



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 4/12/17

Property Information	
Folio:	03-4117-005-4160
Property Address:	2712 PONCE DE LEON BLVD Coral Gables, FL 33134-6005
Owner	RICHARD KARL GOETHEL TRS AMBER MARIE GOETHEL TRS
Mailing Address	12053 SW 125 ST MIAMI, FL 33186 USA
PA Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1913 PROFESSIONAL SERVICE BLDG : OFFICE BUILDING
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq Ft
Living Area	Sq Ft
Adjusted Area	3,113 Sq Ft
Lot Size	3,992 Sq.Ft
Year Built	1956



Assessment Information			
Year	2016	2015	2014
Land Value	\$638,720	\$638,720	\$578,840
Building Value	\$544,280	\$622,600	\$607,213
XF Value	\$0	\$0	\$0
Market Value	\$1,183,000	\$1,261,320	\$1,186,053
Assessed Value	\$1,183,000	\$1,187,010	\$1,079,100

Benefits Information				
Benefit	Type	2016	2015	2014
Non-Homestead Cap	Assessment Reduction		\$74,310	\$106,953

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

Short Legal Description
C GABLES CRAFTS SEC PB 10-40 LOTS 23 & 24 BLK 15 LOT SIZE 38.380 X 104 OR 20020-1040 1001 5

Taxable Value Information			
	2016	2015	2014
County			
Exemption Value	\$0	\$0	
Taxable Value	\$1,183,000	\$1,187,010	\$1,079,100
School Board			
Exemption Value	\$0	\$0	
Taxable Value	\$1,183,000	\$1,261,320	\$1,186,053
City			
Exemption Value	\$0	\$0	
Taxable Value	\$1,183,000	\$1,187,010	\$1,079,100
Regional			
Exemption Value	\$0	\$0	
Taxable Value	\$1,183,000	\$1,187,010	\$1,079,100

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
12/30/2010	\$100	27557-1581	Affiliated parties
10/01/2001	\$0	20020-1040	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/disclosure>

Version:

<http://www.miamidade.gov/propertysearch/>

CITY'S

EXHIBIT

4/12/2017

2712 Ponce de Leon Boulevard

Owner

Richard Karl Goethel and Amber Marie
Goethel as Co-Trustees under the Alice K.
Goethel Revocable Trust Agreement dated
August 17, 2001
12053 SW 125 St
Miami, FL 33186-5192

2712 PONCE DE LEON BLVD





Home Citizen Services Business Services Back to Coral Gables.com

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
AB-09-10-1996	10/01/2009	2712 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	PAINT EXT WALLS BM/HC-56 PINK BEIGE & TRIM BM/1302 SWEET ROSY BROWN (TERRACOTTA) \$400	final	10/01/2009	03/24/2010	0.00
CE-09-03-1772	03/06/2009	2712 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT76429 CH.105-27 CC (OPA) WINDOWS OF VACATED BUILDING HAVE NOT BEEN PROPERLY MADE OPAQUE, WHICH IS PROHIBITED. PAPER CAN BE OBTAINED FROM B&Z.	final	03/06/2009	12/13/2010	0.00
CE-09-04-2592	04/13/2009	2712 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT76438 CH.5-1902 ZC (BAN) - (VIOLATION @ 2716 PONCE DE LEON) BANNERS, BALLOONS, FLAGS AND OTHER ATTENTION ATTRACTORS AND ADVERTISING DEVICES ARE PROHIBITED.	final	04/13/2009	04/21/2009	0.00
ME-11-03-6157	03/17/2011	2712 PONCE DE LEON BLVD	MECH COMMERCIAL / RESIDENTIAL WORK	EXACT CHANGEOUT 3TON 8 KW HEAT	final	03/24/2011	05/26/2011	0.00
PW-08-01-0065	01/03/2008	2712 PONCE DE LEON BLVD	UTILITIES (MIAMI DADE WATER & SEWER) PERMIT	EMERGENCY PERMIT RESOTRATION AS PER CITY SPECS REPAIR WATER SERVICE	final	01/03/2008	01/03/2008	0.00
RC-17-04-1580	04/11/2017	2712 PONCE DE LEON BLVD	BUILDING RE CERTIFICATION	BUILDING RECERTIFICATION (1956) CONSTRUCTION REGULATION BOARD CASE #17-5962 AND UNSAFE STRUCTURES FEE	approved			980.63
ZN-09-10-2458	10/08/2009	2712 PONCE DE LEON BLVD	PAINT / RESURFACE FL / CLEAN	PRESSURE CLEAN & EXT PAINT \$400 WALLS BM/HC-56	final	10/08/2009	03/24/2010	0.00

CITY'S EXHIBIT

2

(PINK BEIGE) &
TRIM BM/1302
SWEET ROSY
BROWN
(TERRACOTTA)

The City's online services are protected with an **SSL encryption certificate**. For technical assistance, please call 305-569-2448 (8am-5pm, M-F).

Signature: Madelaine Mendez
3537
4/25/2017 11:47:42 AM
Signature valid only in mobile-eyes documents

Inspector:

Madelaine Mendez
4/25/2017



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 5381

RICHARD KARI GOETHEL, TRS
AMBER MARIE GOETHEL, TRS
12053 SW 125 ST
MIAMI, FL 33186

RE: 2712 PONCE DE LEON BLVD, CORAL GABLES, FL
FOLIO # 03-4117-005-4160
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 1956.

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. 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, 3rd 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

CERTIFIED MAIL

THE CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
405 BILTMORE WAY
P.O. BOX 141549
CORAL GABLES, FLORIDA 33114-1549



91 7108 2133 3931 9043 5381

U.S. POSTAGE PITNEY BOWES
ZIP 33312 **\$ 006.46⁵**
02 1W
0001403199 APR 25 2016



RICHARD KARL GOETHEL TRS
AMBER MARIE GOETHEL TRS
12053 SW 125ST
MIAMI, FL 33186

FORWARD TIME EXP 1 115C0005 / 04 / 16
GOETHEL RTN TO SEND
6261 NE 20TH WAY
FT LAUDERDALE FL 33308-1320

RETURN TO SENDER

331680615929 C



BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 17-5962

vs.

RICHARD KARL GOETHEL &
AMBER MARIE GOETHEL
12053 S.W. 125th Street
Miami, Florida 33186-5192

Return receipt number:

91 7108 2133 3932 6150 7375

Respondent.

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

Date: April 28, 2017

Re: **2712 Ponce de Leon Boulevard**, Coral Gables, Florida 33134-6005, and legally described as Lots 23 & 24, Block 15, of CORAL GABLES CRAFTS SECTION, according to the Plat thereof, as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4117-005-4160 ("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.

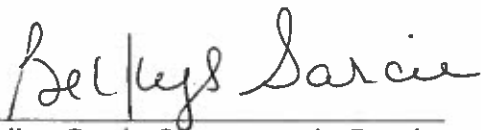
Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on May 15, 2017, at 2:00 p.m.

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. 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, 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 #: 17-5962

Title of Document Posted: Construction Regulation Board Case

I, Claudio Ramos, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED. BY ME. AT THE
ADDRESS OF 2712 PONCE DE LEON, ON 4-28-17
AT 9:15 am BLVD

Claudio Ramos
Employee's Printed Name

[Signature]
Employee's Signature

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

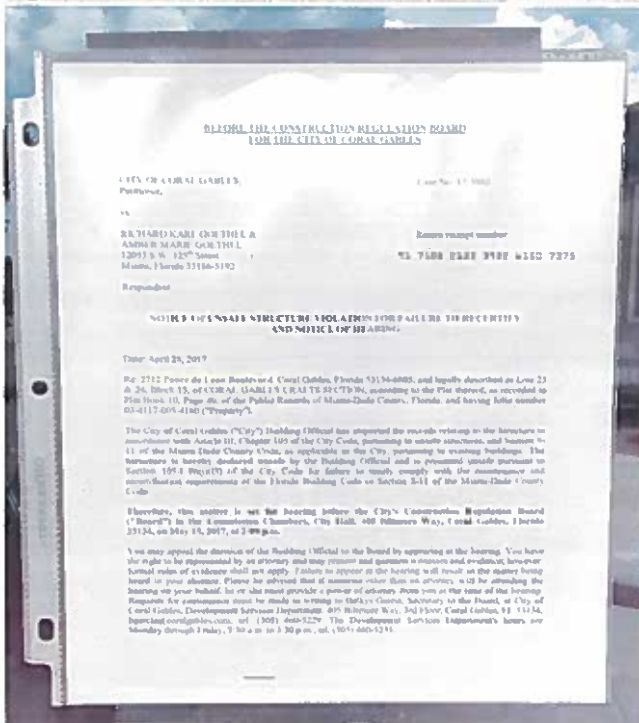
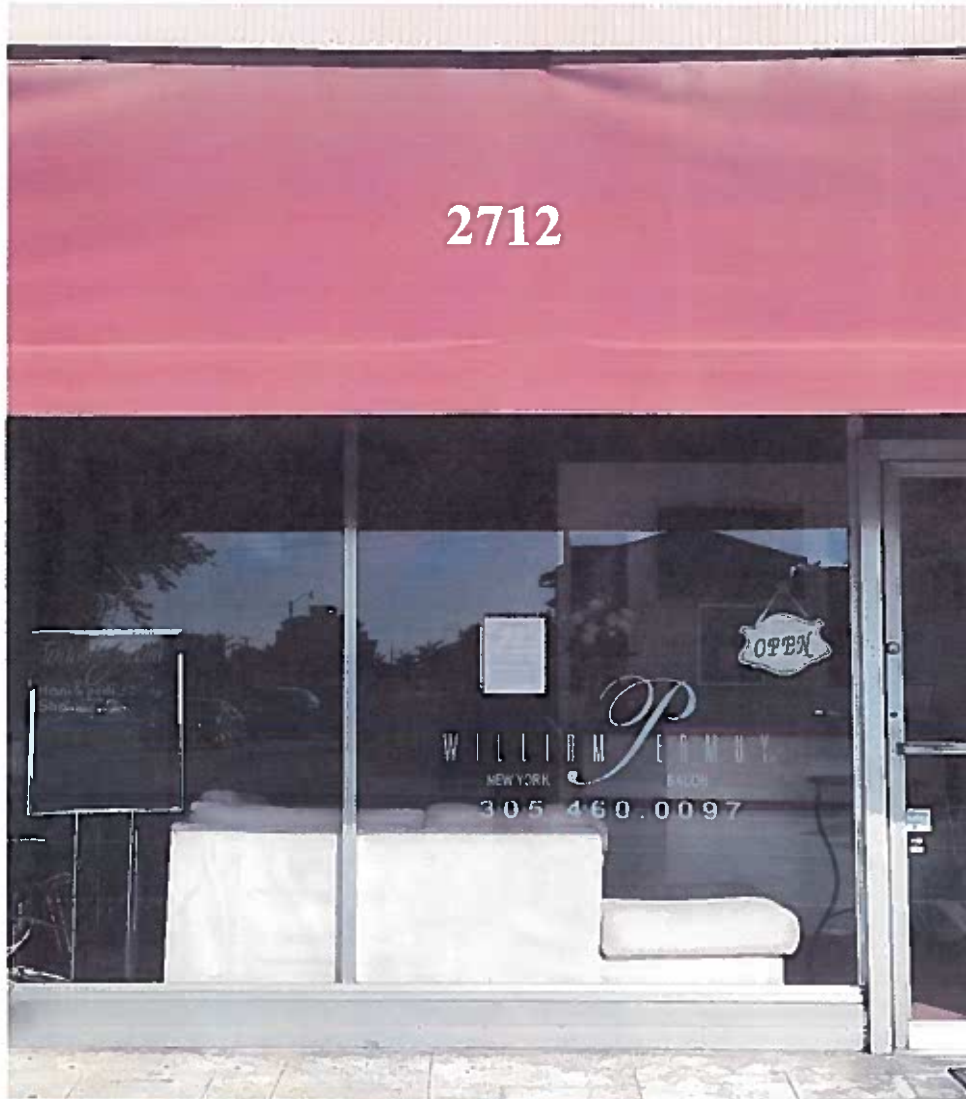
Sworn to (or affirmed) and subscribed before me this 28th day of April, in
the year 20 17, by Claudio Ramos who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

2712 PONCE DE LEON BOULEVARD





CFN 2011R0037926
 OR Bk 27557 Pgs 1581 - 1582; (2pgs)
 RECORDED 01/18/2011 15:39:56
 DEED DOC TAX 0.60
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

This instrument prepared by:
 Jeremy P. Leathe, Esq.
 DUNWODY WHITE & LANDON, P.A.
 550 Biltmore Way, Suite 810
 Coral Gables, FL 33134
 Property Folio Number: 03-4117-005-4160

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and entered into this 30th day of December, 2010 by RICHARD KARL GOETHEL and AMBER MARIE GOETHEL, as Co-Trustees under the ALICE K. GOETHEL REVOCABLE TRUST AGREEMENT dtd August 17, 2001 ("Grantors"), whose post office address is 12053 SW 125th Street, Miami, FL 33186, to RICHARD KARL GOETHEL and AMBER MARIE GOETHEL, as Co-Trustees under the GOETHEL FAMILY TRUST under the Heini Goethel Revocable Trust Agreement dtd August 17, 2001 ("Grantees"), whose post office address is 12053 SW 125th Street, Miami, FL 33186, provides:

WITNESSETH:

THAT Grantors, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, by these presents does hereby grant, bargain, convey, and sell unto Grantees, their successors and assigns, that certain real property located in Miami-Dade County, Florida, and more particularly described as:

Lot 23 and 24, in Block 15 of CRAFTS SECTION, CORAL GABLES, according to the plat thereof, recorded in Plat Book 10, at Page 40, of the Public Records of Miami-Dade County, Florida.

Subject to conditions, restrictions, and limitations of record, zoning ordinances and taxes for 2010 and subsequent years.

with the following property address: 2712 Ponce de Leon Boulevard.

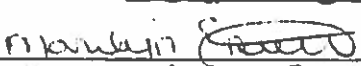
AND Grantors hereby specially warrant title to the real property and will defend the same against the lawful claims of all persons claiming, by, through, or under Grantors.

IN WITNESS WHEREOF, Grantors have signed and sealed these presents the day and year first above written.


Witnesses:


 Print Name: Erica Paulin


 Print Name: Sarahi Chereve


 Print Name: Marilyn Esterson


 Print Name: Wanda Barnes


 RICHARD KARL GOETHEL, as Co-Trustee
 under the Heini Goethel Revocable Trust
 Agreement dated August 17, 2001


 AMBER MARIE GOETHEL, as Co-Trustee
 under the Heini Goethel Revocable Trust
 Agreement dated August 17, 2001

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

The foregoing instrument was acknowledged before me this 3rd day of January, 2011, by RICHARD KARL GOETHEL, as Co-Trustee under the Alice K. Goethel Revocable Trust Agreement dated August 17, 2001, who is personally known to me or has produced _____ as identification.

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
Jacqueline Cundins
Commission # DD672795
Expires: JUNE 08, 2011
BONDED THRU ATLANTIC BONDING CO., INC.

Jacqueline Cundins
NOTARY PUBLIC
Jacqueline Cundins
Printed Name of Notary

STATE OF FLORIDA)
COUNTY OF Franklin) SS:

The foregoing instrument was acknowledged before me this 3rd day of January, 2011, by AMBER MARIE GOETHEL, as Co-Trustee under the Alice K. Goethel Revocable Trust Agreement dated August 17, 2001, who is personally known to me or has produced _____ as identification.

My Commission Expires:

Marilyn Plaine Esterson
NOTARY PUBLIC
Marilyn Plaine Esterson
Printed Name of Notary

