



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On 8/30/2017

Property Information	
Folio:	03-4107-018-6430
Property Address:	809 FERDINAND ST Coral Gables, FL 33134-2175
Owner	DAVID P REISS
Mailing Address	4920 SW 73 ST MIAMI, FL 33143
PA Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	0803 MULTIFAMILY 2-9 UNITS MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	4 / 4 / 0
Floors	2
Living Units	4
Actual Area	Sq.Ft
Living Area	Sq Ft
Adjusted Area	3,352 Sq.Ft
Lot Size	6,240 Sq Ft
Year Built	1947



Assessment Information			
Year	2017	2016	2015
Land Value	\$312,000	\$312,000	\$312,000
Building Value	\$237,270	\$200,247	\$159,287
XF Value	\$0	\$0	\$354
Market Value	\$549,270	\$512,247	\$471,641
Assessed Value	\$549,270	\$512,247	\$471,641

Benefits Information				
Benefit	Type	2017	2016	2015
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
7 54 41 CORAL GABLES GRANADA SEC PB 8-113 S60FT LOTS 1 & 2 BLK 60 LOT SIZE 60.000 X 104 OR 16904-4914 0995 1

Taxable Value Information			
	2017	2016	2015
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$549,270	\$512,247	\$471,641
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$549,270	\$512,247	\$471,641
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$549,270	\$512,247	\$471,641
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$549,270	\$512,247	\$471,641

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
09/01/1995	\$180,000	16904-4914	Sales which are qualified
12/01/1985	\$105,000	12743-0238	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>

Version

CITY'S

EXHIBIT 1

809 Ferdinand St

Owner

David P. Reiss

4920 SW 73 St

Coral Gables, FL 33143-6049

809 FERDINAND STREET





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Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
CE-08-02-0329	02/07/2008	809 FERDINAND ST	CODE ENF TICKET PROCESS - NO RUNNING FINE	T21006 DOP 54-154 RE-CITED , FAILURE TO PAY, CHECK RETURNED REF: T35015	final	02/07/2008	09/14/2009	0.00
CE-08-02-0330	02/07/2008	809 FERDINAND ST	CODE ENF TICKET PROCESS - NO RUNNING FINE	T21007 DAY 54-153 CITY RE-CITED, FAILURE TO PAY, CHECK RETURNED REF: T35014	final	02/07/2008	08/19/2009	0.00
CE-12-12-0517	12/08/2012	809 FERDINAND ST	CODE ENF WARNING PROCESS	WT11922 5-1907 ZONING CODE (SNR) REAL ESTATE SIGN TOO LARGE (456SQ. IN.) CODE ALLOWS NO LARGER THAN 250 SQ. IN.	final	12/08/2012	12/08/2012	0.00
CE-14-06-3832	06/24/2014	809 FERDINAND ST	CODE ENF WARNING PROCESS	WT20398 54-154 CITY CODE (DOP) UNLAWFUL TO PLACE TRASH UPON ANY LOT/PREMISE OTHER THAN PROPERTY WHERE IT ORIGINATED FROM.	final	06/24/2014	06/24/2014	0.00
CE-14-06-3973	06/25/2014	809 FERDINAND ST	CODE ENF WARNING PROCESS	WT20398 54-154 CITY CODE (DOP) UNLAWFUL TO PLACE TRASH UPON ANY LOT/PREMISE OTHER THAN PROPERTY WHERE IT ORIGINATED FROM. NO VIOLATION AT THIS TIME.	final	06/25/2014	06/25/2014	0.00
CE-14-08-2036	08/02/2014	809 FERDINAND ST	CODE ENF WARNING PROCESS	WT20620 54-149 CITY CODE (CLO) TRASH CONTAINERS TO BE MAINTAINED ON SIDE OF PROPERTY AT ALL TIMES.	final	08/02/2014	08/02/2014	0.00
CE-14-08-2195	08/05/2014	809 FERDINAND ST	CODE ENF WARNING PROCESS	WT20620 54-149 CITY CODE (CLO) TRASH CONTAINERS TO BE MAINTAINED	final	08/05/2014	08/05/2014	0.00

CITY'S

EXHIBIT

2

				ON SIDE OF PROPERTY AT ALL TIMES. NO VIOLATION AT THIS TIME.				
PL-17-05-1636	05/11/2017	809 FERDINAND ST	PLUMB DRAINFIELD/SEPTIC TANK/ABANDONMENT	PLUMBING WORK FOR NEW SEPTIC TANK & DRAINFIELD \$2,400	final	05/12/2017	08/18/2017	0.00
PU-16-06-6313	06/02/2016	809 FERDINAND ST	PUBLIC RECORDS SEARCH	REQUEST FOR ORIGINAL PLANS	pending			0.50
PW-13-07-0631	07/10/2013	809 FERDINAND ST	OBSTRUCTION OF ROW PERMIT	LANDSCAPE & IRRIGATION CITY WORK N/C AS PER L.FERRER	final	07/30/2013	01/22/2014	0.00
RC-17-09-1647	09/25/2017	809 FERDINAND ST	BUILDING RE CERTIFICATION	BUILDING RECERTIFICATION (1947) CONSTRUCTION REGULATION BOARD CASE #17-6563 AND UNSAFE STRUCTURES FEE	approved			980.63
UP-17-05-1631	05/11/2017	809 FERDINAND ST	UPFRONT FEE	SEPTIC TANK REPAIR \$ 2,400	final	05/11/2017	05/11/2017	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).



City of Coral Gables
Fire Department
Fire Prevention Division
 2815 Salzedo Street, Coral Gables, FL 33134
 Fax (305) 460-5598

The items noted below are in violation of the Florida Fire Prevention Code and/or the Florida Administrative Code. Nothing in this report supersedes any previously written, still existing violations for this occupancy/building. You are directed to comply with corrective measures as indicated.

Occupant Name:	809 Ferdinand St. Apartments - 4 units	Inspection Date:	9/27/2017
Address:	809 Ferdinand Street Coral Gables	InspectionType:	AA-Tactical, Apartment / Condo
		Inspected By:	Leonard Veight 305-460-5577 lveight@coralgables.com
Suite:		Occ. Sq. Ft.:	0
		Occupant Number:	019152

No violations noted at this time.

Company Representative:

No Signature
 9/27/2017 2:41:13 PM
 Signature valid only in mobile-eyes documents

Inspector:

No Signature
 9/27/2017
 Leonard Veight
 305-460-5577
 9/27/2017 2:41:13 PM
 Signature valid only in mobile-eyes documents

Leonard Veight
 9/27/2017

CITY'S

EXHIBIT

3



The City of Coral Gables

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

4/25/2017

VIA CERTIFIED MAIL

7015 3010 0001 0620 0198

DAVID P REISS
4920 SW 73 ST
MIAMI, FL 33143

RE: 809 FERDINAND ST, CORAL GABLES, FL
FOLIO # 341070186430
Recertification of Building 40 Years or Older

Gentlemen:

As per the Miami-Dade County Property Appraiser's office the above referenced property address is forty (40) years old, or older, having been built in 1947. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a Florida Registered Architect or Professional Engineer must inspect said building and a completed Recertification Report ("Report") must be submitted to this Department within ninety (90) calendar days from the date of this letter. Submittal of the Report does not constitute recertification; it must be approved by this department.

In addition to the Report you must submit a cover letter stating the structure meets the requirement for the building recertification. Furthermore, the Parking Lot Illumination and Guardrails Compliance forms will also be required; no additional documents or photographs are necessary.

In the event repairs or modifications are found to be necessary, the Building Official is able to grant an extension of one hundred fifty (150) calendar days from the date of this letter to obtain the necessary permits and perform the repairs. Recertification will take place once a *revised* Report is approved and all required permits are closed.

The Architect or Engineer may obtain the required Form, "*Minimum Inspection Procedural Guidelines for Building Recertification*," from the following link: <http://www.miamidade.gov/pa/propertyrecertification.asp>. The Recertification Report fee of \$380.63 and additional document and filing fees shall be submitted to the Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, Florida, 33134. In order to avoid delays please submit in person in order to calculate the fees accordingly.

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

The Department's working hours are Monday through Friday, 7:30am to 3:30pm, tel: (305) 460-5235.

Thank you for your prompt attention to this matter.

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

CITY'S Composite
EXHIBIT 4

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

DAVID P REISS
4920 SW 73 ST
MIAMI, FL 33143



9590 9403 0940 5223 8118 11

2. Article Number (Transfer from service label)

70153010000106200198

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

5-19-17

- D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

2017 Receipt

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 17-6563

vs.

DAVID P. REISS
4920 S.W. 73rd Street
Miami, Florida 33143-6049

Return receipt number:

91 7108 2133 3932 5922 8978

Respondent.

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

Date: October 2, 2017

Re: **809 Ferdinand Street**, Coral Gables, Florida 33134-2175, and legally described as Lots 1 & 2, Block 60, of CORAL GABLES GRANADA SECTION, according to the Plat thereof, as recorded in Plat Book 8, Page 113, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4107-018-6430 ("Property").

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

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on October 16, 2017, at 2:00 p.m.

You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, bgarcia@coralgables.com, tel: (305) 460-5229. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m., tel: (305) 460-5235.

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.



Belkys Garcia, Secretary to the Board

ADA NOTICES

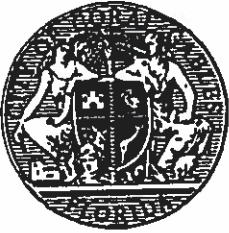
Any person who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, must register with the City Clerk, prior to engaging in lobbying activities before the city staff, boards, committees and/or the City Commission. A copy of the Ordinance is available in the Office of the City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

Presentations made to this Board are subject to the City's False Claims Ordinance, Chapter 39 of the City of Coral Gables Code.

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

Any person who needs assistance in another language in order to speak during the public hearing or public comment portion of the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (E-mail: relejabarrieta@coralgables.com, 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.



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 17-6563

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

I, Claudio Ramos, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 809 Ferdinand St, ON 10-2-17
AT 10¹⁵ am.

Claudio Ramos
Employee's Printed Name

[Signature]
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 2nd day of October, in
the year 2017, by Claudio Ramos who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

809 FERDINAND STREET



Return to (enclose self-addressed stamped envelope)

Name: JAY B. WEISS
Address: 2251 S. W. 22nd Street, Miami, FL 33145
This Instrument Prepared By: GEORGE EARL BROWN
Address: 14 S. W. Second Avenue, Miami, Florida 33130
Property Appraiser's Parcel Identification (Foto Number(s)): Q3 41 07 018 6430
Grantor(s) S.S. # (s): 267-15-5390

WARRANTY DEED
FROM CORPORATION

BAMCO FORM 33

OFF REC 16904 PG 4914

95R356852 1995 SEP 01 13:33

DOCSTPDEE 1,080.00 SURTX 810.00
HARVEY RUVIN, CLERK DADE COUNTY, FL

RECORDED IN OFFICIAL RECORDS BY
HARVEY RUVIN,
Clerk of Circuit & County
Dade

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed, Made and executed the day of September, 1995, by T.D. INVESTMENTS, INC.,

a corporation existing under the laws of the State of Florida, and having its principal place of business at 5701 S. W. 84th Avenue, Miami, Florida 33143

hereinafter called the grantor, to DAVID P. REISS, a married man, whose post office address is 910 Ferdinand Street, Coral Gables, Florida 33134

hereinafter called the Grantee.

(Wherever used herein the terms "Grantor" and "Grantee" include of the parties to this instrument, singly and joint, and their heirs, assigns, representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the Grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land, situate in Dade County, State of Florida, viz:

The South 60 feet of Lots 1 and 2, in Block 60, of CORAL GABLES, GRANADA SECTION, according to the Plat thereof, recorded in Plat Book 2, at Page 113 of the Public Records of Dade County, Florida.

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 it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it 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.

In Witness Whereof, the said Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

ATTEST: SUSAN L. TOWER, Secretary

T.D. INVESTMENTS, INC. Name of Grantor

Signed, sealed and delivered in the presence of: George Earl Brown

Nelson L. Tower, President

George Earl Brown, Witness

NELSON L. TOWER, President's Printed Name

Lucy E. Civile, Witness

6701 S.W. 84th Ave., Miami, FL 33143 Grantor's HOME ADDRESS

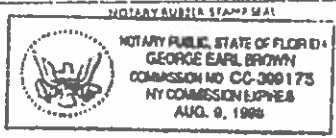
Lucy E. Civile, Witness

STATE OF FLORIDA COUNTY OF DADE

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared NELSON L. TOWER and Secretary

SUSAN L. TOWER known to me to be the President and Secretary respectively of T.D. INVESTMENTS, INC., the corporation in whose name

the foregoing instrument was executed, and that they severally acknowledged executing the same for such corporation, freely and voluntarily, under authority duly vested in them by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation, and that an oath was not taken. (Check one) [X] Said persons are personally known to me. [] Said persons produced the following type of identification:



Witness my hand and official seal in the County and State first aforesaid this 1st day of September, 1995. George Earl Brown, Notary Public