



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 12/28/2016

Property Information	
Folio:	03-4108-009-2460
Property Address:	221 SIDONIA AVE Coral Gables, FL 33134-3255
Owner	GILBERTO IZQUIERDO & W MARIA C
Mailing Address	PO BOX 565746 MIAMI, FL 33256 USA
Primary Zone	5001 HOTELS & MOTELS - GENERAL Med Density
Primary Land Use	0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	16 / 8 / 0
Floors	2
Living Units	8
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	6,924 Sq Ft
Lot Size	11,000 Sq Ft
Year Built	1946



Assessment Information			
Year	2016	2015	2014
Land Value	\$770,000	\$715,000	\$550,000
Building Value	\$374,727	\$337,254	\$324,763
XF Value	\$1,872	\$1,896	\$1,920
Market Value	\$1,146,599	\$1,054,150	\$876,683
Assessed Value	\$752,974	\$684,522	\$622,293

Benefits Information				
Benefit	Type	2016	2015	2014
Non-Homestead Cap	Assessment Reduction	\$393,625	\$369,628	\$254,390

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
CORAL GABLES DOUGLAS SEC PB 25-69 LOTS 14 & 15 BLK 26 LOT SIZE 100.000 X 110 OR 14858-1514 0191 1

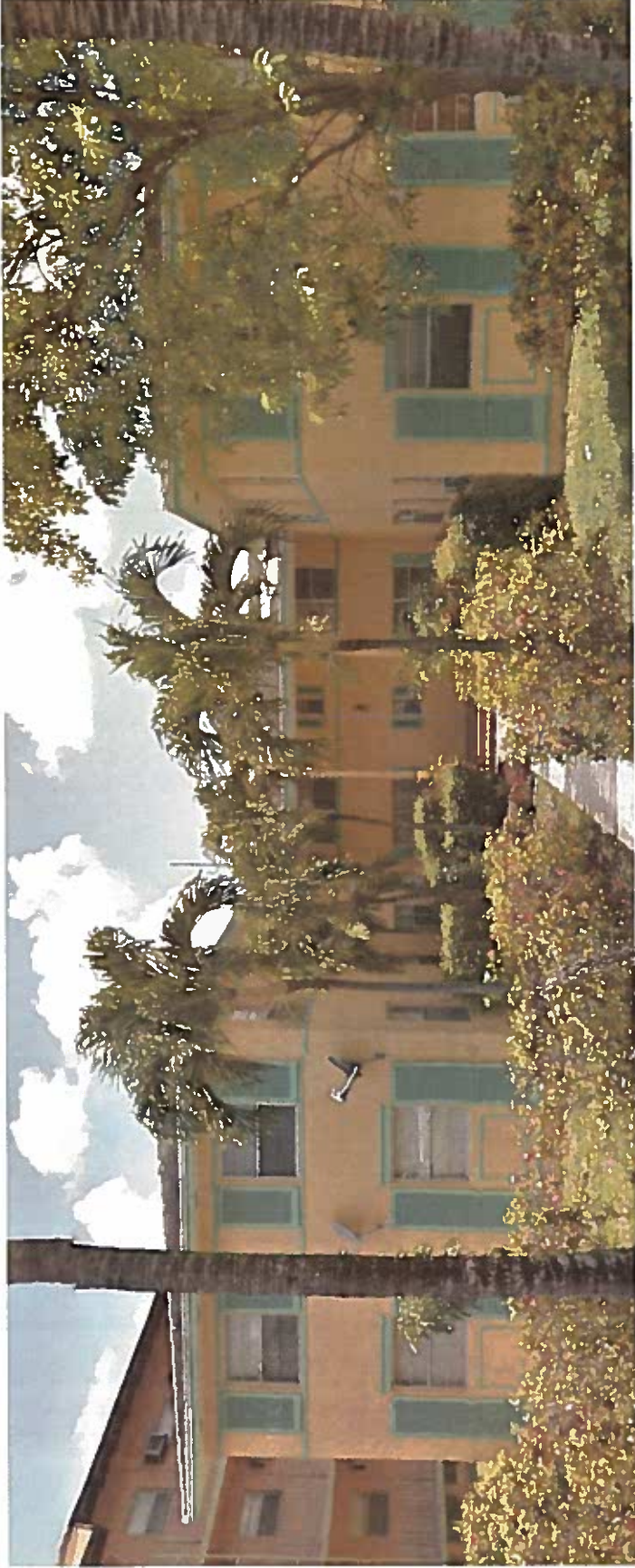
Taxable Value Information			
	2016	2015	2014
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$752,974	\$684,522	\$622,293
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,146,599	\$1,054,150	\$876,683
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$752,974	\$684,522	\$622,293
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$752,974	\$684,522	\$622,293

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
01/01/1991	\$390,000	14858-1514	Sales which are qualified
08/01/1979	\$200,000	10490-2461	Sales which are qualified

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

Version:

CITY'S  
**EXHIBIT** 1



221 Sidonia Ave

221 Sidonia Ave

<p><b><u>Owner</u></b> 221 Sidonia, Inc. P.O. Box 565746 Miami, FL 33256-5746</p>	<p><b><u>Owner (Registered Agent)</u></b> 221 Sidonia, Inc. c/o Gilberto R. Izquierdo 9990 SW 77 Ave Suite 205 Miami, FL 33156-2660</p>
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**Permits and Inspections: Search Results**

**New Permit Search**

**Permit Search Results**

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
CE-09-08-2452	08/18/2009	221 SIDONIA AVE	CODE ENF WARNING PROCESS	WT3754 SEC34-21 CC (LOT) LOT (HEDGES) OVERGROWN, THEY MUST BE CUTBACK OFF SIDEWALK.	pending	08/18/2009		0.00
CE-10-12-3403	12/02/2010	221 SIDONIA AVE	CODE ENF WARNING PROCESS	WT8829 SEC 54-153 CC (DAY) TRASH ON SWALE DAY BEFORE SCHEDULED P/U PRIOR TO 6:00 PM (BOX & DRAWERS, 1:40 PM)	final	12/02/2010	12/02/2010	0.00
CE-12-11-0150	11/02/2012	221 SIDONIA AVE	CODE ENF WARNING PROCESS	WT13827 CH105 CITY CODE (MIN) DIRTY ROOF	final	11/02/2012	11/02/2012	0.00
RC-17-01-0039	01/03/2017	221 SIDONIA AVE	BUILDING RE CERTIFICATION	BUILDING RECERTIFICATION (1946) CONSTRUCTION REGULATION BOARD CASE #16-5679 AND UNSAFE STRUCTURE BOARD FEE	approved			980.63

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** 2



# 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.

<b>Occupant Name:</b>	221-223 Sidonia Ave. Apartments - 8 units	<b>Inspection Date:</b>	11/23/2016
<b>Address:</b>	221 Sidonia Avenue	<b>InspectionType:</b>	Reinspection
<b>City:</b>	Coral Gables	<b>Inspected By:</b>	Leonard Veight 305-460-5577 lveight@coralgables.com
<b>Suite:</b>		<b>Occ. Sq. Ft.:</b>	0

**Coral Gables Code of Ordinance**  
Floor 1

**Coral Gables Sec. 14-146**

14-146 Business License displayed

**OK Violation cleared on 11/23/2016**

**Inspector Comments:**

Spoke to Gil today he will be applying for the business tax license today 11/29/16.

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.

**Company Representative:**

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 Signature valid only in mobile-eye documents

**CITY'S**

**EXHIBIT**

3

No Signature  
11/23/2016

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Leonard Veight  
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6042  
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ATURE - COPIED SIGNATURE - CC  
COPIED SIGNATURE - COPIED  
11/23/2016 10:59:22 AM  
Signature valid only in mobile-eyes documents

Inspector:

Leonard Veight  
11/23/2016



The City of Coral Gables

Development Services Department

CITY HALL, 405 BILTMORE WAY  
CORAL GABLES, FLORIDA 33134

4 25 2016

VIA CERTIFIED MAIL

91 7108 2133 3931 9043 5060

GILBERTO IZQUIERDO & W MARIA C  
7449 SW 104 ST  
MIAMI, FL 33156

RE: 221 SIDONIA AVE, CORAL GABLES, FL  
FOLIO # 03-4108-009-2460  
Recertification of Building 40 Years or Older

Gentlemen:

Miami-Dade County has notified this Department that the above referenced property address is forty (40) years old, or older, having been built in 1946.

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. In addition to the Report, a cover letter must state the property meets the requirement for the building recertification; no additional documents or photographs are necessary. Submittal of the Report does not constitute recertification; it must be approved.

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

The Architect or Engineer chosen to perform the inspection may obtain the required Form, "Minimum Inspection Procedural Guidelines for Building Recertification," from the following link: [http://www.miamidade.gov/pa/property\\_recertification.asp](http://www.miamidade.gov/pa/property_recertification.asp) The Recertification Report fee of \$380.63 and the Filing fee of \$2.45 per document page shall be submitted to the Development Services Department, 405 Biltmore Way, 3<sup>rd</sup> Floor, Coral Gables, Florida, 33134.

Failure to submit the required Report within the allowed time will result in the referral of this matter to the City's Construction Regulation Board without further notice. The Board may impose fines of \$250.00 per day for each day the violation continues. Note an Administrative fee of \$600.00 is incurred when the case is referred to the Board.

Any questions may be directed to the Building Services Coordinator at (305) 460-5250. Thank you for your prompt consideration.

Sincerely,

Peter J. Iglesias, P.E.  
Building Official

CITY'S Composite  
EXHIBIT 4

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:  
 GILBERTO IZQUIERDO & W MARIA C  
 7449 SW 104 ST  
 MIAMI, FL 33156



9590 9402 1194 5246 9256 53

2. Article Number (Transfer from service label)

91N1082133393190435060

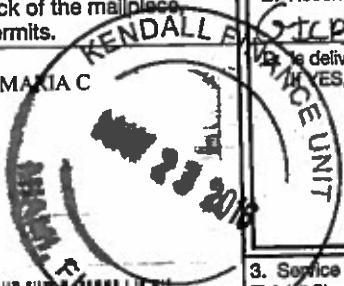
PS Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee

B. Received by (Printed Name) C. Date of Delivery

GILBERTO IZQUIERDO  
 Yes  
 No  
 If the delivery address different from item 1? YES, enter delivery address below:



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

2016 Receipt

Domestic Return Receipt



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

CITY OF CORAL GABLES,  
Petitioner,

Case No. 16-5679

vs.

221 SIDONIA, INC.  
P.O. Box 565746  
Miami, Florida 33256-5746

Return receipt number:  
N/A

Respondent.

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

Date: January 23, 2017

Re: **221 Sidonia Avenue**, Coral Gables, Florida 33134-3255 and legally described as Lots 14 & 15, Block 26, 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 03-4108-009-2460 ("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-I 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.

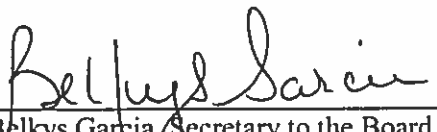
**Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on February 6, 2017, at 2:00 p.m.**

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](mailto: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](mailto:relejabarrieta@coralgables.com), Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Complaint/Case #: 16-5679

Title of Document Posted: Construction Regulation Board Case

I, JOSE IGLESIAS, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 221 SIDONIA AVENUE, ON 1-23-17  
AT 9:32 AM.

JOSE 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 23<sup>rd</sup> day of January, in  
the year 20 17, by JOSE IGLESIAS who is personally known to  
me.

My Commission Expires:



Belkys Garcia  
Notary Public

221 SIDONIA AVENUE



Prepared by and return to:  
Heana Ruiz Zapico, Esq.  
Zapico & Associates P.A.  
10691 North Kendall Drive, Suite 303B  
Miami, FL 33176  
305-412-9356  
File Number:  
Will Call No.:

[Space Above This Line For Recording Data]

### Quit Claim Deed

This Quit Claim Deed made this 7<sup>th</sup> day of June, 2016 between Maria C. Izquierdo, an unmarried widow, whose post office address is 7449 SW 104 Street, Miami, FL 33156 grantor, and 221 Sidonia, Inc., a Florida Corporation whose post office address is 9990 SW 77 Avenue, Suite 205, Miami, FL 33156, 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 TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in Miami-Dade County, Florida to-wit:

Lots 14 and 15, Block 26 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.

Folio# - 03-4108-009-2460

There is no change in beneficial interest. No consideration has been paid in connection with this transfer. Therefore, no documentary stamps are due pursuant to Florida Administrative Code 12B-4.014(2).

This Deed was prepared without the benefit of a title search

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

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

Signed, sealed and delivered in our presence:

[Signature]  
Witness Name: Heana Zapico

[Signature] (Seal)  
Maria C. Izquierdo

[Signature]  
Witness Name: MARIA C.

\_\_\_\_\_ (Seal)

State of Florida

County of Miami-Dade

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the state aforesaid and in the county aforesaid to take acknowledgments, personally appeared Maria C. Izquierdo, who has produced a Driver's license as identification and who is described in and who executed the foregoing instrument, and acknowledged to me that same as executed for the purposes and uses therein expressed.

Witness my hand and official seal in the county and state last aforesaid, this 7<sup>th</sup> day of June, 2016.

[Notary Seal]



[Signature]  
Notary Public

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

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

## Detail by Entity Name

Florida Profit Corporation  
221 SIDONIA, INC

### Filing Information

**Document Number** P16000023030  
**FE/EIN Number** NONE  
**Date Filed** 03/10/2016  
**Effective Date** 03/09/2016  
**State** FL  
**Status** ACTIVE

### Principal Address

9990 SW 77 AVENUE  
SUITE 205  
MIAMI, FL 33156

### Mailing Address

PO BOX 565746  
MIAMI, FL 33256

### Registered Agent Name & Address

IZQUIERDO, GILBERTO R  
9990 SW 77 AVENUE  
SUITE 205  
MIAMI, FL 33156

### Officer/Director Detail

#### **Name & Address**

Title P/D

IZQUIERDO, GILBERTO R  
PO BOX 565746  
MIAMI, FL 33256

### Annual Reports

**No Annual Reports Filed**

### Document Images

[03/10/2016 -- Domestic Profit](#) [View image in PDF format](#)