



## The City of Coral Gables

### Development Services Department

CITY HALL 405 BILTMORE WAY  
CORAL GABLES, FLORIDA 33134

Dear Construction Regulation Board Members:

Please be advised the City staff's recommendation is for this structure to obtain Building Recertification and compliance within ninety (90) days of this Board meeting.

Thank you,

A handwritten signature in black ink, appearing to read "Virginia Goizueta".

Virginia Goizueta  
Building Service Coordinator



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 1/8/2014

Property Information	
Folio:	03-4108-009-3490
Property Address:	215 MENORES AVE Coral Gables, FL 33134-3944
Owner	MENORES 112533 LLC
Mailing Address	2550 DOUGLAS RD 3 FLOOR CORAL GABLES, FL 33134 USA
Primary Zone	5001 HOTELS & MOTELS - GENERAL Med Density
Primary Land Use	0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	6 / 6 / 0
Floors	2
Living Units	6
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	3,625 Sq.Ft
Lot Size	5,500 Sq.Ft
Year Built	1955



Assessment Information			
Year	2015	2014	2013
Land Value	\$357,500	\$275,000	\$275,000
Building Value	\$281,315	\$170,027	\$17,003
XF Value	\$0	\$0	\$0
Market Value	\$638,815	\$445,027	\$292,003
Assessed Value	\$638,815	\$321,203	\$292,003

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction		\$123,824	

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

Short Legal Description
CORAL GABLES DOUGLAS SEC
PB 25-69
LOT 13 BLK 33
LOT SIZE 50.000 X 110
OR 16560-4308 1094 1

Taxable Value Information			
	2015	2014	2013
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$638,815	\$321,203	\$292,003
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$638,815	\$445,027	\$292,003
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$638,815	\$321,203	\$292,003
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$638,815	\$321,203	\$292,003

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
04/23/2014	\$725,000	29129-3195	Qual by exam of deed
04/01/2004	\$650,000	22271-4577	Sales which are qualified
10/01/1994	\$325,000	16560-4308	Sales which are qualified
04/01/1993	\$282,000	15906-1400	Sales which are qualified

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/isc.html>

Version:

CITY'S

EXHIBIT 1

215 MENORES AVE





## The City of Coral Gables

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

4/20/2015

**VIA CERTIFIED MAIL**

MENORES 112533 LLC  
2550 DOUGLAS RD 3 FLOOR  
CORAL GABLES , FL 33134

RE: 215 MENORES AVE, Coral Gables, Florida  
Folio # 03-4108-009-3490  
Recertification of Building 40 Years or older

Gentlemen:

This Department has been advised the above referenced property address is forty (40) years old, or older, having been built in 1955.

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 report must be furnished to this Department within ninety (90) days from the date of this letter indicating the building meets the requirements of building recertification under the Code. In the event the repairs or modifications are found to be necessary resulting from the recertification inspection, the owner shall have a total of one hundred fifty (150) days from the date of this letter in which to complete the indicted repairs or modifications.

The architect or engineer chosen to perform the inspection may obtain the required Form, "*Minimum Inspection Procedural Guidelines for Building Recertification*," from the link below: <http://www.miamidade.gov/building/form-checklist.asp>. In addition to the Form a cover letter must state the property meets the requirement for building recertification; no additional documents or photographs are necessary.

**The certification report, along with the filing fee in the amount of \$380.63; plus, \$2.45 per page Document Preservation Fee must be paid with a check or credit card payable to the "City of Coral Gables," and sent/delivered to:**

**BUILDING RECERTIFICATION SECTION**  
Development Services Department  
405 Biltmore Way, 3<sup>rd</sup> Floor  
Coral Gables, Florida 33134

Any questions may be directed to (305) 460-5250. Thank you for your prompt consideration.

Sincerely,

*Manuel Z. Lopez*

Manuel Z. Lopez, P.E.  
Building Official

**CITY'S**

**EXHIBIT**

2

BEFORE THE CONSTRUCTION REGULATION BOARD  
OF THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,

Case # 16-4739

Petitioner.

vs.

MENORES 112533, LLC,  
a Florida limited liability company,

Respondent.

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

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Date: February 24, 2016

To:

<p><b><u>Owner (Registered Agent)</u></b> Menores 112533, LLC c/o Esther Beraja Registered Agent 2550 Douglas Road, 3<sup>rd</sup> Floor Coral Gables, FL 33134-6104</p> <p>Return receipt number: <b>91 7108 2133 3932 7179 1634</b></p>	<p><b><u>Mortgagee</u></b> Banco Popular North America 9600 W. Byrn Mawr Rosemont, Illinois 60018-5226</p> <p>Return receipt number: <b>91 7108 2133 3932 7179 1641</b></p>
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	<p><b><u>Mortgagee</u></b>  Banco Popular North America  7 West 51 Street  New York, New York 10019-6910</p> <p>Return receipt number:  91 7108 2133 3932 7179 1658</p>
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Re: The two-story multi-family building, consisting of 6 dwelling units ("Structure"), built in 1955 (60-year recertification required), and located at **215 Menores Avenue**, Coral Gables, FL 33134-3944, legally described as: Lot 13, Block 33, of REVISED PLAT CORAL GABLES DOUGLAS SECTION, according to the Plat thereof, as recorded in Plat Book 25, Page 69, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-009-3490 ("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 105-186(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 as follows:

On April 20, 2015, the City sent the Property owner a 90-day Notice of Required Inspection for the Property's requesting an inspection report conforming to the minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, pursuant to Section 8-11(f) of the Miami-Dade County Code ("Report").

To date, the Owner has not a) completed the required repairs and b) submitted a letter from the architect or engineer who prepared the Report stating that the Structure now meets the minimum requirements ("Compliance Report")(collectively referred to as "Required Action").

**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 14, 2016, 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

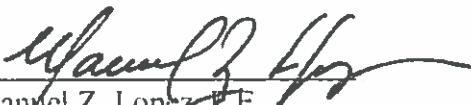
from you at the time of the hearing. Requests for continuance must be made in writing to Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134. [bgarcia@coralgables.com](mailto:bgarcia@coralgables.com), tel: (305) 460-5229.

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 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.

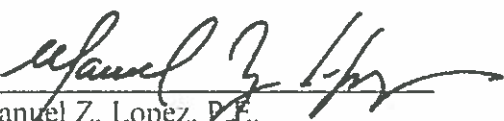
Please contact Virginia Goizueta, Building Services Coordinator, tel.: (305) 460-5250, email: [vgoizueta@coralgables.com](mailto:vgoizueta@coralgables.com), or Manuel Z. Lopez, P.E., Building Official, tel.: (305) 460-5242, email: [mlopez@coralgables.com](mailto:mlopez@coralgables.com). The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m.

Please govern yourself accordingly.

  
Manuel Z. Lopez, P.E.  
Building Official

#### CERTIFICATE OF SERVICE

I HEREBY CERTIFY that, on February 24, 2016, a true and correct copy of the foregoing notice was served via certified mail, return receipt requested, by first class mail, via e-mail at any e-mail address indicated above, and by hand-delivery or posting at the Property.

  
Manuel Z. Lopez, P.E.  
Building Official

## 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.**

**ADA Assistance:** The City complies with the provisions of the American with Disabilities Act. Individuals with disabilities requiring special accommodations or assistance should contact Dona M. Spain, ADA Coordinator, at (305) 460-5095, TTY/TDD (305) 460-5010, with requests for auxiliary aids or services at least three business days before the hearing in order to request such assistance.





CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Complaint/Case #: 16-4739

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 215 MENORES AVE, ON 2-24-16  
AT 9:25 am.

EDUARDO MARTIN  
Employee's Printed Name

[Signature]  
Employee's Signature

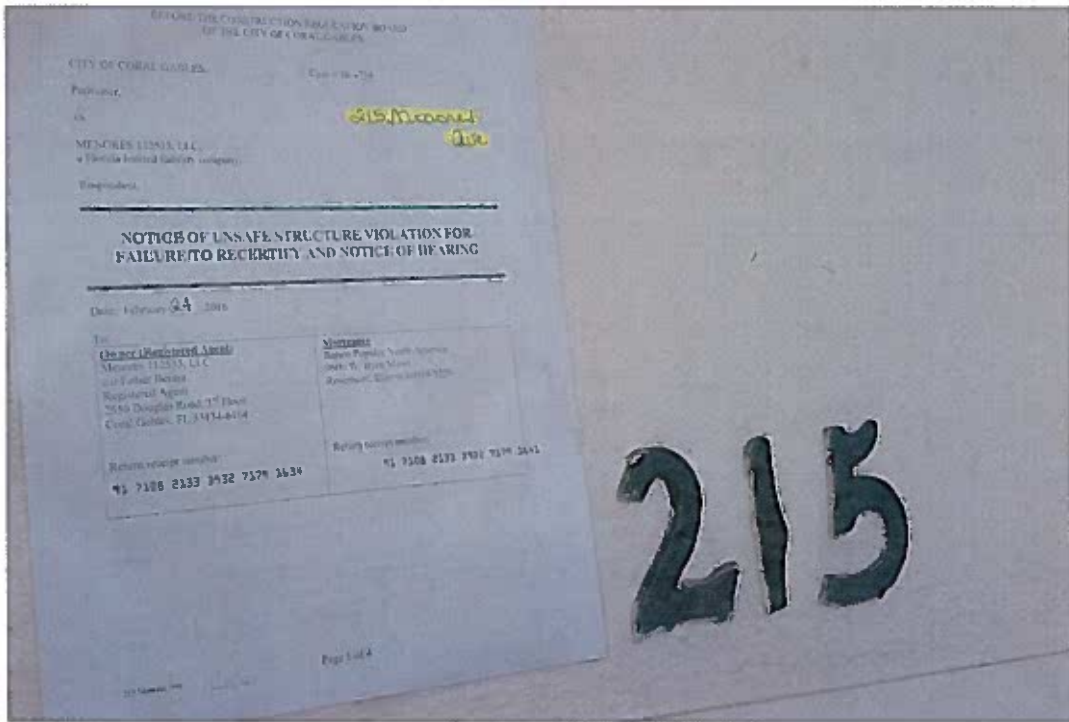
STATE OF FLORIDA )  
ss.  
COUNTY OF MIAMI-DADE )

Sworn to (or affirmed) and subscribed before me this 24<sup>th</sup> day of February, in  
the year 20 16, by Eduardo Martin who is personally known to  
me.

My Commission Expires:



Belkys Garcia  
Notary Public



215  
Menores  
Avenue





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-15-02-1086	02/20/2015	215 MENORES AVE	BOA COMPLETE (LESS THAN \$75,000)	**COM** REMOVE / INSTALL TILE ( STAIRS AND WALKWAYS) \$1500	final	02/20/2015	07/23/2015	0.00
AB-15-07-5261	07/16/2015	215 MENORES AVE	BOA COMPLETE (LESS THAN \$75,000)	**RES** PAINT BUILDING MAIN WALLS BM CLASSIC 876 ALBASTER (WHITE) FASCADE , PATTERN TEXTURE (BRICKS) BM CLASSIC 964 WHITE SAND (CREAM) WROUGHT IRON BM 2124-10 (DARK GRAY ) \$7200	final	07/16/2015	08/26/2015	0.00
BL-15-02-1376	02/26/2015	215 MENORES AVE	DRIVEWAY/WALKWAY	REMOVAL AND INSTALLATION OF NEW TILE ( STAIRS AND WALKWAYS) \$1,500	final	03/19/2015	07/23/2015	0.00
CE-12-11-0151	11/02/2012	215 MENORES AVE	CODE ENF WARNING PROCESS	WT13826 CH105 CITY CODE (MIN) DIRTY ROOF	final	11/02/2012	11/02/2012	0.00
CE-14-03-2234	03/06/2014	215 MENORES AVE	CODE ENF LIEN SEARCH	LIEN SEARCH 215 MENORES, 219 PHOENETIA & 1700 GALIANO	final	03/14/2014	03/14/2014	0.00
PL-12-03-8133	03/13/2012	215 MENORES AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	REPLACE SEWER LINE \$1000	final	03/14/2012	03/16/2012	0.00
PU-14-03-2879	03/18/2014	215 MENORES AVE	PUBLIC RECORDS SEARCH	REQ COPY OF PERMIT 13055B	final	03/18/2014	03/18/2014	0.00
PU-14-10-2069	10/02/2014	215 MENORES AVE	PUBLIC RECORDS SEARCH	REQ A CD OF PERMIT 13055	final	10/07/2014	10/07/2014	0.00
RC-16-01-2714	01/26/2016	215 MENORES AVE	BUILDING RE CERTIFICATION	CONSTRUCTION REGULATION BOARD CASE #16-4739 AND UNSAFE STRUCTURE BOARD FEE	approved			600.00

CITY'S EXHIBIT 4

ZN-15-07-5262	07/16/2015	215	PAINT / RESURFACE	**RES** PAINT	final	07/16/2015	08/26/2015	0.00
		MENORES	FL / CLEAN	BUILDING MAIN				
		AVE		WALLS BM				
				CLASSIC 876				
				ALBASTER				
				(WHITE)				
				FASCADE ,				
				PATTERN				
				TEXTURE				
				(BRICKS) BM				
				CLASSIC 964				
				WHITE SAND				
				(CREAM)				
				WROUGHT				
				IRON BM 2124-				
				10 (DARK				
				GRAY ) \$7200				

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.

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<b>Occupant Name:</b>	215 Menores Ave. Apartments - 6 units	<b>Inspection Date:</b>	2/6/2015
<b>Address:</b>	215 Menores Avenue	<b>InspectionType:</b>	AA-Tactical, Apartment / Condo
<b>City:</b>	Coral Gables	<b>Inspected By:</b>	Leonard Veight 305-460-5577 lveight@coralgables.com
<b>Suite:</b>		<b>Occ. Sq. Ft.:</b>	0

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**No violations noted at this time.**

<b>Company Representative:</b>	Signature on file No Signature 2/6/2015
<b>Inspector:</b>	Signature on file Leonard Veight 2/6/2015

**CITY'S**

**EXHIBIT** 5