



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 8/21/2021

Property Information	
Folio:	03-4107-018-5680
Property Address:	5256 SW 8 ST Coral Gables, FL 33134-2375
Owner	5256 PROFESSIONAL BUILDING LLC
Mailing Address	5256 SW 8 ST MIAMI, FL 33134 USA
PA Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1713 OFFICE BUILDING - ONE STORY : OFFICE BUILDING
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	3,987 Sq.Ft
Lot Size	5,450 Sq.Ft
Year Built	1941



Assessment Information			
Year	2021	2020	2019
Land Value	\$408,750	\$408,750	\$408,750
Building Value	\$219,987	\$219,987	\$209,987
XF Value	\$23,616	\$23,962	\$24,308
Market Value	\$652,353	\$652,699	\$643,045
Assessed Value	\$652,353	\$652,699	\$614,155

Benefits Information				
Benefit	Type	2021	2020	2019
Non-Homestead Cap	Assessment Reduction			\$28,890

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

Short Legal Description
CORAL GABLES GRANADA SEC PB 8-113 LOT 3 BLK 50 LOT SIZE 50.000 X 109 OR 19887-4919 0901 1

Taxable Value Information			
	2021	2020	2019
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$652,353	\$652,699	\$614,155
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$652,353	\$652,699	\$643,045
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$652,353	\$652,699	\$614,155
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$652,353	\$652,699	\$614,155

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
03/03/2021	\$545,000	32395-3007	Qual by exam of deed
09/08/2016	\$482,000	30229-0247	Qual by exam of deed
09/01/2001	\$340,000	19887-4919	Sales which are qualified
06/01/1996	\$0	00000-00000	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

1) 5256 SW 8 St

**Owner (Registered Agent address)**

5256 Professional Building LLC

c/o Dr. Juan C. Izquierdo

Registered Agent

5256 SW 8 St

Coral Gables, FL 33134-2375

CITY'S

EXHIBIT

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# City of Coral Gables

## ONLINE SERVICES

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**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
RC-21-08-8592	08/27/2021	5256 SW 8 ST	BLDG RECERT / CRB	BUILDING RECERTIFICATION (YEAR BUILT 1941)	pending			0.00
CE-21-02-7012	02/22/2021	5256 SW 8 ST	CODE ENF LIEN SEARCH	LIEN SEARCH//RUSH	final	02/23/2021	02/23/2021	0.00
CE-20-08-7196	08/28/2020	5256 SW 8 ST	CODE ENF LIEN SEARCH	LIEN SEARCH	final	08/31/2020	08/31/2020	0.00
CE-16-09-5418	09/07/2016	5256 SW 8 ST	CODE ENF LIEN SEARCH	LIEN SEARCH	final	09/14/2016	09/14/2016	0.00
BL-15-10-4976	10/13/2015	5256 SW 8 ST	INTERIOR ALTERATION ONLY	COMMERCIAL INTERIOR ALTERATIONS (SEPERATION OF TENANTS) \$500	final	11/10/2015	12/09/2015	0.00
BL-15-10-4425	10/02/2015	5256 SW 8 ST	SIGNS	VINYL WINDOW SIGN @ 5258 SW 8STREET (A MATTER OF TASTE CATERING AND EVENT PLANNING ) \$208	final	11/23/2015	01/28/2016	0.00
AB-15-09-4728	09/24/2015	5256 SW 8 ST	BOA COMPLETE (LESS THAN \$75,000)	**COM**ADDRESS 5258 SW 8STREET SIGN (A MATTER OF TASTE CATERING AND EVENT PLANNING ) \$208	final	09/24/2015	01/28/2016	0.00
BL-14-09-1956	09/05/2014	5256 SW 8 ST	FENCE/GATE/WALL	MIGRATED FROM WINTEGRATE PERMIT #07120165 ALUMINUM FENCE, DEMO WOOD FENCE \$1,500	final	09/05/2014	09/08/2014	0.00
PU-14-08-3215	08/20/2014	5256 SW 8 ST	PUBLIC RECORDS SEARCH	REQ CERT COPY OF BL11126363	final	08/20/2014	08/20/2014	0.00
EX-14-08-3218	08/20/2014	5256 SW 8 ST	PERMIT EXTENSION & RENEWAL	PERMIT EXTENSION FOR BL11126363	final	08/20/2014	08/20/2014	0.00
PU-14-08-3109	08/19/2014	5256 SW 8 ST	PUBLIC RECORDS SEARCH	REQ CERT COPY OF PERMIT 07120165	final	08/19/2014	08/19/2014	0.00
CE-14-07-2261	07/02/2014	5256 SW 8 ST	CODE ENF LIEN SEARCH	LIEN SEARCH	final	07/14/2014	07/14/2014	0.00
BL-11-12-6363	12/19/2011	5256 SW 8 ST	INTERIOR ALTERATION ONLY	CHANGE OF USE FROM REHABILITATION CENTER TO SPA \$	final	04/11/2013	09/10/2014	0.00

CITY

EXHIBIT

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(TAKEOVER DERM  
LOST PLANS)

RC-11-12-5940	12/13/2011	5256 SW 8 ST	BLDG RECERT / CRB	BUILDING RECERTIFICATION	final	12/13/2011	12/13/2011	0.00
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The City's online services are protected with an **SSL encryption certificate**. For technical assistance, please call 305-569-2448 (8am-5pm, M-F).



The City of Coral Gables

*Building and Zoning Department  
ISO Class 1*

CITY HALL 405 BILTMORE WAY  
CORAL GABLES, FLORIDA 33134

December 14, 2011

Baro & Baro Enterprises, Inc.  
9590 NW 25 Street  
Miami, FL 33172

**LETTER OF BUILDING RECERTIFICATION  
IN ACCORDANCE WITH SECTION 8-11(f) OF  
THE CODE OF MIAMI-DADE COUNTY**

**PROPERTY FOLIO: # 03-4107-018-5680  
ADDRESS: 5256 SW 8 Street, Coral Gables, FL**

Dear Property Owner/Manager:

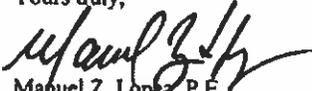
This Office is in receipt of your structural and electrical report stating that the above referenced building has been examined and found to be structurally and electrically safe for its continued occupancy.

Based on acceptance of this report, we herewith grant this LETTER OF RECERTIFICATION for the above subject premises in accordance with Section 8-11(f) of the Code of Miami-Dade County.

The expiration date of this approval, as stated in said Code, is 10 years from 2011. This recertification letter does not exclude the building from subsequent inspections as deemed necessary by the Building Official, as specified in the Florida Building Code.

As a routine matter, and in order to avoid possible misunderstanding, nothing in this letter should be construed directly, or indirectly as a guarantee of the safety of any portion of this structure. However, based on the term stated in Section 8-11(f) of the Code, continued occupancy of the building will be permitted in accordance with the minimum procedural guidelines for the recertification structural/electrical report on file with this office.

Yours truly,

  
Manuel Z. Lopez, P.E.  
Building Official

P.O. Box 141549 CORAL GABLES, FLORIDA 33114-1549 PHONE (305) 460-5235

CITY'S

EXHIBIT

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The City of Coral Gables

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

2/8/2021

VIA CERTIFIED MAIL

TIKKUNOR CORP
2660 NE 189 ST
AVENTURA, FL 33180

7020 3160 0001 1022 3257

RE: 5256 SW 8 ST
FOLIO # 341070185680
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 YEAR. 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; no additional documents or photographs are necessary. 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.

Handwritten signature of Manuel Z. Lopez

Manuel Z. Lopez, P.E.
Building Official

CITY'S

EXHIBIT

Handwritten number 5 with a red underline

## Track Another Package +

**Tracking Number:** 70203160000110223257

[Remove X](#)

This is a reminder to arrange for redelivery of your item or your item will be returned to sender.

## Reminder to Schedule Redelivery of your item

**Get Updates** ∨

Feedback

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**Text & Email Updates**



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**Tracking History**



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**Product Information**



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**See Less** ^

## Can't find what you're looking for?

Go to our [FAQs](#) section to find answers to your tracking questions.

**FAQs**



## The City of Coral Gables

7020 3160 0001 1021 8031

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

5/10/2021

TIKKUNOR CORP  
2660 NE 189 ST # 2660  
AVENTURA, FL. 33180

**RE: 5256 SW 8 ST**  
**FOLIO # 341070185680**  
**Notice of Required Inspection For Recertification of 40 Years or Older Building – SECOND NOTICE**

Dear Property Owner:

In a certified letter dated 3/22/2021, 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).

**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 3:20pm to this Department. Contact Virginia Goizueta at [vgoizueta@coralgables.com](mailto:vgoizueta@coralgables.com) if any questions regarding building recertification.

Please govern yourself accordingly.

Sincerely,

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

Manuel Z. Lopez, P.E.  
Building Official

## Track Another Package +

**Tracking Number:** 70203160000110218031

[Remove X](#)

Your item was delivered to the front desk, reception area, or mail room at 11:58 am on May 17, 2021 in MIAMI, FL 33180.

### **Delivered, Front Desk/Reception/Mail Room**

May 17, 2021 at 11:58 am  
MIAMI, FL 33180

Feedback

**Get Updates** v

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**Text & Email Updates**



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**Tracking History**



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**Product Information**



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**See Less** ^

## Can't find what you're looking for?

Go to our [FAQs](#) section to find answers to your tracking questions.

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

CITY OF CORAL GABLES,  
Petitioner,

Case No. 21-2954

vs.

5256 Professional Building LLC  
c/o Dr. Juan C. Izquierdo  
Registered Agent  
5256 SW 8 St  
Coral Gables, FL 33134-2375  
Respondent.

Return receipt number:

7020 3160 0001 1022 3806

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

Date: August 31, 2021

Re: Property Address: 5256 SW 8 St. Coral Gables, Fl. 33134-2375, Legal Description: Lot 3, Block 50  
Coral Gables Granada Sec., Plat Book 8 page 113 and Folio #: 03-4107-018-5680 ("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, 2<sup>nd</sup> Florida, Coral Gables, Florida 33134, on September 13, 2021, 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**

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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 Golzueta  
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](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.

c:



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Case #: 21-2954

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

I, EDUARDO MARTIN, DO HEREBY SWEAR/AFFIRM THAT THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE ADDRESS OF 5256 SW 8 St., ON August 31, 2021 AT 9:55 a.m. AND WAS ALSO POSTED AT CITY HALL.

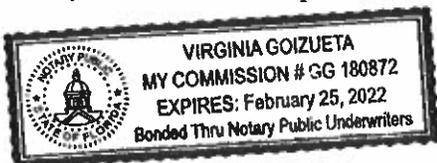
EDUARDO MARTIN  
Employee's Printed Name

[Signature]  
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this 31 day of August, in the year 2021, by Eduardo Martin who is personally known to me.

My Commission Expires:



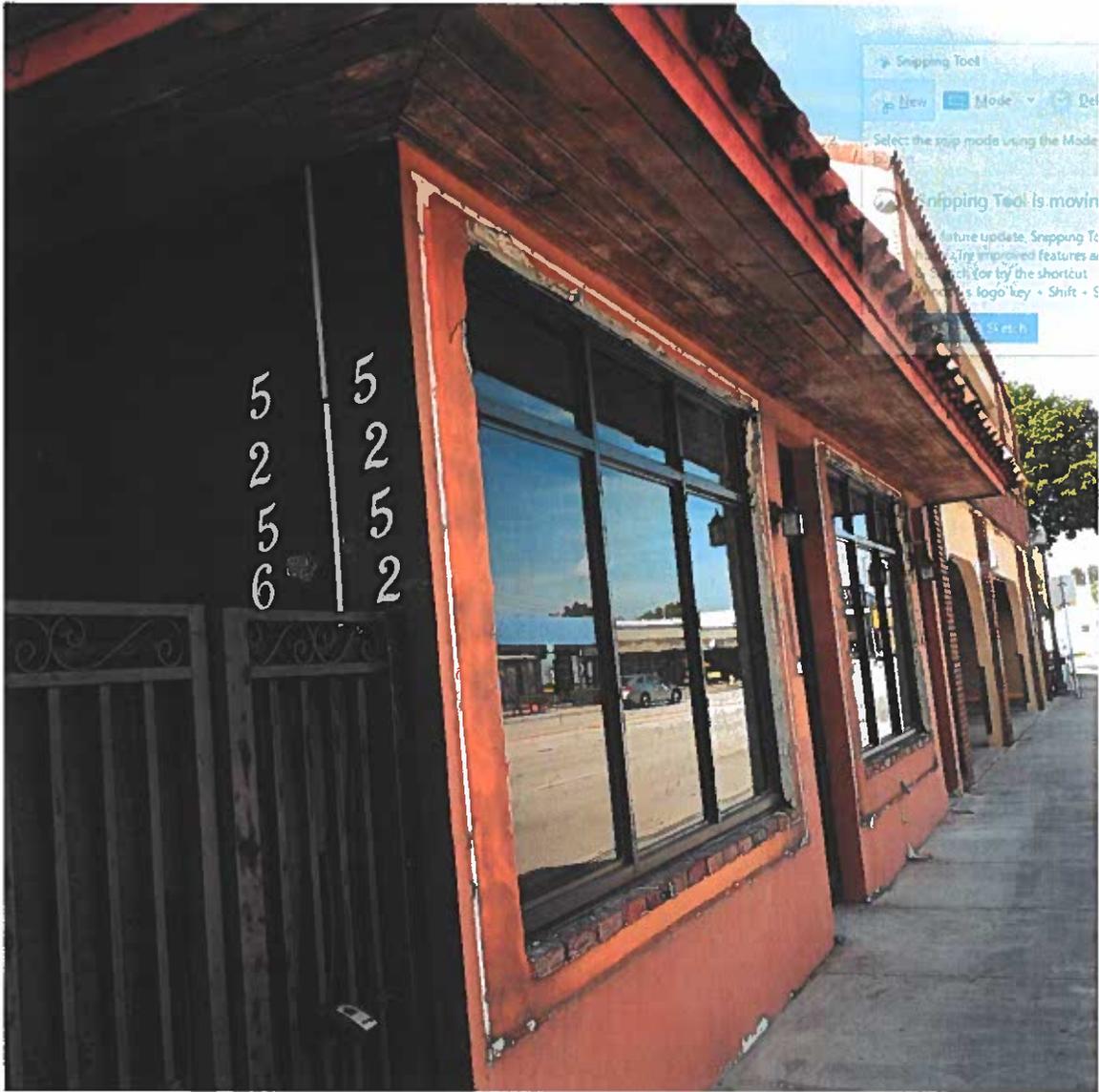
[Signature]  
Notary Public

CITY'S  
EXHIBIT 7



CITY'S

EXHIBIT 8



Snipping Tool  
New Mode Del  
Select the snap mode using the Mode  
Snipping Tool is moving to a new location in Windows 10. Try the new features and search for the shortcut key: Win + Shift + S

5  
2  
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2



Prepared by and return to:

Mayrelys Iglesias  
Law Office of Valeria Schwartzman, P.A.  
12550 Biscayne Boulevard Suite 406  
North Miami, FL 33181  
305-974-0114  
File Number: RE20276

[Space Above This Line For Recording Data]

## Warranty Deed

This Warranty Deed made this 3<sup>rd</sup> day of March, 2021 between TIKKUNOR CORP., a Florida Corporation whose post office address is 2660 NE 189 Street, 2660, Aventura, FL 33180, grantor, and 5256 PROFESSIONAL BUILDING LLC, a Florida limited liability company whose post office address is 5256 SW 8TH STREET, Miami, FL 33134, 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:

Lot 3, in Block 50, of REVISED PLAT OF CORAL GABLES GRANADA SECTION, according to the Plat thereof, as recorded in Plat Book 8 at Page 113, of the Public Records of Miami-Dade County, Florida.

Parcel Identification Number: 03-4107-018-5680

**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, 2020.

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

CITY'S

EXHIBIT

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DoubleTime®

Signed, sealed and delivered in our presence:

Witness Name: Mayrelys Iglesias

[Signature]  
Witness Name: Arnica Barrera

TIKKUNOR CORP., a Florida Corporation

By: [Signature]  
Javier D. Resnik Cogan, President

(Corporate Seal)

State of Florida  
County of Miami-Dade

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 1st day of March, 2021 by Javier D. Resnik Cogan, as President of TIKKUNOR CORP., a Florida Corporation, on behalf of the corporation. He/she  is personally known to me or  has produced a driver's license as identification.

[Notary Seal]

[Signature]  
Notary Public

Printed Name: Mayrelys Iglesias

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





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

## Detail by Entity Name

Florida Limited Liability Company  
5256 PROFESSIONAL BUILDING LLC

### Filing Information

**Document Number** L20000268559  
**FEI/EIN Number** 85-2756172  
**Date Filed** 08/28/2020  
**Effective Date** 08/28/2020  
**State** FL  
**Status** ACTIVE

### Principal Address

5256 SW 8TH STREET  
CORAL GABLES, FL 33134

### Mailing Address

5256 SW 8TH STREET  
CORAL GABLES, FL 33134

### Registered Agent Name & Address

IZQUIERDO, JUAN C, DR  
5256 SW 8TH STREET  
CORAL GABLES, FL 33134

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

PRIME INVESTMENT GROUP 5246 INC  
5246 SW 8TH STREET  
CORAL GABLES, FL 33134

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
--------------------	-------------------

2021

02/13/2021

**Document Images**

[02/13/2021 -- ANNUAL REPORT](#)

View image in PDF format

[08/28/2020 -- Florida Limited Liability](#)

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