



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On 3/6/2017

Property Information	
Folio:	03-4108-009-3350
Property Address:	123 MENORES AVE Coral Gables, FL 33134-4064
Owner	LINDA LA BARBERA TRS SALVATORE LA BARBERA TRS
Mailing Address	10810 SW 48 TER MIAMI, FL 33165 USA
Primary Zone	5001 HOTELS & MOTELS - GENERAL Med Density
Primary Land Use	0303 MULTIFAMILY 10 UNITS PLUS - MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	16 / 16 / 0
Floors	2
Living Units	16
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	5,430 Sq Ft
Lot Size	5,500 Sq Ft
Year Built	1926



Assessment Information			
Year	2016	2015	2014
Land Value	\$385,000	\$357,500	\$275,000
Building Value	\$855,000	\$842,500	\$396,247
XF Value	\$0	\$0	\$0
Market Value	\$1,240,000	\$1,200,000	\$671,247
Assessed Value	\$609,834	\$554,395	\$503,996

Benefits Information				
Benefit	Type	2016	2015	2014
Non-Homestead Cap	Assessment Reduction	\$630,166	\$645,605	\$167,251

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 17 BLK 32 LOT SIZE 50.000 X 110 OR 10487-2183 0879 1

Taxable Value Information			
	2016	2015	2014
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$609,834	\$554,395	\$503,996
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,240,000	\$1,200,000	\$671,247
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$609,834	\$554,395	\$503,996
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$609,834	\$554,395	\$503,996

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
09/24/2010	\$100	27452-2345	Affiliated parties
08/01/1979	\$202,000	10487-2183	Sales which are qualified
12/01/1974	\$170,000	10054-0999	Sales which are qualified
10/01/1973	\$125,000	00000-00000	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/disclaimer.asp>

Version:

CITY'S

EXHIBIT



123 Menores Ave

Owner

Linda La Barbera and
Salvatore La Barbera
10810 SW 48 Ter
Miami, FL 33165-6123



123 Menores Ave



Home Citizen Services Business Services Back to Coral Gables.com

Logon Help Contact

Permits and Inspections: Search Results

New Permit Search

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
AB-13-07-1706	07/25/2013	123 MENORES AVE	BOA COMPLETE (LESS THAN \$75,000)	RE ROOF BORAL ROOFING SACONY 900 SLATE FLAT TILE \$5,500	issued	07/25/2013		0.00
BL-08-04-1414	04/28/2008	123 MENORES AVE	ROOF / LIGHT WEIGHT CONC	REPAIR CONCRETE ROOF, NO HOT ASPHALT BEING USED \$300	final	04/28/2008	07/03/2008	0.00
BL-09-01-1735	01/13/2009	123 MENORES AVE	MISCELLANEOUS WORK	BUILDING OFFICIAL DETERMINED NO PERMIT NECESSARY FOR THIS SCOPE OF WORK REPAIR PLASTER ON CEILING (APT #5), REPAIR BASE TILE (APT #7), REPLACE KICKPLATE ON FRONT DOOR \$500	final	01/21/2009	01/21/2009	105.35
BL-11-02-4759	02/08/2011	123 MENORES AVE	MISCELLANEOUS WORK	CANCELLED - REMOVAL OF 8 LINEAL FT OF WOOD FENCE, TOUCH UP PAINT BM 2153 50 (BEIGE), REPAIR SECTION OF INTERIOR DOOR, REPLACE 20 FT OF ROTTED FACIA, REPLACE 2 BROKEN WINDOW PANES \$1000	canceled		05/13/2014	0.00
BL-11-02-4864	02/09/2011	123 MENORES AVE	MISCELLANEOUS WORK	REMOVE 8 LF OF WOOD FENCE, TOUCH UP ONLY EXT PAINT - MD BEIGE (BM 2153-50), REPAIR SECTION OF DOOR VENEER, REPLACE FASCIA, REPLACE WINDOW PANES \$1,000	final	02/09/2011	02/06/2012	0.00
BL-13-07-1756	07/26/2013	123 MENORES AVE	ROOF / LIGHT WEIGHT CONC	RE ROOF \$5,500 BORAL SAXONY 900 SLATE STARDUST TILE	final	08/12/2013	01/29/2014	0.00

CITY'S

EXHIBIT 2

CE-08-05-0608	05/09/2008	123 MENORES AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T20376 SEC 54- 154 CC (DOP) POSTED NO DUMPING-ITS UNLAWFUL T DEPOSIT TRASH ON ANY LOT/PREMISES OTHER THAN PROPERTY WHERE IT ORIGINATES FROM. ie Boxes, flyers,trash w/address of 123 menores Apt#8	canceled	05/09/2008		0.00
CE-08-08-0789	08/15/2008	123 MENORES AVE	CODE ENF WARNING PROCESS	WT77494 CH.54- 153 CC (DUM) ILLEGAL TRASH DUMPING ON RIGHT OF WAY (CONSTRUCTION MATERIAL). NEEDS TO HAULED AWAY, WILL NOT BE PICKED UP BY WASTE MANAGEMENT.	final	08/15/2008	08/15/2008	0.00
CE-11-01-5266	01/21/2011	123 MENORES AVE	CODE ENF WARNING PROCESS	WT8433 SEC 54- 29 CC (TRA) ALL EXCESS TRASH MUST BE REMOVED FROM PROPERTY (SHOPPING CART & DEBRIS ON SIDE / REAR YARD)	final	01/21/2011	01/21/2011	0.00
CE-11-01-5269	01/21/2011	123 MENORES AVE	CODE ENF WARNING PROCESS	WT8434 SEC 54- 150 CC (SML) ALL GARBAGE CANS MUST BE KEPT SECURELY CLOSED AT ALL TIMES.	final	01/21/2011	01/21/2011	0.00
CE-11-05-6505	05/18/2011	123 MENORES AVE	CODE ENF WARNING PROCESS	WT16296 SEC 105-372 CITY CODE (POD) MAINTAINING A POD W/O OBTAINING REQUIRED PERMIT. AFTER THE FACT PERMIT MUST BE OBTAINED.	final	05/18/2011	05/18/2011	0.00
CE-11-05-6506	05/18/2011	123 MENORES AVE	CODE ENF WARNING PROCESS	WT16297 SEC 62- 133 CITY CODE (ORW) POD ON R/W MUST BE REMOVED	final	05/18/2011	05/18/2011	0.00
CE-11-06-7036	06/20/2011	123 MENORES AVE	CODE ENF WARNING PROCESS	(TRU) NOTICE FL TAG 690HCK	final	06/20/2011	06/20/2011	0.00
CE-11-06-7363	06/23/2011	123 MENORES AVE	CODE ENF WARNING PROCESS	WT8146 SEC 54- 153 CITY CODE (DAY) TRASH ON R/W DAY BEFORE SCHEDULED P/U PRIOR TO 6:00 PM (IN FRONT OF 126 MENDOZA) APT 15	final	06/23/2011	06/23/2011	0.00
CE-11-06-7365	06/23/2011	123	CODE ENF	WT8147 SEC 54-	final	06/23/2011	06/23/2011	0.00

		MENORES AVE	WARNING PROCESS	154 CITY CODE (DOP) PLACED TRASH ON SWALE ABUTTING 126 MENDOZA AVE					
CE-14-09-2631	09/16/2014	123 MENORES AVE	CODE ENF WARNING PROCESS	POSTED TRASH INFO LETTER	final	09/16/2014	09/16/2014	0.00	
EL-08-03-1214	03/28/2008	123 MENORES AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	RELOCATE DRYER AND WASHING MACHINE OUTLETS \$100	final	04/01/2008	05/19/2008	0.00	
PL-08-03-1300	03/31/2008	123 MENORES AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	ROUGH & SET CLOTHES-WASHER \$250	final	04/01/2008	08/13/2008	0.00	
RC-17-03-1441	03/08/2017	123 MENORES AVE	BUILDING RE CERTIFICATION	BUILDING RECERTIFICATION (1926) CONSTRUCTION REGULATION BOARD CASE #17-5893 UNSAFE STRUCTURES FEE	approved			980.63	
RV-13-08-1895	08/30/2013	123 MENORES AVE	REVISION TO PERMIT	REVISION TO ROOFING TILE ATTACHMENT FROM FOAM TO NAIL ON	final	09/04/2013	09/04/2013	0.00	
RV-13-09-1478	09/26/2013	123 MENORES AVE	REVISION TO PERMIT	REVISION TO ROOFING TO OMIT FLAT PORTION	final	09/30/2013	09/30/2013	0.00	
ZN-09-01-1969	01/16/2009	123 MENORES AVE	PAINT / RESURFACE FL / CLEAN	EXT STUCCO & PAINT TO MATCH EXISTING BM2153-50 TAN	final	01/16/2009	10/19/2009	0.00	
ZN-13-09-0526	09/11/2013	123 MENORES AVE	DUMPSTER / CONTAINER	DUMPSTER	final	10/04/2013	10/04/2013	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:	123 Menores Ave. Apartments - 16 units	Inspection Date:	4/22/2016, 5/9/2016
Address:	123 Menores Avenue	InspectionType:	AA-Tactical, Apartment / Condo
City:	Coral Gables	Inspected By:	Leonard Veight 305-460-5577 lveight@coralgables.com
Suite:	TACTICAL	Occ. Sq. Ft.:	0

FL NFPA 101 13
Floor 1

Tactical

4.6.12.1 Fire Alarm system tagged and free of trouble conditions
Fire alarm system must have a current Tag and free of troubles.
Failure to certify fire alarm system for the year and repair trouble signal.
OK Violation cleared on 5/9/2016

Emergency lights

7.9.3.1 Excerpt: Required emergency lighting systems shall be tested in accordance...
Maintain emergency lights in approve working condition. Provide means of testing emergency lights.
Failure to repair emergency lighting all floors.
OK Violation cleared on 5/9/2016

NFPA 72 07
Floor 1

Chapter 10 Inspection, Testing, and Maintenance

10.2.1.1 Is the fire alarm system tagged and all system is normal?
Performance Verification.
To ensure operational integrity, the fire alarm system shall have an inspection, testing, and maintenance program. Inspection, testing, and maintenance programs shall satisfy the requirements of this Code, shall conform to the equipment manufacturer's published instructions, and shall verify correct operation of the fire alarm system.
OK Violation cleared on 5/9/2016

CITY'S
EXHIBIT

3


Failure to correct violations within 15 days of re-inspection is subject to penalties up to and including the issuance of Civil Citations in the amount of \$200 per violation / per day.

Failure to provide immediate corrective measures when required, may result in administrative action including but not limited to: mandatory fire watch, building evacuation, or stoppage of all work.

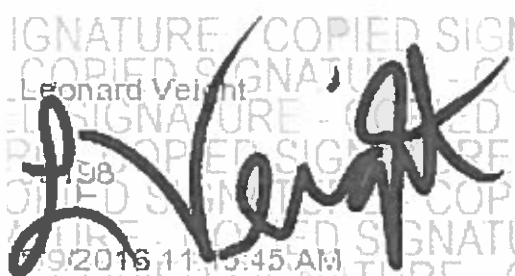
Per City Ordinance 30-4, a Fire Inspection Fee will be billed for this inspection. All fees are subject to change without prior notice.

Thank you for your assistance. If you have any additional questions or to schedule an inspection, please contact the inspector listed at the top of this report.


Company Representative:


No Signature
5/9/2016
Signature valid only in mobile-eyes documents

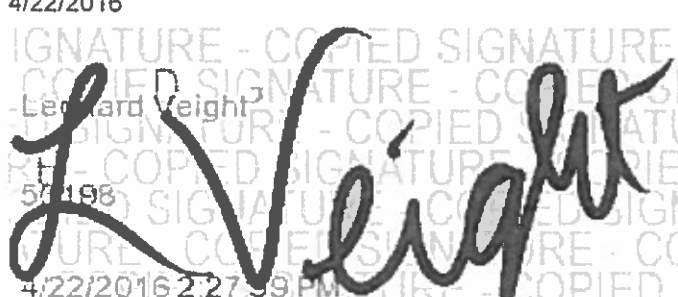
Inspector:


Leonard Veight
5/9/2016 11:15:45 AM
Signature valid only in mobile-eyes documents

Company Representative:


No Signature
4/22/2016 2:27:59 PM
Signature valid only in mobile-eyes documents

Inspector:


Leonard Veight
4/22/2016 2:27:59 PM
Signature valid only in mobile-eyes documents

Leonard Veight
4/22/2016



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 9002 6725

LINDA LA BARBERA TRS
SALVATORE LA BARBERA TRS
10810 SW 48 TER
MIAMI FL 33165

RE: 123 MINORIS AVE, CORAL GABLES, FL
FOLIO # 03-4108-009-3350
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 1926.

In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(1), 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

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

CERTIFIED MAIL



91 7108 2133 3931 9002 6725



U.S. POSTAGE



ZIP 33312 \$ 006.46⁵
02 1W
0001403199 APR 25 2016

*Not
4-28-16*

LINDA LA BARBERA TRS
SALVATORE LA BARBERA TRS
10810 SW 48 TER
MIAMI, FL 33165

NIXIE 333 DE 1 0005/28/16

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 33114154949 *2706-02510-26-46

~~33114154949~~



BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 17-5893

vs.

LINDA LA BARBERA &
SALVATORE LA BARBERA
10810 S.W. 48th Terrace
Miami, Florida 33165-6123

Return receipt number:

91 7108 2133 3932 6150 7245

Respondent.

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

Date: March 28, 2017

Re: **123 Menores Avenue**, Coral Gables, Florida 33134-4064, and legally described as Lot 17, Block 32, of 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 03-4108-009-3350 ("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 April 10, 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 #: 17-5893

Title of Document Posted: Construction Regulation Board Case

I, JOSE IGLESIAS, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 123 Menores Ave, ON 3-28-17
AT 9:55 AM.

JOSE IGLESIAS
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 March, in
the year 20 17, by Jose Iglesias who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

123 Menores Avenue





CFN 20100693120
 OR Bk 27452 Pg 23451 (1pg)
 RECORDED 10/13/2010 12:22:02
 DEED DOC TAX 0.60
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA
 LAST PAGE

This instrument prepared by
 and after recording return to:

DAVID MANGIERO, ESQ.
 PALMER, PALMER & MANGIERO
 12790 S. Dixie Highway
 Miami, Florida 33136

03-4108-009-3350
 Property Appraiser's Parcel
 Identification Number(s)

WARRANTY DEED

The Grantor, SALVATORE LA BARBERA and LINDA LA BARBERA, his wife, in consideration of Ten and No/100 Dollars (\$10.00) and other valuable consideration received from the Grantees, hereby grants and conveys to the Grantees, LINDA LA BARBERA and SALVATORE LA BARBERA, as Trustees of the SALVATORE LA BARBERA Revocable Trust, dated September 24, 2010, whose mailing address is c/o 10810 S.W. 48th Terrace, Miami, Florida 33165, the real property in Miami-Dade County, Florida, described as follows:

Lot 17, Block 32, REVISED PLAT OF 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.

THE PREPARER OF THIS INSTRUMENT WAS NEITHER FURNISHED WITH NOR REQUESTED TO REVIEW TITLE OWNERSHIP OF THE ABOVE LEGALLY DESCRIBED PROPERTY AND THEREFORE EXPRESSES NO OPINION AS TO THE CONDITION OF TITLE.

Full power and authority are conferred upon the Grantees, as Trustees, to protect, conserve, sell, lease and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of the Grantor to vest in the Trustees full rights of ownership as authorized and contemplated by Section 689.071, Florida Statutes.

The Grantor warrants that the property is free of all encumbrances, except the lien for real estate taxes not yet due and payable and restrictions, reservations, and easements of record, and that lawful seisin of and good right to convey the property are vested in the Grantor. The Grantor hereby fully warrants the title to the property and will defend the same against the lawful claims of all persons.

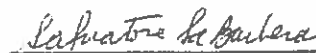

Signed on September 24, 2010.

Signed in the presence of:

 Print Name: Catherine R. Espinosa



 Print Name: Sanita Brillmahoff

Two witnesses as to
 SALVATORE LA BARBERA
 LINDA LA BARBERA


 SALVATORE LA BARBERA

 LINDA LA BARBERA
 10810 S.W. 48th Terrace
 Miami, Florida 33165

STATE OF FLORIDA
 COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me on September 24, 2010, by SALVATORE LA BARBERA and LINDA LA BARBERA.


 Notary Public--State of Florida
 Print Notary Name: _____
 My Commission Number is: _____
 My Commission Expires: _____

Personally Known _____
 Produced Identification
 Type of Identification DRIVER'S LICENSE

