



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 12/28/2016

Property Information	
Folio:	03-4118-005-0940
Property Address:	3712 ANDERSON RD Coral Gables, FL 33134-7071
Owner	JANET GOODMAN
Mailing Address	3712 ANDERSON RD APT 1 CORAL GABLES, FL 33134-7071
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	4 / 4 / 0
Floors	2
Living Units	4
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	2,615 Sq Ft
Lot Size	5,000 Sq Ft
Year Built	1926



Assessment Information			
Year	2016	2015	2014
Land Value	\$264,972	\$265,792	\$180,198
Building Value	\$141,524	\$127,371	\$122,654
XF Value	\$518	\$391	\$391
Market Value	\$407,014	\$393,554	\$303,243
Assessed Value	\$366,923	\$333,567	\$303,243

Benefits Information				
Benefit	Type	2016	2015	2014
Non-Homestead Cap	Assessment Reduction	\$40,091	\$59,987	

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

Short Legal Description
18 54 41 PB 10-52
CORAL GABLES COUNTRY CLUB SEC 3
LOT 10 BLK 41
LOT SIZE 50.000 X 100
OR 10269-2519 0179 1

Taxable Value Information			
	2016	2015	2014
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$366,923	\$333,567	\$303,243
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$407,014	\$393,554	\$303,243
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$366,923	\$333,567	\$303,243
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$366,923	\$333,567	\$303,243

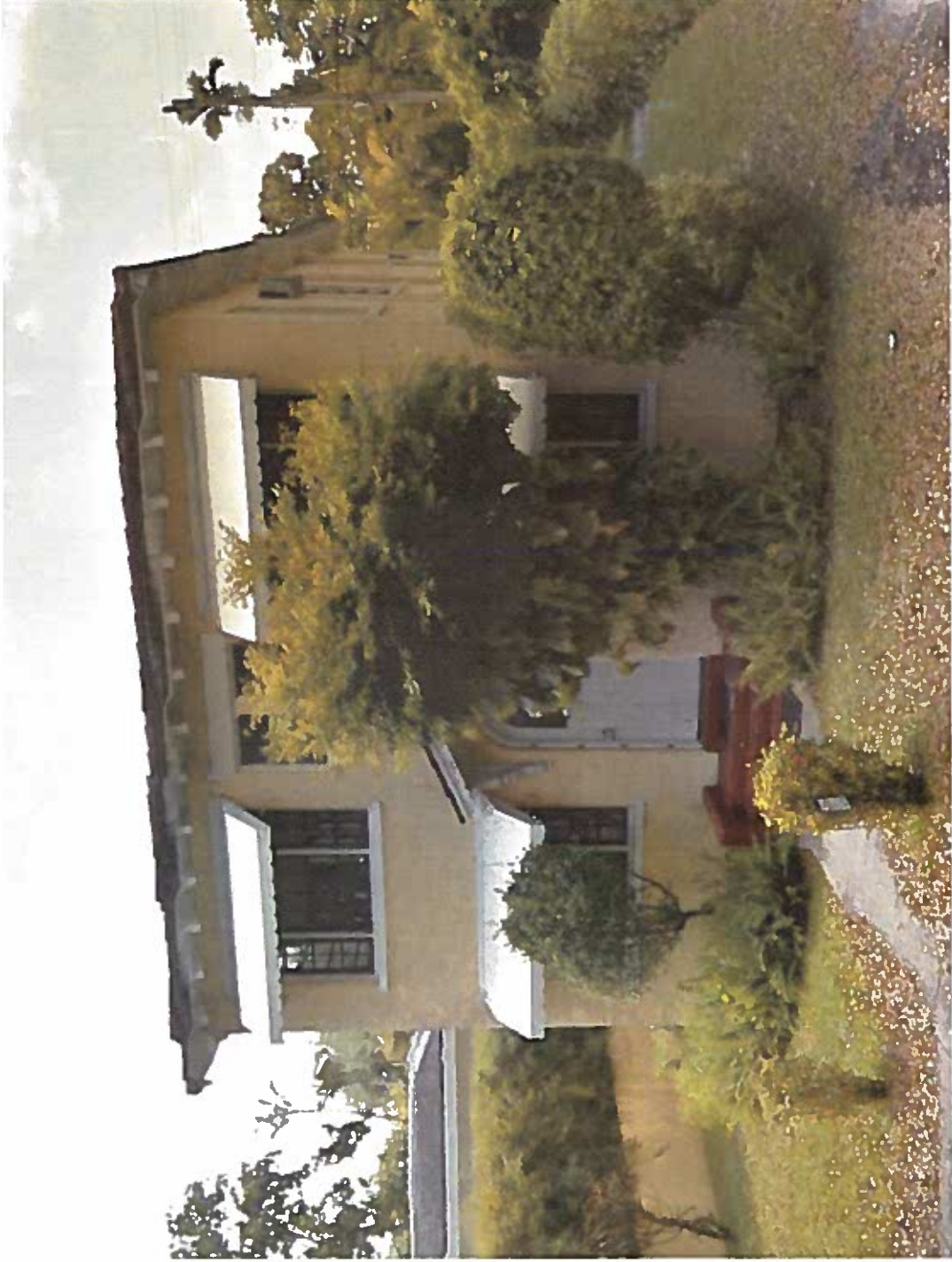
Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
05/01/2005	\$785,000	23413-2539	Sales which are qualified
01/01/1979	\$95,000	10269-2519	Sales which are qualified
01/01/1977	\$70,000	00000-00000	Sales which are qualified

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 1



3712 Anderson Rd

3712 Anderson Rd

Owner

Janet Goodman

3712 Anderson Rd, Apt. 1

Coral Gables, FL 33134-7071



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
CE-09-07-2974	07/21/2009	3712 ANDERSON RD	CODE ENF WARNING PROCESS	WT78307 54-149 CITY CODE (CLO) TRASH CONTAINERS MUST BE KEPT ON SIDE OF PROPERTY AT ALL TIMES.--- MUST RELOCATE ALL WM CONTAINERS	final	07/21/2009	03/25/2011	0.00
CE-09-08-2064	08/12/2009	3712 ANDERSON RD	CODE ENF WARNING PROCESS	WT78315 5-1404 ZONING CODE (PAK) VEHICLE PARKED ON FRONT LAWN/UNAPPROVED SURFACE	pending	08/12/2009		0.00
CE-10-05-4318	05/17/2010	3712 ANDERSON RD	CODE ENF WARNING PROCESS	WT5041 54-153 AND 54-154 CITY CODES (DAY AND DOP) BOXES AND DEBRIS DUMPED ON SWALE PRIOR TO PICK UP- ON SWALE OF 3714	final	05/17/2010	03/25/2011	0.00
CE-12-10-1544	10/23/2012	3712 ANDERSON RD	CODE ENF WARNING PROCESS	ISSUED POLITICAL SIGN INFO. RE; 2 SIGNS ON PROPERTY	final	10/23/2012	10/23/2012	0.00
CE-13-06-1399	06/21/2013	3712 ANDERSON RD	CODE ENF WARNING PROCESS	WT12102 5-1404 ZONING CODE (PAK) PARKING VEHICLE ON LAWN	final	06/21/2013	06/21/2013	0.00
CE-13-07-0748	07/11/2013	3712 ANDERSON RD	CODE ENF WARNING PROCESS	WT16962 SEC 5-1404 ZONING CODE PAK PARKING OF VEHICLE ON LAWN NET TO BUILDING ON SOUTH SIDE OF PROPERTY. (FL. TAG BWS EO3)	final	07/11/2013	07/11/2013	0.00
CE-13-07-1317	07/19/2013	3712 ANDERSON RD	CODE ENF TICKET PROCESS - NO RUNNING FINE	T44156 SEC 5-1404 ZONING CODE PAK PARKING OF VEHICLE ON LAWN OF PROPERTY ON THE SOUTH SIDE OF BUILDING, FL. TAG BWS EO3	final	07/19/2013	07/31/2013	0.00
CE-13-08-0782	08/13/2013	3712 ANDERSON RD	CODE ENF TICKET PROCESS - NO RUNNING FINE	****CONVERTED TO WARNING PER WILLIAM ORTIZ - OWNER WORKING W/CITY ON PULLING PERMIT TO	final	08/13/2013	08/26/2013	0.00

CITY'S

EXHIBIT

2

				PLACE A CONCRETE SLAB IN THE AREA WHERE THE VEHICLE IS PARKING - THE VEHICLE NEEDS TO BE PARKED THERE IN ORDER TO CHARGE IT**** T44160 SEC 5-1404 ZONING CODE PAK PARKING OF VEHICLE ON LAWN (SOUTH SIDE OF PROPERTY), NEXT TO BUILDING.				
CE-13-08-1503	08/26/2013	3712 ANDERSON RD	CODE ENF TICKET PROCESS - NO RUNNING FINE	****CONVERTED TO WARNING PER WILLIAM ORTIZ - OWNER WORKING W/CITY ON PULLING PERMIT TO PLACE A CONCRETE SLAB IN THE AREA WHERE THE VEHICLE IS PARKING - THE VEHICLE NEEDS TO BE PARKED THERE IN ORDER TO CHARGE IT**** T43880 5-1404 ZONING CODE (PAK) PARKING VEHICLE ON UNAPPROVED SURFACE (IE LAWN AT SOUTH SIDE OF PROPERTY)	final	08/26/2013	08/26/2013	0.00
EL-09-03-2448	03/23/2009	3712 ANDERSON RD	ELEC COMMERCIAL / RESIDENTIAL WORK	INSTALL LIGHT FIXTURES, RANGE TOP, REFRIGERATOR & WIRING OUTLETS \$8,500	final	03/24/2009	09/18/2009	0.00
RC-17-01-0024	01/03/2017	3712 ANDERSON RD	BUILDING RE CERTIFICATION	BUILDING RECERTIFICATION (1926) CONSTRUCTION REGULATION BOARD CASE #16-5683 AND UNSAFE STRUCTURE BOARD FEE	approved			980.63
ZN-09-08-2436	08/18/2009	3712 ANDERSON RD	PAINT / RESURFACE FL / CLEAN	CAULKING, SEALING AND PAINTING WINDOWS & AWNINGS WHITE TO MATCH EXISTING \$150	final	08/18/2009	02/17/2010	0.00
ZN-14-04-2036	04/01/2014	3712 ANDERSON RD	PAINT / RESURFACE FL / CLEAN	PRESSURE CLEAN PREPAIR AND PAINT EXTERIOR WALLS BM 2018 50 MORNING SUNSHINE (LIGHT ORANGE) TRIM / SHUTTERS WHITE \$9300	final	04/01/2014	05/06/2014	0.00
ZN-16-04-5639	04/01/2016	3712 ANDERSON RD	PORTABLE STORAGE UNIT (POD)	PORTABLE STORAGE UNIT (MAX 120 FT)	final	04/01/2016	04/08/2016	0.00



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:	3712 Anderson Rd. Apartments - 4 Units	Inspection Date:	8/10/2016
Address:	3712 Anderson Road	InspectionType:	AA-Tactical, Apartment / Condo
City:	Coral Gables	Inspected By:	Leonard Veight 305-460-5577 lveight@coralgables.com
Suite:		Occ. Sq. Ft.:	0

No violations noted at this time.

Company Representative:

No Signature
8/10/2016 1:36:58 PM
Signature valid only in mobile-eyes documents

Inspector:

No Signature
8/10/2016
Leonard Veight
8/10/2016 1:36:58 PM
Signature valid only in mobile-eyes documents

Leonard Veight
8/10/2016

CITY'S

EXHIBIT 3



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 3932 5938 6838

JANET GOODMAN
3712 ANDERSON RD #1
CORAL GABLES, FL 33134-7071

RE: 3712 ANDERSON RD, CORAL GABLES, FL
FOLIO # 03-4118-005-0940
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(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.

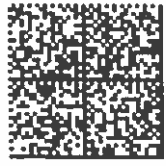
Sincerely,

Peter J. Iglesias, P.E.
Building Official

CITY'S Composite
EXHIBIT 4

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

91 7106 2133 3932 5938 6838



U.S. POSTAGE



ZIP 33312 \$ 006.46
02 1W
0001403199 APR 25 2016

JANET GOODMAN
3712 ANDERSON RD #1
CORAL GABLES, FL 33134-5071

12/1

NIXIE 333 DC 1 0005 / 05 / 16

RETURN TO SENDER
VACANT
UNABLE TO FORWARD

BC: 33114154949 *2706-02440-26-46

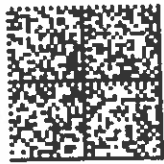
33134930749 C





THE CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
405 BILTMORE WAY
P.O. BOX 141349
CORAL GABLES, FLORIDA 33114-1549

2016 JUN 13 AM 10
CITY OF CORAL GABLES



U.S. POSTAGE



ZIP 33312 \$ 000.46⁵
02 1W
0001403199MAY 25 2016

Janet Goodman
c/o Mark Bisbing
200 S. Biscayne Boulevard
Suite 2710
Miami, FL

APX

NIXIE 333 DE 1 0006/07/16

RETURN TO SENDER
UNDELIVERABLE ADDRESS
UNABLE TO FORWARD

BC: 33114154949 *1606-02731-26-44

33114154949

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 16-5683

vs.

JANET GOODMAN
3712 Anderson Road, Apt. 1
Coral Gables, Florida 33134-7071

Return receipt number:
91 7108 2133 3932 7093 3776

Respondent.

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

Date: January 23, 2017

Re: **3712 Anderson Road**, Coral Gables, Florida 33134-7071 and legally described as Lot 10, Block 41, of CORAL GABLES COUNTRY CLUB SECTION 3, according to the Plat thereof, as recorded in Plat Book 10, Page 52, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4118-005-0940 ("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.

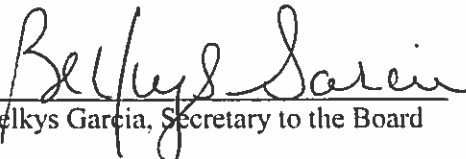
Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on February 6, 2017, at 2:00 p.m.

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 #: 16-5683

Title of Document Posted: Construction Regulation Board Case

I, JOSE PAZ, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 3712 ANDERSON ROAD, ON 1-23-17
AT 9:45 am.

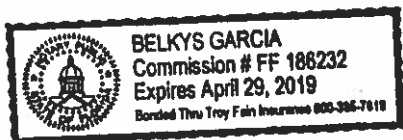
JOSE PAZ
Employee's Printed Name

[Signature]
Employee's Signature

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

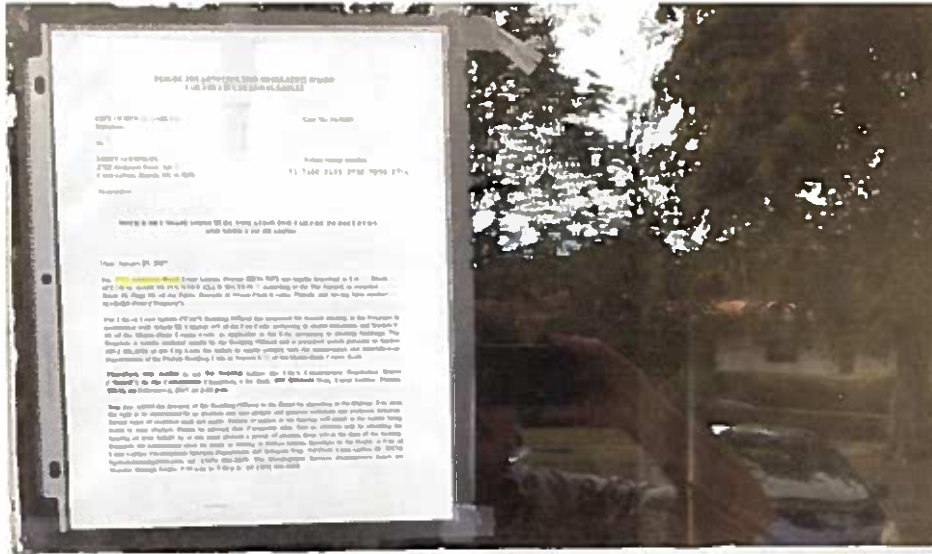
Sworn to (or affirmed) and subscribed before me this 23rd day of January, in
the year 20 17, by Jose Paz who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

3712 ANDERSON ROAD



3712





CFN 2005R0540122
 DR Bk 23413 Pg 2539 (1pg)
 RECORDED 05/26/2005 10:29:40
 DEED DOC TAX 4,710.00
 SURTAX 3,532.50
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA
 LAST PAGE

Return to:
 NEALS LITMAN, P.A.
 2900 SW 28 TERRACE
 2ND FLOOR
 MIAMI FL 33133

This Instrument Prepared By:

Ann Fisher, P.A.
 1514 Zuleta Ave.
 Coral Gables FL 33146
 (305) 665-5944

Tax Folio No: 03-4118-005-0940

WARRANTY DEED

THIS INDENTURE, made this 29th day of May, 2005 between

GRANTORS: NOEL MARKMAN and INESE Z. MARKMAN, his wife, and

GRANTEE: JANET GOODMAN
 C/O Mark Bisbing
 200 S. Biscayne Blvd.
 Suite 2710
 Miami FL 33131

WITNESSETH that GRANTORS, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid to GRANTORS by GRANTEE, the receipt of which is hereby acknowledged, have sold and granted to GRANTEE and GRANTEE's heirs, successors and assigns forever, the following described land, situated in Miami-Dade County, Florida:

Lot 10, in Block 41 of CORAL GABLES, COUNTRY CLUB SECTION, PART NO. 3, according to the Plat thereof, as recorded in Plat Book 10, Page 52, of the Public Records of Miami-Dade County, Florida.

Subject to restrictions and easements of record and to real estate taxes for the year 2005.

GRANTORS hereby fully warrant the title to said land and will defend the same against lawful claims of all persons whomsoever.

Signed in the presence of:

Ann Fisher
 Witness Signature
ANN FISHER
 Printed Name

Leo M. Haskins Jr.
 Witness Signature
LEO M. HASKINS JR
 Printed Name

Noel Markman
 NOEL MARKMAN, GRANTOR
 1201 Alfonso Ave.
 Coral Gables FL 33146
Inese Z. Markman
 INESE Z. MARKMAN, CO-GRANTOR
 1201 Alfonso Ave.
 Coral Gables FL 33146

STATE OF FLORIDA)
 COUNTY OF MIAMI-DADE)

THE FOREGOING INSTRUMENT was acknowledged before me this 29th day of May, 2005 by Noel Markman and Inese Z. Markman who are personally known to me or who produced the following identification: Fl. Drivers License

[NOTARY SEAL]



Andy M. Roque
 Notary's Signature