCE DE LEON BLVD., APT. 11-C
CORAL GABLES, FL 33134

Title SD

CAPPUCCIO, CARLOS P
64 BROADACRE DR.
MT. LAUREL, NJ 08054

Title TD

CAPPUCCIO, RAFAEL A
1607 PONCE DE LEON BLVD., APT. 11-C
CORAL GABLES, F 33134

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