



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On 8/3/2017

Property Information	
Folio:	03-4108-009-2590
Property Address:	234 SIDONIA AVE Coral Gables, FL 33134-3249
Owner:	234 SIDONIA LLC
Mailing Address:	2692 SW 137 AVE MIAMI, FL 33175 USA
PA Primary Zone:	5001 HOTELS & MOTELS - GENERAL Med Density
Primary Land Use:	0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half:	10 / 8 / 0
Floors:	2
Living Units:	8
Actual Area:	Sq Ft
Living Area:	Sq Ft
Adjusted Area:	5,925 Sq Ft
Lot Size:	11,000 Sq Ft
Year Built:	1957



Assessment Information			
Year	2017	2016	2015
Land Value	\$825,000	\$770,000	\$715,000
Building Value	\$363,719	\$352,585	\$322,894
XF Value	\$4,866	\$4,930	\$4,993
Market Value	\$1,193,585	\$1,127,515	\$1,042,887
Assessed Value	\$1,193,585	\$1,127,515	\$1,042,887

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
8 54 41 PB 25-69
CORAL GABLES DOUGLAS SEC
LOTS 1 & 2 BLK 28
LOT SIZE 100.000 X 110
OR 18000-0136 0298 1

Taxable Value Information			
	2017	2016	2015
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,193,585	\$1,127,515	\$1,042,887
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,193,585	\$1,127,515	\$1,042,887
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,193,585	\$1,127,515	\$1,042,887
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,193,585	\$1,127,515	\$1,042,887

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
06/30/2014	\$1,400,000	29220-0018	Qual by exam of deed
11/01/2005	\$1,875,000	23980-4605	Sales which are qualified
02/01/1998	\$550,000	18000-0136	Sales which are qualified
06/01/1982	\$302,222	11478-1611	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

234 Sidonia Ave

<u>Owner (deed address)</u> 234 Sidonia LLC 2692 SW 137 Ave Miami, FL 33175-6636	<u>Owner (Sunbiz principal address)</u> 234 Sidonia LLC 3614 Monserrate St Coral Gables, FL 33134-7018
<u>Owner (Sunbiz mailing address)</u> 234 Sidonia LLC PO Box 143443-3443 Coral Gables, FL 33114-3443	<u>Owner (Registered Agent)</u> 234 Sidonia LLC c/o Avel A. Gonzalez Registered Agent 2688 SW 137 Ave Miami, FL 33175-6636

234 SIDONIA AVENUE





Home Citizen Services Business Services Back to Coral Gables.com

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
AB-14-08-3350	08/21/2014	234 SIDONIA AVE	BOA COMPLETE (LESS THAN \$75,000)	RE ROOF \$32,200	final	08/21/2014	12/05/2014	0.00
AB-15-01-0461	01/13/2015	234 SIDONIA AVE	BOA COMPLETE (LESS THAN \$75,000)	RESIDENTIAL* AWNING RECOVER - SIX EXISTING (COLOR: TERRACOTTA) \$2000	final	01/13/2015	04/23/2015	0.00
BL-14-08-3823	08/28/2014	234 SIDONIA AVE	ROOF / LIGHT WEIGHT CONC	RE ROOF \$32,200 BORAL SAXONY 900 SHAKE STERLING TILE	final	09/11/2014	12/05/2014	0.00
CE-09-08-2453	08/18/2009	234 SIDONIA AVE	CODE ENF WARNING PROCESS	WT3755 SEC34 21 CC (LOT) LOT IS OVERGROWN AND IN NEED OF MAINTENANCE.	pending	08/18/2009		0.00
CE-10-03-3765	03/15/2010	234 SIDONIA AVE	CODE ENF WARNING PROCESS	WT4063 SEC 54-153 CC (DAY) TRASH (FURNITURE) ON SWALE 4 DAYS PRIOR TO SCHEDULED P/U. MUST REMOVE.	final	03/15/2010	03/15/2010	0.00
CE-11-03-4924	03/01/2011	234 SIDONIA AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T37908 SEC 54-153 CITY CODE (DAY) TRASH ON R/W 3 DAYS PRIOR TO SCHEDULED P/U. P/U IS SCHEDULED FOR FRIDAY. MUST REMOVE. PREVIOUSLY WARNED 3/2010	final	03/01/2011	03/21/2011	0.00
CE-11-03-5282	03/07/2011	234 SIDONIA AVE	CODE ENF WARNING PROCESS	WT15685 SEC 54-29 CITY CODE (TRA) MUST REMOVE ALL TRASH FROM PROPERTY & R/W SURROUNDING PROPERTY (LOOSE PAPERS, BOTTLES, ETC). COMPLAINT	final	03/07/2011	03/07/2011	0.00
CE-12-01-6135	01/05/2012	234 SIDONIA AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T46032 SEC 54-153 CITY CODE (DAY) TRASH ON RIGHT OF WAY DAY BEFORE SCHEDULED PICK UP PRIOR TO 6:00 PM (MATTRESS - 1:06 PM) *****CANCELED*****CANCELED***** PREVIOUSLY CITED 3/15/10 & 3/12/11	canceled	01/05/2012	01/25/2012	0.00
CE-14-05-3032	05/14/2014	234 SIDONIA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	05/19/2014	05/19/2014	0.00
CE-14-05-3270	05/16/2014	234 SIDONIA AVE	CODE ENF WARNING PROCESS	WT20063 SEC CH 54-29 (TRA) CITY CODE TRASH ANED DEBRIS EXISTS ON PROPERTY I.E. PAPER, BOTTLES, ETC	final	05/16/2014	05/16/2014	0.00
CE-14-05-3781	05/23/2014	234 SIDONIA AVE	CODE ENF WARNING PROCESS	FOLLOW UP TO WT20063 - COMPLIED	final	05/23/2014	05/23/2014	0.00
CE-14-10-4043	10/29/2014	234 SIDONIA AVE	CODE ENF WARNING PROCESS	WT20782 SEC CH 54-29 CITY CODE (TRA) TRASH LOCATED AT SIDE/REAR OF PROPERTY (FURNITURE)	final	10/29/2014	10/29/2014	0.00
CE-14-11-3548	11/04/2014	234 SIDONIA AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T55510 SEC 54-29 CITY CODE (TRA) TRASH LOCATED AT SIDE(EAST)/REAR OF PROPERTY I.E. FURNITURE	final	11/13/2014	11/13/2014	0.00
CE-14-12-4289	12/22/2014	234 SIDONIA AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	GovQA Ticket # 55513/CE 256034	final	12/29/2014	12/29/2014	0.00
EL-08-01-0443	01/14/2008	234 SIDONIA AVE	ELEC SERVICE - CHANGE / LATERAL / REPAIR	FPL CONNECT METER / METER SERVICE REPAIR \$800	final	01/14/2008	01/16/2008	0.00
EL-09-11-1401	11/03/2009	234 SIDONIA AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	ELECTRICAL FIRE REPAIR (ENERGY) @ (UNIT #4) \$500	final	11/03/2009	01/13/2010	0.00
PS-08-05-1497	05/28/2008	234 SIDONIA AVE	TREE REMOVAL/RELOCATION - PUBLIC SERVICE		final	05/28/2008	05/28/2008	0.00
PS-12-12-1501	12/31/2012	234 SIDONIA AVE	TREE REMOVAL/RELOCATION - PUBLIC SERVICE	REMOVE DEAD COCONUT PALM	final	12/31/2012	12/31/2012	0.00
RC-17-08-1185	08/03/2017	234 SIDONIA AVE	BUILDING RE CERTIFICATION	BUILDING RECERTIFICATION (1957) CONSTRUCTION REGULATION BOARD CASE #17-6358 AND UNSAFE STRUCTURES FEE	approved			980.63

CITY'S

EXHIBIT

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ZN-09-12-2809	12/22/2009	234 SIDONIA AVE	KITCHEN CABINETS / COUNTERTOPS	INSTALL KITCHEN CABINETS & DRYWALL \$3,800	final	12/28/2009	01/15/2010	0.00
ZN-11-06-7343	06/23/2011	234 SIDONIA AVE	PAINT / RESURFACE FL / CLEAN	PRESSURE CLEAN, REPLACE & PAINT WOOD FASCIA - WHITE \$2,150	final	06/24/2011	06/28/2011	0.00
ZN-14-11-4868	11/26/2014	234 SIDONIA AVE	PAINT / RESURFACE FL / CLEAN	PRESSURE CLEAN/PAINT EXT WALLS SW 6113 (CREAM) AND TRIM SW 6098 (WHITE) \$4,000	final	12/11/2014	04/23/2015	0.00
ZN-15-01-0937	01/22/2015	234 SIDONIA AVE	AWNING / CANOPY - RECOVER	RESIDENTIAL* AWNING RECOVER - SIX EXISTING (COLOR BURGUNDY) \$2000	final	02/12/2015	04/23/2015	0.00
ZN-15-03-4197	03/10/2015	234 SIDONIA AVE	ASPHALT - RESURFACE / SEALANT	SEAL COAT ASPHALT PARKING AREA AND RESTRIPE \$1,200	final	03/25/2015	04/23/2015	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:	234 Sidonia Ave. Apartments - 8 units	Inspection Date:	6/21/2017
Address:	234 Sidonia Avenue	Inspection Type:	AA-Tactical, Apartment / Condo
City:	Coral Gables	Inspected By:	Leonard Veight 305-460-5577 lveight@coralgables.com
Suite:		Occ. Sq. Ft.:	0

Insp. Result	Location	Code Set	Code
Fail	Floor 1	FL NFPA 101 13 Fire extinguishers	9.7.4.1 - Excerpt: Where required by the provisions of another section of...

Comment: Where required by the provisions of another section of this Code, portable fire extinguishers shall be selected, installed, inspected, and maintained in accordance with NFPA 10, Standard for Portable Fire Extinguishers.

Failure to certify fire extinguishers in all rear stairwells throughout buildings.

A re-inspection will occur on or after 7/21/2017.

Failure to correct violations within 15 days of re-inspection is subject to penalties up to and including the issuance of Civil Citations in the amount of \$200 per violation / per day.

Failure to provide immediate corrective measures when required, may result in administrative action including but not limited to: mandatory fire watch, building evacuation, or stoppage of all work.

Per City Ordinance 30-4, a Fire Inspection Fee will be billed for this inspection. All fees are subject to change without prior notice.

Thank you for your assistance. If you have any additional questions or to schedule an inspection, please contact the inspector listed at the top of this report.

CITY'S

EXHIBIT 3

Company
Representative:

No Signature
6/21/2017 2:09:20 PM
Signature valid only in mobile-eyes documents

Inspector:

No Signature
6/21/2017
Leonard Veight
6/21/2017 2:09:20 PM
Signature valid only in mobile-eyes documents

Leonard Veight
6/21/2017



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 1378 8429

234 SIDONIA LLC
2692 SW 137 AVE
MIAMI, FL 33175

RE: 234 SIDONIA AVE, CORAL GABLES, FL
FOLIO # 341080092590
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 1957. 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

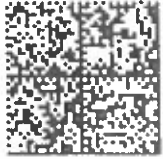
EXHIBIT

4

THE CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
405 BILTMORE WAY
P.O. BOX 141549
CORAL GABLES, FLORIDA 33114-1549



7015 3010 0001 1378 8429



U.S. POSTAGE
ZIP 33312 \$ 006.56⁰
02 1W
0001403199 APR 25 2017

Det. 4/28

234 SIDONIA LLC
2692 SW 137 AVE
MIAMI, FL 33175

NIXIE 331 DE 1 0005/31/17

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC 331753365154901 BC: 33114154949 *1606-05605-26--46

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES.

Case No. 17-6358

Petitioner,

vs.

234 SIDONIA LLC
2692 S.W. 137th Avenue
Miami, Florida 33175-6636

Return receipt number:

91 7108 2133 3932 5922 8718

Respondent.

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

Date: August 31, 2017

Re: **234 Sidonia Avenue**, Coral Gables, Florida 33134-3249, and legally described as Lots 1 & 2, Block 28, 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; and having folio number 03-4108-009-2590 ("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 September 18, 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.

c:

234 Sidonia LLC, 3614 Monserate Street, Coral Gables, Florida 33134-7018

234 Sidonia LLC, P.O. Box 143443-3443, Coral Gables, Florida 33114-3443

234 Sidonia LLC, c/o Avel A. Gonzalez, 2688 S.W. 137th Avenue, Miami, Florida 33175-6636



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 17-6358

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 234 SIDONIA AVENUE, ON 8-31-17
AT 10:15 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 31st day of August, in
the year 2017, by Claudio Ramos who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

234 SIDONIA AVENUE



CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 17-6358

vs.

234 SIDONIA LLC
2692 S.W. 137th Avenue
Miami, Florida 33175-6636

Respondent.

NOTICE OF HEARING CANCELLATION

Date: September 14, 2017

Re: **234 Sidonia Avenue**, Coral Gables, Florida 33134-3249, and legally described as Lots 1 & 2, Block 28, 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; and having folio number 03-4108-009-2590 ("Property").

Please be advised the Construction Regulation Board hearing scheduled for Monday, September 18, 2017, 2:00 pm, 405 Biltmore Way, Commission Chambers, Coral Gables, Florida 33134, has been cancelled due to Hurricane Irma. You will be notified of the new hearing date at a later time.

If you have any questions on this matter contact Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, Florida 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.

Thank you for your understanding on this matter.


Belkys Garcia, Secretary to the Board



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 17-6358

Title of Document Posted: Notice of Hearing Cancellation

I, Claudio Ramos, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 234 Sidonia Ave, ON 9-14-17
AT 10 am.

Claudio Ramos
Employee's Printed Name

[Signature]
Employee's Signature

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

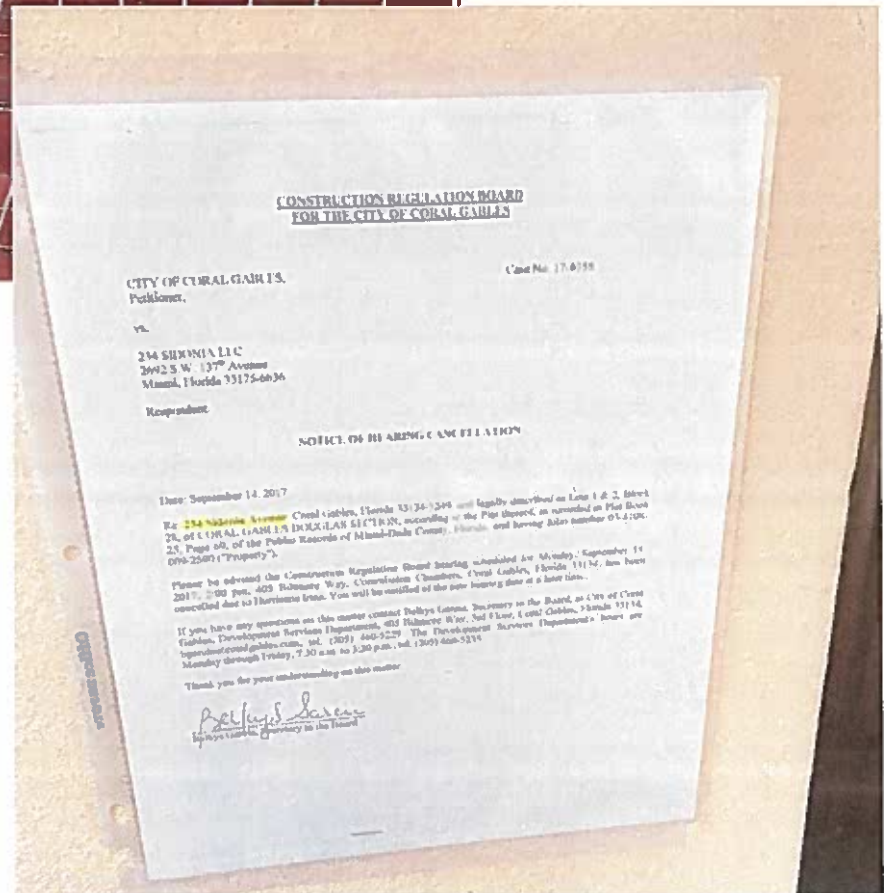
Sworn to (or affirmed) and subscribed before me this 14th day of September, in
the year 2017, by Claudio Ramos who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

234 SIDONIA AVENUE



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

CITY OF CORAL GABLES,
Policeman,

Case No. 17-0158

vs.

234 SIDONIA LLC
2992 S.W. 137th Avenue
Miami, Florida 33175-0636

Respondent

NOTICE OF HEARING CANCELLATION

Date: September 14, 2017

Re: 234 Sidonia Avenue, Coral Gables, Florida 33134-1249 and legally described as Lots 1 & 2, Block 28, of a CORAL GABLES DOLK LANE SECTION, according to the Plat thereof, as recorded in Plat Book 25, Page 68, of the Public Records of Miami-Dade County, Florida, and having also number 05-1100-070-2500 ("Property").

Please be advised that Construction Regulation Board hearing scheduled for Monday, September 11, 2017, 2:00 pm, 405 Biscayne Way, Construction Chambers, Coral Gables, Florida 33134, has been cancelled due to Hurricane Irma. You will be notified of the new hearing date at a later time.

If you have any questions on this matter contact Dalleya Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biscayne Way, 5th Floor, Coral Gables, Florida 33134, sgarcia@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) 460-5214.

Thank you for your understanding on this matter.

Dalleya Garcia
Secretary to the Board

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 17-6358

vs.

234 SIDONIA LLC
2692 S.W. 137th Avenue
Miami, Florida 33175-6636

Return receipt number:

91 7108 2133 3932 5922 8770

Respondent.

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

Date: October 2, 2017

Re: 234 Sidonia Avenue, Coral Gables, Florida 33134-3249, and legally described as Lots 1 & 2, Block 28, 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; and having folio number 03-4108-009-2590 ("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.

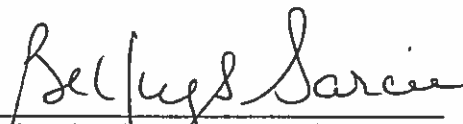
Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on October 16, 2017, at 2:00 p.m.

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.

c:
234 Sidonia LLC, 3614 Monserrate Street, Coral Gables, Florida 33134-7018
234 Sidonia LLC, P.O. Box 143443-3443, Coral Gables, Florida 33114-3443
234 Sidonia LLC, c/o Avel A. Gonzalez, 2688 S.W. 137th Avenue, Miami, Florida 33175-6636



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 17-6358

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

I, José Iglesias, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 234 Sidonia Avenue, ON 10-2-17
AT 10:48 AM.

José Iglesias
Employee's Printed Name

[Signature]
Employee's Signature

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

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

My Commission Expires:
April 29, 2019

Belkys Garcia
Notary Public



234 SIDONIA AVENUE





CFN 2014R0477444
 DR Bk 29220 Pgs 0018 - 19; (2pgs)
 RECORDED 07/08/2014 09:31:53
 DEED DOC TAX 8,400.00
 SURTAX 6,300.00
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

Prepared by and return to:
THOMAS J. PALMIERI
 Attorney at Law
TOMA TITLE GROUP, INC.
 340 Minorca Avenue Suite One
 Coral Gables, FL 33134
 305-441-9021
 File Number: 521.004

Return to:
GALEGO LAW GROUP
 232 Andalusia Avenue, Suite 202
 Coral Gables, Florida 33134

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 30th day of June, 2014 between Sidonia Developers Limited Partnership, a Florida limited partnership whose post office address is 1986 NW 82nd Avenue, Doral, FL 33126, grantor, and 234 SIDONIA LLC, a Florida limited liability company whose post office address is 2692 SW 137th Avenue, Miami, FL 33175, 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:

Lots 1 and 2, Block 28, REVISED PLAT OF CORAL GABLES DOUGLAS SECTION, according to the map or plat thereof, as recorded in Plat Book 25, Page 69, Public Records of Miami-Dade County, Florida.

Parcel Identification Number: 03-4108-009-2590

Subject to: Conditions, restrictions, limitations and easements of record, if any, reference to which shall not serve to reimpose same, applicable zoning ordinances, taxes for the year of closing and subsequent years.

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, 2013.

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

DoubleTime®

Signed, sealed and delivered in our presence:

Sidonia Developers Limited Partnership, a Florida limited partnership

By: AR ONE LLC, a Florida limited liability company,
General Partner

By: [Signature]
Alberto J. Rodriguez, Director

[Signature]
Witness Name: Flavia T. P. Medina

[Signature]
Witness Name: Mabel C. Cardona

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 30th day of June, 2014 by Alberto J. Rodriguez, Director of AR ONE LLC, a Florida limited liability company, General Partner of Sidonia Developers Limited Partnership, a Florida limited partnership on behalf of the corporation and the partnership. He is personally known to me or has produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public

Printed Name:

My Commission:





DIVISION of
CORPORATIONS
an official State of Florida website

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Detail by Entity Name

Florida Limited Liability Company
234 SIDONIA LLC

Filing Information

Document Number	L14000093630
FEI/EIN Number	47-1085481
Date Filed	06/11/2014
Effective Date	06/10/2014
State	FL
Status	ACTIVE

Principal Address

3614 Monserrate ST
Coral Gables, FL 33134

Changed: 04/19/2017

Mailing Address

P.O. BOX 143443 -3443
Coral Gables, FL 33149

Changed: 04/19/2017

Registered Agent Name & Address

Gonzalez, Avel A
2688 SW 137 Ave
Miami, FL 33175

Name Changed: 04/19/2017

Address Changed: 04/19/2017

Authorized Person(s) Detail

Name & Address

Title AMBR

Dominguez, David
3614 Monserrate ST
Coral Gables, FL 33131

Annual Reports

Report Year	Filed Date
2016	04/04/2016
2017	01/16/2017
2017	04/19/2017

Document Images

<u>04/19/2017 -- AMENDED ANNUAL REPORT</u>	View image in PDF format
<u>01/16/2017 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/04/2016 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/21/2015 -- ANNUAL REPORT</u>	View image in PDF format
<u>06/11/2014 -- Florida Limited Liability</u>	View image in PDF format