



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On 2/10/2017

Property Information	
Folio:	03-4117-005-6460
Property Address:	216 PALERMO AVE Coral Gables, FL 33134-6606
Owner	LEONFORTE LLC
Mailing Address	216 PALERMO AVE CORAL GABLES, FL 33134 USA
Primary Zone	6600 COMMERCIAL - LIBERAL
Primary Land Use	2111 RESTAURANT OR CAFETERIA · RETAIL OUTLET
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq Ft
Living Area	Sq.Ft
Adjusted Area	1,500 Sq.Ft
Lot Size	3,953 Sq.Ft
Year Built	1946



Assessment Information			
Year	2016	2015	2014
Land Value	\$545,514	\$545,514	\$545,514
Building Value	\$187,500	\$187,500	\$187,500
XF Value	\$0	\$0	\$0
Market Value	\$733,014	\$733,014	\$733,014
Assessed Value	\$733,014	\$733,014	\$733,014

Benefits Information				
Benefit	Type	2016	2015	2014
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 LOT 15 BLK 26 LOT SIZE IRREGULAR

Taxable Value Information			
	2016	2015	2014
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$733,014	\$733,014	\$733,014
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$733,014	\$733,014	\$733,014
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$733,014	\$733,014	\$733,014
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$733,014	\$733,014	\$733,014

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
01/20/2012	\$750,000	27972-3834	Qual by exam of 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



216 Palermo Ave

216 Palermo Ave

<p><u>Owner</u> Leonforte, LLC 216 Palermo Ave Coral Gables, FL 33134-6606</p>	<p><u>Owner (Registered Agent)</u> Leonforte, LLC c/o Damian Querol Registered Agent 20191 East Country Club Dr #TH8 Aventura, FL 33180-3015</p>
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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-12-11-1105	11/19/2012	216 PALERMO AVE	BOA COMPLETE (LESS THAN \$75,000)	** RESUBMITTAL FOR SHOP DRAWINGS **** REV (MECH, PLUMBING , A/C) REVISIONS TO EXTERIOR / INTERIOR \$74000	issued	11/28/2012		0.00
AB-13-08-1665	08/27/2013	216 PALERMO AVE	BOA COMPLETE (LESS THAN \$75,000)	IMPACT (12) WINDOWS AND (3) DOORS CLEAR GLASS, FRAME BRONZE \$16295.91	final	08/27/2013	01/06/2014	0.00
AB-13-10-1745	10/30/2013	216 PALERMO AVE	BOA COMPLETE (LESS THAN \$75,000)	PAINT EXT WALLS SW 6154 (OFF WHITE), FRONT FACADE COLUMNS SW 6149 (BEIGE), WINDOW TRIMS SW 7006 (WHITE) \$2,500	final	10/30/2013	12/16/2013	0.00
AB-14-01-2831	01/27/2014	216 PALERMO AVE	BOA COMPLETE (LESS THAN \$75,000)	ALUMINUM FENCE \$6,800	final	01/27/2014	02/27/2014	0.00
AB-14-02-2216	02/11/2014	216 PALERMO AVE	BOA COMPLETE (LESS THAN \$75,000)	**COMMERCIAL ** INSTALLATION OF (6) AWNINGS \$2300	final	02/11/2014	02/20/2014	0.00
AB-14-02-2217	02/11/2014	216 PALERMO AVE	BOA COMPLETE (LESS THAN \$75,000)	***COMMERCIAL** SIGN (PINCHME)	final	02/11/2014	07/23/2014	0.00
AB-14-06-2678	06/10/2014	216 PALERMO AVE	BOA COMPLETE (LESS THAN \$75,000)	OUTDOOR SEATING	final	06/10/2014	01/20/2015	0.00
BL-08-10-0703	10/13/2008	216 PALERMO AVE	MISCELLANEOUS WORK	REMOVAL OF A SHED \$2,500	final	10/22/2008	11/19/2008	0.00
BL-11-12-6425	12/20/2011	216 PALERMO AVE	MISCELLANEOUS WORK	REMOVE PORTIONS OF FENCE THAT ENCROACHES ON PROPERTY & IS DEFFECTIVE \$780	final	12/22/2011	01/19/2012	0.00
BL-12-06-9039	06/14/2012	216 PALERMO AVE	DEMOLITION	COMMERCIAL INTERIOR DEMO ONLY (1,388 SF) \$2,500	final	07/03/2012	02/12/2014	0.00
BL-12-12-0027	12/03/2012	216 PALERMO AVE	INT / EXT ALTERATIONS	COMMERCIAL INTERIOR ALTERATIONS, WINDOW BLOCK UPS \$150,000 *** BOA REQUESTED TO PAINT A/C UNIT AND NOT SCREEN ***	final	06/13/2013	09/04/2014	0.00
BL-13-09-0095	09/04/2013	216 PALERMO AVE	INT / EXT ALTERATIONS	STOREFRONT-IMPACT (8) WINDOWS AND (4) DOORS CLEAR GLASS, FRAME BRONZE \$16,295.91	final	09/23/2013	01/06/2014	0.00
BL-13-10-0195	10/03/2013	216 PALERMO AVE	ROOF / LIGHT WEIGHT CONC	RE ROOF FLAT ONLY	final	10/15/2013	10/30/2013	0.00
BL-14-01-3025	01/30/2014	216	FENCE/GATE/WALL	ALUMINUM FENCE W/ 2	final	02/14/2014	02/27/2014	0.00

CITY'S

EXHIBIT

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		PALERMO AVE		GATES \$6,800				
BL-14-02-2976	02/25/2014	216 PALERMO AVE	AWNINGS / CANOPY	**COMMERCIAL ** INSTALLATION OF (6) BLACK FABRIC AWNINGS \$2300	final	07/07/2014	07/23/2014	0.00
BL-14-03-2696	03/14/2014	216 PALERMO AVE	SIGNS	***COMMERCIAL** (1) WALL MOUNTED SIGNS FOR BUILDINGS 45 FEET OR LESS IN HEIGHT (PINCHME) \$300	final	05/09/2014	05/13/2014	0.00
CE-11-12-5207	12/02/2011	216 PALERMO AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	12/05/2011	12/05/2011	0.00
CE-12-05-9420	05/31/2012	216 PALERMO AVE	CODE ENF WARNING PROCESS	WT10031 105-27 CC (OPA) ALL WINDOWS MUST BE (STAYED) COVERED UNTIL OCCUPIED. COVER WINDOWS WITH PAPER. CAN OBTAIN PAPER AT 427 BILTMORE WAY, #100 CODE ENFORCEMENT	final	05/31/2012	05/31/2012	0.00
CE-12-08-1671	08/25/2012	216 PALERMO AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T42451 MDCC 8-16 DUMPSTER UNSECURED, HURRICANE WATCH. SOUTHERN WASTE SYSTEMS, LLC	final	08/25/2012	10/10/2012	0.00
CE-13-07-1553	07/23/2013	216 PALERMO AVE	CODE ENF WARNING PROCESS	WT12160 54-29 CITY CODE (TRA) TRASH AND DEBRIS ALL OVER REAR OF PROPERTY	final	07/23/2013	07/23/2013	0.00
CE-13-07-1865	07/29/2013	216 PALERMO AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T44714 54-29 CITY CODE (TRA) TRASH AND DEBRIS ON PROPERTY	final	07/29/2013	10/02/2013	0.00
EL-12-06-9393	06/20/2012	216 PALERMO AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	ELCTRICAL DEMO	final	01/24/2013	02/12/2014	0.00
EL-12-12-0132	12/04/2012	216 PALERMO AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	139 LIGHT SOCKETS; 52 ROUGH IN OUTLETS, 10 COMMERCIAL OUTLETS; 8 TONS A/C; AND 250 AMP SERVICE SUBFEED AND SWITCHBOARD	final	08/28/2013	01/30/2014	0.00
EL-13-11-2332	11/12/2013	216 PALERMO AVE	STREAMLINED LOW VOLTAGE ALARM PERMIT	STREAMLINED LOW VOLTAGE ALARM PERMIT \$438	final	11/12/2013	02/12/2014	0.00
EL-13-11-3350	11/27/2013	216 PALERMO AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	TEMPORARY FOR TEST	final	12/04/2013	12/09/2013	0.00
FD-13-02-1239	02/22/2013	216 PALERMO AVE	FIRE HOOD SYSTEM/FIRE SUPPRESSION SYSTEM	EXTERIOR / INTERIOR ALTERATIONS \$74000	canceled		03/08/2013	0.00
FD-13-03-0313	03/06/2013	216 PALERMO AVE	FIRE HOOD SYSTEM/FIRE SUPPRESSION SYSTEM	EXTERIOR / INTERIOR ALTERATIONS \$74000	canceled		03/08/2013	0.00
FD-13-03-0409	03/06/2013	216 PALERMO AVE	FIRE HOOD SYSTEM/FIRE SUPPRESSION SYSTEM	EXTERIOR / INTERIOR ALTERATIONS \$74000	canceled		03/08/2013	0.00
FD-13-03-0419	03/07/2013	216 PALERMO AVE	FIRE HOOD SYSTEM/FIRE SUPPRESSION SYSTEM	EXTERIOR / INTERIOR ALTERATIONS \$74000	canceled		03/08/2013	0.00
FD-13-03-0523	03/08/2013	216 PALERMO AVE	FIRE HOOD SYSTEM/FIRE SUPPRESSION SYSTEM	EXTERIOR / INTERIOR ALTERATIONS \$74000	canceled		03/08/2013	0.00
FD-13-03-0569	03/08/2013	216 PALERMO AVE	FIRE HOOD SYSTEM/FIRE SUPPRESSION SYSTEM	EXTERIOR / INTERIOR ALTERATIONS \$74000 FIRE HOOD SUPPRESSION SYSTEM 3/8/13 *** REVISION 12-6-13	final	03/13/2013	01/31/2014	0.00

ME-12-12-0591	12/10/2012	216 PALERMO AVE	MECH COMMERCIAL / RESIDENTIAL WORK	INSTALL NEW A/C UNITS AND DUCTWORK , BATHROOM VENTILATION PER PLAN. *** BOA REQUIRED TO PAINT THE UNIT AND NOT SCREEN SEE SD - 1 OF SD14032186 ****	final	08/01/2013	08/06/2014	0.00
ME-14-01-1910	01/08/2014	216 PALERMO AVE	MECH COMMERCIAL / RESIDENTIAL WORK	INSTALLATION OF COMMERCIAL HOOD SYSTEM	final	01/09/2014	01/31/2014	0.00
ME-14-01-1911	01/08/2014	216 PALERMO AVE	MECH SMOKE EVAC INSP / FIRE SUPPRESSION TEST	FIRE SUPPRESSION SYSTEM	final	01/09/2014	01/28/2014	0.00
PL-12-01-6079	01/05/2012	216 PALERMO AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	CAPPING OF WATER LINES AND GAS FOR TANKLESS HOT WATER HEATER \$300	final	01/05/2012	01/18/2012	0.00
PL-13-02-0322	02/06/2013	216 PALERMO AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR INTERIOR ALTERATIONS	final	06/26/2013	02/05/2014	0.00
PL-13-07-1469	07/22/2013	216 PALERMO AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	PORTABLE TOILET	final	07/22/2013	07/31/2013	0.00
PS-12-05-8740	05/21/2012	216 PALERMO AVE	TREE REMOVAL/RELOCATION	CANCELLED (NO PERMIT REQUIRED, DOES NOT MEET CRITERIA)	canceled		05/24/2012	0.00
PU-11-12-5403	12/07/2011	216 PALERMO AVE	PUBLIC RECORDS SEARCH	REQ COPY OF PERMIT 94030729 931206681 CRM INV 015042	final	12/07/2011	12/07/2011	0.00
PU-11-12-5482	12/08/2011	216 PALERMO AVE	PUBLIC RECORDS SEARCH	REQ COPY OF PERMITS 7086B 29937B CRM INV 015055	final	12/12/2011	12/12/2011	0.00
PU-14-01-2265	01/15/2014	216 PALERMO AVE	PUBLIC RECORDS SEARCH	RECORDS REQUEST FOR DUPLICATE SET OF PLANS FOR RV-13-12- 2879 6-PAGES	final	01/15/2014	01/15/2014	0.00
PW-13-10-1628	10/28/2013	216 PALERMO AVE	UTILITIES (CITY GAS) PERMIT	INSTALL 1/2" PE GAS SLEEVE CANCELED AS PER ODALYS NO WORK DONE	canceled	11/06/2013	12/18/2013	0.00
RC-17-02-0528	02/09/2017	216 PALERMO AVE	BUILDING RE CERTIFICATION	BUILDING RECERTIFICATION (1946) CONSTRUCTION REGULATION BOARD CASE #17-5807 AND UNSAFE STRUCTURE BOARD FEE	approved			980.63
RV-13-09-0553	09/11/2013	216 PALERMO AVE	REVISION TO PERMIT	ELECTRICAL REVISION	final	10/02/2013	10/02/2013	0.00
RV-13-12-2879	12/23/2013	216 PALERMO AVE	REVISION TO PERMIT	REVISION- MECHANICAL,PLUMBING & FIRE PROTECTION	final	12/31/2013	12/31/2013	0.00
RV-14-01-2950	01/29/2014	216 PALERMO AVE	REVISION TO PERMIT	PLUMBING REVISION	final	01/30/2014	01/30/2014	0.00
SD-14-01-2346	01/16/2014	216 PALERMO AVE	SHOP DRAWINGS	***CANCELLED REPLACED BY SD14032186***SHOP DRAWING (ROOF TOP EQU. SCREENING)	canceled		03/24/2014	0.00
SD-14-03-2186	03/05/2014	216 PALERMO AVE	SHOP DRAWINGS	*** CANCELLED *** BOA REQUESTED TO PAINT THE UNIT ****SHOP DRAWINGS ROOFTOP SCREENING	canceled		08/05/2014	0.00
ZN-12-05-8739	05/21/2012	216 PALERMO AVE	PAINT / RESURFACE FL / CLEAN	PRESSURE CLEAN, PAINT EXT - PEACH (SW 6638), SIDE WALLS - WHITE, REMOVE AWNING / SIGN ON FRONT FASCADE \$1,500	final	05/25/2012	02/12/2014	0.00

ZN-12-07-0417	07/09/2012	216 PALERMO AVE	DUMPSTER / CONTAINER	DUMPSTER	final	07/11/2012	07/11/2012	0.00
ZN-13-08-0218	08/05/2013	216 PALERMO AVE	CHAIN LINK FENCE / FENCE REPAIRS / TEMP FENCE	TEMP CONSTRUCTION FENCE	final	08/12/2013	02/14/2014	0.00
ZN-13-11-1917	11/05/2013	216 PALERMO AVE	PAINT / RESURFACE FL / CLEAN	PAINT EXT WALLS SW 6154 (OFF WHITE), FRONT FACADE COLUMNS SW 6149 (BEIGE), WINDOW TRIMS SW 7006 (WHITE) \$2,500	final	11/06/2013	12/16/2013	0.00
ZN-14-06-3694	06/23/2014	216 PALERMO AVE	OUTDOOR SEATING	OUTDOOR SEATING (9) TABLES, (31) CHAIRS (PINCHME) \$2,000	final	01/15/2015	01/20/2015	0.00

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 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.

Occupant Name:	Pinchme	Inspection Date:	2/5/2016
Address:	216 Palermo Avenue	InspectionType:	Mercantile (Annual Fire Inspection)
City:	Coral Gables	Inspected By:	Daniel Amador 305-460-5563
Suite:		Occ. Sq. Ft.:	1760

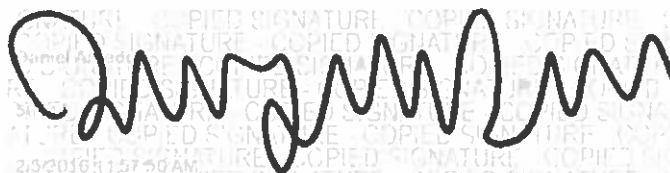
No violations noted at this time.

Company Representative:

50444

2/5/2016 11:57:50 AM
Signature valid only in mobile-eyes documents

Ruth Andre
2/5/2016

Inspector:

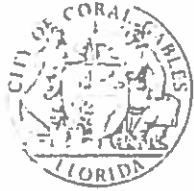

2/5/2016 11:57:50 AM
Signature valid only in mobile-eyes documents

Daniel Amador
2/5/2016

CITY'S

EXHIBIT

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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 5015

FLONORTH LLC
C/O DAMIAN QUIROI
20191 EAST COUNTRY CLUB DRIVE #115
AVENTURA, FL 33180

RE: 216 PALERMO AVE, CORAL GABLES, FL
FOLIO # 03-4117-005-6460
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 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

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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 mailpiece, or on the front if space permits.

1. Article Addressed to:
 LEONFORTE LLC
 C/O DAMIAN QUEROL
 20191 EAST COUNTRY CLUB DRIVE #TH8
 AVENTURA, FL 33180



9590 9402 1194 5246 9257 07

2. Article Number (Transfer from service label)
 9191082133393190435015

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *[Signature]* Agent
 Addressee

B. Received by (Printed Name) *Victor Bute* C. Date of Delivery *4/23/16*

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

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

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 17-5807

vs.

LEONFORTE, LLC
216 Palermo Avenue
Coral Gables, Florida 33134-6606

Return receipt number:

91 7108 2133 3932 6150 7153

Respondent.

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

Date: February 27, 2017

Re: **216 Palermo Avenue**, Coral Gables, Florida 33134-6606 and legally described as Lot 15, Block 26, 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 03-4117-005-6460 ("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.

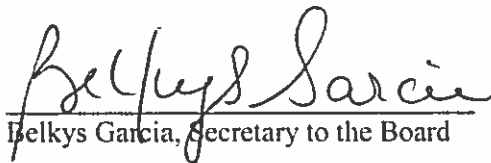
Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on March 13, 2017, at 2:00 p.m.

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 #: 17-5807

Title of Document Posted: Construction Regulation Board Case

I, EDUARDO MARTIN, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 216 Palermo Ave, ON 2-27-17
AT 10:00 am.

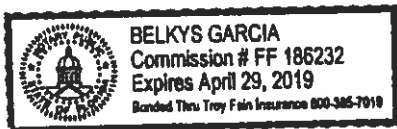
EDUARDO MARTIN
Employee's Printed Name

Eduardo Martin
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 27th day of February, in
the year 20 17, by EDUARDO MARTIN who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

216 Palermo Avenue





CFN 2012R0051917
 DR Bk 27972 Ps 3834; (1ea)
 RECORDED 01/24/2012 15:44:07
 DEED DOC TAX 4,500.00
 SURTAX 3,375.00
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA
 LAST PAGE

Prepared by:
 John G. Admire, Esq.
 Attorney at Law
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File Number: 11-316 Kegley
 Parcel Identification No. 03-4117-005-6460

Warranty Deed
 (STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 20th day of January, 2012 between Joyce Vetter Kegley, a married woman whose post office address is 7700 Southwest 50 Court, Miami, FL 33143 of the County of Miami-Dade, State of Florida, grantor*, and Leonforte, L.L.C, a Florida Limited Liability Company whose post office address is 216 Palermo Avenue, Coral Gables, FL 33134 of the County of Miami-Dade, State of Florida, grantee*,

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 15, Block 26, CORAL GABLES CRAFTS SECTION, according to the Plat thereof, as recorded in Plat Book 10, at Page 40, of the Public Records of Miami-Dade County, Florida.

Subject to taxes for 2012 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead, not her spouse, within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 7700 Southwest 50 Court, Miami, FL 33143.

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, 2011.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

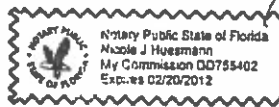
Signed, sealed and delivered in our presence:

Witness Name: Earl H. Kegley Joyce Vetter Kegley (Seal)
 Witness Name: John G. Admire

State of Florida
 County of Miami-Dade

The foregoing instrument was acknowledged before me this 20th day of January, 2012 by Joyce Vetter Kegley, who is personally known or has produced a driver's license as identification.

[Notary Seal] _____
 Notary Public, State of Florida
 Printed Name: _____
 My Commission Expires: _____



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Detail by Entity Name

Florida Limited Liability Company
LEONFORTE LLC

Filing Information

Document Number	L11000143613
FEI/EIN Number	39-2078904
Date Filed	12/23/2011
Effective Date	12/22/2011
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	08/06/2014
Event Effective Date	NONE

Principal Address

216 PALERMO AVENUE
CORAL GABLES, FL 33134

Mailing Address

216 PALERMO AVENUE
CORAL GABLES, FL 33134

Registered Agent Name & Address

QUEROL, DAMIAN
20191 EAST COUNTRY CLUB DRIVE
#TH8
AVENTURA, FL 33180

Authorized Person(s) Detail

Name & Address

Title MGR

MISURACA, OSVALDO A
MILLENIUM TOWER 1604 RAMBLA WILLIMAN
PARADA 4, PUNTA DEL ESTE, UR 9999 UR

Title MGR

MISURACA, MAURO
 MILLENIUM TOWER 1604 RAMBLA WILLIMAN
 PARADA 4, PUNTA DEL ESTE, UR 9999 UR

Title MGR

MISURACA, BRUNO
 MILLENIUM TOWER 1604 RAMBLA WILLIMAN
 PARADA 4, PUNTA DEL ESTE, UR 9999 UR

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Report Year	Filed Date
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