



# PROPERTY APPRAISER OF MIAMI-DADE COUNTY

## Summary Report

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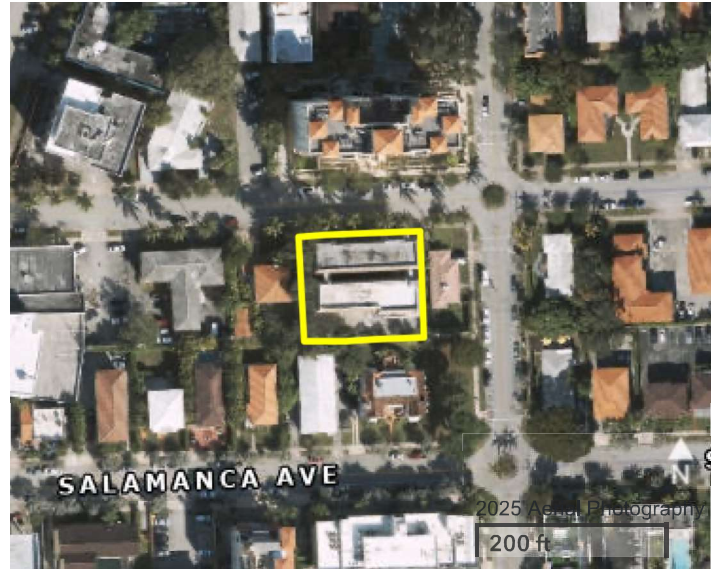
PROPERTY INFORMATION	
<b>Folio</b>	03-4108-009-2770
<b>Property Address</b>	110 SIDONIA AVE CORAL GABLES, FL 33134-0000
<b>Owner</b>	SIDONIA 110 LLC
<b>Mailing Address</b>	2550 DOUGLAS RD STE 301 CORAL GABLES, FL 33134
<b>Primary Zone</b>	3801 MULTI-FAMILY MED DENSITY
<b>Primary Land Use</b>	0303 MULTIFAMILY 10 UNITS PLUS : MULTIFAMILY 3 OR MORE UNITS
<b>Beds / Baths /Half</b>	41 / 26 / 0
<b>Floors</b>	1
<b>Living Units</b>	26
<b>Actual Area</b>	20,080 Sq.Ft
<b>Living Area</b>	20,080 Sq.Ft
<b>Adjusted Area</b>	18,490 Sq.Ft
<b>Lot Size</b>	13,750 Sq.Ft
<b>Year Built</b>	1965

ASSESSMENT INFORMATION			
Year	2025	2024	2023
<b>Land Value</b>	\$2,475,000	\$2,060,500	\$2,062,500
<b>Building Value</b>	\$3,595,000	\$3,738,825	\$2,915,500
<b>Extra Feature Value</b>	\$0	\$0	\$0
<b>Market Value</b>	\$6,070,000	\$5,799,325	\$4,978,000
<b>Assessed Value</b>	\$4,623,774	\$4,203,431	\$3,821,301

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
<b>Non-Homestead Cap</b>	Assessment Reduction	\$1,446,226	\$1,595,894	\$1,156,699

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
LOTS 7-8 & E1/2 LOT 6 BLK 29
LOT SIZE 125.000 X 110
OR 11986-3295 1183 1



TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
<b>COUNTY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$4,623,774	\$4,203,431	\$3,821,301
<b>SCHOOL BOARD</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$6,070,000	\$5,799,325	\$4,978,000
<b>CITY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$4,623,774	\$4,203,431	\$3,821,301
<b>REGIONAL</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$4,623,774	\$4,203,431	\$3,821,301

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
11/04/2010	\$2,168,500	27486-2875	Qual by exam of deed
11/01/1983	\$780,000	11986-3295	Sales which are qualified

The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser of Miami-Dade County is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser of Miami-Dade County and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <https://www.miamidadepa.gov/pa/disclaimer.page>

**CITY'S EXHIBIT #1**

1) 110 Sidonia Ave

<b><u>Owner (Property Appraiser, deed, and all Sunbiz addresses)</u></b> SIDONIA 110 LLC C/O ROBERTO BERAJA REGISTERED AGENT 2550 DOUGLAS RD STE 301 CORAL GABLES, FL 33134-6182	<b><u>Lienholder (Sunbiz mailing address)</u></b> JOHN ABELL CORPORATION P.O. BOX 971297 MIAMI, FL 33197-1297
<b><u>Lienholder (Claim of Lien and Sunbiz Principal and RA address)</u></b> JOHN ABELL CORPORATION C/O JOHN W. ABELL, JR 10500 SW 186 ST CUTLER BAY, FL 33157-6718	



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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
<a href="#">BL-22-04-8390</a>	04/21/2022	110 SIDONIA AVE	BLD SIMPLE CHANGE OF CONTRACTOR	CHANGE OF CONTRACTOR FROM BL-15-07-5575 REMOVE DOORS AND BLOCK UP OPENINGS (13) \$5,000	final	05/03/2022	01/13/2023	0.00
<a href="#">PU-22-04-8243</a>	04/08/2022	110 SIDONIA AVE	PUBLIC RECORDS SEARCH	Certified plans for bl15075575	final	04/14/2022	04/14/2022	0.00
<a href="#">CE-21-10-7355</a>	10/06/2021	110 SIDONIA AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	GOVQA CE301481 / ADMIN FEE.	final	10/06/2021	10/06/2021	0.00
<a href="#">EL-19-07-4392</a>	07/02/2019	110 SIDONIA AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	NEW SERVICE REPAIR-\$38,000	pending			0.00
<a href="#">BL-18-08-2985</a>	08/06/2018	110 SIDONIA AVE	ROOF / LIGHT WEIGHT CONC	RE-ROOF 2 TYPES SLOPED-CROWN/ WINDSOR/ SLATE/ COLOR: BOUGAINVILLEA (REDDISH BROWN), FLAT-GAF ROOFING SYSTEM W/ GAF MINERAL SURFACE CAPSHEET \$41400	final	09/11/2018	04/23/2019	0.00
<a href="#">CE-18-08-2830</a>	08/02/2018	110 SIDONIA AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	GOVQA - CE268809	final	08/02/2018	08/02/2018	0.00
<a href="#">AB-18-07-2965</a>	07/10/2018	110 SIDONIA AVE	BOA COMPLETE (LESS THAN \$75,000)	COMMERCIAL *RE-ROOF-CROWN/ WINDSOR/ SLATE/ COLOR: BOUGAINVILLEA (REDDISH BROWN) \$41400	final	07/10/2018	04/23/2019	0.00
<a href="#">EX-17-05-1043</a>	05/01/2017	110 SIDONIA AVE	PERMIT EXTENSION & RENEWAL	EXTENSION FOR BL-15-07-5575 REMOVE DOORS AND BLOCK UP OPENINGS (13) \$5,000	canceled		04/08/2022	116.64
<a href="#">RC-15-12-5339</a>	12/14/2015	110 SIDONIA AVE	BLDG RECERT / CRB	CONSTRUCTION REGULATION BOARD CASE #15-4529 AND UNSAFE STRUCTURES FEE	final	12/29/2015	01/05/2016	0.00
<a href="#">BL-15-07-5575</a>	07/22/2015	110 SIDONIA AVE	GENERAL REPAIRS	CHANGE OF CONTRACTOR TO BL-22-04-8390 REMOVE DOORS AND BLOCK UP OPENINGS (13) \$5,000	canceled	11/20/2015	04/21/2022	0.00
<a href="#">AB-15-07-4763</a>	07/09/2015	110 SIDONIA AVE	BOA COMPLETE (LESS THAN \$75,000)	BLOCK UP OPENINGS (13) \$5,000	final	07/10/2015	02/08/2022	0.00
<a href="#">PL-13-12-2051</a>	12/10/2013	110 SIDONIA AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	SUPPLY & INSTALL BACKFLOW \$4000	final	12/10/2013	02/26/2014	0.00
<a href="#">EX-13-09-0302</a>	09/06/2013	110 SIDONIA AVE	PERMIT EXTENSION & RENEWAL	PERMIT EXTENSION FOR #ZN12101508 FOR PAINTING EXT	final	09/06/2013	09/06/2013	0.00
<a href="#">ZV-13-07-0894</a>	07/15/2013	110 SIDONIA AVE	ZONING LETTER VERIFICATION	ZONING VERIFICATION/INFORMATION LETTER	final	07/15/2013	07/15/2013	0.00
<a href="#">CE-13-07-0630</a>	07/10/2013	110 SIDONIA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH REQUEST	final	07/16/2013	07/16/2013	0.00
<a href="#">CE-13-03-1555</a>	03/24/2013	110 SIDONIA AVE	CODE ENF WARNING PROCESS	WT11727 54-29 CITY CODE (TRA) OWNER TO MAINTAIN	fi			

**CITY'S EXHIBIT #3**

		AVE							
					PREMISES FREE OF LITER. TRASH AND DEBRIS AT REAR OF PROPERTY.				
ZN-12-10-1508	10/23/2012	110 SIDONIA AVE	PAINT / RESURFACE FL / CLEAN	PAINT EXT WALLS BM 2152-50 (LIGHT BEIGE) TRIM - WHITE \$2,500	final	10/23/2012	09/11/2013	0.00	
CE-12-09-1670	09/27/2012	110 SIDONIA AVE	CODE ENF WARNING PROCESS	WT9215 CH1054 CITY CODE (CPM) MAINTAINING A PROPERTY WHICH IS IN VIOLATION OF THE CITY MINIMUM HOUSING CODE. CEMENT FALLING OF STRUCTURE.	final	09/27/2012	09/27/2012	0.00	
PL-12-07-1044	07/17/2012	110 SIDONIA AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	DF & F CHANGE OUT OF TOILET, CHANGE WALL HUNG SINK TO PEDASTAL UNIT 18	final	07/18/2012	07/23/2012	0.00	
EL-12-07-0110	07/03/2012	110 SIDONIA AVE	ELEC LOW VOLTAGE SYSTEM	DF & F LOW VOLTAGE REPAIR TO CAMERA SYSTEM \$500	final	07/03/2012	07/11/2012	0.00	
BL-12-06-9241	06/18/2012	110 SIDONIA AVE	DRIVEWAY/WALKWAY	ASPHALT DRIVEWAY (CHANGED) AND CONCRETE SLABS \$11,000	final	07/03/2012	07/20/2012	0.00	
AB-12-06-8652	06/11/2012	110 SIDONIA AVE	BOA COMPLETE (LESS THAN \$75,000)	ASPHALT DRIVEWAY (CHANGED) AND CONCRETE SLABS \$11000	final	06/11/2012	07/20/2012	0.00	
RV-12-06-8142	06/04/2012	110 SIDONIA AVE	REVISION TO PERMIT	REVISION	final	07/30/2012	07/30/2012	0.00	
PL-12-05-8524	05/17/2012	110 SIDONIA AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	DOUBLE FEE & FINE GAS LINE REPLACED WITHOUT PERMIT \$2,500...	final	05/30/2012	12/05/2012	0.00	
CE-12-02-6964	02/10/2012	110 SIDONIA AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T41154 SEC 3-208 ZONING CODE (EXT) EXTERIOR ALTERATIONS - INSTALLING RAILINGS - WITHOUT PERMIT. PERMIT BL- APPLIED FOPR BUT NOT OBTAINED.	final	02/10/2012	03/19/2012	0.00	
BL-11-12-5956	12/14/2011	110 SIDONIA AVE	RAILING	INSTALL NEW ALUMINUM RAILING (BRONZE) \$39500	final	03/16/2012	08/07/2012	0.00	
BL-11-12-5622	12/09/2011	110 SIDONIA AVE	INT / EXT ALTERATIONS	*** CANCELLED - BOA - SIGNATURES EXPIRED -A NEW BOA NUMBER & PERMIT WILL BE GIVEN ****NEW CBS & METAL FENCE W/ GATES, REPLACE WINDOWS & DOORS, REPLACE RAILING (GUARD & STAIR), RESURFACE WALK & POOL DECK, NEW DUMPSTER ENCLOSURE \$80,000	canceled		07/09/2015	0.00	
PL-11-11-6567	11/30/2011	110 SIDONIA AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	EMERGENCY SEWER REPAIR. DIG UP AND REPAIR 4 " SEWER LINE \$2300	final	12/05/2011	07/23/2012	0.00	
AB-11-11-6591	11/30/2011	110 SIDONIA AVE	BOA COMPLETE (LESS THAN \$75,000)	REVISIONS TO INSTALL NEW ALUMINUM RAILING (BRONZE) \$39500	final	11/30/2011	09/05/2013	0.00	
AB-11-09-7264	09/28/2011	110 SIDONIA AVE	BOA PRELIMINARY/MED BONUS/FINAL	CANCELLED BOA APPROVAL EXPIRED/ FINAL NEW SITE WALL AND EXT5. RENOVATION \$80000	canceled	09/28/2011	08/26/2015	0.00	
ZN-11-03-7055	03/30/2011	110 SIDONIA AVE	POOL / SPA ONLY - MARBLELITE / SANDBLAST / TILE	TILE WATERLINE & REFINISH POOL \$5,000	final	04/01/2011	05/23/2011	0.00	
PU-10-10-4890	10/14/2010	110 SIDONIA AVE	PUBLIC RECORDS SEARCH	REQ COPY OF PERMIT 18581B CRM INV 011633	final	10/14/2010	10/14/2010	0.00	
RC-10-05-4445	05/19/2010	110 SIDONIA AVE	BLDG RECERT / CRB	UNSAFE STRUCTURES BOARD FEES 2006	final	05/19/2010	05/19/2010	0.00	
BL-10-04-4740	04/26/2010	110 SIDONIA AVE	ROOF / LIGHT WEIGHT CONC	REPLACE BROKEN ROOF TILES (WHITE) \$450	final	04/28/2010	05/05/2010	0.00	
CE-09-08-2157	08/13/2009	110 SIDONIA AVE	CODE ENF WARNING PROCESS	WT79079 SEC 54-153 CC (DAY)TRASH OUT PRIOR TO 6PM BEFORE SCHEDULED	final	08/13/2009	07/10/2013	0.00	

Case ID	Date	Address	Code	Description	Status	Start Date	End Date	Amount
<a href="#">CE-08-05-0256</a>	05/01/2008	110 SIDONIA AVE	CODE ENF WARNING PROCESS	P/U. ie MATRESS AND TV UNIT OUT @ 4.45PM WT 79612 SEC 54-153 CC (DAY) TRASH OUT PRIOR TO 6PM DAY BEFORE SCHEDULED P/U. ie PIZZA BOX WITH ADDRESS OF 110 SIDONIA #22	final	05/01/2008	07/10/2013	0.00
<a href="#">CE-08-01-1009</a>	01/24/2008	110 SIDONIA AVE	CODE ENF WARNING PROCESS	WT78536 SEC 54-29 CC (TRA) TRASH & DEBRIS EXIST ON PROPERTY.	final		04/20/2010	0.00

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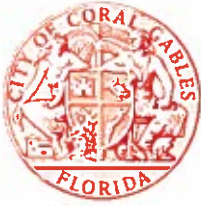
## ENERGOV

2021 – 2025

<a href="#">PEXT-25-12-2558</a>	Permit Extension/ Renewal	Electrical	Approved/Pay Fees	12/05/2025		*****Repair of nine (9) existing lines disconnected due to concrete work, to reconnect electricity	110 SIDONIA AVE
<a href="#">BLDB-25-11-3826</a>	FBC Building (Commercial)	Repair Only	In Review	11/25/2025		FACADE & SOFFIT STUCCO REPAIRS	110 SIDONIA AVE
<a href="#">ZONC-25-11-0624</a>	Zoning Commercial	Painting	Denied	11/25/2025		EXTERIOR AREAS PAINT ( FACADE, SOFFIT, INTERIOR CORRIDORS, COMMON AREAS)	110 SIDONIA AVE
<a href="#">REVR-25-10-4342</a>	Revision to Permit	Commercial	Issued	10/14/2025		REVISION - PLUMBING *** AS - BUILT *** Emergency Repair – Replacement of the Main Cast Iron Sewer Line	110 SIDONIA AVE
<a href="#">PLUB-25-08-1270</a>	Plumbing Commercial	Other	Issued	08/01/2025	03/30/2026	Emergency Repair – Replacement of the Main Cast Iron Sewer Line	110 SIDONIA AVE
<a href="#">ZONC-25-02-0526</a>	Zoning Commercial	Driveway/Walkway	Expired	02/24/2025	11/25/2025	Milling, Paving, Striping	110 SIDONIA AVE
<a href="#">REVR-25-02-3339</a>	Revision to Permit	Commercial	Issued	02/18/2025		Include the Notice of Acceptance (NOA) and FL approval - requested by inspector	110 SIDONIA AVE
<a href="#">PEXT-24-10-1359</a>	Permit Extension/ Renewal	Building	Finalized	10/31/2024	11/07/2024	**11/05/2024**CHANGE OF CONTRACT OR 4/08/2024 COMPLETED*** EXT FACADE STRUCTURAL RESTORATIONS- SPECIAL INSPECTOR FORM FOR ALL STRUCTURAL WORK	110 SIDONIA AVE
<a href="#">CHON-24-10-0620</a>	Change of Contractor	Building	Finalized	10/31/2024	11/12/2024	113 windows 6 doors	110 SIDONIA AVE
<a href="#">ELEC-24-08-2764</a>	Electrical Commercial	Other	Expired	08/26/2024	12/04/2025	Repair of nine (9) existing lines disconnected due to concrete work, to reconnect electricity	110 SIDONIA AVE

<a href="#">BLDB-24-08-2810</a>	FBC Building (Commercial)	Repair Only	Cancelled	08/22/2024		08/24/2024	*** CANCELLED INCORRECT LOG IN THIS IS AN ELECTRICAL PERMIT ***Repair of 9 existing lines disconnected due concrete work, to reconnect electricity	110 SIDONIA AVE
<a href="#">BLDB-24-07-2700</a>	FBC Building (Commercial)	Repair Only	Denied	07/17/2024			Repair of existing wall air conditioning drains. Permit Number: ZONC-24-05-0429 cancelled Need to apply for FBC-Building Commercial. Repair only, type of permit.	110 SIDONIA AVE
<a href="#">REVR-24-07-2462</a>	Revision to Permit	Commercial	Finalized	07/10/2024		04/11/2025	Extend scope of concrete repair work, demolition 652 SF and reconstruction 492 SF, pool area will be permanently closed	110 SIDONIA AVE
<a href="#">ZONC-24-05-0429</a>	Zoning Commercial	General Repairs	Denied	05/22/2024			Legalization and repair of existing wall air conditioning drains.	110 SIDONIA AVE
<a href="#">PLUB-24-05-0862</a>	Plumbing Commercial	Other	Finalized	05/03/2024	01/22/2025	07/26/2024	Legalization of the drainage pipes and current parking washing area by replacing the existing Cast iron pipes with PVC.	110 SIDONIA AVE
<a href="#">REVR-24-02-1863</a>	Revision to Permit	Commercial	Finalized	02/16/2024		03/11/2024	EXT FACADE STRUCTURAL RESTORATIONS	110 SIDONIA AVE
<a href="#">CHON-24-02-0423</a>	Change of Contractor	Building	Finalized	02/12/2024		04/08/2024	EXT FACADE STRUCTURAL RESTORATIONS	110 SIDONIA AVE
<a href="#">REVR-24-02-1844</a>	Revision to Permit	Commercial	Cancelled	02/09/2024		02/12/2024	CANCELLED - THIS IS A CHANGE OF CONTRACTOR*** SEE THE LINK FOR CHANGE OF CONTRACTOR IN THE SUBRECORDS ***	110 SIDONIA AVE
<a href="#">PEXT-23-09-0254</a>	Permit Extension/ Renewal	Building	Finalized	09/13/2023		09/19/2023	9/18/2023*****113 windows 6 doors	110 SIDONIA AVE

<a href="#">BLDB-23-09-1994</a>	FBC Building (Commercial)	Windows/Doors/Garage Doors/Shutters/Awnings/Canopy	Cancelled	09/13/2023		09/14/2023	**CANCELLED PER CUSTOMER REQUEST. MUST APPLY PERMIT EXTENSION** Building extension, replacement of windows and doors.	110 SIDONIA AVE
<a href="#">BLDB-23-01-1306</a>	FBC Building (Commercial)	Interior Build-Out/ Interior Alteration/Remodel	Cancelled	01/05/2023		05/07/2024	***CANCELLED PER CUSTOMER REQUEST*** PROPOSED	110 SIDONIA AVE
<a href="#">UNST-22-12-0006</a>	Unsafe Structure & Emergency Action	Unsafe Structure & Emergency Action	In Review	12/28/2022		12/19/2023	CRB - Case no. 23-6903 NOTICE OF EMERGENCY ACTION-for spalling, rusting and overall deterioration throughout the structure	110 SIDONIA AVE
<a href="#">REVR-22-12-0421</a>	Revision to Permit	Commercial	Cancelled	12/12/2022		04/11/2025	REVISION FOR ADDITION CONCRETE RESTORATION AND REMOVAL OF POOL	110 SIDONIA AVE
<a href="#">PRNW-22-11-0055</a>	Permit Renewal	Building	Finalized	11/22/2022		12/29/2022	EXT FACADE STRUCTURAL RESTORATIONS- SPECIAL INSPECTOR FORM FOR ALL STRUCTURAL WORK FROM PATRICIA BOTA S P.E.	110 SIDONIA AVE
<a href="#">BLDB-22-11-1212</a>	FBC Building (Commercial)	Windows/Doors/Garage Doors/Shutters/Awnings/Canopy	Issued	11/10/2022	01/21/2026		113 windows 6 doors	110 SIDONIA AVE
<a href="#">PLUB-22-02-0094</a>	Plumbing Commercial	Other	Cancelled	02/28/2022		01/26/2023	CANCELLED - SEE BLDR-21-12-0587 ***** Cast iron pipes in parking garage were replaced with PVC.	110 SIDONIA AVE
<a href="#">BLDB-21-09-0034</a>	FBC Building (Commercial)	Addition/ Exterior Renovations	Finalized	09/17/2021	09/03/2025	03/07/2025	*****CHANGE OF CONTRACTOR 4/08/2024 COMPLETED*** EXT FACADE STRUCTURAL RESTORATIONS- SPECIAL INSPECTOR FORM FOR ALL STRUCTURAL WORK FROM PATRICIA BOTA S P.E.	110 SIDONIA AVE



## The City of Coral Gables

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

January 5, 2016

Sidonia 110 LLC  
2550 Douglas Road #301  
Coral Gables, Florida 33134

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

**PROPERTY FOLIO: # 03-4108-009-2770**  
**ADDRESS: 110 Sidonia Avenue**

Dear Property Owner/Manager:

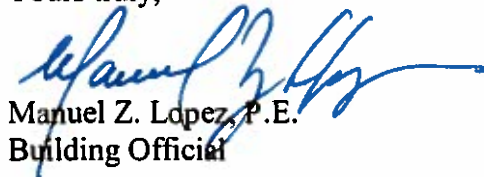
This Office is in receipt of your structural and electrical report stating that the above referenced building has been examined and found to be structurally and electrically safe for its continued occupancy.

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 2015. 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,



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

2/1/2023

VIA CERTIFIED MAIL

SIDONIA 110 LLC  
2550 DOUGLAS RD STE 301  
CORAL GABLES, FL 33134

7021 1970 0000 4015 8890

**RE:** 110 SIDONIA AVE  
**FOLIO #** 341080092770  
Process Number TBD

**\*\*\*COURTESY 2-YEAR NOTICE\*\*\***

Notice of Required Inspection for Recertification of 30 Years or Older Building

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 1965. 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 **in 2025**. 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](mailto: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



CITY OF CORAL GABLES  
Development Services Department

CITY HALL 405 BILTMORE WAY  
CORAL GABLES, FL 33134

1/31/2024

**VIA CERTIFIED MAIL**

7022 2410 0002 9144 5076

SIDONIA 110 LLC  
2550 DOUGLAS RD STE 301  
CORAL GABLES, FL 33134

**RE:** 110 SIDONIA AVE  
**FOLIO #** 03-4108-009-2770  
Process Number TBD

**\*\*\*COURTESY 1-YEAR NOTICE\*\*\***

Notice of Required Inspection for Recertification of 30 Years or Older Building

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 1965. 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 **in 2025**. 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](mailto: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



## CITY OF CORAL GABLES

DEVELOPMENT SERVICES DEPARTMENT  
427 BILTMORE WAY  
CORAL GABLES, FL 33134

1/31/2025

SIDONIA 110 LLC  
2550 DOUGLAS RD STE 301  
CORAL GABLES, FL 33134

**VIA CERTIFIED MAIL**

9589 0710 5270 1801 7247 65

**RE: 110 SIDONIA AVE**  
**FOLIO # 341080092770**

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 1965. 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.

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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:

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<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](mailto: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



CITY OF CORAL GABLES

DEVELOPMENT SERVICES DEPARTMENT  
427 BILTMORE WAY  
CORAL GABLES, FL 33134

5/1/2025

**VIA CERTIFIED MAIL**

SIDONIA 110 LLC  
2550 DOUGLAS RD STE 301  
CORAL GABLES, FL. 33134

7020 1290 0001 5682 7941

**RE: 110 SIDONIA AVE**  
**FOLIO # 341080092770**

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

Dear Property Owner:

In a certified letter dated 1/31/2025, 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 black ink, appearing to read 'Manuel Z. Lopez', with a stylized flourish at the end.

Manuel Z. Lopez, P.E.  
Building Official



CITY OF CORAL GABLES

DEVELOPMENT SERVICES DEPARTMENT  
427 BILTMORE WAY  
CORAL GABLES, FL 33134

June 18, 2025

Via Certified Mail

7020 2450 0001 8406 0171

SIDONIA 110 LLC  
2550 DOUGLAS RD STE 301  
CORAL GABLES, FL 33134

**RE: 110 SIDONIA AVE**  
**FOLIO # 03-4108-009-2770**

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

Dear Property Owner:

In a certified letter dated January 31, 2025, 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 May 1, 2025 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 Analyn Hernandez at [ahernandez2@coralgables.com](mailto:ahernandez2@coralgables.com) if any questions regarding building recertification.

Please govern yourself accordingly.

Sincerely,

Manuel Z. Lopez, P.E.  
Building Official

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

CITY OF CORAL GABLES,  
Petitioner,

Case No.25-1235  
RECT-26-01-0639

vs.

Certified Mail Return Receipt & Via USPS Regular Mail  
9589 0710 5270 1749 3953 00

Sidonia 110 LLC  
C/O Roberto Beraja, Registered Agent  
2550 Douglas Rd, Ste. 301  
Coral Gables, FL 33134-6182  
Respondent.

**NOTICE OF INTENT TO LIEN AND HEARING**

Date: April 28, 2026

Re: **110 Sidonia Ave**, Coral Gables, Fl 33134, Lot 7-8 & E ½ Lot 6 Blk 29, Coral Gables Douglas Sec, PB 25-69, and 03-4108-009-2770 ("Property").

On January 14, 2026 the City's Construction Regulation Board entered an order in this matter imposing a deadline for compliance and providing for the accrual of fines for each day that the non-compliance continues and for payment of administrative and investigative costs, as applicable ("Order"). According to our records, the property has not been recertified & you did not comply with the deadline in the Order or pay the costs. Moreover, fines have accrued that also have not been paid. Therefore, the City intends to record a certified copy of the Order in the Public Records of Miami-Dade County, Florida, which will constitute a lien.

**The amount currently due is \$19,380, which may be accruing additional fines on a daily basis and may include administrative and investigative costs.**

**Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Fairchild Tropical Boardroom, 427 Biltmore Way, Coral Gables, Florida 33134, on **May 11, 2026, at 2:00 p.m.** The hearing shall be strictly limited to determining whether and when you corrected the code violations and paid the civil penalties and costs, if any, as required by the Order of the Board previously entered in this case. The Board may also issue an order, having the force of law, commanding whatever steps are necessary to bring a violation into compliance, to enforce Article III of Chapter 105, of the City Code, or as otherwise authorized by Section 101-57 of the City Code. Any applicable fines shall continue to accrue while the hearing is pending and, if you are not successful at the hearing, fines will have accrued retroactive to the deadline in the Order. You shall also be liable for the reasonable costs of the administrative hearing, if you are unsuccessful at the hearing.**

Please note that, as provided in the Board's Order and notwithstanding the pending hearing, **the Building Official may take further enforcement action, to immediately, and without further order from the Board, order that the structure BE VACATED, boarded, secured, and posted (including, but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy and the City may DEMOLISH the Structure.** The City may sell as salvage or require the demolition contractor to dispose of the contents of the Structure. The Board may also enter an order of demolition and assess all costs of the proceedings and demolition and other required action for which the City shall have a lien against the Owner and the Property. Until the Structure is recertified in compliance the terms of the Board's Order, the City shall not issue any further development approvals for the Property.

**CITY'S EXHIBIT #6**

including, but not limited to, building permits, unless the development approval is required to comply with the terms of the Board's Order.

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 Analyn Hernandez, Secretary to the Board, at City of Coral Gables, Development Services Department, 427 Biltmore Way, Coral Gables, FL 33134, [ahernandez2@coralgables.com](mailto:ahernandez2@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. and the main number is (305) 460-5245, ext. 0. Your immediate attention to this matter would be appreciated. Please call me to discuss your options regarding fines associated with this case.

Sincerely,

*Analyn Hernandez*

Analyn Hernandez  
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, Clifford R. Friedman, Director of Human Resources & Risk Management (E-mail: [cfriedman@coralgables.com](mailto:cfriedman@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, Clifford R. Friedman, Director of Human Resources & Risk Management (E-mail: [cfriedman@coralgables.com](mailto:cfriedman@coralgables.com), Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

c: John Abell Corporation, P.O. Box 971297, Miami, FL 33197-1297  
9589 0710 5270 1749 3953 24

John Abell Corporation, C/O John W Abell, Jr, 10500 SW 186 St, Cutler Bay, Fl 33157-6718  
9589 0710 5270 1749 3953 31



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Title of Document Posted: Notice of Intent to Lien and Hearing

I, Brayan Seiva, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 110 Sidonia Ave., ON 4/30/2026 AT 1:18 PM.

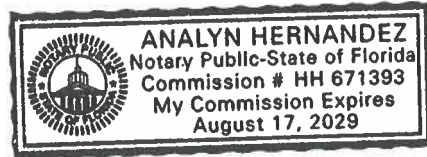
Brayan Seiva  
Employee's Printed Name

B. Seiva  
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online  
notarization, this 1 day of May, in the year 2026, by  
Brayan Seiva who is personally known to me.

My Commission Expires: Aug. 17, 2029



Asky  
Notary Public

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

CITY OF CORAL GABLES,  
Petitioner,

Case No. 25-1235  
RECT-26-01-0639

vs.

Certified Mail Return Receipt & Via USPS Regular Mail  
9589 0710 5270 1749 3953 00

Sidonia 110 LLC  
C/O Roberto Beraja, Registered Agent  
2550 Douglas Rd, Ste. 301  
Coral Gables, FL 33134-6182  
Respondent.

**NOTICE OF INTENT TO LIEN AND HEARING**

Date: April 28, 2026

Re: **110 Sidonia Ave**, Coral Gables, FL 33134, Lot 7-8 & E ½ Lot 6 Blk 29, Coral Gables Douglas Sec.  
PB 25-69, and 03-4108-009-2770 ("Property").

On January 14, 2026 the City's Construction Regulation Board entered an order in this matter imposing a deadline for compliance and providing for the accrual of fines for each day that the non-compliance continues and for payment of administrative and investigative costs, as applicable ("Order"). According to our records, the property has not been recertified & you did not comply with the deadline in the Order or pay the costs. Moreover, fines have accrued that also have not been paid. Therefore, the City intends to record a certified copy of the Order in the Public Records of Miami-Dade County, Florida, which will constitute a lien.

**The amount currently due is \$19,380, which may be accruing additional fines on a daily basis and may include administrative and investigative costs.**

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Please note that, as provided in the Board's Order and notwithstanding the pending hearing, **the Building Official may take further enforcement action, to immediately, and without further order from the Board, order that the structure BE VACATED, boarded, secured, and posted (including, but not limited to, requesting the electric utilities to terminate service to the Structure), to prevent further occupancy and the City may DEMOLISH the Structure.** The City may select salvage or require the demolition contractor to dispose of the contents of the Structure. The Board may also enter an order of demolition and assess all costs of the proceedings and demolition and other required action for which the City shall have a lien against the Owner and the Property. Until the Structure is recertified in compliance the terms of the Board's Order, the City shall not issue any further development approvals for the Property,

4/30/26, 1:18 PM

**CITY'S EXHIBIT #8**





CFN 2010R0766055  
 DR Bk 27486 Pgs 2875 - 2876 (2pgs)  
 RECORDED 11/10/2010 09:01:59  
 DEED DOC TAX 13,011.00  
 SURTAX 9,758.25  
 HARVEY RUVIN, CLERK OF COURT  
 MIAMI-DADE COUNTY, FLORIDA

Prepared by and return to:  
**Sanchez-Galarraga, P.A.**  
**1313 Ponce de Leon Boulevard Suite 301**  
**Coral Gables, FL 33134-3343**  
**305-445-5351**  
 File Number: **SG Milio**  
 Will Call No.:

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this **4th** day of **November, 2010** between **Vincent E. Milio, a single man** whose post office address is **90 Casuarina Concourse, Coral Gables, FL 33143**, grantor, and **Sidonia 110, LLC, a Florida limited liability company** whose post office address is **2550 Douglas Road, Suite 301, Coral Gables, FL 33134**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Miami-Dade County, Florida** to-wit:

**The East 1/2 of Lot 6 and all of Lots 7 and 8, in Block 29, of CORAL GABLES DOUGLAS SECTION, according to the Plat thereof, as recorded in Plat Book 25, Page 69, of the Public Records of Miami-Dade County, Florida.**

**Parcel Identification Number: 03-4108-009-2770**

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2009**.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTime®

**CITY'S EXHIBIT #9**

Signed, sealed and delivered in our presence:

*[Signature]*  
Witness Name: SOLIA M. BLANK

V Emilio (Seal)  
Vincent E. Milio  
90 Casuarina Concourse  
Coral Gables FL 33143

Witness Name: JORGE SANCHEZ GALARRAGA

State of Florida  
County of Miami-Dade

The foregoing instrument was acknowledged before me this 4th day of November, 2010 by Vincent E. Milio, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]

*[Signature]*

Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_





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

## Detail by Entity Name

Florida Limited Liability Company  
SIDONIA 110, LLC

### Filing Information

**Document Number** L10000076336  
**FEI/EIN Number** 27-3141536  
**Date Filed** 07/20/2010  
**State** FL  
**Status** ACTIVE

### Principal Address

2550 S DOUGLAS ROAD  
Suite 300  
CORAL GABLES, FL 33134

Changed: 02/17/2022

### Mailing Address

2550 S DOUGLAS ROAD  
Suite 300  
CORAL GABLES, FL 33134

Changed: 02/17/2022

### Registered Agent Name & Address

BERAJA, ROBERTO  
2550 S DOUGLAS ROAD  
Suite 300  
CORAL GABLES, FL 33134

Name Changed: 04/30/2021

Address Changed: 02/17/2022

### Authorized Person(s) Detail

#### **Name & Address**

Title GP

BERAJA INVESTMENTS II, LTD  
2550 S DOUGLAS ROAD  
Suite 300  
CORAL GABLES, FL 33134

Title MGR

BERAJA, ROBERTO  
2550 S DOUGLAS ROAD  
Suite 300  
CORAL GABLES, FL 33134

**Annual Reports**

Report Year	Filed Date
2023	02/28/2023
2024	03/15/2024
2025	04/01/2025

**Document Images**

<a href="#">04/01/2025 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/15/2024 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/28/2023 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/17/2022 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/30/2021 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/24/2020 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/29/2019 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/16/2018 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/21/2017 -- ANNUAL REPORT</a>	View image in PDF format
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**WARNING!**  
THIS LEGAL DOCUMENT REFLECTS THAT A CONSTRUCTION LIEN HAS BEEN PLACED ON THE REAL PROPERTY LISTED HEREIN. UNLESS THE OWNER OF SUCH PROPERTY TAKES ACTION TO SHORTEN THE TIME PERIOD, THIS LIEN MAY REMAIN VALID FOR ONE YEAR FROM THE DATE OF RECORDING, AND SHALL EXPIRE AND BECOME NULL AND VOID HEREAFTER UNLESS LEGAL PROCEEDINGS HAVE BEEN COMMENCED TO FORECLOSE OR TO DISCHARGE THIS LIEN.

**CLAIM OF LIEN**

**STATE OF FLORIDA  
COUNTY OF MIAMI-DADE**

BEFORE ME, the undersigned authority, personally appeared GLADYS SOSA, who after being duly sworn deposes and says that he/she is the ACCOUNTS RECEIVABLE of the Lienor herein, JOHN ABELL CORPORATION, 10500 SW 186 STREET, MIAMI FL 33157, and that pursuant to a contract with GELABERT CONSTRUCTION, INC, 765 E 20 ST, HIALEAH, FL 33013, the Lienor furnished MISCELLANEOUS BUILDING MATERIALS on the following real property located in MIAMI-DADE County, Florida:

**110 SIDONIA AVE, 110 SIDONIA AVE, CORAL GABLES, FOLIO 03-4108-009-2770 CORAL GABLES DOUGLAS SEC P, B 25-69 LOTS 7-8 & E1/2 LOT 6 BLK 29 MIAMI-DADE C, OUNTY FLORIDA**

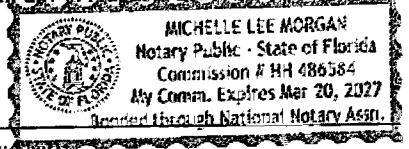
Said property is owned by SIDONIA 110 LLC, 2550 DOUGLAS RD STE 301, CORAL GABLES, FL 33134

Said labor, materials, and/or services were of a total value of \$16,175.90, of which there remains unpaid \$7,309.02. The first of said labor, materials and/or services were furnished on January 30, 2025 and the last of the same on June 9, 2025. On March 14, 2025, the Lienor served its Notice to Owner on the owner by Certified Mail #7101-0412-3440-3245-7523

**JOHN ABELL CORPORATION  
10500 SW 186 STREET  
MIAMI FL 33157**

By: [Signature]  
**GLADYS SOSA, ACCOUNTS RECEIVABLE**

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this 29th day of August, 2025, by GLADYS SOSA.



Notary Public [Signature]  
My Commission Expires 03/20/2027

(Notary Seal)  
Notary Name typed, printed or stamped  
 Personally Known OR  Produced Identification Type of Identification Produced \_\_\_\_\_



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## Detail by Entity Name

Florida Profit Corporation

JOHN ABELL CORPORATION

### Filing Information

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**Last Event** REINSTATEMENT  
**Event Date Filed** 10/14/2013

### Principal Address

10500 SW 186 STREET  
MIAMI, FL 33157

Changed: 04/29/2005

### Mailing Address

PO BOX 971297  
MIAMI, FL 33197

Changed: 01/24/2022

### Registered Agent Name & Address

ABELL JOHN W JR  
10500 SW 186 STREET  
MIAMI, FL 33157

Name Changed: 05/01/1993

Address Changed: 04/29/2005

### Officer/Director Detail

#### **Name & Address**

Title PD

ABELL, JOHN W.,JR.  
 10500 SW 186 STREET  
 MIAMI, FL 33157

Title CORPORATE SECRETARY

MORGAN, MICHELLE LEE  
 21421 SW 94 AVE  
 MIAMI, FL 33189

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