



# PROPERTY APPRAISER OF MIAMI-DADE COUNTY

## Summary Report

Generated On: 04/27/2026

PROPERTY INFORMATION	
<b>Folio</b>	03-4108-009-1160
<b>Property Address</b>	910 DOUGLAS RD CORAL GABLES, FL 33134-0000
<b>Owner</b>	FIPRO HOLDINGS LLC , C/O JOSE L BALOYRA ESQ
<b>Mailing Address</b>	201 ALHAMBRA CIR STE 601 CORAL GABLES, FL 33134
<b>Primary Zone</b>	3801 MULTI-FAMILY MED DENSITY
<b>Primary Land Use</b>	0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS
<b>Beds / Baths /Half</b>	8 / 4 / 0
<b>Floors</b>	2
<b>Living Units</b>	4
<b>Actual Area</b>	2,820 Sq.Ft
<b>Living Area</b>	2,820 Sq.Ft
<b>Adjusted Area</b>	2,518 Sq.Ft
<b>Lot Size</b>	9,760 Sq.Ft
<b>Year Built</b>	1945

ASSESSMENT INFORMATION			
Year	2025	2024	2023
<b>Land Value</b>	\$1,561,600	\$1,464,000	\$1,366,400
<b>Building Value</b>	\$100,000	\$4,024	\$170,343
<b>Extra Feature Value</b>	\$0	\$5,976	\$5,976
<b>Market Value</b>	\$1,661,600	\$1,474,000	\$1,542,719
<b>Assessed Value</b>	\$1,359,795	\$1,236,178	\$1,123,799

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
<b>Non-Homestead Cap</b>	Assessment Reduction	\$301,805	\$237,822	\$418,920

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

SHORT LEGAL DESCRIPTION
8 54 41 CORAL GABLES DOUGLAS SEC PB 25-69 S20FT LOT 10 & ALL LOT 11 BLK 13 LOT SIZE 80.000 X 122 OR 19363-4705 11/2000 1



TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
<b>COUNTY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$1,359,795	\$1,236,178	\$1,123,799
<b>SCHOOL BOARD</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$1,661,600	\$1,474,000	\$1,542,719
<b>CITY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$1,359,795	\$1,236,178	\$1,123,799
<b>REGIONAL</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$1,359,795	\$1,236,178	\$1,123,799

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
11/30/2014	\$3,480,000	29414-2450	Qual on DOS, multi-parcel sale
08/01/2005	\$1,220,000	23710-1739	Sales which are qualified
11/01/2000	\$325,000	19363-4705	Sales which are qualified
07/01/1998	\$257,500	18219-1792	Sales which are qualified

The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser of Miami-Dade County is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser of Miami-Dade County and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <https://www.miamidadepa.gov/pa/disclaimer.page>

**City's Exhibit #1**

List of service addresses for 910 Douglas Rd

<b><u>OWNER (PA ADDRESS)</u></b>	<b><u>OWNER (ALL SUNBIZ ADDRESSES)</u></b>
FIPRO HOLDINGS LLC C/O JOSE L. BALOYRA, ESQ. 201 ALHAMBRA CIR STE 601 CORAL GABLES, FL 33134-5199	FIPRO HOLDINGS LLC BECKER & POLIAKOFF, P.A. REGISTERED AGENT 2525 PONCE DE LEON BLVD, STE 825 CORAL GABLES, FL 33134-6051

0341080091160

Summary

Details

Addresses (1)

Additional Info

Linked Records

Holds

Parcel Contacts

Code Cases (2)

Inspections (4)

Case Number	Case Type	Status	Assigned To	Open Date ↓	Closed Date	Description	Main Address	Unit No
<a href="#">TICK-25-12-21903</a>	Tickets	In Progress	Sole, Salvador	12/01/2025		Cardboard boxes	910 DOUGLAS RD	
<a href="#">TICK-23-11-15468</a>	Tickets	Closed - Resolved	Delgado, Martha	11/17/2023	11/27/2023	WM DELINQUENCY	910 DOUGLAS RD	

City's Exhibit #3



## The City of Coral Gables

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

September 9, 2015

Fipro Holdings LLC  
c/o Jose L. Baloyra, Esq.  
201 Alhambra Circle, Suite 601  
Coral Gables, FL 33134

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

**PROPERTY FOLIO: # 03-4108-009-1160**  
**ADDRESS: 910 Douglas Road**

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 **2015**. 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,

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

Manuel Z. Lopez, P.E.  
Building Official

**City's Exhibit #4**



CITY OF CORAL GABLES  
Development Services Department

CITY HALL 405 BILTMORE WAY  
CORAL GABLES, FL 33134

2/1/2023

**VIA CERTIFIED MAIL**

**7021 1970 0000 4015 8319**

FIPRO HOLDINGS LLC  
C/O JOSE L BALOYRA ESQ  
201 ALHAMBRA CIR STE 601  
CORAL GABLES, FL 33134

**RE:** 910 DOUGLAS RD  
**FOLIO #** 341080091160  
Process Number TBD

**\*\*\*COURTESY 2-YEAR NOTICE\*\*\***

Notice of Required Inspection for Recertification of 30 Years or Older Building

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is thirty (30) years old, or older, having been built in 1945. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a qualified individual must inspect said building and a **completed** Recertification Report ("Report") must be submitted by you to this Department **in 2025**. A completed Report includes 1) Cover letters 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 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be **approved** and the Letter of Recertification must be issued by this Department.

Threshold buildings (i.e. buildings greater than 3 stories or greater than 50 ft tall, or with an Assembly Occupancy > 5000 s.f. & Occupant load > 500 people) shall be recertified by Structural and Electrical Professional Engineers only. Self-qualification letters will be required with proof of DBPR structural and electrical specialization.

Any buildings that are not threshold buildings may be recertified by any Florida Registered Architect or Professional Engineer and self-qualification letters will not be required.

If no deficiencies are identified, the structure will only be recertified once the reports and forms have been submitted and approved.

If deficiencies are identified, they shall be reported to the Building Official within 10 days, or within 24 hours if there is an immediate danger identified. A completed report shall be submitted to this Department. In addition, a structural and/or electrical affidavit from the inspector will be required, with additional affidavits every 180 days, as needed so that the building can continue to be occupied while repairs are carried out. The Building Official is able to grant an extension of one hundred fifty (150) calendar days from the due date or the date the deficiencies were identified (whichever is sooner) to allow time to obtain the necessary permits and perform the repairs. The structure

will only be recertified once a *revised* report and all required information is submitted and approved, and all required permits are closed.

Proprietary or modified recertification forms from the inspectors will not be accepted. Only current municipal recertification forms will be accepted. The Architect or Engineer shall obtain the required Forms from the following link:

<https://www.miamidade.gov/global/economy/building/recertification.page>.

If this is your first time using the online system, please register at the following link:

<https://coralgablesfl-energovpub.tylerhost.net/Apps/selfservice/CoralGablesFLProd#/register>

You can access your online process using the process number provided above at the following link:

<https://coralgablesfl-energovpub.tylerhost.net/Apps/SelfService#/myWork?tab=MyPermits>

**The Recertification Report fee of \$500.00 *and* additional document and filing fees shall be paid online at the following link:**

<https://coralgablesfl-energovpub.tylerhost.net/Apps/SelfService#/payinvoice>

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 and 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.

Please contact Douglas Ramirez at [dramirez@coralgables.com](mailto:dramirez@coralgables.com) regarding any questions concerning building recertification.

Thank you for your prompt attention to this matter.



Manuel Z. Lopez, P.E.  
Building Official



CITY OF CORAL GABLES  
Development Services Department

CITY HALL 405 BILTMORE WAY  
CORAL GABLES, FL 33134

1/31/2024

FIPRO HOLDINGS LLC  
C/O JOSE L BALOYRA ESQ  
201 ALHAMBRA CIR STE 601  
CORAL GABLES, FL 33134

**VIA CERTIFIED MAIL**

7022 2410 0002 9151 8398

**RE:** 910 DOUGLAS RD  
**FOLIO #** 03-4108-009-1160  
Process Number TBD

**\*\*\*COURTESY 1-YEAR NOTICE\*\*\***

Notice of Required Inspection for Recertification of 30 Years or Older Building

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is thirty (30) years old, or older, having been built in 1945. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a qualified individual must inspect said building and a **completed** Recertification Report ("Report") must be submitted by you to this Department **in 2025**. A completed Report includes 1) Cover letters 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 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be **approved** and the Letter of Recertification must be issued by this Department.

Threshold buildings (i.e. buildings greater than 3 stories or greater than 50 ft tall, or with an Assembly Occupancy > 5000 s.f. & Occupant load > 500 people) shall be recertified by Structural and Electrical Professional Engineers only. Self-qualification letters will be required with proof of DBPR structural and electrical specialization.

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If no deficiencies are identified, the structure will only be recertified once the reports and forms have been submitted and approved.

If deficiencies are identified, they shall be reported to the Building Official within 10 days, or within 24 hours if there is an immediate danger identified. A completed report shall be submitted to this Department. In addition, a structural and/or electrical affidavit from the inspector will be required, with additional affidavits every 180 days, as needed so that the building can continue to be occupied while repairs are carried out. The Building Official is able to grant an extension of one hundred fifty (150) calendar days from the due date or the date the deficiencies were identified

(whichever is sooner) to allow time to obtain the necessary permits and perform the repairs. The structure will only be recertified once a *revised* report and all required information is submitted and approved, and all required permits are closed.

Proprietary or modified recertification forms from the inspectors will not be accepted. Only current municipal recertification forms will be accepted. The Architect or Engineer shall obtain the required Forms from the following link:

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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 and 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.

Please contact Douglas Ramirez at [dramirez@coralgables.com](mailto:dramirez@coralgables.com) regarding any questions concerning building recertification.

Thank you for your prompt attention to this matter.



Manuel Z. Lopez, P.E.  
Building Official



## CITY OF CORAL GABLES

DEVELOPMENT SERVICES DEPARTMENT  
427 BILTMORE WAY  
CORAL GABLES, FL 33134

1/31/2025

**VIA CERTIFIED MAIL**

9589 0710 5270 1801 7175 14

FIPRO HOLDINGS LLC  
C/O JOSE L BALOYRA ESQ  
201 ALHAMBRA CIR STE 601  
CORAL GABLES, FL 33134

**RE:** 910 DOUGLAS RD  
**FOLIO #** 341080091160

Notice of Required Inspection For Recertification of Building  
Process Number: **TBD**

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is thirty (30) years old, or older, having been built in 1945. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a qualified individual 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 letters 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 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be **approved** and the Letter of Recertification must be issued by this Department.

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If no deficiencies are identified, the structure will only be recertified once the reports and forms have been submitted and approved.

If deficiencies are identified, they shall be reported to the Building Official within 10 days, or within 24 hours if there is an immediate danger identified. A completed report shall be submitted to this Department. In addition, a structural and/or electrical affidavit from the inspector will be required, with additional affidavits every 180 days, as needed so that the building can continue to be occupied while repairs are carried out. The Building Official is able to grant an extension of one hundred fifty (150) calendar days from the due date or the date the deficiencies were identified (whichever is sooner) to allow time to obtain the necessary permits and perform the repairs. The structure will only be recertified once a *revised* report and all required information is submitted and approved, and all required permits are closed.

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**The Recertification Report fee of \$500.00 *and* additional document and filing fees shall be paid online at the following link:**

<https://coralgablesfl-energovpub.tylerhost.net/Apps/SelfService#/payinvoice>

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 and 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.

Please contact Douglas Ramirez at [dramirez@coralgables.com](mailto:dramirez@coralgables.com) regarding any questions concerning building recertification.  
Thank you for your prompt attention to this matter.



Manuel Z. Lopez, P.E.  
Building Official



CITY OF CORAL GABLES

DEVELOPMENT SERVICES DEPARTMENT  
427 BILTMORE WAY  
CORAL GABLES, FL 33134

5/1/2025

**VIA CERTIFIED MAIL**

FIPRO HOLDINGS LLC  
C/O JOSE L BALOYRA ESQ  
201 ALHAMBRA CIR STE 601  
CORAL GABLES, FL. 33134

7020 1290 0001 5682 8788

**RE: 910 DOUGLAS RD**  
**FOLIO # 341080091160**

Notice of Required Inspection For Recertification of Building – **OVERDUE NOTICE**  
Process Number **RECT-xx-xxxx**

Dear Property Owner:

In a certified letter dated 1/31/2025, 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 qualified individual within ninety (90) calendar days certifying the structure meets the requirements for 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 letters 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 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be **approved** and the Letter of Recertification must be issued by this Department.

See original notice for additional information.

**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. 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.**

If this is your first time using the online system, please register at the following link:

<https://coralgablesfl-energovpub.tylerhost.net/Apps/selfservice/CoralGablesFLProd#/register>

You can access your online process using the process number provided above at the following link:

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**The Recertification Report fee of \$500.00 and additional document and filing fees shall be paid online at the following link:**

<https://coralgablesfl-energovpub.tylerhost.net/Apps/SelfService#/payinvoice>

Please govern yourself accordingly.

Sincerely,

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

Manuel Z. Lopez, P.E.  
Building Official



CITY OF CORAL GABLES

DEVELOPMENT SERVICES DEPARTMENT  
427 BILTMORE WAY  
CORAL GABLES, FL 33134

June 18, 2025

Via Certified Mail

7020 2450 0001 8406 0546

FIPRO HOLDINGS LLC  
C/O JOSE L BALOYRA ESQ  
201 ALHAMBRA CIR STE 601  
CORAL GABLES, FL 33134

**RE: 910 DOUGLAS RD**  
**FOLIO # 03-4108-009-1160**  
Notice of Required Inspection For Recertification of Building – **FINAL NOTICE**

Dear Property Owner:

In a certified letter dated January 31, 2025, 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 May 1, 2025 informed you it was necessary to submit to this Department a completed Report prepared by a qualified individual within thirty (30) calendar days certifying the structure meets the requirements for recertification.

See previous correspondence for additional information.

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 Analyn Hernandez at [ahernandez2@coralgables.com](mailto:ahernandez2@coralgables.com) if any questions regarding building recertification.

Please govern yourself accordingly.

Sincerely,

Manuel Z. Lopez, P.E.  
Building Official

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

CITY OF CORAL GABLES,  
Petitioner,

Case No. 26-1509

vs.

Certified Mail Return Receipt & Via USPS Regular Mail  
9589 0710 5270 1749 3954 54

FIPRO Holdings LLC  
C/O Jose L. Baloyra, ESQ.  
201 Alhambra Cir, Ste. 601  
Coral Gables, FL 33134-5199  
Respondent.

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

Date: April 28, 2026

Re: 910 Douglas Rd, Coral Gables, FL 33134, Coral Gables Douglas Sec PB 25-69, and 03-4108-009-1160 ("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 105-89 10 (m) 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 Fairchild Tropical Board Room, 427 Biltmore Way, 1<sup>st</sup> Floor, Coral Gables, Florida 33134, on May 11, 2026, 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, Analyn Hernandez, at City of Coral Gables, Development Services Department, 427 Biltmore Way, Coral Gables, FL 33134, [ahernandez2@coralgables.com](mailto:ahernandez2@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.

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.

**City's Exhibit #6**

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.

*Analyn Hernandez*

Analyn Hernandez  
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, Clifford R. Friedman, Director of Human Resources & Risk Management (E-mail: [cfriedman@coralgables.com](mailto:cfriedman@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, Clifford R. Friedman, Director of Human Resources & Risk Management (E-mail: [cfriedman@coralgables.com](mailto:cfriedman@coralgables.com), Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

cc:

FIPRO Holdings LLC, Becker & Poliakoff, P.A., Registered Agent, 2525 Ponce De Leon Blvd, Ste. 825, Coral Gables, FL 33134-6051 9589 0710 5270 1749 3954 61



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Title of Document Posted: Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing

I, Ktsi Young, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 910 DOUGLAS RD, ON April 30, 2026 AT  
9:32 am.

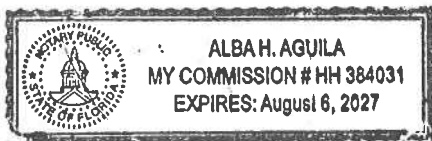
Ktsi Young  
Employee's Printed Name

[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 1 day of May, in the year 2026, by  
Seep who is personally known to me.

My Commission Expires:



[Signature]  
Notary Public



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

CITY OF CORAL GABLES,  
Petitioner, Case No: 26-1509

vs. Certified Mail Return Receipt & Via USPS Regular Mail  
9589 0710 5270 1749 3954 54

FPPO Holdings LLC  
c/o Jose L. Balyra, ESQ.  
201 Alhambra Cir. Ste. 801  
Coral Gables, FL 33134-5339  
Respondent.

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

Date: April 28, 2026

Re: **910 Douglas Rd**, Coral Gables, FL 33134, Coral Gables Douglas Sec PB 25-49, and 03-4108-009-1160 ("Property").

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 35 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 105-89.19 (c) 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 Fairchild Tropical Board Room, 427 Biltmore Way, 1<sup>st</sup> Floor, Coral Gables, Florida 33134, on May 11, 2026, 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: Anahay Hernandez, at City of Coral Gables, Development Services Department, 427 Biltmore Way, Coral Gables, FL 33134, [ahernandez@coralgables.com](mailto:ahernandez@coralgables.com), tel: (305) 468-5250. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 p.m.

If the Required Action is not completed before the above hearing date, the Building Official may order that the structure be sealed, 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.

OFFICE OF RECORDS

Apr 30, 2026 at 9:32 AM

City's Exhibit #8



CFN 2014R0829797  
 OR Bk 29414 Pgs 2450 - 2455; (6pgs)  
 RECORDED 12/04/2014 09:27:07  
 DEED DOC TAX 20,880.00  
 SURTAX 15,660.00  
 HARVEY RUVIN, CLERK OF COURT  
 MIAMI-DADE COUNTY, FLORIDA

This Instrument Prepared by  
 and Return to:

Kimberly S. LeCompte, Esq.  
 Greenberg Traurig, P.A.  
 333 S.E. 2<sup>nd</sup> Avenue  
 Miami, Florida 33131-3238

Parcel Nos.: 03-4108-009-1160, 03-4108-009-1180, 03-4108-009-1190, 03-4108-009-1170

**SPECIAL WARRANTY DEED**

This Special Warranty Deed made this 30 day of November, 2014, by **TRUENORTH SANTILLANE, LLC, a Florida limited liability company**, a Florida limited liability company, with a mailing address of c/o SIM Group Holdings, 2600 S. Douglas Road, Suite 1000, Coral Gables, Florida 33134 (“Grantor”), to FIPRO HOLDINGS, LLC, a Florida limited liability company, with a mailing address of c/o Jose L. Baloyra, Esq., Baloyra Law, SunTrust Plaza, 201 Alhambra Circle, Suite 601, Coral Gables, Florida 33134 (“Grantee”). Whenever used herein, the terms “Grantor” and “Grantee” shall include all of the parties to this instrument and their successors and assigns.

**WITNESSETH:**

Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration to Grantor in hand paid, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold, and by these presents does grant, bargain and sell to Grantee and Grantee’s heirs, successors and assigns forever, all of Grantor’s right, title and interest in and to the land situated in Miami-Dade County, Florida, more particularly described on Exhibit A, attached hereto and made a part hereof.

TOGETHER WITH all improvements thereon and all rights, interests, tenements, hereditaments, easements and other appurtenances thereto belonging or in anywise appertaining;

SUBJECT TO: A. taxes and assessments for the year 2015 and all subsequent years; B. all laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority, including, but not limited to, all applicable building, zoning, land use and environmental ordinances and regulations; and C. all other conditions, restrictions, covenants, limitations and easements set forth in Exhibit B attached hereto and made a part hereof (collectively, the “Permitted Exceptions”).

MIA 184195961v2

City's Exhibit #9

TO HAVE AND TO HOLD the same in fee simple unto the said Grantee, and the successors and assigns of the said Grantee, forever.

AND the said Grantor hereby covenants with the said Grantee that the said Grantor is lawfully seized of said land in fee simple; that the said Grantor has good right and lawful authority to sell and convey the land to the said Grantee; and that, subject to the Permitted Exceptions, the said Grantor hereby fully warrants the title to the land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but none other.

IN WITNESS WHEREOF, the Grantor has caused the execution of this instrument as of the day and year first above written.

**WITNESSES:**


**GRANTOR:**


**TRUENORTH SANTILLANE, LLC, a Florida limited liability company**

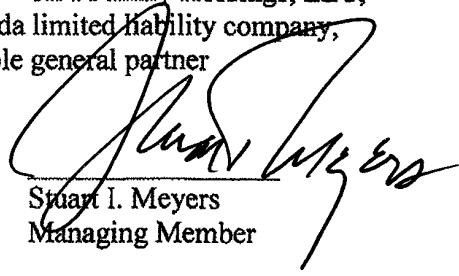
By: Truenorth Ventures, LLC, a Delaware limited liability company, its managing member

By: Stuart I. Meyers Family Limited Partnership, Ltd., a Florida limited partnership, its sole member

By: SIM Family Holdings, LLC, Florida limited liability company, its sole general partner

  
Printed Name: Johanna Cardona

  
Printed Name: Astolfo Lozada

By:   
Stuart I. Meyers  
Managing Member

STATE OF FLORIDA                    )  
  ) SS:  
COUNTY OF MIAMI-DADE         )

The foregoing instrument was acknowledged before me this 30 day of November, 2014 by Stuart I. Meyers, as Managing Member of SIM Family Holdings, LLC, Florida limited liability company, the sole general partner of Stuart I. Meyers Family Limited Partnership, Ltd., a Florida limited partnership, the sole member of Truenorth Ventures, LLC, a Delaware limited liability company, the managing member of **TRUENORTH SANTILLANE, LLC, a Florida limited liability company**. He is personally known to me ~~or~~ ~~has produced~~ \_\_\_\_\_ as identification.

[NOTARIAL SEAL]

Notary: *Griselda Gomez*  
Print Name: GRISelda Gomez  
Notary Public, State of Florida  
My commission expires: 9/21/2018

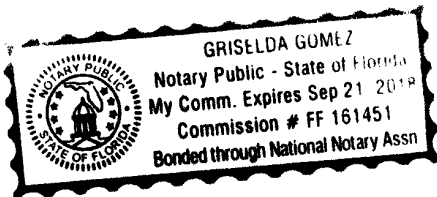


EXHIBIT A TO DEED

**LEGAL DESCRIPTION OF SANTILLANE APARTMENTS**

The South 20 feet of Lot 10 and all of Lot 11, Block 13, of REVISED PLAT OF CORAL GABLES DOUGLAS SECTION, according to the Plat thereof, recorded in Plat Book 25, Page 69, of the Public Records of Miami-Dade County, Florida. (Also known as 910 S Douglas Road, Coral Gables, Florida 33134)

Lot 12, Block 13, of REVISED PLAT OF CORAL GABLES DOUGLAS SECTION, according to the Plat thereof, recorded in Plat Book 25, at Page 69, of the Public Records of Miami-Dade County, Florida. (Also known as 3 Santillane Avenue and 7 Santillane Avenue, Coral Gables, Florida 33134)

Lot 13, Block 13, of REVISED PLAT OF CORAL GABLES DOUGLAS SECTION, according to the Plat thereof, recorded in Plat Book 25, Page 69, of the Public Records of Miami-Dade County, Florida. (Also known as 11 Santillane Avenue, Coral Gables, Florida 33134)

Lot 14, Block 13, of REVISED PLAT OF CORAL GABLES DOUGLAS SECTION, according to the Plat thereof, recorded in Plat Book 25, at Page 69, of the Public Records of Miami-Dade County, Florida. (Also known as 15 Santillane Avenue, Coral Gables, Florida 33134)

EXHIBIT B TO DEED

PERMITTED EXCEPTIONS

1. General or special taxes and assessments required to be paid in the year 2015 and subsequent years.
2. Rights or claims of parties in possession not recorded in the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land.
4. Easements, or claims of easements, not recorded in the Public Records.
5. Any lien, or right to a lien, for services, labor, or material furnished, imposed by law and not recorded in the Public Records.
6. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.
7. Rights of parties in possession, other than the record owner with no right of first refusal or other purchase rights.
8. Multi Dwelling Unit Cable Television Wiring Agreement recorded in Official Records Book 15496 at Page 3024, of the Public Records of Miami-Dade County, Florida.
9. Restrictions and Easements contained in Warranty Deed form Coral Gables Corporation to Utilities Land Corporation filed under Clerk's File No. B-34870, assigned to Florida Power and Light Company by Deed filed in Deed Book 1004, Page 496, of the Public Records of Miami-Dade County, Florida.
10. Restrictions and Easements contained in Warranty Deed from Coral Gables Corporation to South Atlantic Telephone Company filed in Deed Book 839, at Page 106, of the Public Records of Miami-Dade County, Florida.
11. Restrictions and Easements contained in Warranty Deed form Coral Gables Corporation to Utilities Land Corporation filed in Deed Book 939, Page 435. Assigned to Consumers Water Company by Deed filed in Deed Book 1004, Page 499, of the Public Records of Miami-Dade County, Florida.
12. Ordinance No. 1262 recorded in Official Records Book 6050, at Page 325, of the Public Records of Miami-Dade County, Florida.

13. Multi Dwelling Unit Cable Television Wiring Agreement recorded in Official Records Book 15496, at Page 3024, of the Public Records of Miami-Dade County, Florida.
14. Restrictions, reservations, dedications, conditions, covenants, limitations, easements and rights of way contained on the Plat of REVISED PLAT OF CORAL GABLES DOUGLAS SECTION as filed for record in Plat Book 25, at Page 69, of the Public Records of Miami-Dade County, Florida.

*MIA 184195961v2*



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

## Detail by Entity Name

Florida Limited Liability Company  
FIPRO HOLDINGS, LLC

### Filing Information

<b>Document Number</b>	L14000073519
<b>FEI/EIN Number</b>	46-5630311
<b>Date Filed</b>	05/06/2014
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	LC AMENDMENT
<b>Event Date Filed</b>	10/27/2014
<b>Event Effective Date</b>	NONE

### Principal Address

2525 Ponce De Leon Blvd.  
Suite 825  
Coral Gables, FL 33134

Changed: 03/28/2023

### Mailing Address

2525 Ponce De Leon Blvd.  
Suite 825  
Coral Gables, FL 33134

Changed: 03/28/2023

### Registered Agent Name & Address

Becker & Poliakoff, P.A.  
2525 PONCE DE LEON BLVD  
SUITE 825  
CORAL GABLES, FL 33134

Name Changed: 04/17/2026

Address Changed: 08/24/2023

**Authorized Person(s) Detail**

**Name & Address**

Title Authorized Representative

Baloyra, Jose L.  
 2525 Ponce De Leon Blvd.  
 Suite 825  
 Coral Gables, FL 33134

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2024	04/09/2024
2025	04/16/2025
2026	04/17/2026

**Document Images**

<a href="#">04/17/2026 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/16/2025 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/09/2024 -- ANNUAL REPORT</a>	View image in PDF format
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<a href="#">04/07/2022 -- ANNUAL REPORT</a>	View image in PDF format
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<a href="#">04/24/2019 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">05/08/2018 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/21/2017 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/09/2016 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/23/2015 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">10/27/2014 -- LC Amendment</a>	View image in PDF format
<a href="#">05/06/2014 -- Florida Limited Liability</a>	View image in PDF format