



**City of Coral Gables**  
**Development Services Department**  
**UNSAFE STRUCTURES BOARD HEARING**  
**CASE RESUME**

**HEARING DATE:** April 11, 2016    #:3    **CASE NO.:** 15-4406

**BUILDING ADDRESS:** 301 Alhambra Circle

**FOLIO NUMBER:** 03-4108-006-2430

**OWNER:** American Legion Post #98

**USE:** Club or Hall

**# OF LIVING UNITS:** 0

**PENDING RECERTIFICATION:** 2015

**DESCRIPTION AND DEFECTS OF BUILDING:** The 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 for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code.

**DATES AND ACTIVITIES:**

- 4/01/14 Letter from the City advising of 40/10 Year Recertification required
- 7/22/14 Second Letter
- 6/02/15 Final Notice
- 10/08/15 Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing
- 10/19/15 Board hearing; respondent did not attend meeting
- 10/27/15 Termination of Electric Service notice posted
- 10/28/15 Construction Regulation Board Order Issued
- 11/20/15 Recertification Report rejected; electrical repairs required
- 12/21/15 Deadline for Application Submittal expired (from order date)
- 12/29/15 Notice of non-compliance with Unsafe Structures Order
- 1/13/16 Notice of Hearing on Non-Compliance with Unsafe Structures Order
- 2/16/16 Construction Regulation Board Order Issued
- 2/29/16 Permit issued for electrical repairs (not final)
- 3/23/16 Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing

**TO DATE THE OWNER HAS NOT:** Submitted the revised Recertification Report.

**BUILDING OFFICIAL'S RECOMMENDATION:** Provide update as per Board Order.

**PERMIT ACTIVITY:**

EL-15-12-5735- PARKING LOT LIGHTING TO COMPLY WITH BUILDING RECERTIFICATION  
ONE POLE AND DOUBLE HEAD LUMINARIES

Presented by: Virginia Goizueta, Building Services Coordinator, City of Coral Gables



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 8/11/2015

Property Information	
Folio:	03-4108-006-2430
Property Address:	301 ALHAMBRA CIR
Owner	AMERICAN LEGION POST NO 98
Mailing Address	PO BOX 224 CORAL GABLES , FL 33114-0224
Primary Zone	6600 COMMERCIAL - LIBERAL
Primary Land Use	7742 BENEVOLENT - EXEMPT : CLUB OR HALL - PRIVATE
Beds / Baths / Half	0 / 0 / 0
Floors	2
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	7,683 Sq.Ft
Lot Size	15,600 Sq.Ft
Year Built	1924



Assessment Information			
Year	2015	2014	2013
Land Value	\$2,152,800	\$2,152,800	\$1,950,000
Building Value	\$1,075,620	\$1,075,620	\$1,075,620
XF Value	\$0	\$0	\$0
Market Value	\$3,228,420	\$3,228,420	\$3,025,620
Assessed Value	\$3,228,420	\$3,228,420	\$3,025,620

Benefits Information				
Benefit	Type	2015	2014	2013
Fraternal	Exemption	\$2,905,578	\$2,905,578	\$2,723,058

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

Short Legal Description
CORAL GABLES SEC X PB 8-33 LOTS 23 & 24 & E6FT OF LOT 22 & LOTS 25 TO 28 INC BLK 26 LOT SIZE IRREGULAR

Taxable Value Information			
	2015	2014	2013
<b>County</b>			
Exemption Value	\$2,905,578	\$2,905,578	\$2,723,058
Taxable Value	\$322,842	\$322,842	\$302,562
<b>School Board</b>			
Exemption Value	\$2,905,578	\$2,905,578	\$2,723,058
Taxable Value	\$322,842	\$322,842	\$302,562
<b>City</b>			
Exemption Value	\$2,905,578	\$2,905,578	\$2,723,058
Taxable Value	\$322,842	\$322,842	\$302,562
<b>Regional</b>			
Exemption Value	\$2,905,578	\$2,905,578	\$2,723,058
Taxable Value	\$322,842	\$322,842	\$302,562

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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





The City of Coral Gables

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

4/1/2014

VIA CERTIFIED MAIL

AMERICAN LEGION POST NO 98  
PO BOX 224  
CORAL GABLES , FL 33114-0224

91 7108 2133 3932 6148 0104

RE: 301 ALHAMBRA CIR,CORAL GABLES, FL  
Folio # 03-4108-006-2430  
Recertification of Building 40 Years or older

Gentlemen:

This Department has been advised that the subject building is forty (40) years old, or older, having been built in year 1924.

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 with ninety (90) days from the date of this letter, indicating that the building meets the requirements of building recertification under the Code. In the event that repairs or modifications are found to be necessary resulting from the recertification inspection, the owner shall have a total of 150 days from the date of this Notice in which to complete indicted repairs or modifications.

The architect or engineer that you choose to do the inspection may obtain the required forms: "*Minimum Inspection Procedural Guidelines for Building Recertification*," from this link: <http://www.miamidade.gov/building/form-checklist.asp> to access the interactive structural and electrical forms. In addition to the forms, a cover letter must state that that 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 payment to the "City of Coral Gables," and sent/delivered to:**

**BUILDING RECERTIFICATION SECTION  
Coral Gables Building & Zoning Department  
405 Biltmore Way  
Coral Gables, FL 33134**

Any questions may be directed to (305) 460-5228. Thank you for your prompt consideration.

Sincerely,

*Manuel Z. Lopez*

Manuel Z. Lopez, P.E.  
Building Official

CITY'S

EXHIBIT 2



The City of Coral Gables

2014

S:26 Not Complied

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

7/22/2014

AMERICAN LEGION POST NO 98  
PO BOX 224  
CORAL GABLES, FL 33114-0224

VIA CERTIFIED MAIL

91 7108 2133 3932 6262 1902

Re: Building Recertification  
301 ALHAMBRA CIR  
Folio # 03-4108-006-2430

Dear Property Owner:

In a certified letter dated 4/1/2014, this Department notified you the property referenced above requires a 40-year building recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). The letter informed you it was necessary to furnish this Department a report prepared by a licensed architect or engineer within 90-days specifying the building meets the requirements for building recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

Please be advised that as of 7/1/2014 the report will be overdue and this building will be deemed to be in NON-COMPLIANCE. This may result in the revocation of the Certificate of Occupancy, as well as, being subject to other penalties as provided in the Code.

**Failure to contact us before 10/22/2014, will result in our forwarding this building information to the Miami-Dade County Unsafe Structures Board for further determination.**

Please govern yourself accordingly.

Sincerely,

*Manuel Z. Lopez*

Manuel Z. Lopez, P.E.  
Building Official



## The City of Coral Gables

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

6/2/2015

AMERICAN LEGION POST NO 98  
PO BOX 224  
CORAL GABLES, FL 33114-0224

**\*\*FINAL NOTICE\*\***

**VIA CERTIFIED MAIL**

91 7108 2133 3932 5924 9164

Re: Building Recertification  
301 ALHAMBRA CIR  
Folio # 03-4108-006-2430

Dear Property Owner:

In a certified letter dated 4/1/2014, this Department notified you the property referenced above requires a 40-year building recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). The letter informed you it was necessary to furnish this Department a report prepared by a licensed architect or engineer within 90-days specifying the building meets the requirements for building recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

Please be advised that as of 6/1/2015 the report will be overdue and this building will be deemed to be in NON-COMPLIANCE. This may result in the revocation of the Certificate of Occupancy, as well as, being subject to other penalties as provided in the Code.

**Failure to contact us before 7/6/2015, will result in our forwarding this building information to the Miami-Dade County Unsafe Structures Board for further determination.**

Please govern yourself accordingly.

Sincerely,

*Manuel Z. Lopez*

Manuel Z. Lopez, P.E.  
Building Official

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- 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:

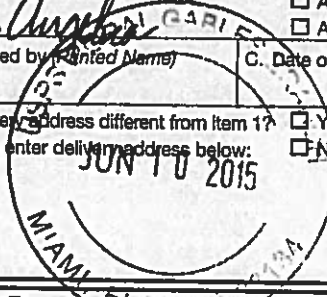
AMERICAN LEGION POST NO 98  
 PO BOX 224  
 CORAL GABLES, FL 33114-0224

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 *M. Angeles*  Addressee

B. Received by (Printed Name) C. Date of Delivery

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



3. Service Type  
 Certified Mail®  Priority Mail Express™  
 Registered  Return Receipt for Merchandise  
 Insured Mail  Collect on Delivery

4. Restricted Delivery? (Extra Fee)  Yes

2. Article Number  
 (Transfer from service label) 91 7108 2133 3932 5924 9164



CITY OF CORAL GABLES,

Case # 15-4406

Petitioner,

vs.

CORAL GABLES POST NO. 98,  
AMERICAN LEGION, INC.,  
a Florida not for profit corporation,

Respondent.

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

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Date: October 8, 2015

To:

<p><b>Owner</b> Coral Gables Post No. 98, American Legion, Inc. P.O. Box 224 Coral Gables, FL 33114-0224</p>	<p><b>Owner (Registered Agent)</b> Coral Gables Post No. 98, American Legion, Inc. c/o William T. Muir Registered Agent 550 Biltmore Way, Suite 810 Coral Gables, FL 33134-5784</p>
<p>Return receipt number: 91 7108 2133 3932 6009 7488</p>	<p>Return receipt number: 91 7108 2133 3932 6009 7471</p>

Re: The two-story commercial building ("Structure") built in 1924 and located at 301 Alhambra Circle, Coral Gables, FL 33134, legally described as: Lots 23, 24 and E 6 Feet of Lot 22 and Lots 25 to 28 in Block 26, of CORAL GABLES SECTION, according to

CITY'S

EXHIBIT 3



the Plat thereof, as recorded in Plat Book 8, at Page 33, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-006-2430 ("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 1, 2014, the City sent the Property Owner a 90-day Notice of Required Inspection 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").

On July 22, 2014 and June 2, 2015, the City sent the Property Owner the City sent the Property Owner notices that the Report was past due.

To date, the Owner has not completed has not submitted a Compliance Report and completed any required repairs ("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 October 19, 2015, at 2:00 p.m.**

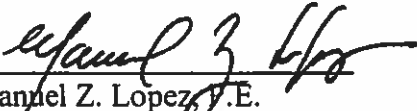
You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence, however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the 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 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 appeal the decision of the Building Official, the Construction Regulation Board may enter an order of demolition and assess all costs of the proceedings and demolition and other Required Action for which the City shall have a lien against the Property and the Property Owner.


Please address any questions to Virginia Goizueta, Building Services Coordinator, Telephone: (305) 460-5250, or Manuel Z. Lopez, P.E., Building Official, Telephone: (305) 460-5242, 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 October 8, 2015, a true and correct copy of the foregoing notice was served via certified mail, return receipt requested, on all of the parties listed 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 Ernesto Pino, Assistant Public Works Director, at (305) 460-5004, with requests for auxiliary aids or services at least one business day before the hearing in order to request such assistance.



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Complaint/Case #: 15-4406

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 301 Alhambra Cir., ON 10-9-15.  
AT 10:30 am.

Claudio Ramos  
Employee's Printed Name

[Signature]  
Employee's Signature

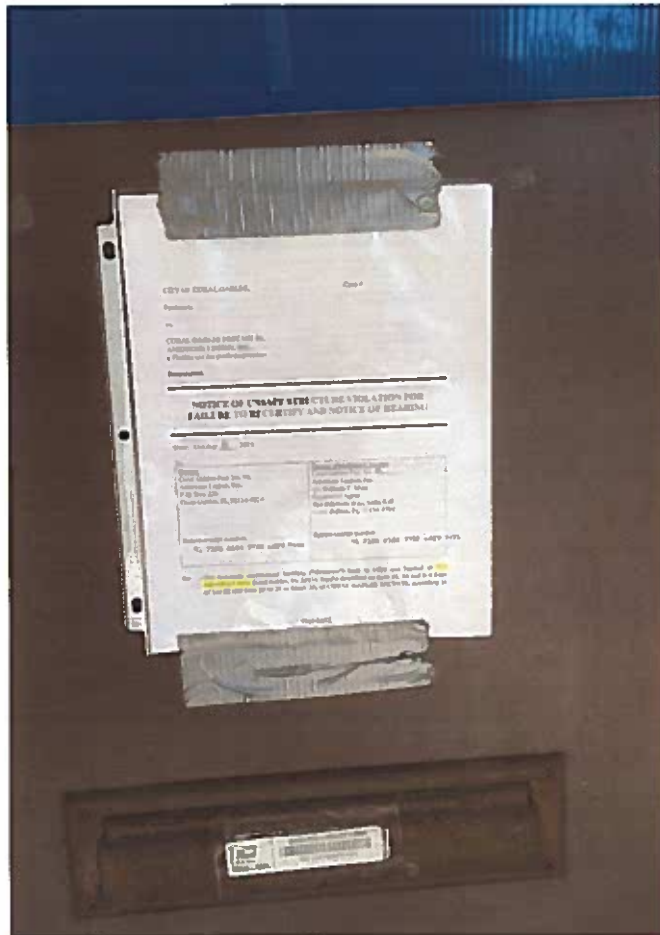
STATE OF FLORIDA )  
SS.  
COUNTY OF MIAMI-DADE )

Sworn to (or affirmed) and subscribed before me this 12<sup>th</sup> day of October, in the  
year 20 15, by Claudio Ramos who is personally known to me  
or has produced \_\_\_\_\_ as identification.

My Commission Expires:



Belkys Garcia  
Notary Public





After recording return to:  
Belkys Garcia  
Secretary to the Construction  
Regulation Board  
Development Services Department  
City of Coral Gables  
405 Biltmore Way, 3rd Floor  
Coral Gables, FL 33134-5717

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**CITY OF CORAL GABLES  
CONSTRUCTION REGULATION BOARD**

CITY OF CORAL GABLES,

CASE NO. 15-4406

Petitioner,

vs.

CORAL GABLES POST NO. 98,  
AMERICAN LEGION, INC.,  
a Florida not for profit corporation,

Respondent.

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**ORDER DECLARING STRUCTURE UNSAFE**

This cause was brought before the Construction Regulation Board ("Board") of the City of Coral Gables ("City"), on October 19, 2015, on the Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing ("Notice"). The Board, having heard the arguments of the parties and having considered the evidence presented, hereby enters this Order Declaring Structure Unsafe ("Order") and finds, concludes, and orders as follows:

**Findings of Fact**

1. The City properly served the Notice on the owner, Coral Gables Post No. 98, American Legion, Inc. ("Owner"), and any lienholders of record of the two-story commercial building ("Structure") built in 1924 and located at 301 Alhambra Circle, Coral Gables, FL 33134, legally described as: Lots 23, 24 and E 6 Feet of Lot 22 and Lots 25 to 28 in Block 26, of CORAL GABLES SECTION, according to the Plat thereof, as recorded in Plat Book 8, at Page 33, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-006-2430 ("Property").
2. The Notice alleges that the Structure is unsafe because on April 1, 2014, the City sent the Property Owner a 90-day Notice of Required Inspection 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").
3. On July 22, 2014 and June 2, 2015, the City sent the Property Owner notices that the Report was past due.

4. To date, the Owner has not a) submitted the Report; b) completed the required repairs and c) 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").

#### Conclusions of Law

5. The Structure is presumed and is hereby declared 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.

#### Order

It is, therefore, ORDERED:

6. *Required Action.* The Owner shall immediately contact the City and begin taking the Required Action. Moreover, the Building Official shall serve a 10-day notice on the Owner that he will request the electric utility to terminate service to the Structure. The Building Official, in his sole and absolute discretion, may suspend the termination process if he determines that the Owner has taken sufficient action to bring the Structure into compliance. The Building Official may resume the process and take any other action provided for in paragraph 9 below, if the Owner ceases to take sufficient action to bring the Structure into compliance. In addition, the Owner shall take the Required Action as follows: a) the Owner shall submit the Report within 30 days of the date of this order; b) the Owner shall apply for all required permits to meet the minimum requirements as noted in the Report ("Permits") within 30 days of the date the Report is submitted, and, in any event, no later than 60 days of the date of this Order; c) the Owner shall obtain all Permits within 30 days from the date that the application is complete and, in any event, no later than 90 days from the date of this Order; and d) the Owner shall pass final inspection on all Permits and shall submit a Compliance Report within 30 days from the date that the Permits are issued and, in any event, no later than 120 days from the date of this Order.

7. *Demolition by Owner.* If the Owner elects instead to demolish the Structure: a) the Owner shall apply for all required permits to totally demolish the Structure within 15 days of the date of this Order ("Demolition Permit"); b) the Owner shall obtain the Demolition Permit within 15 days from the date that the application is complete and, in any event, no later than 30 days from the date of this Order; and c) the Owner shall pass final inspection on the Demolition Permit, including by laying sod on the Property and removing the construction fence, within 15 days from the date that the Demolition Permit is issued and, in any event, no later than 45 days from the date of this Order.

8. *Request for compliance inspection.* It is the responsibility of the Owner to contact the Building Official to request an inspection of City records and of the Property, as applicable, to determine compliance with this Order.

9. *Payment of costs and demolition by City.* The Owner shall pay, within 7 days of the date of this Order, the City's administrative costs to date of \$600, in addition to the costs of recording this Order. If the Owner does not comply with any of the applicable deadlines above, the Building Official may immediately and without further order from this Board, 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 and the City



may demolish the Structure. The City may sell as salvage or require the demolition contractor to dispose of the contents of the Structure.

10. *Lien for costs and notice to subsequent purchasers.* The City shall have a special assessment lien for its administrative costs and the costs of corrective action, including but not limited to, securing the Structure and demolition ("Costs"), against the real and personal property of the Owner, including the Property. The lien for Costs shall have equal dignity with a lien for taxes. In order to have this lien, the City shall record this Order and an affidavit for any additional Costs, as applicable. Once recorded in the Public Records of Miami-Dade County, Florida, a copy of this Order shall constitute notice to any subsequent purchasers, successors in interest, or assigns, and the findings herein shall be binding upon the Owner and any subsequent purchasers, successors in interest or assigns.

11. *City's remedies are cumulative.* This Order notwithstanding, the City may enforce its code by any other lawful means.

12. **NOTICE:** If the Respondent does not comply with the terms of this order, the City may issue an Affidavit of Non-Compliance ("Affidavit"). The Respondent may request an administrative hearing that shall be strictly limited to determining whether the Respondent complied with the terms of this order. Requests for a hearing 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 33134-5717, [bgarcia@coralgables.com](mailto:bgarcia@coralgables.com), tel: (305) 460-5229. Failure to request an administrative hearing within seven (7) days after service of the Affidavit shall constitute a waiver of the Respondent's right to the hearing. The Respondent shall be liable for the reasonable costs of the administrative hearing, if the Respondent does not prevail at the hearing.

DONE AND ORDERED at the City of Coral Gables, Miami-Dade County, Florida, on this 19<sup>th</sup> day of October, 2015.

CONSTRUCTION REGULATION BOARD  
OF THE CITY OF CORAL GABLES

  
\_\_\_\_\_  
Board Chairperson

**Notice of Deadline to Appeal**

**PURSUANT TO SECTION 105-192(b) OF THE CITY CODE, AN APPEAL OF THIS ORDER MAY BE FILED IN THE CIRCUIT COURT IN MIAMI-DADE COUNTY, FLORIDA, WITHIN THIRTY DAYS OF THE FILING OF THIS ORDER.**

**Certificate of Filing and Service**

I HEREBY CERTIFY that the original of this order was filed with the Secretary of the Board, on this 19<sup>th</sup> day of October, 2015 and that, on the same date, a true and correct copy of the foregoing was posted on the door of each dwelling unit in the Structure (in the case of a multifamily structure) and was served by certified mail, return receipt requested, and by first class mail (and via e-mail at any e-mail address indicated below) on:

<p><b><u>Owner</u></b> Coral Gables Post No. 98, American Legion, Inc. P.O. Box 224 Coral Gables, FL 33114-0224</p> <p>Return receipt number:  91 7108 2133 3932 6009 7242</p>	<p><b><u>Owner (Registered Agent)</u></b> Coral Gables Post No. 98, American Legion, Inc. c/o William T. Muir Registered Agent 550 Biltmore Way, Suite 810 Coral Gables, FL 33134-5784</p> <p>Return receipt number:  91 7108 2133 3932 6009 7235</p>
--	---

  
\_\_\_\_\_  
Belkys Garcia  
Secretary to the Board

**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:

Coral Gables Post No. 98  
American Legion, Inc.  
c/o William T. Muir (R/A)  
550 Baltimore Way #816  
Coral Gables, FL 33134-5784



9590 9401 0033 5168 6859 98

2. Article Number (Transfer from service label)

9171082133393260097235

PS Form 3811, April 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

11/2/15

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

Domestic Return Receipt



## The City of Coral Gables

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

October 27, 2015

American Legion Post No. 98  
P.O. Box 224  
Coral Gables, FL 33114-0224

91 7108 2133 3932 6005 0988

### Re: Termination of electric service at 301 Alhambra Circle ("Property")

Dear Sir or Madame:

Please be informed that, at a hearing held on Monday, October 19, 2015, the City of Coral Gables's ("City") Construction Regulation Board ("Board") declared the structure on the above-referenced Property ("Structure") unsafe for failure to recertify. A copy of the Board's order ("Order") is attached.

The Order provides that the Owner shall immediately contact the City and begin taking the required action set forth in the Order to recertify the Structure. **Failure to contact the Development Services Department ("Department") within ten (10) days of the date of this letter and make arrangements that are satisfactory to the Building Official to address this matter will result in a request to Florida Power & Light, without any further notice, to immediately disconnect power to the Structure.** If the Owner ceases to take sufficient action to bring the Structure into compliance, the Building Official may resume the termination process and take any other action provided for in the Order.

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 Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m.

Sincerely,

A handwritten signature in black ink, appearing to read "Manuel Z. Lopez", is written over the typed name.

Manuel Z. Lopez, P.E.  
Building Official

Street file



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Complaint/Case #: 15-4406

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 301 Alhambra Cir., ON 10-28-15.  
AT 10:30 am.

Claudio Ramos  
Employee's Printed Name

[Signature]  
Employee's Signature

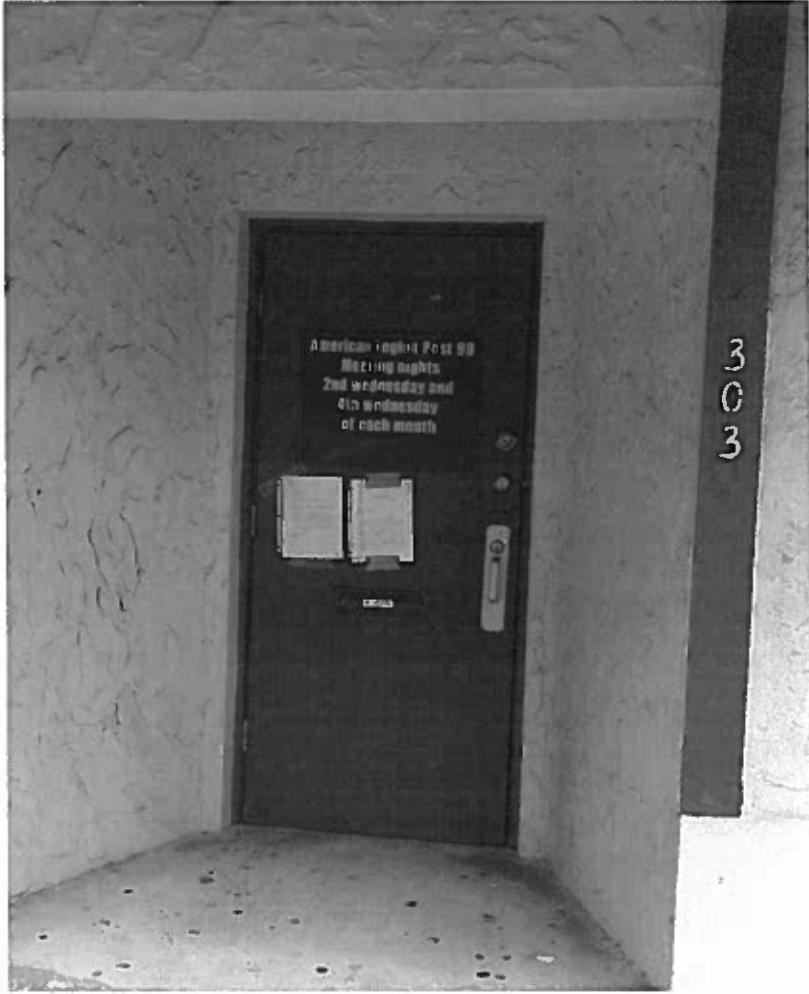
STATE OF FLORIDA )  
ss.  
COUNTY OF MIAMI-DADE )

Sworn to (or affirmed) and subscribed before me this 28<sup>th</sup> day of October, in the  
year 20 15, by Claudio Ramos who is personally known to me  
or has produced \_\_\_\_\_ as identification.

My Commission Expires:



Belkys Garcia  
Notary Public



American Legion Post 99  
Meeting nights  
2nd Wednesday and  
6th Wednesday  
of each month

3  
0  
3

After recording return to:  
Belkys Garcia  
Secretary to the Construction  
Regulation Board  
Development Services Department  
City of Coral Gables  
405 Biltmore Way, 3rd Floor  
Coral Gables, FL 33134-5717

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**CITY OF CORAL GABLES  
CONSTRUCTION REGULATION BOARD**

CITY OF CORAL GABLES,

CASE NO. 15-4406

Petitioner,

vs.

CORAL GABLES POST NO. 98,  
AMERICAN LEGION, INC.,  
a Florida not for profit corporation,

Respondent.

---

**ORDER DECLARING STRUCTURE UNSAFE**

This cause was brought before the Construction Regulation Board ("Board") of the City of Coral Gables ("City"), on October 19, 2015, on the Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing ("Notice"). The Board, having heard the arguments of the parties and having considered the evidence presented, hereby enters this Order Declaring Structure Unsafe ("Order") and finds, concludes, and orders as follows:

**Findings of Fact**

1. The City properly served the Notice on the owner, Coral Gables Post No. 98, American Legion, Inc. ("Owner"), and any lienholders of record of the two-story commercial building ("Structure") built in 1924 and located at **301 Alhambra Circle**, Coral Gables, FL 33134, legally described as: Lots 23, 24 and E 6 Feet of Lot 22 and Lots 25 to 28 in Block 26, of CORAL GABLES SECTION, according to the Plat thereof, as recorded in Plat Book 8, at Page 33, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-006-2430 ("Property").

2. The Notice alleges that the Structure is unsafe because on April 1, 2014, the City sent the Property Owner a 90-day Notice of Required Inspection 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").

3. On July 22, 2014 and June 2, 2015, the City sent the Property Owner notices that the Report was past due.



4. To date, the Owner has not a) submitted the Report; b) completed the required repairs and c) 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”).

#### **Conclusions of Law**

5. The Structure is presumed and is hereby declared 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.

#### **Order**

It is, therefore, ORDERED:

6. *Required Action.* The Owner shall immediately contact the City and begin taking the Required Action. Moreover, the Building Official shall serve a 10-day notice on the Owner that he will request the electric utility to terminate service to the Structure. The Building Official, in his sole and absolute discretion, may suspend the termination process if he determines that the Owner has taken sufficient action to bring the Structure into compliance. The Building Official may resume the process and take any other action provided for in paragraph 9 below, if the Owner ceases to take sufficient action to bring the Structure into compliance. In addition, the Owner shall take the Required Action as follows: a) the Owner shall submit the Report within 30 days of the date of this order; b) the Owner shall apply for all required permits to meet the minimum requirements as noted in the Report (“Permits”) within 30 days of the date the Report is submitted, and, in any event, no later than 60 days of the date of this Order; c) the Owner shall obtain all Permits within 30 days from the date that the application is complete and, in any event, no later than 90 days from the date of this Order; and d) the Owner shall pass final inspection on all Permits and shall submit a Compliance Report within 30 days from the date that the Permits are issued and, in any event, no later than 120 days from the date of this Order.

7. *Demolition by Owner.* If the Owner elects instead to demolish the Structure: a) the Owner shall apply for all required permits to totally demolish the Structure within 15 days of the date of this Order (“Demolition Permit”); b) the Owner shall obtain the Demolition Permit within 15 days from the date that the application is complete and, in any event, no later than 30 days from the date of this Order; and c) the Owner shall pass final inspection on the Demolition Permit, including by laying sod on the Property and removing the construction fence, within 15 days from the date that the Demolition Permit is issued and, in any event, no later than 45 days from the date of this Order.

8. *Request for compliance inspection.* It is the responsibility of the Owner to contact the Building Official to request an inspection of City records and of the Property, as applicable, to determine compliance with this Order.

9. *Payment of costs and demolition by City.* The Owner shall pay, within 7 days of the date of this Order, the City’s administrative costs to date of \$600, in addition to the costs of recording this Order. If the Owner does not comply with any of the applicable deadlines above, the Building Official may immediately and without further order from this Board, 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 and the City

may demolish the Structure. The City may sell as salvage or require the demolition contractor to dispose of the contents of the Structure.

10. *Lien for costs and notice to subsequent purchasers.* The City shall have a special assessment lien for its administrative costs and the costs of corrective action, including but not limited to, securing the Structure and demolition ("Costs"), against the real and personal property of the Owner, including the Property. The lien for Costs shall have equal dignity with a lien for taxes. In order to have this lien, the City shall record this Order and an affidavit for any additional Costs, as applicable. Once recorded in the Public Records of Miami-Dade County, Florida, a copy of this Order shall constitute notice to any subsequent purchasers, successors in interest, or assigns, and the findings herein shall be binding upon the Owner and any subsequent purchasers, successors in interest or assigns.

11. *City's remedies are cumulative.* This Order notwithstanding, the City may enforce its code by any other lawful means.

12. **NOTICE:** If the Respondent does not comply with the terms of this order, the City may issue an Affidavit of Non-Compliance ("Affidavit"). The Respondent may request an administrative hearing that shall be strictly limited to determining whether the Respondent complied with the terms of this order. Requests for a hearing 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 33134-5717, [bgarcia@coralgables.com](mailto:bgarcia@coralgables.com), tel: (305) 460-5229. Failure to request an administrative hearing within seven (7) days after service of the Affidavit shall constitute a waiver of the Respondent's right to the hearing. The Respondent shall be liable for the reasonable costs of the administrative hearing, if the Respondent does not prevail at the hearing.

DONE AND ORDERED at the City of Coral Gables, Miami-Dade County, Florida, on this 19th day of October, 2015.

28th

CONSTRUCTION REGULATION BOARD  
OF THE CITY OF CORAL GABLES

Board Chairperson

**Notice of Deadline to Appeal**

**PURSUANT TO SECTION 105-192(b) OF THE CITY CODE, AN APPEAL OF THIS ORDER MAY BE FILED IN THE CIRCUIT COURT IN MIAMI-DADE COUNTY, FLORIDA, WITHIN THIRTY DAYS OF THE FILING OF THIS ORDER.**

**Certificate of Filing and Service**

I HEREBY CERTIFY that the original of this order was filed with the Secretary of the Board, on this 19th day of October, 2015 and that, on the same date, a true and correct copy of the foregoing was posted on the door of each dwelling unit in the Structure (in the case of a multifamily structure) and was served by certified mail, return receipt requested, and by first class mail (and via e-mail at any e-mail address indicated below) on:

<p><b>Owner</b>  Coral Gables Post No. 98,  American Legion, Inc.  P.O. Box 224  Coral Gables, FL 33114-0224</p> <p>Return receipt number:  91 7108 2133 3932 6009 7242</p>	<p><b>Owner (Registered Agent)</b>  Coral Gables Post No. 98,  American Legion, Inc.  c/o William T. Muir  Registered Agent  550 Biltmore Way, Suite 810  Coral Gables, FL 33134-5784</p> <p>Return receipt number:  91 7108 2133 3932 6009 7235</p>
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Belkys Garcia  
Secretary to the Board



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint/Case #: 15-4406

Title of Document Posted: Construction Regulation Board Case

I, VIRGINIA GOIZUETA, DO HEREBY SWEAR/AFFIRM THAT THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE ADDRESS OF 301 ALHAMBRA CIRCLE, ON 10/28/15 AT 11:15 AM.

VIRGINIA GOIZUETA
Employee's Printed Name

[Handwritten Signature]
Employee's Signature

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

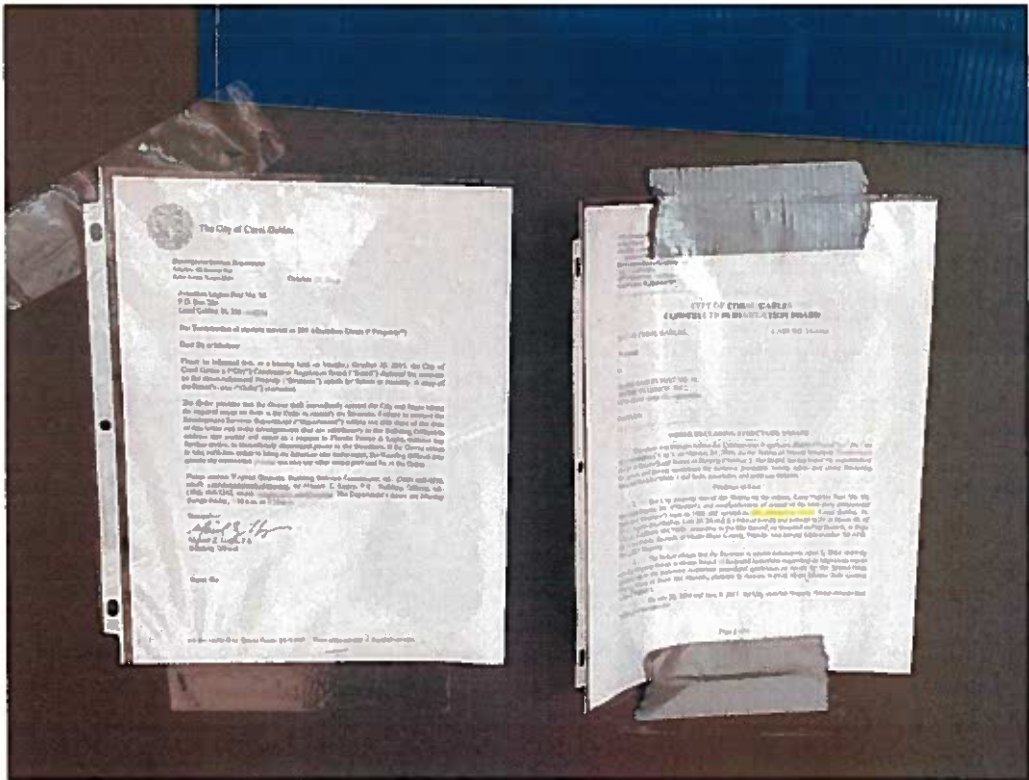
Sworn to (or affirmed) and subscribed before me this 28th day of October, in the year 2015, by VIRGINIA GOIZUETA who is personally known to me or has produced as identification.

My Commission Expires:



[Handwritten Signature]
Notary Public

# 301 Alhambra Circle



CITY OF CORAL GABLES.

CASE NO. 15-4406

Petitioner,

vs.

CORAL GABLES POST NO. 98,  
AMERICAN LEGION, INC.,  
a Florida not for profit corporation,

Respondent.

**NOTICE OF NON-COMPLIANCE WITH  
UNSAFE STRUCTURES ORDER AND  
RIGHT TO REQUEST HEARING**

Date: December 29, 2015

To:

<p><b><u>Owner</u></b> Coral Gables Post No. 98, American Legion, Inc. P.O. Box 224 Coral Gables, FL 33114-0224</p> <p>Return receipt number: <u>N/A</u></p>	<p><b><u>Owner (Registered Agent)</u></b> Coral Gables Post No. 98, American Legion, Inc. c/o William T. Muir Registered Agent 550 Biltmore Way, Suite 810 Coral Gables, FL 33134-5784</p> <p>Return receipt number:  91 7108 2133 3931 8979 7971</p>
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Re: The two-story commercial building ("Structure"), built in 1924 (90-year recertification required), located at **301 Alhambra Circle**, Coral Gables, FL 33134, legally described as: Lots 23, 24 and E 6 Feet of Lot 22 and Lots 25 to 28 in Block 26, of CORAL

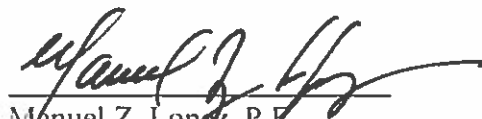
GABLES SECTION, according to the Plat thereof. as recorded in Plat Book 8, Page 33, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-006-2430 ("Property").

BEFORE ME, the undersigned authority, personally appeared Manuel Z. Lopez, P.E., Building Official for the City of Coral Gables ("City"), Florida who, after being duly sworn, deposes and says:

1. I am the City Building Official.
2. On October 19, 2015, the City Construction Regulation Board ("Board") held a public hearing and issued an Order Declaring Structure Unsafe. in the above-styled matter ("Order").
3. The Order found the Structure to be unsafe and ordered the above-listed owner of the Property ("Owner") to take action to recertify the Structure ("Required Action") or to demolish the Structure and pay the administrative costs by a certain deadline.
4. The deadline to take the Required Action or to demolish the Structure expired on December 21, 2015.
5. On December 29, 2015, I completed a review of the relevant City records and determined that the Owner has not taken the Required Action or demolished the Structure and that the Owner has not paid the administrative costs.
6. **NOTICE: The Owner may request an administrative hearing which shall be strictly limited to determining whether and when the Owner took the Required Action or demolished the Structure and paid the administrative costs as required by the Order. The Owner may file a written request for hearing within seven (7) days of the date of this notice. Failure to timely request an administrative hearing shall constitute a waiver of the Owner's right to the administrative hearing. The Owner shall be liable for the reasonable costs of the administrative hearing if the Owner is unsuccessful at the hearing.**
7. Requests for a hearing must be made in writing and addressed 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.

FURTHER AFFIANT SAYETH NOT.

DATED: December 29, 2015.

  
Manuel Z. Lopez, P.E.  
Building Official



STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing was sworn to (or affirmed) and subscribed before me, on December 29, 2015, by Manuel Z. Lopez, P.E., as the Building Official for the City of Coral Gables, who is personally known to me.



*Belkys Garcia*  
\_\_\_\_\_  
(Signature of Notary Public - State of Florida)

BELKYS GARCIA  
\_\_\_\_\_  
(Print, Type, or stamp Commissioned Name of Notary Public)

### CERTIFICATE OF SERVICE

I HEREBY CERTIFY that, on December 29, 2015, 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*  
\_\_\_\_\_  
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 Ernesto Pino, Assistant Public Works Director, at (305) 460-5004, with requests for auxiliary aids or services at least one business day before the hearing in order to request such assistance.



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Complaint/Case #: 15-4406

Title of Document Posted: Construction Regulation Board Case

I, Dayron Garcia, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 301 Alhambra Circle, ON 12-29-15  
AT 4:20 P.M.

Dayron Garcia  
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 30 day of December, in  
the year 20 15, by Dayron Garcia who is personally known to  
me.

My Commission Expires:



[Signature]  
Notary Public

# AMERICAN LEGION PO



12/29/2015 16:21

CITY OF CORAL GABLES.

CASE NO. 15-4406

Petitioner.

301 Alhambra  
Circle

vs.

CORAL GABLES POST NO. 98.  
AMERICAN LEGION, INC.,  
a Florida not for profit corporation.

Respondent.

**NOTICE OF NON-COMPLIANCE WITH  
UNSAFE STRUCTURES ORDER AND  
RIGHT TO REQUEST HEARING**

Date: December 29, 2015

To:

Owner  
Coral Gables Post No. 98.  
American Legion, Inc.  
P.O. Box 224  
Coral Gables, FL 33114-0224

Owner (Registered Agent)  
Coral Gables Post No. 98.  
American Legion, Inc.  
c/o William T. Muir  
Registered Agent  
550 Biltmore Way, Suite 810  
Coral Gables, FL 33134-5784

Return receipt number: N/A

Return receipt number:  
93 7108 2133 3931 8979 7971

Re: The two-story commercial building ("Structure"), built in 1924 (90-year recertification required), located at 301 Alhambra Circle, Coral Gables, FL 33134, legally described as: Lots 23, 24 and E 6 Feet of Lot 22 and Lots 25 to 28 in Block 26, of CORAL

15-4406

12/29/2015 CR:21

BEFORE THE CONSTRUCTION REGULATION BOARD  
OF THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,

CASE NO. 15-4406

Petitioner.

vs.

CORAL GABLES POST NO. 98,  
AMERICAN LEGION, INC.,  
a Florida not for profit corporation.

Respondent.

---

**NOTICE OF HEARING ON NON-COMPLIANCE  
WITH UNSAFE STRUCTURES ORDER**

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Date: January 13, 2016

To:

<p><b><u>Owner</u></b> Coral Gables Post No. 98, American Legion, Inc. P.O. Box 224 Coral Gables, FL 33114-0224</p> <p>Return receipt number: <u>N/A</u></p>	<p><b><u>Owner (Registered Agent)</u></b> Coral Gables Post No. 98, American Legion, Inc. c/o William T. Muir Registered Agent 550 Biltmore Way, Suite 810 Coral Gables, FL 33134-5784</p> <p>Return receipt number: <u>91 7108 2133 3932 6905 4482</u></p>
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Re: The two-story commercial building ("Structure"), built in 1924 (90-year recertification required), located at **301 Alhambra Circle**, Coral Gables, FL 33134, legally described as: Lots 23, 24 and E 6 Feet of Lot 22 and Lots 25 to 28 in Block 26, of CORAL GABLES SECTION, according to the Plat thereof, as recorded in Plat Book 8, Page 33, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-006-2430 ("Property").

You are directed to appear for a hearing before the before the City's Construction Regulation Board ("Board") in the Commission Chambers. City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on February 8, 2016, at 2:00 p.m.


The hearing will be held regarding the Notice of Non-Compliance with Unsafe Structures Order and Right to Request Hearing. **The hearing shall be strictly limited to determining whether and when you took the Required Action or demolished the Structure and paid the administrative costs as required by the Order.**

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 you do not prevail at the hearing, the Construction Regulation Board may enter an order of demolition and assess all costs of the proceedings and demolition and other Required Action for which the City shall have a lien against the Property and the Property Owner.

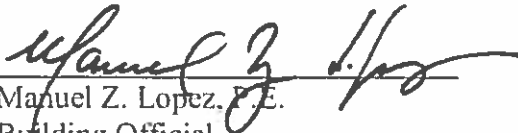
If you comply with the Board's prior order before the hearing, please contact Virginia Goizueta, Building Services Coordinator, tel.: (305) 460-5250, email: [vgoizueta@coralgables.com](mailto:vgoizueta@coralgables.com), or Manuel Z. Lopez, P.E., Building Official, tel.: (305) 460-5242, email: [mlopez@coralgables.com](mailto:mlopez@coralgables.com). 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 January 13, 2016, a true and correct copy of the foregoing notice was served via certified mail, return receipt requested, by first class mail 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 Ernesto Pino, Assistant Public Works Director, at (305) 460-5004, with requests for auxiliary aids or services at least one business day before the hearing in order to request such assistance.





CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Complaint/Case #: 15-4406

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 301 Alhambra Circle, ON 1-13-16  
AT 9:00 a.m.

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 13<sup>th</sup> day of January, in  
the year 20 16, by Eduardo Martin who is personally known to  
me.

My Commission Expires:



Belkys Garcia  
Notary Public

301 Alhambra Circle



OFFICE THE FINANCIAL CONTROL BOARD  
OF THE CITY OF CORAL GABLES

CITY OF CORAL GABLES  
301 Alhambra Circle

TO: AMERICAN LEGION POST 98  
AMERICAN LEGION, INC.  
115 WILLIAM I. STRAUB  
CORAL GABLES, FL 33134-0234

FROM: CHIEF ENGINEER, SHERIDAN  
CORAL GABLES FIRE DEPT. 98  
AMERICAN LEGION, INC.  
115 WILLIAM I. STRAUB  
CORAL GABLES, FL 33134-0234

RE: NOTICE OF HEARING ON NON-COMPLIANCE  
WITH UNSAFE STRUCTURE'S ORDER

Date: January 15, 2024

Return receipt number: 12/18

Phone number: 305 7108 2133 3922 6703 4482

Re: The above-referenced building 1 Alhambra Circle, Coral Gables, Florida, 33134, previously non-compliant regarding Chapter 55, Miami-Alhambra Circle, Coral Gables, FL 33134, legally described as Lots 22, 24 and 25, 1/2 Lot 26, Lots 27, 29, 30, 31, Block 28, of CORAL GABLES 55th TRIN, according to the Plat thereof, as recorded in Plat Book 7, Page 71, of the Public Records of Miami-Dade County, Florida, and being fully described as 301 Alhambra Circle (Property 1).

Page 1 of 3

BEFORE THE CONSTRUCTION REGULATION BOARD  
OF THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,

CASE NO. 15-4406

Petitioner.

vs.

CORAL GABLES POST NO. 98,  
AMERICAN LEGION, INC.,  
a Florida not for profit corporation.

Respondent.

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**NOTICE OF HEARING ON NON-COMPLIANCE  
WITH UNSAFE STRUCTURES ORDER**

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Date: January 22, 2016

To:

<p><b><u>Owner</u></b> Coral Gables Post No. 98, American Legion, Inc. P.O. Box 224 Coral Gables, FL 33114-0224</p> <p>Return receipt number: <b>91 7108 2133 3932 6905 4239</b></p>	<p><b><u>Owner (Registered Agent)</u></b> Coral Gables Post No. 98, American Legion, Inc. c/o William T. Muir Registered Agent 550 Biltmore Way, Suite 810 Coral Gables, FL 33134-5784</p> <p>Return receipt number: <b>91 7108 2133 3932 6905 4246</b></p>
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Re: The two-story commercial building ("Structure"), built in 1924 (90-year recertification required), located at **301 Alhambra Circle**, Coral Gables, FL 33134, legally described as: Lots 23, 24 and E 6 Feet of Lot 22 and Lots 25 to 28 in Block 26, of CORAL GABLES SECTION, according to the Plat thereof, as recorded in Plat Book 8, Page 33, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-006-2430 ("Property").

You are directed to appear for a hearing before the before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on February 8, 2016, at 2:00 p.m.

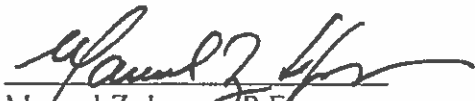
The hearing will be held regarding the Notice of Non-Compliance with Unsafe Structures Order and Right to Request Hearing. **The hearing shall be strictly limited to determining whether and when you took the Required Action or demolished the Structure and paid the administrative costs as required by the Order.**

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 you do not prevail at the hearing, the Construction Regulation Board may enter an order of demolition and assess all costs of the proceedings and demolition and other Required Action for which the City shall have a lien against the Property and the Property Owner.

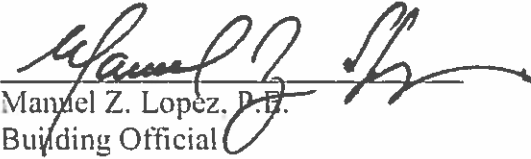
If you comply with the Board's prior order before the hearing, please contact Virginia Goizueta, Building Services Coordinator, tel.: (305) 460-5250, email: [vgoizueta@coralgables.com](mailto:vgoizueta@coralgables.com), or Manuel Z. Lopez, P.E., Building Official, tel.: (305) 460-5242, email: [mlopez@coralgables.com](mailto:mlopez@coralgables.com). The Development Services Department's hours are Monday though 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 January 22, 2016, a true and correct copy of the foregoing notice was served via certified mail, return receipt requested, by first class mail and by hand-delivery or posting at the Property.

  
Mandel 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 Ernesto Pino, Assistant Public Works Director, at (305) 460-5004, with requests for auxiliary aids or services at least one business day before the hearing in order to request such assistance.



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Complaint/Case #: 15-4406

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 301 Alhambra Cir, ON 1-22-16  
AT 11:00 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 22<sup>nd</sup> day of January, in  
the year 20 16, by Jose Iglesias who is personally known to  
me.

My Commission Expires:



Belkys Garcia  
Notary Public

301 Alhambra Circle



This instrument prepared by and  
after recording return to:  
Belkys Garcia  
Secretary to the Construction  
Regulation Board  
Development Services Department  
City of Coral Gables  
405 Biltmore Way, 3rd Floor  
Coral Gables, FL 33134-5717

---

CFN: 20160101298 BOOK 29966 PAGE 4863  
DATE: 02/18/2016 12:14:23 PM  
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

**CITY OF CORAL GABLES  
CONSTRUCTION REGULATION BOARD**

CITY OF CORAL GABLES,

CASE NO. 15-4406

Petitioner,

vs.

CORAL GABLES POST NO. 98,  
AMERICAN LEGION, INC.,  
a Florida not for profit corporation,

Respondent.

---

**ORDER ON NON-COMPLIANCE  
WITH UNSAFE STRUCTURES ORDER**

This cause was brought before the Construction Regulation Board ("Board") of the City of Coral Gables ("City"), on February 8, 2016 on the Notice of Non-Compliance with Unsafe Structures Order and Right to Request Hearing ("Notice"). The Board, having heard the arguments of the parties and having considered any evidence presented, hereby enters this Order on Non-compliance with Unsafe Structures Order ("Order") and finds, concludes, and orders as follows:

**Findings of Fact**

1. The City properly served the Notice on the owner, Coral Gables Post No. 98, American Legion, Inc. ("Owner"), and any lienholders of record of the two-story commercial building ("Structure") built in 1924 and located at **301 Alhambra Circle**, Coral Gables, FL 33134 and legally described as Lots 23, 24 and E 6 Feet of Lot 22 and Lots 25 to 28 in Block 26, of CORAL GABLES SECTION, according to the Plat thereof, as recorded in Plat Book 8, at Page 33, of the Public Records of Miami-Dade County, Florida ("Property").
2. The Notice alleges non-compliance with the Board's prior Order Declaring Structure Unsafe ("Order") for failure to take action to recertify the Structure.
3. To date, the Owner has not completed the required repairs and has not submitted a Compliance Report ("Required Action").



### Conclusions of Law

4. The Structure is in non-compliance with the Board's Order and, as such, is presumed to be and is hereby declared 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.

### Order

It is, therefore, ORDERED:

5. *Required Action.* The Owner shall take the Required Action as follows: a) the owner shall correct all fire violations; b) the Owner shall obtain all required permits to meet the minimum requirements as noted in the Report ("Permits") within 15 days from the date of this Order; c) the Owner shall provide a status report to the Board within 60 days from the date of this Order; d) the Owner shall pass final inspection on all Permits and shall submit a Compliance Report within 90 days from the date that the Permits are issued; and, in any event, no later than 120 days from the date of this Order; and e) the Owner shall not allow any new occupancy of the Structure.

6. *Request for compliance inspection.* It is the responsibility of the Owner to contact the Building Official to request an inspection of City records and of the Property, as applicable, to determine compliance with this Order and to notify the City of any compliance action taken.

7. *Payment of costs, fines, and demolition by City.* The Owner shall pay the City the administrative costs for the additional hearing of \$150 within 7 days of the date of this Order. If the Owner does not comply with any of the applicable deadlines above, the Building Official may immediately and without further order from this Board, 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 and the City may demolish the Structure. The City may sell as salvage or require the demolition contractor to dispose of the contents of the Structure. In addition, the Owner shall pay a fine of \$250 for each day the violation continues past the date set for compliance, for which the City shall have a lien against the Owner and the Property. The Board may also enter an order of demolition and assess all costs of the proceedings and demolition and other required action for which the City shall have a lien against the Owner and the Property. **Until the Structure is recertified in compliance the terms of this Order, the City shall not issue any further development approvals for the Property, including, but not limited to, building permits, unless the development approval is required to comply with the terms of this Order.**

8. *Requests for extension of time.* The Building Official, in his sole discretion, may extend any of the above deadlines for good cause beyond the control of the Owner and that the Owner acted in good faith and exercised due diligence in the efforts to take all Required Action, to apply for any required permits, and to request an extension of any deadlines, as applicable.

9. *Lien for costs and notice to subsequent purchasers.* The City shall have a special assessment lien for its administrative costs and the costs of corrective action, including but not limited to, securing the Structure and demolition ("Costs"), against the real and personal property of the Owner, including the Property. The lien for Costs shall have equal dignity with a lien for taxes. In order to have this lien, the City shall record this Order and an affidavit for any

additional Costs, as applicable. Once recorded in the Public Records of Miami-Dade County, Florida, a copy of this Order shall constitute notice to any subsequent purchasers, successors in interest, or assigns, and the findings herein shall be binding upon the Owner and any subsequent purchasers, successors in interest or assigns.

10. *City's remedies are cumulative.* This Order notwithstanding, the City may enforce its code by any other lawful means.

DONE AND ORDERED at the City of Coral Gables, Miami-Dade County, Florida, on this 16 day of February, 2016.

CONSTRUCTION REGULATION BOARD  
OF THE CITY OF CORAL GABLES

  
Board Chairperson


Notice of Deadline to Appeal

PURSUANT TO SECTION 105-192(b) OF THE CITY CODE, AN APPEAL OF THIS ORDER MAY BE FILED IN THE CIRCUIT COURT IN MIAMI-DADE COUNTY, FLORIDA, WITHIN THIRTY DAYS OF THE FILING OF THIS ORDER.

Certificate of Filing and Service

I HEREBY CERTIFY that the original of this order was filed with the Secretary of the Board, on this 16 day of February, 2016 and that, on the same date, a true and correct copy of the foregoing was served by certified mail, return receipt requested, and by first class mail to:

<p><b>Owner</b> Coral Gables Post No. 98, American Legion, Inc. P.O. Box 224 Coral Gables, FL 33114-0224</p> <p>Return receipt number: <u>N/A</u></p>	<p><b>Owner (Registered Agent)</b> Coral Gables Post No. 98, American Legion, Inc. c/o William T. Muir Registered Agent 550 Biltmore Way, Suite 810 Coral Gables, FL 33134-5784</p> <p>Return receipt number: <u>91 7108 2133 3932 6926 2429</u></p>
---	--

  
Belkys Garcia  
Secretary to the Board

**BEFORE THE CONSTRUCTION REGULATION BOARD**  
**FOR THE CITY OF CORAL GABLES**

CITY OF CORAL GABLES.

Case No. 15-4406

Petitioner,

vs.

AMERICAN LEGION POST NO. 98  
P.O. Box 224  
Coral Gables, FL 33114-0224

Return receipt number:

N/A

Respondents.

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

Date: March 23, 2016

Re: 301 Alhambra Circle, Coral Gables, FL 33114-0224, legally described as Lots 23-24 and E 6 Feet of Lot 22 and Lots 25 to 28, Block 26, of CORAL GABLES DOUGLAS SECTION, according to the Plat thereof, as recorded in Plat Book 8, Page 33, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-006-2430 ("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 11, 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, tel: (305) 460-5229.

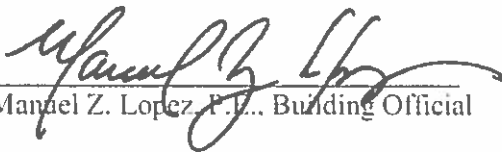
If the Required Action is not completed before the above hearing date, the Building Official may order

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 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 contact Virginia Goizueta, Building Services Coordinator, tel.: (305) 460-5250, email: vgoizueta@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

#### 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.

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 Americans with Disabilities Act. Individuals with disabilities requiring special accommodations or assistance should contact Dona M. Spain, ADA Coordinator, at (305) 460-5095, TTY/DD (305) 460-5010, with requests for auxiliary aids or services at least three business days before the hearing in order to request such assistance.

CC:

Coral Gables Post No. 98, American Legion, Inc., c/o William T. Muir, 550 Biltmore Way, Suite 810, Coral Gables, FL 33134-5784



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Complaint/Case #: 15-4406

Title of Document Posted: Construction Regulation Board Case

I, DENNIS POIN, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 301 ALHAMBRA CIRCLE, ON 3-23-16  
AT 10:00 AM.

DENNIS POIN  
Employee's Printed Name

Dennis Poin  
Employee's Signature

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

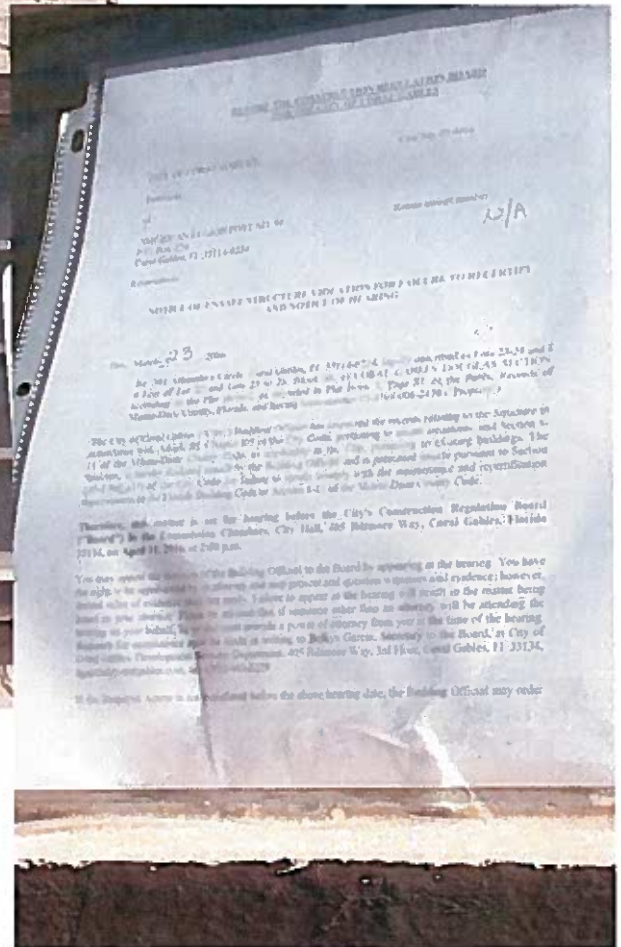
Sworn to (or affirmed) and subscribed before me this 23<sup>rd</sup> day of March, in  
the year 20 16, by Dennis Poin who is personally known to  
me.

My Commission Expires:



Belkys Garcia  
Notary Public

301 Alhambra Circle







## Detail by Entity Name

### Florida Not For Profit Corporation

CORAL GABLES POST NO. 98, AMERICAN LEGION, INC.

### Filing Information

Document Number	717741
FEI/EIN Number	59-6200674
Date Filed	12/16/1969
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	04/15/2005

### Principal Address

303 ALHAMBRA CIRCLE  
CORAL GABLES, FL 33134

Changed: 04/15/2005

### Mailing Address

550 BILTMORE WAY  
SUITE 810  
CORAL GABLES, FL 33134

Changed: 04/15/2005

### Registered Agent Name & Address

MUIR, WILLIAM T  
550 BILTMORE WAY  
SUITE 810  
CORAL GABLES, FL 33134

Name Changed: 04/15/2005

Address Changed: 04/15/2005

### Officer/Director Detail

#### Name & Address

Title CD

CITY'S

EXHIBIT

4

ANGELICA, ART D  
9350 SW 64 ST  
MIAMI, FL 33173

Title AD

LAKS, CARL L  
8061 SW 108 ST  
MIAMI, FL 33156

Title FOD

ORTIZ, EPPIE  
10471 SW 216 ST APT 201  
CUTLER BAY, FL 33190

Title 1VC

LAKS, CARL L  
8061 SW 108 ST  
MIAMI, FL 33156

Title 2VC

FISCHER, EDWARD  
1040 SW 82 CT  
MIAMI, FL 33156

Title C

HAGARTY, CLARA C  
7910 SW 15 ST  
MIAMI, FL 33144

### Annual Reports

Report Year	Filed Date
2013	02/15/2013
2014	04/17/2014
2015	03/12/2015

### Document Images

<u>03/12/2015 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>04/17/2014 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>02/15/2013 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>04/26/2012 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>07/23/2011 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>04/25/2011 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>



<a href="#"><u>09/20/2010 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/07/2010 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>02/16/2009 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/28/2008 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/24/2007 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>03/13/2006 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/15/2005 -- REINSTATEMENT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>02/05/2003 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/28/2002 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>05/10/2001 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>05/12/2000 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>03/04/1999 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>01/15/1998 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>06/18/1997 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>03/11/1996 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>03/02/1995 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>

1859 DEC 20

WARRANTY DEED

THIS INDENTURE, made this 31st day of December,  
A. D. 1937, BETWEEN THE CITY OF CORAL GABLES, a municipal corporation existing under the laws of the State of Florida, having its principal place of business in the County of Dade and State of Florida, and lawfully authorized to transact business in the State of Florida, party of the first part, and CORAL GABLES POST No. 98, THE AMERICAN LEGION, DEPARTMENT OF FLORIDA of the County of Dade and State of Florida, party of the second part, WITNESSETH:

That the said party of the first part, for and in consideration of the sum of Ten Dollars and other good and valuable considerations to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, its successors, heirs and assigns forever, the following described land situate, lying and being in the County of Dade and State of Florida, to wit:

Lots 25 to 28, inclusive, of block 26 of Section "K", Coral Gables, a subdivision in the SE $\frac{1}{4}$  of Section 8, Township 54 South, Range 41 East, according to the Plat thereof recorded in Plat Book 2, page 33 of the public records of Dade County, Florida;

STATED, HOWEVER, to all conditions, restrictions and limitations upon the title and use of said property now appearing upon the public records of Dade County, Florida.

PROVIDED, HOWEVER, that this conveyance is made with the express condition and covenant running with the land, that the said property shall be used as a Home for The American Legion and its auxiliary organizations in a manner consistent with the Constitution and purposes of The American Legion and its auxiliary organizations, as they now exist; and if such uses and purposes should be abandoned by said Grantee, its successors or assigns, then the title con-

veyed hereby shall revert to the said Grantor; it is understood and agreed, however, by the Grantor that this limitation in the use of said premises may be subordinated by the Grantee herein to the right, lien and claim of a mortgagee, loaning money to the Grantee for the sole purpose of repairing, remodeling and altering the improvements on the said premises and/or constructing and equipping an American Legion Home thereon.

This conveyance is also subject to the right of the Grantor to continue the use of the premises now being made by it, so long as the same may be necessary for the convenience of the City.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its proper officers, and its corporate seal to be affixed, attested by its City Clerk, the day and year above written.

(Corporate Seal)

ATTEST

J. N. Law  
City Clerk

THE CITY OF CORAL GABLES

By Francis J. ...  
Mayor

Signed, sealed and delivered in the presence of us:

Mabel Walsh  
Mildred B. Bell

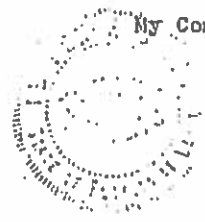
STATE OF FLORIDA )  
COUNTY OF DADE )

I HEREBY CERTIFY, that on this 8<sup>th</sup> day of Jan,  
A. D. 1938, before me personally appeared PAUL D. MCGARRY and  
G. K. SHAW, Mayor and City Clerk respectively of The City of Coral  
Gables, a municipal corporation under the laws of the State of  
Florida, to me known to be the persons who signed the foregoing  
instrument as such officers and severally acknowledged the execution  
thereof to be their free act and deed as such officers for the uses  
and purposes therein mentioned and that they affixed thereto the  
official seal of said corporation, and that the said instrument is  
the act and deed of said corporation.

IN WITNESS my signature and official seal at Coral Gables  
in the County of Dade and State of Florida the day and year last  
aforesaid.

NOELAN PUTZIG  
State of Florida at Large

My Commission expires: \_\_\_\_\_



State of Florida County of Dade,  
This instrument was filed for record the 11 day of Jan  
1938 at 10:06 AM and duly recorded in Book 1859 of  
Books on Page 20 File No. L-991

E. B. LEATHERMAN  
Clerk Circuit Court  
By E. B. Leatherman

EDWARD L. SEMPLE  
ATTORNEY AT LAW  
MIAMI, FLORIDA

THIS INSTRUMENT, Made this <sup>16<sup>th</sup></sup> day of February, A. D. 1945  
between CITY OF CORAL GABLES, a municipal corporation of Dade County,  
Florida,

part y of the first part, and CORAL GABLES POST NO. 98, The American  
Legion, Department of Florida, of Dade County, Florida.

part y of the second part,

WITNESSETH, That the said part y of the first part for and in consideration of the sum of  
Ten Dollars and other good and valuable considerations, to it in hand paid by the said  
part y of the second part, the receipt whereof is hereby acknowledged he a granted,  
bargained and sold to the said part y of the second part, its successors and assigns,  
forever, the following described land, situate, lying and being in County of Dade

State of Florida to-wit:—

Lots Twenty-three (23) and Twenty-four (24) of Block Twenty-six (26) of Section "K" of CORAL GABLES, according to a plat of said Section comprising the Southwest quarter (SW $\frac{1}{4}$ ) of the Southeast quarter (SE $\frac{1}{4}$ ) and the South three quarters (S $\frac{3}{4}$ ) of the Northwest quarter (NW $\frac{1}{4}$ ) of the Southeast quarter (SE $\frac{1}{4}$ ) of Section Eight (8), Township Fifty-four (54) South, Range Forty-one (41) East, which plat is recorded in Book 8 of Plats at Page 33, and according to a dedication of such plat duly of record in said Dade County, Florida.

This property is conveyed subject to the following:

1. The zoning ordinances of the City of Coral Gables.
2. Restrictions and limitations upon the use thereof as now of record in Dade County.
3. To the right of occupation of the Works Progress Administration.
4. To the encroachment of a portion of the buildings located on the adjoining property.
5. Provided, however, that this conveyance is made with the express understanding, condition and covenant, running with the land, that the said property shall be used by the Grantee and its auxiliary organizations, in a manner consistent with the Constitution and purposes of the American Legion and its auxiliary organizations, as they now exist; and if such uses and purposes should ever be abandoned by the Grantee, its successors or assigns, then the title conveyed hereby shall revert to the Grantor; it is understood and agreed, however, by the Grantor that this limitation in the use of said premises may be subordinated by the Grantee herein named, to the right, lien and claim of a mortgagee, loaning money to the Grantee for the sole purpose of repairing, remodeling and altering the improvements on said premises and/or constructing and equipping a building or buildings thereon to be used for the purposes of the American Legion and its auxiliary organizations.

2724 100

WARRANTY DEED  
(FROM CORPORATION)

FORM 8. U. S. A.

FOR AMERICAN SERVICE CORPORATION  
MIAMI 22, FLORIDA

**Warranty Deed**, Made this 29th day of April, A. D. 1945,  
 BETWEEN FLORIDA POWER & LIGHT COMPANY, a corporation  
 existing under the laws of the State of Florida, having its principal place of  
 business in the County of Dade and State of Florida,  
 and lawfully authorized to transact business in the State of Florida, party of the first part, and  
COHAL GABLES POST NO. 88 THE AMERICAN LEGION (Coral Gables,  
 Florida, Department of Florida) P. O. Box 224, Coral Gables 34,  
 Florida.  
 of the County of Dade and State of Florida  
 party of the second part, WITNESSETH:

That the said party of the first part, for and in consideration of the sum of \_\_\_\_\_  
THREE HUNDRED AND SIXTY Dollars,  
 to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowl-  
 edged, has granted, bargained and sold to the said party of the second part, its successors  
 heirs and assigns forever, the following described land situate, lying and being in the County of \_\_\_\_\_  
Dade and State of Florida, to-wit:

East six (6) feet of Lot 22, Block 26, of Coral Gables,  
 Section "K", according to the Plat thereof, recorded in  
 Plat Book 8, at Page 35 of the Public Records of Dade County,  
 Florida.

This Warranty Deed and conveyance evidenced hereby are accepted  
 subject to:

- (1) All taxes or assessments levied or imposed by any taxing  
 body subsequent to December 31, 1945;
- (2) All zoning laws or ordinances and rules and regulations  
 promulgated thereunder;
- (3) Easements, conditions, restrictions and limitations  
 common to the neighborhood or contained in deeds of  
 conveyance or other instruments of public record and  
 affecting the above described property.

And the said party of the first part does hereby fully warrant the title to said land, and will de-  
 fend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has caused these pro-  
 ceeds to be signed in its name by its proper officers,  
 and its corporate seal to be affixed, attested by its  
 secretary, the day and year above written.

*[Signature]*  
 Assistant Secretary

FLORIDA POWER & LIGHT COMPANY  
*[Signature]*  
 H. E. SIMPSON, Vice President

Signed, sealed and delivered in presence of me:  
*[Signature]*  
 Helen [Name]

STATE OF FLORIDA,  
COUNTY OF DADE

I HEREBY CERTIFY, that on this 29th day of April, A. D. 1946,  
before me personally appeared H. E. SIMPSON  
and M. K. GILBERT, JR., Assistant Vice President and Secretary respectively of  
FLORIDA POWER & LIGHT COMPANY, a corporation under the laws of  
the State of Florida, to me known to be the persons who signed the foregoing  
instrument as such officers and severally acknowledged the execution thereof to be their free act and  
deed as such officers for the uses and purposes therein mentioned and that they affixed thereto the official  
seal of said corporation, and that the said instrument is the act and deed of said corporation.

WITNESSE my signature and official seal at Miami  
in the County of Dade and State of Florida  
the day and year last aforesaid.

*Lillian Blackburn* (Seal)  
Notary Public  
State of Florida at Large

My commission expires September 1st 1947  
Notary Public, State of Florida

148

50822

STATE OF FLORIDA,  
COUNTY OF DADE

On this 29th day of April,  
A. D. 1946, at Miami, Fla., this  
instrument was filed for record, and being duly  
acknowledged and proven, I have recorded the  
same on page 200 of Book  
2724 in the public records of said County.  
IN WITNESS WHEREOF, I have hereunto  
set my hand and affixed the seal of the County  
Court of this 11th Judicial Circuit  
of said State in and for said County.

E. A. LEATHERMAN Clerk

E. A. LEATHERMAN & C.

ABSTRACT OF DESCRIPTION

TO

WARRANTY DEED  
(FIRST CORPORATION)

FOR THE STATE OF FLORIDA

FILED FOR RECORDING  
APR 29 1946 11 04 AM  
E. A. LEATHERMAN  
CLERK DADE COUNTY



**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.

<b>Occupant Name:</b>	American Legion Post 98	<b>Inspection Date:</b>	8/31/2015
<b>Address:</b>	303 Alhambra Circle	<b>InspectionType:</b>	No Access
<b>City:</b>	Coral Gables	<b>Inspected By:</b>	Tim Mungovan 305-460-5563
<b>Suite:</b>		<b>Occ. Sq. Ft.:</b>	5000

**FL NFPA 01 13**  
**Floor 1**

**Chapter 1 Administration**

**1.7.6.1 Right to inspect**

*The AHJ shall be authorized to inspect, at all reasonable times, any building or premises for dangerous or hazardous conditions or materials as set forth in this Code.*

**1.7.6.3 Right to inspect.**

*To the full extent permitted by law, any AHJ engaged in fire prevention and inspection work shall be authorized at all reasonable times to enter and examine any building, structure, marine vessel, vehicle, or premises for the purpose of making fire safety inspections.*

*(No Access to conduct the inspection) Inspector was unable to gain access either due to there was no one there or business refused him the right to inspect.*

A re-inspection will occur on or after 10/13/2015.

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:** Signature on file  
 no access

**CITY'S**  
**EXHIBIT** 5



8/31/2015

Signature on file

**Inspector:**

Tim Mungovan  
8/31/2015



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**Fire Prevention Division**  
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<b>Occupant Name:</b>	American Legion Post 98	<b>Inspection Date:</b>	10/13/2015
<b>Address:</b>	303 Alhambra Circle	<b>InspectionType:</b>	No Access
<b>City:</b>	Coral Gables	<b>Inspected By:</b>	Chester Oms Jr. 305-460-5074 coms@coralgables.com
<b>Suite:</b>		<b>Occ. Sq. Ft.:</b>	5000

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FL NFPA 01 13  
Floor 1

---

**Chapter 1 Administration**

---

1.7.6.1 Right to inspect

*The AHJ shall be authorized to inspect, at all reasonable times, any building or premises for dangerous or hazardous conditions or materials as set forth in this Code.*

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*To the full extent permitted by law, any AHJ engaged in fire prevention and inspection work shall be authorized at all reasonable times to enter and examine any building, structure, marine vessel, vehicle, or premises for the purpose of making fire safety inspections.*

---

A re-inspection will occur on or after 10/21/2015.

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.

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**Company Representative:** Signature on file  
NO ACCESS  
10/13/2015  
Signature on file

**Inspector:**

Chester Oms Jr.  
10/13/2015



**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.

---

<b>Occupant Name:</b>	American Legion Post 98	<b>Inspection Date:</b>	1/25/2016
<b>Address:</b>	303 Alhambra Circle	<b>Inspection Type:</b>	Business (Annual Fire Inspection)
<b>City:</b>	Coral Gables	<b>Inspected By:</b>	Madelaine Mendez 305-460-5563 mmendez@coralgables.com
<b>Suite:</b>		<b>Occ. Sq. Ft.:</b>	5000

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**FL NFPA 01 13**  
Floor 1

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**Fire alarms systems**

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13.7.1.4.3 Failure to maintain the fire alarm system.  
*Provide copy of fire alarm inspection and testing report*

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**Chapter 12 Features of Fire Protection**

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12.3.3.2 Excerpt: Where required, fire-rated gypsum wallboard walls or ceilings that...  
*Where required, fire-rated gypsum wallboard walls or ceilings that are damaged to the extent that through openings exist, the damaged gypsum wallboard shall be replaced or returned to the required level of fire resistance using a listed repair system or using materials and methods equivalent to the original construction.*

*Cover all openings in ceiling throughout occupancy*  
*Note: 2nd floor and axillary room (ceiling openings)*

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**FL NFPA 101 13**  
Floor 1

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**Blocked Exits**

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4.5.3.2 Unobstructed Egress.  
*In every occupied building or structure, means of egress from all parts of the building shall be maintained free and unobstructed. Means of egress shall be accessible to the extent necessary to ensure reasonable safety for occupants having impaired mobility.*

*Exit in Storage room obstructed by Storage*

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## Exit signs

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7.10.6.2.1 Excerpt: Directional indicators, unless otherwise provided in 7.10.6.2.2, shall comply...

*Exit Sign - - - cover chevron pointing to the wrong egress direction*

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## Hood systems

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9.2.3 Commercial Cooking Equipment.

*Commercial cooking equipment shall be in accordance with NFPA 96, Standard for Ventilation Control and Fire Protection of Commercial Cooking Operations, unless such installations are approved existing installations, which shall be permitted to be continued in service.*

*Provide copy of inspection report*

---

## Inspector Comments:

NOTE \*\*\*\*\* BUILDING HAS BEEN POSTED WITH A NOTICE OF HEARING ON NON-COMPLIANCE WITH UNSAFE STRUCTURES ORDER. . . . CASE NO 15-4406 DATED JANUARY 22, 2016 \*\*\*\*\*

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A re-inspection will occur on or after 2/26/2016.

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.

	Signature on file
<b>Company Representative:</b>	Melissa Angelica 1/25/2016
	Signature on file
<b>Inspector:</b>	Madelaine Mendez 1/25/2016



**City of Coral Gables**  
**Fire Department**  
**Fire Prevention Division**  
2815 Salzedo Street, Coral Gables, FL 33134  
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---

<b>Occupant Name:</b>	American Legion Post 98	<b>Inspection Date:</b>	1/25/2016, 2/18/2016
<b>Address:</b>	303 Alhambra Circle	<b>InspectionType:</b>	Business (Annual Fire Inspection)
<b>City:</b>	Coral Gables	<b>Inspected By:</b>	Madelaine Mendez 305-460-5563 mmendez@coralgables.com
<b>Suite:</b>		<b>Occ. Sq. Ft.:</b>	5000

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**FL NFPA 01 13**  
Floor 1

---

**Fire alarms systems**

---

13.7.1.4.3 Failure to maintain the fire alarm system.  
*Provide copy of fire alarm inspection and testing report*  
**OK Violation cleared on 2/18/2016**

---

**Chapter 12 Features of Fire Protection**

---

12.3.3.2 Excerpt: Where required, fire-rated gypsum wallboard walls or ceilings that...  
*Where required, fire-rated gypsum wallboard walls or ceilings that are damaged to the extent that through openings exist, the damaged gypsum wallboard shall be replaced or returned to the required level of fire resistance using a listed repair system or using materials and methods equivalent to the original construction.*  
*Cover all openings in ceiling throughout occupancy*  
*Note: 2nd floor and axillary room (ceiling openings)*  
**OK Violation cleared on 2/18/2016**

---

**FL NFPA 101 13**  
Floor 1

---

**Blocked Exits**

---

4.5.3.2 Unobstructed Egress.  
*In every occupied building or structure, means of egress from all parts of the building shall be maintained free and unobstructed. Means of egress shall be accessible to the extent necessary to ensure reasonable safety for occupants having impaired mobility.*

Exit in Storage room obstructed by Storage

**OK Violation cleared on 2/18/2016**

---

#### Exit signs

---

7.10.6.2.1 Excerpt: Directional indicators, unless otherwise provided in 7.10.6.2.2, shall comply...

*Exit Sign - - - cover chevron pointing to the wrong egress direction*

**OK Violation cleared on 2/18/2016**

---

#### Hood systems

---

9.2.3 Commercial Cooking Equipment.

*Commercial cooking equipment shall be in accordance with NFPA 96, Standard for Ventilation Control and Fire Protection of Commercial Cooking Operations, unless such installations are approved existing installations, which shall be permitted to be continued in service.*

*Provide copy of inspection report*

**OK Violation cleared on 2/18/2016**

---

#### Inspector Comments:

NOTE \*\*\*\*\* BUILDING HAS BEEN POSTED WITH A NOTICE OF HEARING ON NON-COMPLIANCE WITH UNSAFE STRUCTURES ORDER. . . . CASE NO 15-4406 DATED JANUARY 22, 2016 \*\*\*\*\*

---

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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.

	Signature on file
<b>Company Representative:</b>	Melissa Angelica 2/18/2016
	Signature on file
<b>Inspector:</b>	Madelaine Mendez 2/18/2016
	Signature on file
<b>Company Representative:</b>	Melissa Angelica 1/25/2016
	Signature on file
<b>Inspector:</b>	Madelaine Mendez 1/25/2016



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
CE-10-09-3354	09/01/2010	301 ALHAMBRA CIR	CODE ENF WARNING PROCESS	WT14420 SEC 105 CC (CPM) MUST REMOVE GRAFFITI FROM EXTERIOR WALL OF BUILDING.	final	09/01/2010	09/01/2010	0.00
CE-11-01-5839	01/31/2011	301 ALHAMBRA CIR	CODE ENF WARNING PROCESS	WT8446 SEC 105-27 CITY CODE (GRA) MUST REMOVE GRAFFITI FROM BUILDING (SALZEDO ST SIDE)	final	01/31/2011	01/31/2011	0.00
CE-11-02-4909	02/09/2011	301 ALHAMBRA CIR	CODE ENF TICKET PROCESS - NO RUNNING FINE	T37891 SEC 105-27 CITY CODE (GRA) MUST REMOVE GRAFFITI FROM EXTERIOR OF BUILDING. WARNING ISSUED 1/31/11.	canceled	02/09/2011		0.00
CE-11-02-6097	02/25/2011	301 ALHAMBRA CIR	CODE ENF WARNING PROCESS	VERBAL WARNING W/ THOMPSON 105-27 CITY CODE (GRA) GRAFFITI ON EXT OF BUILDING MUST REMOVE W/IN 72 HOURS	issued	02/25/2011		0.00
CE-12-07-1841	07/28/2012	301 ALHAMBRA CIR	CODE ENF WARNING PROCESS	WT9665 105-27 CITY CODE (GRA) GRAFFITI ON BUILDING POSTED ON PROPERTY AND EMAILED TO LAKSC@BELLSOUTH.NET	final	07/28/2012	07/30/2012	0.00
CE-12-08-0290	08/03/2012	301 ALHAMBRA CIR	CODE ENF TICKET PROCESS DAILY RUNNING FINE	T45340 34-112 CITY CODE (GRA) IT SHALL BE UNLAWFUL FOR A PROPERTY OWNER TO PERMIT PROPERTY THAT IS DEFACED WITH GRAFFITI FOR OVER 48 HRS CERT MAIL 91 7108 2133 3932 6151 2904	issued	08/03/2012		0.00
CE-13-10-1565	10/25/2013	301 ALHAMBRA CIR	CODE ENF WARNING PROCESS	WT16623 54-51 CITY CODE (FLY) @ 7:00PM NO PERSON SHALL PLACE OR DEPOSIT ANY HANDBILL (FLYER) ON ANY VEHICLE WITHIN THE CITY OF CORAL GABLES.	final	10/25/2013	10/25/2013	0.00
PS-08-03-0215	03/07/2008	301-05 ALHAMBRA CIR	TREE REMOVAL/RELOCATION - PUBLIC SERVICE	REMOVE 1 THATCH PALM, 1 PYGMY DATE PALM & RELOCATE 5 THATCH PALMS	final	04/29/2008	04/29/2008	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'S

EXHIBIT

6





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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-15-12-5755	12/22/2015	301 ALHAMBRA CIR	BOA COMPLETE (LESS THAN \$75,000)	PARKING LOT LIGHTING TO COMPLY WITH BUILDING RECERTIFICATION \$5,000	Issued	01/11/2016		0.00
CE-10-09-3354	09/01/2010	301 ALHAMBRA CIR	CODE ENF WARNING PROCESS	WT14420 SEC 105 CC (CPM) MUST REMOVE GRAFFITI FROM EXTERIOR WALL OF BUILDING.	final	09/01/2010	09/01/2010	0.00
CE-11-01-5839	01/31/2011	301 ALHAMBRA CIR	CODE ENF WARNING PROCESS	WT8446 SEC 105-27 CITY CODE (GRA) MUST REMOVE GRAFFITI FROM BUILDING (SALZEDO ST SIDE)	final	01/31/2011	01/31/2011	0.00
CE-11-02-4909	02/09/2011	301 ALHAMBRA CIR	CODE ENF TICKET PROCESS - NO RUNNING FINE	T37891 SEC 105-27 CITY CODE (GRA) MUST REMOVE GRAFFITI FROM EXTERIOR OF BUILDING. WARNING ISSUED 1/31/11.	canceled	02/09/2011		0.00
CE-11-02-6097	02/25/2011	301 ALHAMBRA CIR	CODE ENF WARNING PROCESS	VERBAL WARNING W/ THOMPSON 105-27 CITY CODE (GRA) GRAFFITI ON EXT OF BUILDING MUST REMOVE W/IN 72 HOURS	Issued	02/25/2011		0.00
CE-12-07-1841	07/28/2012	301 ALHAMBRA CIR	CODE ENF WARNING PROCESS	WT9665 105-27 CITY CODE (GRA) GRAFFITI ON BUILDING POSTED ON PROPERTY AND EMAILED TO LAKSC@BELLSOUTH.NET	final	07/28/2012	07/30/2012	0.00
CE-12-08-0290	08/03/2012	301 ALHAMBRA CIR	CODE ENF TICKET PROCESS DAILY RUNNING FINE	T45340 34-112 CITY CODE (GRA) IT SHALL BE UNLAWFUL FOR A PROPERTY OWNER TO PERMIT PROPERTY THAT IS DEFACED WITH GRAFFITI FOR OVER 48 HRS CERT MAIL 91 7108 2133 3932 6151 2904	Issued	08/03/2012		0.00
CE-13-10-1565	10/25/2013	301 ALHAMBRA CIR	CODE ENF WARNING PROCESS	WT16623 54-51 CITY CODE (FLY) @ 7:00PM NO PERSON SHALL PLACE OR DEPOSIT ANY HANDBILL (FLYER) ON ANY VEHICLE WITHIN THE CITY OF CORAL GABLES.	final	10/25/2013	10/25/2013	0.00
EL-15-12-5735	12/21/2015	301 ALHAMBRA CIR	ELEC COMMERCIAL / RESIDENTIAL WORK	PARKING LOT LIGHTING TO COMPLY WITH BUILDING RECERTIFICATION ONE POLE AND DOUBLE HEAD LUMINARIES	pending			0.00
PS-08-03-0215	03/07/2008	301-05 ALHAMBRA CIR	TREE REMOVAL/RELOCATION - PUBLIC SERVICE	REMOVE 1 THATCH PALM, 1 PYGMY DATE PALM & RELOCATE 5 THATCH PALMS	final	04/29/2008	04/29/2008	0.00
RC-15-10-5473	10/22/2015	301 ALHAMBRA CIR	BUILDING RE CERTIFICATION	**CANCELLED SUPERCEDED BY RC15115548***CONSTRUCTION REGULATION BOARD CASE #15-4406 UNSAFE STRUCTURES FEES	canceled		11/19/2015	0.00
RC-15-10-5474	10/22/2015	301 ALHAMBRA CIR	BUILDING RE CERTIFICATION	CANCELLED SUPERCEDED BY RC15115548****40 RECERTIFICATION REPORT 2014 CONSTRUCTION REGULATION BOARD CASE #15-4406 UNSAFE STRUCTURE	canceled		11/19/2015	0.00
RC-15-11-5548	11/12/2015	301 ALHAMBRA CIR	BUILDING RE CERTIFICATION	CONSTRUCTION REGULATION BOARD CASE #15-4406 AND UNSAFE STRUCTURES FEES	Issued	11/19/2015		0.00

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Home Citizen Services Business Services Back to Coral Gables.com

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Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
AB-15-12-5755	12/22/2015	301 ALHAMBRA CIR	BOA COMPLETE (LESS THAN \$75,000)	PARKING LOT LIGHTING TO COMPLY WITH BUILDING RECERTIFICATION \$5,000	issued	01/11/2016		0.00
CE-10-09-3354	09/01/2010	301 ALHAMBRA CIR	CODE ENF WARNING PROCESS	WT14420 SEC 105 CC (CPM) MUST REMOVE GRAFFITI FROM EXTERIOR WALL OF BUILDING.	final	09/01/2010	09/01/2010	0.00
CE-11-01-5839	01/31/2011	301 ALHAMBRA CIR	CODE ENF WARNING PROCESS	WT8446 SEC 105-27 CITY CODE (GRA) MUST REMOVE GRAFFITI FROM BUILDING (SALZEDO ST SIDE)	final	01/31/2011	01/31/2011	0.00
CE-11-02-4909	02/09/2011	301 ALHAMBRA CIR	CODE ENF TICKET PROCESS - NO RUNNING FINE	T37891 SEC 105-27 CITY CODE (GRA) MUST REMOVE GRAFFITI FROM EXTERIOR OF BUILDING. WARNING ISSUED 1/31/11.	canceled	02/09/2011		0.00
CE-11-02-6097	02/25/2011	301 ALHAMBRA CIR	CODE ENF WARNING PROCESS	VERBAL WARNING W/ THOMPSON 105-27 CITY CODE (GRA) GRAFFITI ON EXT OF BUILDING MUST REMOVE W/IN 72 HOURS	issued	02/25/2011		0.00
CE-12-07-1841	07/28/2012	301 ALHAMBRA CIR	CODE ENF WARNING PROCESS	WT9665 105-27 CITY CODE (GRA) GRAFFITI ON BUILDING POSTED ON PROPERTY AND EMAILED TO LAKSC@BELLSOUTH.NET	final	07/28/2012	07/30/2012	0.00
CE-12-08-0290	08/03/2012	301 ALHAMBRA CIR	CODE ENF TICKET PROCESS DAILY RUNNING FINE	T45340 34-112 CITY CODE (GRA) IT SHALL BE UNLAWFUL FOR A PROPERTY OWNER TO PERMIT PROPERTY THAT IS DEFACED WITH GRAFFITI FOR OVER 48 HRS CERT MAIL 91 7108 2133 3932 6151 2904	issued	08/03/2012		0.00
CE-13-10-1565	10/25/2013	301 ALHAMBRA CIR	CODE ENF WARNING PROCESS	WT16623 54-51 CITY CODE (FLY) @ 7:00PM NO PERSON SHALL PLACE OR DEPOSIT ANY HANDBILL (FLYER) ON ANY VEHICLE WITHIN THE CITY OF CORAL GABLES.	final	10/25/2013	10/25/2013	0.00
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RC-15-10-5474	10/22/2015	301 ALHAMBRA CIR	BUILDING RE CERTIFICATION	CANCELLED SUPERCEDED BY RC15115548****40 RECERTIFICATION REPORT 2014 CONSTRUCTION REGULATION BOARD CASE #15-4406 UNSAFE STRUCTURE	canceled		11/19/2015	0.00
RC-15-11-5548	11/12/2015	301 ALHAMBRA CIR	BUILDING RE CERTIFICATION	CONSTRUCTION REGULATION BOARD CASE #15-4406 AND UNSAFE STRUCTURES FEES	issued	11/19/2015		150.00

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