



The City of Coral Gables

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

August 13, 2021

*Sent via first class and
certified mail,
return receipt number:
91-7108-2133-3932-6521-7676*

Sidonia 110 LLC
Association of Coral Gables
c/o Roberto Beraja
Registered Agent
2550 Douglas Road, Suite 300
Miami, FL 33134-6104

and

Sidonia 110 LLC
Association of Coral Gables
2550 Douglas Road, Suite 301
Miami, FL 33134-6104

**Re: Notice of Emergency Action regarding the condominium (“Structure”) located
at 110 Sidonia Ave, Coral Gables, Florida (“Property”)**

Dear Condominium Association:

The City’s Building Official received a complaint from a resident that there is cracking, spalling, rusting, and overall deterioration throughout the structure, that has caused concern among residents. At the request of the resident, the City’s Chief Building Inspector visited the site to witness the claims. Based on this inspection, the City’s Building Official has determined that the deterioration requires immediate inspection and repair.

In order to protect the health and welfare of the residents of the building, the Building Official is taking the following action:

- Posting this letter in a conspicuous location for the information and inspection of all residents.
- Requiring that the Condominium Association hand-deliver this letter to all residents residing in the building.

- Requiring that the Condominium Association hire a Structural Engineer to perform an inspection to ascertain any immediate risks and corrective action necessary and submit such inspection report to the City within 30 days of the date on this notice
- Permit and complete all repairs withing 150 days of the date of this notice.

If you do not provide the engineer's report within 30 days, the City may take emergency action, pursuant to Section 105-96 of the City Code, to order that the Structure be vacated and to secure the Structure by installing a fence around the perimeter of the Property ("Emergency Action"). Additionally, the City may request that Florida Power & Light, without any further notice, disconnect the power to the Structure. The City may impose a special assessment lien on the Property for the costs of the corrective Emergency Action, pursuant to Section 105-98 of the City Code.

Please note that it shall be unlawful for any person, firm, or corporation or their agents to remove this notice without written permission from the Building Official.

You have the right to appeal this decision to the City's Construction Regulation Board.

Your cooperation in this matter is greatly appreciated.

Sincerely,

Suramy Cabrera
8-13-21

Suramy Cabrera, P.E.
Building Official

cc: Peter J Iglesias, P.E., City Manager
Miriam Soler Ramos, Esq., B.C.S., City Attorney
Eduardo Santamaria, PE, Assistant City Manager
Troy Easley, Fire Division Chief
Cristina M. Suarez, Deputy City Attorney and City Prosecutor
Manuel Lopez, P.E., Deputy Building Official
Warren Adams, Historical Resources and Cultural Arts Director
Martha Pantin, Communications & Public Affairs Division Director
Construction Regulation Board File