

**From:** [Estrellita Sibila](#)  
**To:** [City Clerk](#); [City Attorney](#)  
**Cc:** [Lago, Vince](#); [Anderson, Rhonda](#); [Menendez, Kirk](#); [Mena, Michael](#); [Jorge L. Fors, Jr.](#)  
**Subject:** Invalidation of Illegal, Unauthorized and/or Otherwise Deficient Petitions Cast In BID Re-election  
**Date:** Tuesday, September 6, 2022 2:01:09 PM  
**Attachments:** [image001.png](#)  
[Invalid petitions from BID reestablishment attempt.pdf](#)

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**CAUTION:** External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good day Madame City Attorney, Mr. City Clerk, Mr. Mayor and members of the City Commission:

I had the opportunity to visually inspect the copies of the petitions returned in the BID re-establishment attempt and found various inconsistencies ranging from petitions signed by a party who is not the owner of record, petitions executed without providing the required authorizations and petitions that were ILLEGALLY notarized.

I have attached a copy of the instructions provided to the “affected property owners” for the execution of the petitions as well as copies of the ELEVEN petitions identified as being legally invalid or otherwise deficient.

I trust that the City Clerk will not be certifying these ELEVEN petitions and including them as valid votes in favor of the establishment of the BID in the final certification.

If there is a legal basis to either perfect/cure such votes OR include these petitions as “yes” votes in the final petition tally, kindly provide the legal basis for which you are relying on.

Mr. City Clerk, I kindly request that this correspondence and the attachments be included in the City Commission agenda item related to the BID petition certification currently anticipated for the September 13<sup>th</sup> agenda.

Madame City Attorney, I await your thoughtful response.

Thanks,

E

**Estrellita S. Sibila, JD, LL.M**  
*Attorney At Law*

**SIBILA LAW**  
Downtown Coral Gables  
232 Andalusia Ave., Ste. 230  
Coral Gables, FL 33134

**T:** 305.541.8300 | **F:** 786.204.1254

**E:** [ES@SibilaLaw.com](mailto:ES@SibilaLaw.com)

**W:** [SibilaLaw.com](http://SibilaLaw.com)

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## INSTRUCTIONS

If you are the **REGISTERED PROPERTY OWNER OF THE PROPERTY LISTED IN THE PETITION ENCLOSED HEREIN**, please **review, sign, date** and **notarize** the enclosed Petition to Support the Formation of the BID of Coral Gables ("Petition"). "Registered Property Owner" means a person or entity that holds the legal title to real property by deed duly recorded in the Public Records of Miami-Dade County. If title to the property is held by: (i) a corporation, your name must appear as an officer of the corporation and on file with the division of corporations in the state in which the corporation is organized; or (ii) a general partnership, the Petition must be signed by the authorized general partners required to bind the partnership; or (iii) a limited partnership, the Petition must be signed by the general partner or partners required to bind the partnership; or (iv) a Trust, the Petition must be signed by the Trustee or Trustees authorized to bind the Trust.

**You may return the executed Petition by any of the following means; provided that the properly completed Petition must be received by the BID office by no later than 4:00 pm EST on June 30, 2022:**

- a. Using the enclosed stamped self-addressed envelope to the BID at 220 Miracle Mile, Suite 234, Coral Gables, Florida 33134;
- b. Scanning and emailing the Petition to the BID at [info@experiencecoralgables.com](mailto:info@experiencecoralgables.com) or the City Clerk at [cityclerk@coralgables.com](mailto:cityclerk@coralgables.com);
- c. Mailing the executed Petition to the City Clerk, 405 Biltmore Way, Coral Gables, Florida, 33134
- d. Scanning and emailing the Petition to the City Clerk at [cityclerk@coralgables.com](mailto:cityclerk@coralgables.com).

Should you have any questions relating to the Petition, please call Aura Reinhardt at the BID office at (305) 569-0311.

*If you have legally designated a representative to execute the petition on your behalf, please return power of attorney or other documentation authorizing such action. If you would like to designate a representative to execute the Petition on your behalf and do not have a general or specific power of attorney to do so, please contact the BID office at (305) 569-0311 for instructions and form.*

**PETITIONS MUST BE RETURNED BY 4:00 PM, JUNE 30, 2022.**

Petition Illegally Notarized

Prohibited act in accordance with Fl. Stat. 117107(11): A notary public may not notarize a signature on a document if the person whose signature is to be notarized is the spouse, son, daughter, mother, or father of the notary public.

Signature of father is notarized by son in violation of Florida Law.

**PETITION TO SUPPORT THE CONTINUATION OF THE  
BUSINESS IMPROVEMENT DISTRICT OF CORAL GABLES**

We, the affected property owners within the boundaries of the proposed Business Improvement District of Coral Gables (BID), in the City of Coral Gables, Florida ("City"), in accordance with Resolution No. 2022-95 adopted by the City Commission on April 26, 2022 and attached hereto, and pursuant to Chapter 170, F.S., hereby petition and give our consent for the City to re-establish the BID of Coral Gables. We agree to pay the City our proportionate share of the assessments, to be distributed equally among the benefited property owners based on a square footage method of assessments.

The undersigned hereby acknowledges that he/she is the owner or authorized representative of the owner as defined below and is authorized to sign this petition pertaining to the creation of the BID of Coral Gables. "Owner" means a person in who appears the legal title to real property by deed duly recorded in the Miami-Dade County records or a person in possession of real property under claim of ownership for himself or as the personal representative, agent or guardian of the owner. "Authorized Representative" means a person who has been granted authority on behalf of the owner to execute a petition and has demonstrated proof of same by submittal of power of attorney documentation.

Property Number	Folio #	Property Address	Property Owned by:
6	0341080073330	164 GIRALDA AVE	YOLANDA L YARUR TR C/O KERDYK REAL ESTATE INC TRUST
7	0341080073340	158 GIRALDA AVE	YOLANDA L YARUR TR C/O KERDYK REAL ESTATE INC TRUST

If you are an "Authorized Representative" of the owner, please remember to submit power of attorney documentation demonstrating that you are authorized to execute the aforementioned petition.

FURTHER AFFIANT SAYETH NAUGHT.

\_\_\_\_\_  
(Print Name - Affiant) *William Kerdyk - Notary*

\_\_\_\_\_  
(Signature)

Sworn to (or affirmed) and subscribed before me this 8<sup>th</sup> day of June, 2022.

Personally known  OR produced identification \_\_\_\_\_

Type of Identification Produced \_\_\_\_\_

\_\_\_\_\_  
(Signature of Notary Public) *William Kerdyk III*

My Commission Expires 07/20/2025

Notary Public State of Florida  
William H Kerdyk III  
My Commission HH 156063  
Expires 07/20/2025

**MUST BE RECEIVED BY 4:00 P.M. THURSDAY, JUNE 30, 2022**

Select Year:  

## The 2022 Florida Statutes

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[Title X](#)  
PUBLIC OFFICERS, EMPLOYEES, AND RECORDS

[Chapter 117](#)  
NOTARIES PUBLIC

[View Entire Chapter](#)

### 117.107 Prohibited acts.—

- (1) A notary public may not use a name or initial in signing certificates other than that by which the notary public is commissioned.
- (2) A notary public may not sign notarial certificates using a facsimile signature stamp unless the notary public has a physical disability that limits or prohibits his or her ability to make a written signature and unless the notary public has first submitted written notice to the Department of State with an exemplar of the facsimile signature stamp. This subsection does not apply to or prohibit the use of an electronic signature and seal by a notary public who is registered as an online notary public to perform an electronic or online notarization in accordance with this chapter.
- (3) A notary public may not affix his or her signature to a blank form of affidavit or certificate of acknowledgment and deliver that form to another person with the intent that it be used as an affidavit or acknowledgment.
- (4) A notary public may not take the acknowledgment of or administer an oath to a person whom the notary public actually knows to have been adjudicated mentally incapacitated by a court of competent jurisdiction, where the acknowledgment or oath necessitates the exercise of a right that has been removed pursuant to s. [744.3215\(2\)](#) or (3), and where the person has not been restored to capacity as a matter of record.
- (5) A notary public may not notarize a signature on a document if it appears that the person is mentally incapable of understanding the nature and effect of the document at the time of notarization.
- (6) A notary public may not take the acknowledgment of a person who does not speak or understand the English language, unless the nature and effect of the instrument to be notarized is translated into a language which the person does understand.
- (7) A notary public may not change anything in a written instrument after it has been signed by anyone.
- (8) A notary public may not amend a notarial certificate after the notarization is complete.
- (9) A notary public may not notarize a signature on a document if the person whose signature is being notarized does not appear before the notary public either by means of physical presence or by means of audio-video communication technology as authorized under part II of this chapter at the time the signature is notarized. Any notary public who violates this subsection is guilty of a civil infraction, punishable by penalty not exceeding \$5,000, and such violation constitutes malfeasance and misfeasance in the conduct of official duties. It is no defense to the civil infraction specified in this subsection that the notary public acted without intent to defraud. A notary public who violates this subsection with the intent to defraud is guilty of violating s. [117.105](#).
- (10) A notary public may not notarize a signature on a document if the document is incomplete or blank. However, an endorsement or assignment in blank of a negotiable or nonnegotiable note and the assignment in blank of any instrument given as security for such note is not deemed incomplete.
- (11) A notary public may not notarize a signature on a document if the person whose signature is to be notarized is the spouse, son, daughter, mother, or father of the notary public.
- (12) A notary public may not notarize a signature on a document if the notary public has a financial interest in or is a party to the underlying transaction; however, a notary public who is an employee may notarize a signature for his or her employer, and this employment does not constitute a financial interest in the transaction nor make

the notary a party to the transaction under this subsection as long as he or she does not receive a benefit other than his or her salary and the fee for services as a notary public authorized by law. For purposes of this subsection, a notary public who is an attorney does not have a financial interest in and is not a party to the underlying transaction evidenced by a notarized document if he or she notarizes a signature on that document for a client for whom he or she serves as an attorney of record and he or she has no interest in the document other than the fee paid to him or her for legal services and the fee authorized by law for services as a notary public.

**History.**—s. 7, ch. 91-291; s. 4, ch. 92-209; s. 749, ch. 95-147; s. 19, ch. 95-280; s. 8, ch. 98-246; s. 33, ch. 2006-178; s. 5, ch. 2019-71.

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The undersigned hereby acknowledges that he/she is the owner or authorized representative of the owner as defined below and is authorized to sign this petition pertaining to the creation of the BID of Coral Gables. "Owner" means a person in who appear the legal title to real property by deed duly recorded in the Miami-Dade County records or a person in possession of real property under claim of ownership for himself or as the personal representative, agent or guardian of the owner. "Authorized Representative" means a person who has been granted authority on behalf of the owner to execute a petition and has demonstrated proof of same by submittal of power of attorney documentation.

Property Number	Folio #	Property Address	Property Owned by:
1	0341080063240	231 ARAGON AVE	ARAGON ASSOCIATES LLC
2	0341080063560	359 MIRACLE MILE	355 MIRACLE MILE LLC
3	0341080063581	371 MIRACLE MILE	MIRACLE MILE RETAIL INVEST LL

If you are an "Authorized Representative" of the owner, please remember to submit power of attorney documentation demonstrating that you are authorized to execute the aforementioned petition.

FURTHER AFFIANT SAYETH NAUGHT.

William H. Kertyk III  
(Print Name - Affiant)

[Signature]  
(Signature)

Sworn to (or affirmed) and subscribed before me this 8<sup>th</sup> day of June, 2022.

Personally known  OR produced identification \_\_\_\_\_

Type of Identification Produced \_\_\_\_\_

William Kertyk III  
(Signature of Notary Public)

My Commission Expires 07/20/2025

NOTARY PUBLIC  
STATE OF FLORIDA  
Notary Public State of Florida  
William H Kertyk III  
My Commission HH 158093  
Expires 07/20/2025

**MUST BE RECEIVED BY 4:00 P.M. THURSDAY, JUNE 30, 2022**

Select Year:  

## The 2022 Florida Statutes

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[View Entire Chapter](#)

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- (1) A notary public may not use a name or initial in signing certificates other than that by which the notary public is commissioned.
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- (3) A notary public may not affix his or her signature to a blank form of affidavit or certificate of acknowledgment and deliver that form to another person with the intent that it be used as an affidavit or acknowledgment.
- (4) A notary public may not take the acknowledgment of or administer an oath to a person whom the notary public actually knows to have been adjudicated mentally incapacitated by a court of competent jurisdiction, where the acknowledgment or oath necessitates the exercise of a right that has been removed pursuant to s. [744.3215\(2\)](#) or (3), and where the person has not been restored to capacity as a matter of record.
- (5) A notary public may not notarize a signature on a document if it appears that the person is mentally incapable of understanding the nature and effect of the document at the time of notarization.
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- (10) A notary public may not notarize a signature on a document if the document is incomplete or blank. However, an endorsement or assignment in blank of a negotiable or nonnegotiable note and the assignment in blank of any instrument given as security for such note is not deemed incomplete.
- (11) A notary public may not notarize a signature on a document if the person whose signature is to be notarized is the spouse, son, daughter, mother, or father of the notary public.
- (12) A notary public may not notarize a signature on a document if the notary public has a financial interest in or is a party to the underlying transaction; however, a notary public who is an employee may notarize a signature for his or her employer, and this employment does not constitute a financial interest in the transaction nor make



the notary a party to the transaction under this subsection as long as he or she does not receive a benefit other than his or her salary and the fee for services as a notary public authorized by law. For purposes of this subsection, a notary public who is an attorney does not have a financial interest in and is not a party to the underlying transaction evidenced by a notarized document if he or she notarizes a signature on that document for a client for whom he or she serves as an attorney of record and he or she has no interest in the document other than the fee paid to him or her for legal services and the fee authorized by law for services as a notary public.

**History.**—s. 7, ch. 91-291; s. 4, ch. 92-209; s. 749, ch. 95-147; s. 19, ch. 95-280; s. 8, ch. 98-246; s. 33, ch. 2006-178; s. 5, ch. 2019-71.

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Petition Signed by Party Without Authorization

City manager is not an officer, agent or authorized party of Andalusia Garage Condo, Giralda Garage Condo or 250 Aragon Condo.

No written consent or resolution as required by corporate bylaws and Florida Condominium Act.

**PETITION TO SUPPORT THE CONTINUATION OF THE BUSINESS IMPROVEMENT DISTRICT OF CORAL GABLES**

We, the affected property owners within the boundaries of the proposed Business Improvement District of Coral Gables (BID), in the City of Coral Gables, Florida ("City"), in accordance with Resolution No. 2022-95 adopted by the City Commission on April 26, 2022 and attached hereto, and pursuant to Chapter 170, F.S., hereby petition and give our consent for the City to re-establish the BID of Coral Gables. We agree to pay the City our proportionate share of the assessments, to be distributed equally among the benefited property owners based on a square footage method of assessments.

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Property Number	Folio #	Property Address	Property Owned by:
1	0341170050280	286 MIRACLE MILE	THE CITY OF CORAL GABLES
2	0341170050290	280 MIRACLE MILE	THE CITY OF CORAL GABLES
3	0341170050890	1 ANDALUSIA AVE	THE CITY OF CORAL GABLES
4		250 ARAGON AVE	250 ARAGON CONDO
5		ANDALUSIA GARAGE CONDO CORAL GABLES CRAFTS SEC PB 10-40 LOTS 10 THRU 20 BLK 5 AS DESC IN DECL OR 29667-4577 LOT SIZE 27395 SQ FT M/L FAU 03 034117 005 1070	ANDALUSIA GARAGE CONDO
6		GIRALDA GARAGE CONDO PARCEL A OF REPLAT OF PORT OF BLKS 32 & 39 REV PL OF CORAL GABLES SEC L & LOTS 1 THRU 4 & LOT 9 & ALLEY CLOSED PER RES 1943 71 BLK 32 PB 8-85 & LOTS 21 THRU 23 BLK 29 OF CORAL GABLES SEC L PB 8-85 AS DESC IN OR 21020-0082 LOT SIZE 379	GIRALDA GARAGE CONDO

If you are an "Authorized Representative" of the owner, please remember to submit power of attorney documentation demonstrating that you are authorized to execute the aforementioned petition.

FURTHER AFFIANT SAYETH NAUGHT.

Peter J. Iglesias  
(Print Name - Affiant)

(Signature)

Sworn to (or affirmed) and subscribed before me this 3 day of June, 2022.

Personally known  OR produced identification \_\_\_\_\_

Type of Identification Produced \_\_\_\_\_

(Signature of Notary Public) \_\_\_\_\_  
My Commission Expires Sept. 21, 2025

SOLANCH LOPEZ  
Notary Public - State of Florida  
Commission # HH 177698  
My Comm. Expires Sep 21, 2025  
Bonded through National Notary Assn.

**MUST BE RECEIVED BY 4:00 P.M. THURSDAY, JUNE 30, 2022**

CITY OF CORAL GABLES  
OFFICE OF THE CITY CLERK  
2022 JUN - 8 PM 4: 17



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

## Detail by Entity Name

Florida Not For Profit Corporation

GIRALDA GARAGE CONDOMINIUM ASSOCIATION, INC.

### Filing Information

**Document Number** N03000002314  
**FEI/EIN Number** 59-6000293  
**Date Filed** 03/13/2003  
**State** FL  
**Status** ACTIVE  
**Last Event** REINSTATEMENT  
**Event Date Filed** 03/25/2015

### Principal Address

c/o CITY OF CORAL GABLES  
405 BILTMORE WAY  
CORAL GABLES, FL 33134

Changed: 01/30/2020

### Mailing Address

c/o CITY OF CORAL GABLES  
405 BILTMORE WAY  
CORAL GABLES, FL 33134

Changed: 01/30/2020

### Registered Agent Name & Address

Ramos , Miriam  
CITY ATTORNEY  
405 BILTMORE WAY  
2ND FLOOR  
CORAL GABLES, FL 33134

Name Changed: 01/09/2017

Address Changed: 01/30/2020

### Officer/Director Detail

#### **Name & Address**

Title PRESIDENT AND DIRECTOR

LAGO, VINCE  
405 BILTMORE WAY  
CORAL GABLES, FL 33134

Title VICE-PRESIDENT AND DIRECTOR

MENA, MICHAEL  
405 BILTMORE WAY  
CORAL GABLES, FL 33134

Title TREASURER AND DIRECTOR

FORS, JORGE L., JR  
405 BILTMORE WAY  
CORAL GABLES, FL 33134

Title SECRETARY AND DIRECTOR

ANDERSON, RHONDA  
405 BILTMORE WAY  
CORAL GABLES, FL 33134

Title SECRETARY AND DIRECTOR

MENENDEZ, KIRK  
405 BILTMORE WAY  
CORAL GABLES, FL 33134

#### **Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2020	01/30/2020
2021	04/29/2021
2022	04/25/2022

#### **Document Images**

<a href="#">04/25/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/29/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/30/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/20/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/18/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/09/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/08/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/09/2015 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/18/2015 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/06/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/05/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/17/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/08/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>

[03/16/2009 -- ANNUAL REPORT](#)

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[03/14/2008 -- ANNUAL REPORT](#)

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[View image in PDF format](#)

[11/30/2006 -- REINSTATEMENT](#)

[View image in PDF format](#)

[03/14/2005 -- REINSTATEMENT](#)

[View image in PDF format](#)

[03/13/2003 -- Domestic Non-Profit](#)

[View image in PDF format](#)

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Peter J. Iglesias  
(Print Name - Affiant)

(Signature)

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Personally known  OR produced identification \_\_\_\_\_

Type of Identification Produced \_\_\_\_\_

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OFFICE OF THE CITY CLERK  
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## Detail by Entity Name

Florida Not For Profit Corporation  
250 ARAGON CONDOMINIUM ASSOCIATION, INC.

### Filing Information

<b>Document Number</b>	N06000013035
<b>FEI/EIN Number</b>	59-6000293
<b>Date Filed</b>	12/22/2006
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	REINSTATEMENT
<b>Event Date Filed</b>	03/18/2015

### Principal Address

c/o CITY OF CORAL GABLES  
405 BILTMORE WAY  
CORAL GABLES, FL 33134

Changed: 06/09/2015

### Mailing Address

c/o CITY OF CORAL GABLES  
405 BILTMORE WAY  
CORAL GABLES, FL 33134

Changed: 06/09/2015

### Registered Agent Name & Address

RAMOS , MIRIAM  
CITY ATTORNEY  
405 BILTMORE WAY  
2ND FLOOR  
CORAL GABLES, FL 33134

Name Changed: 01/09/2017

Address Changed: 01/30/2020

### Officer/Director Detail

#### **Name & Address**

Title PRESIDENT AND DIRECTOR

LAGO, VINCE  
405 BILTMORE WAY  
CORAL GABLES, FL 33134

Title VICE-PRESIDENT AND DIRECTOR

MENA, MICHAEL  
405 BILTMORE WAY  
CORAL GABLES, FL 33134

Title TREASURER AND DIRECTOR

FORS, JORGE L., JR  
405 BILTMORE WAY  
CORAL GABLES, FL 33134

Title SECRETARY AND DIRECTOR

ANDERSON, RHONDA  
405 BILTMORE WAY  
CORAL GABLES, FL 33134

Title SECRETARY AND DIRECTOR

MENENDEZ, KIRK  
405 BILTMORE WAY  
CORAL GABLES, FL 33134

#### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2020	01/30/2020
2021	04/29/2021
2022	04/25/2022

#### Document Images

<a href="#">04/25/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/29/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/30/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/20/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/18/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/09/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/08/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/09/2015 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/18/2015 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/06/2012 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/06/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/18/2008 -- Reg. Agent Change</a>	<a href="#">View image in PDF format</a>
<a href="#">03/14/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>



[03/12/2007 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[12/22/2006 -- Domestic Non-Profit](#)

[View image in PDF format](#)

Petition Signed by Party Without Authorization

City manager is not an officer, agent or authorized party of Andalusia Garage Condo, Giralda Garage Condo or 250 Aragon Condo.

No written consent or resolution as required by corporate bylaws and Florida Condominium Act.

**PETITION TO SUPPORT THE CONTINUATION OF THE BUSINESS IMPROVEMENT DISTRICT OF CORAL GABLES**

We, the affected property owners within the boundaries of the proposed Business Improvement District of Coral Gables (BID), in the City of Coral Gables, Florida ("City"), in accordance with Resolution No. 2022-95 adopted by the City Commission on April 26, 2022 and attached hereto, and pursuant to Chapter 170, F.S., hereby petition and give our consent for the City to re-establish the BID of Coral Gables. We agree to pay the City our proportionate share of the assessments, to be distributed equally among the benefited property owners based on a square footage method of assessments.

The undersigned hereby acknowledges that he/she is the owner or authorized representative of the owner as defined below and is authorized to sign this petition pertaining to the creation of the BID of Coral Gables. "Owner" means a person in who appears the legal title to real property by deed duly recorded in the Miami-Dade County records or a person in possession of real property under claim of ownership for himself or as the personal representative, agent or guardian of the owner. "Authorized Representative" means a person who has been granted authority on behalf of the owner to execute a petition and has demonstrated proof of same by submittal of power of attorney documentation.

Property Number	Folio #	Property Address	Property Owned by:
1	0341170050280	286 MIRACLE MILE	THE CITY OF CORAL GABLES
2	0341170050290	280 MIRACLE MILE	THE CITY OF CORAL GABLES
3	0341170050890	1 ANDALUSIA AVE	THE CITY OF CORAL GABLES
4		250 ARAGON AVE	250 ARAGON CONDO
5		ANDALUSIA GARAGE CONDO CORAL GABLES CRAFTS SEC PB 10-40 LOTS 10 THRU 20 BLK 5 AS DESC IN DECL OR 29667-4577 LOT SIZE 27395 SQ FT M/L FAU 03 034117 005 1070	ANDALUSIA GARAGE CONDO
6		GIRALDA GARAGE CONDO PARCEL A OF REPLAT OF PORT OF BLKS 32 & 39 REV PL OF CORAL GABLES SEC L & LOTS 1 THRU 4 & LOT 9 & ALLEY CLOSED PER RES 1943 71 BLK 32 PB 8-85 & LOTS 21 THRU 23 BLK 29 OF CORAL GABLES SEC L PB 8-85 AS DESC IN OR 21020-0082 LOT SIZE 379	GIRALDA GARAGE CONDO

If you are an "Authorized Representative" of the owner, please remember to submit power of attorney documentation demonstrating that you are authorized to execute the aforementioned petition.

FURTHER AFFIANT SAYETH NAUGHT.

Peter J. Iglesias  
(Print Name - Affiant)

(Signature)

Sworn to (or affirmed) and subscribed before me this 3 day of June, 2022.

Personally known  OR produced identification \_\_\_\_\_

Type of Identification Produced \_\_\_\_\_

(Signature of Notary Public) \_\_\_\_\_  
My Commission Expires Sept. 21, 2025

SOLANCH LOPEZ  
Notary Public - State of Florida  
Commission # HH 177698  
My Comm. Expires Sep 21, 2025  
Bonded through National Notary Assn.

**MUST BE RECEIVED BY 4:00 P.M. THURSDAY, JUNE 30, 2022**

CITY OF CORAL GABLES  
OFFICE OF THE CITY CLERK  
2022 JUN - 8 PM 4: 17



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

## Detail by Entity Name

Florida Not For Profit Corporation  
ANDALUSIA GARAGE CONDOMINIUM ASSOCIATION, INC

### Filing Information

<b>Document Number</b>	N15000005998
<b>FEI/EIN Number</b>	APPLIED FOR
<b>Date Filed</b>	06/17/2015
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	REINSTATEMENT
<b>Event Date Filed</b>	05/02/2017

### Principal Address

c/o CITY OF CORAL GABLES  
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CORAL GABLES, FL 33134

Changed: 01/30/2020

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CORAL GABLES, FL 33134

Changed: 01/30/2020

### Registered Agent Name & Address

RAMOS , MIRIAM  
CITY ATTORNEY  
405 BILTMORE WAY  
2ND FLOOR  
CORAL GABLES, FL 33134

Name Changed: 01/30/2020

Address Changed: 01/30/2020

### Officer/Director Detail

#### **Name & Address**

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 405 BILTMORE WAY  
 CORAL GABLES, FL 33134

Title VICE-PRESIDENT AND DIRECTOR

MENA , MICHAEL  
 405 BILTMORE WAY  
 CORAL GABLES, FL 33134

Title TREASURER AND DIRECTOR

FORS, JORGE L., JR  
 405 BILTMORE WAY  
 CORAL GABLES, FL 33134

Title SECRETARY AND DIRECTOR

ANDERSON, RHONDA  
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<a href="#">05/02/2017 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/17/2015 -- Domestic Non-Profit</a>	<a href="#">View image in PDF format</a>

Entity Casting Vote is not Owner of Property on Deed Recorded in the Public Records.

Property was transferred to an LLC in March 2022 but executed on June 20, 2022 by PRIOR owner.

**PETITION TO SUPPORT THE CONTINUATION OF THE  
BUSINESS IMPROVEMENT DISTRICT OF CORAL GABLES**

We, the affected property owners within the boundaries of the proposed Business Improvement District of Coral Gables (BID), in the City of Coral Gables, Florida ("City"), in accordance with Resolution No. 2022-95 adopted by the City Commission on April 26, 2022 and attached hereto, and pursuant to Chapter 170, F.S., hereby petition and give our consent for the City to re-establish the BID of Coral Gables. We agree to pay the City our proportionate share of the assessments, to be distributed equally among the benefited property owners based on a square footage method of assessments.

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Property Number	Folio #	Property Address	Property Owned by:
1	0341080063601	288 ARAGON AVE	ROBERT J FEWELL LE MARIAN E FEWELL LE REM CAROLE FEWELL BUELLE

If you are an "Authorized Representative" of the owner, please remember to submit power of attorney documentation demonstrating that you are authorized to execute the aforementioned petition.

FURTHER AFFIANT SAYETH NAUGHT.

CAROLE A. FEWELL, TRUSTEE  
(Print Name - Affiant)  
Carole A. Fewell, Tr.  
(Signature)

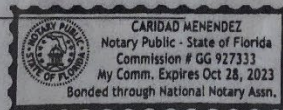
Sworn to (or affirmed) and subscribed before me this 20 day of June, 2022.

Personally known  OR produced identification \_\_\_\_\_

Type of Identification Produced \_\_\_\_\_

(Signature of Notary Public)

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



**MUST BE RECEIVED BY 4:00 P.M. THURSDAY, JUNE 30, 2022**

Prepared by and return to:  
Timothy H. Kenney, Esq.  
1551 Forum Place, Suite 300-C  
West Palm Beach, FL 33401

(Space above this line reserved for recording office use only)

**CORRECTIVE  
TRUSTEE'S DEED**

**1. IDENTIFICATION OF GRANTOR**

Grantor's name and address is: **CAROLE A. FEWELL, as Trustee of the  
MARIAN E. FEWELL DECLARATION OF TRUST  
as amended and restated, dated May 22, 1996  
288 Aragon Avenue, Suite C  
Coral Gables, FL 33134**

The word "I" or "me" as hereafter used means the Grantor.

**2. IDENTIFICATION OF GRANTEE**

Grantee's name and address is: **288 ARAGON LLC, a Florida limited liability  
company  
288 Aragon Avenue, Suite C  
Coral Gables, FL 33134**

**3. MEANINGS OF TERMS**

The terms "I," "me," "you," "grantor," and "grantee," shall be non-gender specific (i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts), singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

No documentary stamps are due and owing as there was no consideration. This was a transfer of unencumbered real estate to the LLC as a capital contribution.

**4. DESCRIPTION OF REAL PROPERTY CONVEYED**

Property hereby conveyed (the "Real Property") is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO.

**This Conveyance is made to correct the legal description as contained in that certain Trustee's Deed dated September 28, 2021, and recorded October 12, 2021, in Official Records Book 32785, Page 4147, of the Public Records of Miami-Dade County, Florida.**

The Property Appraiser's Parcel Identification Number is 03-4108-006-3601.

SUBJECT TO: Conditions, restrictions, limitations, easements and reservations of record, if any, applicable zoning ordinances, which are not reimposed hereby, and 2021 taxes not yet payable to due.

**5. CONSIDERATION**

Good and valuable consideration plus the sum of Ten Dollars (\$10.00) received by me from you.

**6. CONVEYANCE OF REAL PROPERTY**

For the consideration described in Paragraph 5, I have granted, bargained and sold to you all of my interest in the Real Property to have and to hold in fee simple (estate in property unlimited as to duration, disposition and descendability) forever.

**7. REPRESENTATION OF TRUSTEE**

I represent to you that:

(a) I am duly appointed and qualified to act as Trustee under the Trust identified in Paragraph 1;

(b) in all things preliminary to and in and about this conveyance of the Real Property, the terms and conditions of such Trust have been met; and

(c) I have the power and authority to execute this Deed.

Executed on this 22 day of MARCH, 2022.

Carole A. Fewell

CAROLE A. FEWELL, as Trustee of the  
MARIAN E. FEWELL DECLARATION  
OF TRUST, as amended and restated,  
dated May 22, 1996

Signed in the presence of:

[Signature]  
Print Name: Timothy H. Kenney  
Witness

Signed in the presence of:


[Signature]  
Print Name: Connie Harue  
Witness

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of  physical presence or [ ]  
online notarization, this 22 day of March, 2022, by CAROLE A. FEWELL, as  
Trustee of the MARIAN E. FEWELL DECLARATION OF TRUST, as amended and restated,  
dated May 22, 1996, who is personally known to me ~~or has produced~~ \_\_\_\_\_ as  
~~identification.~~

[Signature]  
Notary Public - State of Florida

 **TIMOTHY H. KENNEY**  
Commission # FH1094454  
Expires March 29, 2025  
Bonded thru Budget Notary Service



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

LOT 3 and 4 BLOCK 37 OF CORAL GABLES SECTION "K", according to the plat thereof recorded in Plat Book 8 at Page 33 of the Public Records of Miami-Dade County, Florida.

**LESS**

A portion of Lot 3, Block 37, of CORAL GABLES SECTION "K" according to the Plat thereof, as recorded in Plat Book 8 at Page 33 of the Public Records of Miami Dade County, Florida, more particularly described as follow:

Begin at the Northwest corner of Lot 3 in Said Block 37; thence run East along the North line of said Lot 3, for a distance of 1.5 feet more or less to the Northeast corner of Building No.290 Aragon Avenue, Thence run Southerly, along the East building line of said Building No: 290 Aragon Avenue, for a distance of 51.4 feet more or less to the Southeasterly corner of said Building No: 290 Aragon Avenue; thence run Westerly along the South line of said Building No: 290 Aragon Avenue, for a distance 1.2 feet more or less to a point in the West line of said Lot 3; thence run North along the West line of said Lot 3, for a distance of 51.4 feet more or less to the Point of Beginning; Containing 73 square feet more or less.

Petition Signed by Party Without Written Authorization

No trust documentation or written certification of trust indicating who has authority to execute documents on behalf of trust.

**PETITION TO SUPPORT THE CONTINUATION OF THE BUSINESS IMPROVEMENT DISTRICT OF CORAL GABLES**

We, the affected property owners within the boundaries of the proposed Business Improvement District of Coral Gables (BID), in the City of Coral Gables, Florida ("City"), in accordance with Resolution No. 2022-95 adopted by the City Commission on April 26, 2022 and attached hereto, and pursuant to Chapter 170, F.S., hereby petition and give our consent for the City to re-establish the BID of Coral Gables. We agree to pay the City our proportionate share of the assessments, to be distributed equally among the benefited property owners based on a square footage method of assessments.

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Property Number	Folio #	Property Address	Property Owned by:
1	0341080063700	2334 PONCE DE LEON BLVD	ABE NG 2334 PONCE LAND TRUST

If you are an "Authorized Representative" of the owner, please remember to submit power of attorney documentation demonstrating that you are authorized to execute the aforementioned petition.

FURTHER AFFIANT SAYETH NAUGHT.

Abe Ng  
(Print Name - Affiant)

[Signature]  
(Signature)

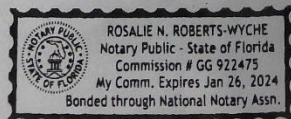
Sworn to (or affirmed) and subscribed before me this 8 day of June, 2022.

Personally known  OR produced identification \_\_\_\_\_

Type of Identification Produced \_\_\_\_\_

Rosalie N. Roberts-Wyche  
(Signature of Notary Public)

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



MUST BE RECEIVED BY 4:00 P.M. THURSDAY, JUNE 30, 2022

Petition Signed by Party Without Written Authorization

No trust documentation or written certification of trust indicating who has authority to execute documents on behalf of trust

**PETITION TO SUPPORT THE CONTINUATION OF THE BUSINESS IMPROVEMENT DISTRICT OF CORAL GABLES**

We, the affected property owners within the boundaries of the proposed Business Improvement District of Coral Gables (BID) in the City of Coral Gables, Florida ("City"), in accordance with Resolution No. 2022-95 adopted by the City Commission on April 26, 2022 and attached hereto, and pursuant to Chapter 170, F.S., hereby petition and give our consent for the City to re-establish the BID of Coral Gables. We agree to pay the City our proportionate share of the assessments, to be distributed equally among the benefited property owners based on a square footage method of assessments.

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Property Number	Folio #	Property Address	Property Owned by:
1	0341170050120	314 MIRACLE MILE	JOSE J BOLADO TRS

If you are an "Authorized Representative" of the owner, please remember to submit power of attorney documentation demonstrating that you are authorized to execute the aforementioned petition.

FURTHER AFFIANT SAYETH NAUGHT.

Maria T. Bolado

(Print Name - Affiant)

Maria T. Bolado

(Signature)

Sworn to (or affirmed) and subscribed before me this 25 day of JUNE, 2022.

Personally known  OR produced identification B430-558-25-945-0

Type of Identification Produced FLORIDA IDENTIFICATION CARD

Sandra C Ramos  
(Signature of Notary Public)

My Commission Expires 10/20/2023

