



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 2/20/2023

Property Information	
Folio:	03-4108-009-1321
Property Address:	1010 DOUGLAS RD Coral Gables, FL 33134-3419
Owner	GABLES DOUGLAS LLC
Mailing Address	3700 NW 27 AVE MIAMI, FL 33142 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	4 / 4 / 1
Floors	2
Living Units	4
Actual Area	3,290 Sq.Ft
Living Area	3,290 Sq.Ft
Adjusted Area	2,976 Sq.Ft
Lot Size	13,310 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information			
Year	2022	2021	2020
Land Value	\$1,357,620	\$1,264,450	\$1,264,450
Building Value	\$171,128	\$99,000	\$10,000
XF Value	\$954	\$1,000	\$0
Market Value	\$1,529,702	\$1,364,450	\$1,274,450
Assessed Value	\$1,008,020	\$916,382	\$833,075

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction	\$521,682	\$448,068	\$441,375
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
8 54 41 C GABLES DOUGLAS SEC PB 25-69 LOTS 13 & 14 BLK 14 LOT SIZE 110.000 X 121 OR 10421-933 0679 5	

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,008,020	\$916,382	\$833,075
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,529,702	\$1,364,450	\$1,274,450
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,008,020	\$916,382	\$833,075
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,008,020	\$916,382	\$833,075

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
08/03/2012	\$427,500	28251-0641	Qual by exam of deed
06/01/1979	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed
04/01/1979	\$113,000	10378-1709	Sales which are qualified
09/01/1977	\$1	09819-1167	Sales which are disqualified as a result of examination of the deed

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

Version:

City's Exhibit #1

340 Madeira Ave

<u>Owner (deed and Sunbiz principal, mailing, and Registered Agent address)</u>	<u>Mortgagee (mortgage and FDIC BankFind address)</u>
Calais 1905 LLC Carlos Lopez 329 Cadima Ave Coral Gables, FL 33134-7307	Anchor Bank 4500 PGA Blvd Palm Beach Gardens, FL 33418



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

Detail by Entity Name

Florida Limited Liability Company
GABLES DOUGLAS LLC

Filing Information

Document Number	L12000092472
FEI/EIN Number	46-0637713
Date Filed	07/17/2012
Effective Date	07/13/2012
State	FL
Status	ACTIVE

Principal Address

3700 N W 27 AVE
MIAMI, FL 33142

Mailing Address

3700 N W 27 AVE
MIAMI, FL 33142

Registered Agent Name & Address

KVACHUK, MIKE
3700 N W 27 AVE
MIAMI, FL 33142

Authorized Person(s) Detail

Name & Address

Title MGMR

MIKE, KVACHUK
3700 N.W 27 AVE
MIAMI, FL 33142

Title mgr

KVACHUK, MARAT
3700 N W 27 AVE
MIAMI, FL 33142

Annual Reports

Report Year	Filed Date
2020	06/26/2020
2021	02/06/2021
2022	04/18/2022

Document Images

04/18/2022 -- ANNUAL REPORT	View image in PDF format
02/06/2021 -- ANNUAL REPORT	View image in PDF format
06/26/2020 -- ANNUAL REPORT	View image in PDF format
04/30/2019 -- ANNUAL REPORT	View image in PDF format
04/26/2018 -- ANNUAL REPORT	View image in PDF format
03/16/2017 -- ANNUAL REPORT	View image in PDF format
04/19/2016 -- ANNUAL REPORT	View image in PDF format
01/13/2015 -- ANNUAL REPORT	View image in PDF format
02/27/2014 -- ANNUAL REPORT	View image in PDF format
04/18/2013 -- ANNUAL REPORT	View image in PDF format
07/17/2012 -- Florida Limited Liability	View image in PDF format



[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
CE-12-06-9968	06/28/2012	1010 DOUGLAS RD	CODE ENF LIEN SEARCH	LIEN SEARCH	final	06/28/2012	06/28/2012	0.00
CE-11-09-7335	09/29/2011	1010 DOUGLAS RD	CODE ENF WARNING PROCESS	CLO NOTICE	final	09/29/2011	09/29/2011	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’s Exhibit #3

1010 DOUGLAS RD Coral Gables, FL 33134--341 (Address, Permit# RECT-22-06-0076)

1010 DOUGLAS RD Coral Gables, FL 33134--341 (Address)

1010 DOUGLAS RD Coral Gables, FL 33134--341 (Address, Permit# RECT-22-07-0085)



The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY

CORAL GABLES, FLORIDA 33134

1/3/2022

VIA CERTIFIED MAIL

7020 3160 0001 1022 0621

GABLES DOUGLAS LLC
3700 NW 27 AVE
MIAMI, FL 33142

RE: 1010 DOUGLAS RD
FOLIO # 03-4108-009-1321

Notice of Required Inspection For Recertification of 40 Years or Older Building

Dear Property Owner:

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 1932. 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 by you to this Department within **ninety (90) calendar days** from the **date of this letter**. A completed Report includes 1) cover letter(s) 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 and 5) Parking Lot Guardrails Requirements Form. Note all paperwork submitted must be the original signed and sealed documents (no copies). Submittal of the Report does not constitute recertification; it must be **approved** by this Department and the Letter of Recertification must be issued.

Once a completed Report is submitted to this Department and 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. The structure will be recertified once a *revised* Report is submitted and 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/property_recertification.asp. **The Recertification Report fee of \$500.00 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 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 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.

The completed Report may be submitted Monday through Friday, 7:30am to 3:20pm to this Department. Contact Virginia Goizueta at vgoizueta@coralgables.com if any questions regarding building recertification.

Thank you for your prompt attention to this matter.

Manuel Z. Lopez, P.E.
Building Official

Tracking Number:

Remove X

70203160000110220621

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

Latest Update

Your item was delivered to an individual at the address at 11:14 am on January 6, 2022 in MIAMI, FL 33142.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

MIAMI, FL 33142

January 6, 2022, 11:14 am

See All Tracking History

Feedback

Text & Email Updates



USPS Tracking Plus®



Product Information



See Less ^

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs



The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY

CORAL GABLES, FLORIDA 33134

GABLES DOUGLAS LLC

3700 NW 27 AVE

MIAMI, FL. 33142

4/4/2022

7021 2720 0001 4958 9803

RE: 1010 DOUGLAS RD
FOLIO # 03-4108-009-1321

Notice of Required Inspection For Recertification of 40 Years or Older Building – **SECOND NOTICE**

Dear Property Owner:

In a certified letter dated 1/3/2022, 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 licensed architect or engineer within ninety (90) calendar days certifying the structure meets the requirements for recertification provided under the Minimum Inspection Procedural Guidelines for Building 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 letter(s) stating the structure meets the electrical and structural requirements for recertification from a Florida Registered Architect or Professional Engineer that inspects said building, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form and 5) Parking Lot Guardrails Requirements Form; no additional documents or photographs are necessary. Note all paperwork submitted must be the original signed and sealed documents (no copies). **Additionally you will need to register in the new permitting system to submit report, see the instructions attached.**

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. The completed Report may be submitted Monday through Friday, 7:30am to 2:30pm to this Department. Contact Virginia Goizueta at vgoizueta@coralgables.com if any questions regarding building recertification.

Please govern yourself accordingly.

Sincerely,

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

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

Tracking Number:

Remove X

70212720000149589803

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

Latest Update

Your item was delivered to an individual at the address at 2:43 pm on April 8, 2022 in MIAMI, FL 33142.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

MIAMI, FL 33142

April 8, 2022, 2:43 pm

See All Tracking History

Feedback

Text & Email Updates



USPS Tracking Plus®



Product Information



See Less ^

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs



The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY

CORAL GABLES, FLORIDA 33134

6/9/2022

GABLES DOUGLAS LLC
3700 NW 27 AVE
MIAMI, FL 33142

7021 1970 0000 4016 1487

RE: 1010 DOUGLAS RD
FOLIO # 03-4108-009-1321

Notice of Required Inspection For Recertification of 40 Years or Older Building – **FINAL NOTICE**

Dear Property Owner:

In a certified letter dated 1/3/2022, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). A Second Notice, dated 4/4/2022, informed you it was necessary to submit to this Department a completed Report prepared by a licensed architect or engineer within thirty (30) calendar days certifying the structure meets the requirements for recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

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

Please govern yourself accordingly.

Sincerely,

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

Manuel Z. Lopez, P.E.
Building Official

Tracking Number:

Remove X

70211970000040161487

Copy

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

Latest Update

Your package is moving within the USPS network and is on track to be delivered to its final destination. It is currently in transit to the next facility.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Moving Through Network
In Transit to Next Facility

June 14, 2022

Departed USPS Regional Facility
MIAMI FL DISTRIBUTION CENTER
June 10, 2022, 9:03 pm

See All Tracking History

Feedback

Text & Email Updates



USPS Tracking Plus®



Product Information



See Less ^

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 23-5375

vs.

Return receipt number:

Calais 1905 LLC
Carlos Lopez
329 Cadima Ave
Coral Gables, FL 33134-7307
Respondent.

7021 1970 0000 4015 7046

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

Date: February 24, 2023

Re: 340 Madeira Ave, Coral Gables, Fl. 33134, LOTS 3 TO 6 INC BLK 8, CORAL GABLES SEC K,
PB 8-33, and Folio: 03-4108-006-0290 ("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 105-186(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, 2nd Florida, Coral Gables, Florida 33134, on March 13, 2023, at 2:00 p.m.


You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to, Secretary to Virginia Goizueta the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, vgoizueta@coralgables.com, tel: (305) 460-5250. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 p.m.

City's Exhibit #6

If the Required Action is not completed before the above hearing date, the Building Official may order that the structure be vacated, boarded, secured, and posted (including but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy until the Required Action is completed. The Building Official may also order demolition of the Structure and the City may recover the costs incurred against the Property and the Owner of record.

If the Property owner or other interested party does not take all Required Action or prevail at the hearing, the Construction Regulation Board may impose fines not to exceed \$250 for each day the violation continues past the date set for compliance and may also enter an order of demolition and assess all costs of the proceedings, in an amount not less than \$600, and the costs of demolition and other required action, for which the City shall have a lien against the Property owner and the Property.

Please govern yourself accordingly.


Virginia Goizueta
Secretary to the Board

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, 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.

Anchor Bank
4500 PGA Blvd
Palm Beach Gardens, FL 33418

7021 1970 0000 4015 7053



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Title of Document Posted: Notice of Pending Building Recertification

I, EDUARDO MARTIN, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 340 MADEIRA AVE, ON February 24, 2023, AT 10:15.

EDUARDO MARTIN
Employee's Printed Name

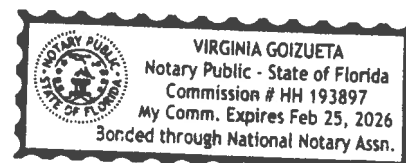
Eduardo Martin
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 24th day of February, in the year 2023, by
Eduardo Martin who is personally known to me.

My Commission Expires:

Virginia Goizueta
Virginia Goizueta
Notary Public



City's Exhibit #7



City's Exhibit #8







CFN 2012R0615638
OR Bk 28251 Pgs 0641 - 642; (2pgs)
RECORDED 08/30/2012 14:17:29
DEED DOC TAX 2,565.00
SURTAX 1,923.75
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

Prepared by:
Maximilian Schenk, Esq.
Schenk & Associates, PLC
999 Brickell Ave., Ste. 820
Miami, Florida 33131
Tel. 305-444-2200

Upon recording return to:
Alan J. Marcus, Esq.
Aventura Title Insurance Corp.
20803 Biscayne Blvd., Ste. 301
Aventura, Florida 33180
Tel. 305-937-1800

Parcel Identification Number:
03-4108-009-1321

WARRANTY DEED

This Warranty Deed is made and entered on this 3rd day of August, 2012 by and between the "Grantor" **Mabigo Properties, N.V., a Netherlands Antilles limited liability company** whose post office address is 23 Pietermaai, Curacao, Netherlands Antilles and the "Grantee" **Gables Douglas LLC, a Florida limited liability company** whose post office address is 3700 NW 27th Avenue, Miami, Florida 33142.

The Grantor in consideration of \$10.00 and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, conveys to the Grantee, and the Grantee's heirs and assigns forever, the following described real property, lying and being in Miami-Dade County, State of Florida:

Lot 13 and 14, Block 14 of REVISED PLAT OF CORAL GABLES DOUGLAS SECTION, according to the Plat thereof, as recorded in Plat Book 25, at Page 69 of the Public Records of Miami-Dade County, Florida.

Property address: 1010 Douglas Road, Coral Gables, Florida 33134

TO HAVE AND TO HOLD the same together with all homestead rights, appertunances and all of Grantor's estate, right, title, interest, legal and equitable rights therein in fee simple forever.

SUBJECT TO: (1) taxes for the year of this conveyance and subsequent years; and (2) restrictions, reservations, easements, and covenants of record, if any, but this reference shall not operate to re-impose the same.

NOTES: (1) The subject property is commercial property and not the homestead of the Grantor.

Grantor hereby covenants that Grantor is the lawful owner of the property, has authority to convey the property and fully warrants the title to the property and will defend the same against the lawful claims of all persons whomsoever.

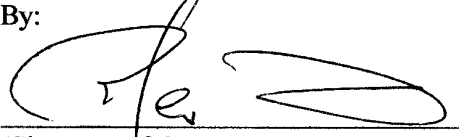
[Continued on next page]

Signed, sealed or otherwise witnessed as of the date notarized below by:

Mabigo Properties, N.V.

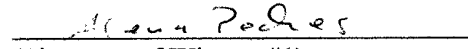
A Netherlands Antilles limited liability company

By:



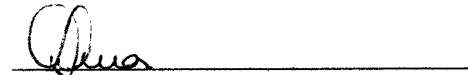
(Signature of Grantor)

Mario G. Bini, Managing Director



(Signature of Witness #1)

Print name: Alena Peches



(Signature of Witness #2)

Print name: Juwaliz Luna Heria

NOTARY ACKNOWLEDGMENT

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

On this 3rd day of August, 2012, the foregoing instrument was subscribed, acknowledged and witnessed before me by Mario G. Bini as Managing Director of Mabigo Properties, N.V. and who ☒ is personally known to me or ☐ produced the following as identification: _____



(Signature of Notary Public)

Print name: _____

My commission expires: _____

Notary Seal:

