



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 02/28/2025

PROPERTY INFORMATION	
Folio	03-4108-006-2430
Property Address	301 ALHAMBRA CIR CORAL GABLES, FL 33134-5003
Owner	CORAL GABLES POST NO 98 , AMERICAN LEGION INC
Mailing Address	PO BOX 224 CORAL GABLES, FL 33114-0224
Primary Zone	5005 MIXED-USE 3
Primary Land Use	7742 BENEVOLENT - EXEMPT : CLUB OR HALL - PRIVATE
Beds / Baths /Half	0 / 0 / 0
Floors	2
Living Units	0
Actual Area	
Living Area	
Adjusted Area	7,683 Sq.Ft
Lot Size	10,592 Sq.Ft
Year Built	Multiple (See Building Info.)

ASSESSMENT INFORMATION			
Year	2024	2023	2022
Land Value	\$3,177,600	\$3,177,600	\$2,330,240
Building Value	\$342,183	\$320,797	\$768,300
Extra Feature Value	\$20,067	\$20,157	\$0
Market Value	\$3,539,850	\$3,518,554	\$3,098,540
Assessed Value	\$3,539,850	\$3,408,394	\$3,098,540

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
Non-Homestead Cap	Assessment Reduction		\$110,160	
Fraternal	Exemption	\$3,197,193	\$3,408,394	\$2,788,686
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 25 THRU 28 BLK 26	
LOT SIZE 10592 SQ FT M/L	



TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
COUNTY			
Exemption Value	\$3,197,193	\$3,408,394	\$2,788,686
Taxable Value	\$342,657	\$0	\$309,854
SCHOOL BOARD			
Exemption Value	\$3,197,193	\$3,518,554	\$2,788,686
Taxable Value	\$342,657	\$0	\$309,854
CITY			
Exemption Value	\$3,197,193	\$3,408,394	\$2,788,686
Taxable Value	\$342,657	\$0	\$309,854
REGIONAL			
Exemption Value	\$3,197,193	\$3,408,394	\$2,788,686
Taxable Value	\$342,657	\$0	\$309,854

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description

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.miamidadegov/info/disclaimer.asp>

City's Exhibit #1

301 Alhambra Cir – This property has a 2015 unsafe structures case with a recorded order that has not been released. I could not find the exhibits form that case. The deed was recorded before the electronic database was created, so the deed is not available that way. The City may rely on the ownership information in the property appraiser’s records. However, if the City proceeds to demolition, the City should order a copy of the deed.

<u>Owner (PA addresses)</u> CORAL GABLES POST NO 98, AMERICAN LEGION, INC PO BOX 224 CORAL GABLES, FL 33114-0224	<u>Owner (all addresses)</u> CORAL GABLES POST NO 98, AMERICAN LEGION, INC C/O WILLIAM T. MUIR REGISTERED AGENT 303 ALHAMBRA CIR CORAL GABLES, FL 33134
---	--



[Home](#)
[Citizen Services](#)
[Business Services](#)
[Back to Coral Gables.com](#)

Permits and Inspections: Search Results

[Logon](#)
[Help](#)
[Contact](#)

[New Permit Search](#)

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
BL-20-02-4762	02/06/2020	301 ALHAMBRA CIR	ROOF / LIGHT WEIGHT CONC	RE-ROOF FLAT -GAF ROOFING SYSTEM W/ RUBEROID HW PLUS GRANULE FR TOPSHEET \$28,000	final	02/21/2020	03/13/2020	0.00
PW-16-06-7136	06/15/2016	301 ALHAMBRA CIR	UTILITIES (AT & T) PERMIT	PROPOSED TELEPHONE FACILITIES 6ME07439N RESUBMITTED ON 7/11/16	final	08/05/2016	09/21/2023	0.00
ZN-16-03-5655	03/04/2016	301-05 ALHAMBRA CIR	ASPHALT - RESURFACE / SEALANT	RESURFACE & RESTRIPE ASPHALT PARKING LOT- NO CHANGE IN SIZE, SHAPE OR MATERIAL \$20,000	final	09/07/2016	09/22/2016	0.00
UP-16-03-5656	03/04/2016	301-05 ALHAMBRA CIR	UPFRONT FEE - THIS IS NOT A PERMIT	UPFRONT FEE FOR RESURFACE & RESTRIPE ASPHALT PARKING LOT- NO CHANGE IN SIZE, SHAPE OR MATERIAL \$20,000	final	03/04/2016	03/04/2016	0.00
AB-15-12-5755	12/22/2015	301 ALHAMBRA CIR	BOA COMPLETE (LESS THAN \$75,000)	PARKING LOT LIGHTING \$5,000	canceled	01/11/2016	02/27/2023	0.00
EL-15-12-5735	12/21/2015	301 ALHAMBRA CIR	ELEC COMMERCIAL / RESIDENTIAL WORK		canceled	02/29/2016	09/20/2016	0.00
RC-15-11-5548	11/12/2015	301 ALHAMBRA CIR	BLDG RECERT / CRB	CONSTRUCTION REGULATION BOARD CASE #15-4406 AND UNSAFE STRUCTURES FEES	final	11/19/2015	04/06/2016	0.00
RC-15-10-5474	10/22/2015	301 ALHAMBRA CIR	BLDG RECERT / CRB	CANCELLED SUPERCEDED BY RC15115548****40 RECERTIFICATION REPORT 2014 CONSTRUCTION REGULATION BOARD CASE #15-4406 UNSAFE STRUCTURE	canceled		11/19/2015	0.00
RC-15-10-5473	10/22/2015	301 ALHAMBRA CIR	BLDG RECERT / CRB	**CANCELLED SUPERCEDED BY RC15115548***CONSTRUCTION REGULATION BOARD CASE #15-4406 UNSAFE STRUCTURES FEES	canceled		11/19/2015	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
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-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-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-11-02-4909	02/09/2011	301 ALHAMBRA	CODE ENF TICKET PROCESS - NO	T37891 SEC 105-27 CITY CODE (GRA) MUST REMOVE GRAFFITI				

City's Exhibit #3

		CIR	RUNNING FINE	FROM EXTERIOR OF BUILDING. WARNING ISSUED 1/31/11.				
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-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
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).

CODE CASES (7)		INSPECTIONS (6)		PERMITS (3)			
Permit Number ↗	Permit Type	Permit Work Cl...	Permit Status	Application Date	Expiration Date	Final Date	Description
BLDB-24-06-2625	FBC Building (Commercial)	Windows/Doors/Garage Doors/Shutters/Awnings/Canopy	Issued	06/14/2024	07/22/2025		Retrofit Install Impact protection 8 windows (4 openings) Bronze Frame Clear Glass
RECT-24-12-0431	Building Recertification	Recertification	Submitted	12/28/2024			BUILDING RECERTIFICATION (YEAR BUILT 1924) CRB CASE 24-8447
ZONC-24-05-0427	Zoning Commercial	Painting	Expired	05/13/2024	11/21/2024		Paint Exterior of Building WALLS: SW7009 PEARLY WHITE TRIM: SW6001 G RAYISH



The City of Coral Gables

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

April 6, 2016

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

LETTER OF BUILDING RECERTIFICATION IN ACCORDANCE WITH SECTION 8-11(f) OF THE CODE OF MIAMI-DADE COUNTY

ADDRESS: 301 Alhambra Circle
PROPERTY FOLIO #: 03-4108-006-2430

Dear Property Owner/Manager:

This Office is in receipt of your structural and electrical report stating that the above structure has been examined and found to be structurally and electrically safe for its continued occupancy.

Based on acceptance of this report, we herewith grant this LETTER OF RECERTIFICATION for the above subject premises in accordance with Section 8-11(f) of the Code of Miami-Dade County.

The expiration date of this approval, as stated in said Code, is 10 years from 2014. This recertification letter does not exclude the building from subsequent inspections as deemed necessary by the Building Official, as specified in the Florida Building Code.

As a routine matter, and in order to avoid possible misunderstanding, nothing in this letter should be construed directly, or indirectly as a guarantee of the safety of any portion of this structure. However, based on the term stated in Section 8-11(f) of said Code, continued occupancy of the building will be permitted in accordance with the minimum procedural guidelines for the recertification structural/electrical report on file with this office.

Yours truly,

A handwritten signature in black ink, appearing to be "P. Iglesias", written over a rectangular box.

Peter J. Iglesias, P.E.
Building Official

City's Exhibit #4



CITY OF CORAL GABLES
Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FL 33134

1/31/2024

VIA CERTIFIED MAIL

7021 1970 0000 4016 0244

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

RE: 301 ALHAMBRA CIR
FOLIO # 03-4108-006-2430

Notice of Required Inspection For Recertification of Building
Process Number: **TBD**

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is thirty (30) years old, or older, having been built in 1924. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a qualified individual must inspect said building and a **completed** Recertification Report ("Report") must be submitted by you to this Department within **ninety (90) calendar days** from the **date of this letter**. A completed Report includes 1) Cover letters stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be **approved** and the Letter of Recertification must be issued by this Department.

Threshold buildings (i.e. buildings greater than 3 stories or greater than 50 ft tall, or with an Assembly Occupancy > 5000 s.f. & Occupant load > 500 people) shall be recertified by Structural and Electrical Professional Engineers only. Self-qualification letters will be required with proof of DBPR structural and electrical specialization.

Any buildings that are not threshold buildings may be recertified by any Florida Registered Architect or Professional Engineer and self-qualification letters will not be required.

If no deficiencies are identified, the structure will only be recertified once the reports and forms have been submitted and approved.

If deficiencies are identified, they shall be reported to the Building Official within 10 days, or within 24 hours if there is an immediate danger identified. A completed report shall be submitted to this Department. In addition, a structural and/or electrical affidavit from the inspector will be required, with additional affidavits every 180 days, as needed so that the building can continue to be occupied while repairs are carried out. The Building Official is able to grant an extension of one hundred fifty (150) calendar days from the due date or the date the deficiencies were identified (whichever is sooner) to allow time to obtain the necessary permits and perform the repairs. The structure will only be recertified once a *revised* report and all required information is submitted and approved, and all required permits are closed.

Proprietary or modified recertification forms from the inspectors will not be accepted. Only current municipal recertification forms will be accepted. The Architect or Engineer shall obtain the required Forms from the following link:

<https://www.miamidade.gov/global/economy/building/recertification.page>

City's Exhibit #5

If this is your first time using the online system, please register at the following link:

<https://coralgablesfl-energovpub.tylerhost.net/Apps/selfservice/CoralGablesFLProd#/register>

You can access your online process using the process number provided above at the following link:

<https://coralgablesfl-energovpub.tylerhost.net/Apps/SelfService#/myWork?tab=MyPermits>

The Recertification Report fee of \$500.00 and additional document and filing fees shall be paid online at the following link:

<https://coralgablesfl-energovpub.tylerhost.net/Apps/SelfService#/payinvoice>

Failure to submit the required Report within the allowed time will result in **declaring the structure unsafe** and referring the matter to the City's Construction Regulation Board ("Board") without further notice and a \$600.00 administrative fee will be imposed at that time. The Board may impose additional fines of \$250.00 for each day the violation continues, may enter an order of demolition, and may assess all costs of the proceedings along with the cost of demolition and any other required action.

Please contact Douglas Ramirez at dramirez@coralgables.com regarding any questions concerning building recertification.
Thank you for your prompt attention to this matter.



Manuel Z. Lopez, P.E.
Building Official

Tracking Number:

Remove X

7021197000040160244

Copy Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

Your item has been delivered and is available at a PO Box at 9:26 am on May 22, 2024 in CORAL GABLES, FL 33114.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, PO Box

CORAL GABLES, FL 33114
May 22, 2024, 9:26 am

See All Tracking History

[What Do USPS Tracking Statuses Mean?](https://faq.usps.com/s/article/Where-is-my-package) (<https://faq.usps.com/s/article/Where-is-my-package>)

Feedback

Text & Email Updates



USPS Tracking Plus®



Product Information



See Less ^

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs



CITY OF CORAL GABLES

DEVELOPMENT SERVICES DEPARTMENT
427 BILTMORE WAY
CORAL GABLES, FL 33134

5/10/2024

VIA CERTIFIED MAIL

7019 1640 0001 2647 4293

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

RE: 301 ALHAMBRA CIR
FOLIO # 03-4108-006-2430

Notice of Required Inspection For Recertification of Building – **OVERDUE NOTICE**
Process Number **RECT-xx-xxxx**

Dear Property Owner:

In a certified letter dated 1/31/2024, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). The letter informed you it was necessary to submit to this Department a completed Report prepared by a qualified individual within ninety (90) calendar days certifying the structure meets the requirements for recertification.

Please be advised the submittal of the Report is overdue and the **structure has been deemed unsafe** due to 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. A completed Report includes 1) Cover letters stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be **approved** and the Letter of Recertification must be issued by this Department.

See original notice for additional information.

Failure to submit the completed Report within thirty (30) calendar days from the date of this letter will result in forwarding the matter to the City's Construction Regulation Board for further review and determination. A \$600.00 administrative fee will be imposed at that time. The Board may impose additional fines of \$250.00 for each day the violation continues, may enter an order of demolition, and may assess all costs of the proceedings along with the cost of demolition and any other required action.

If this is your first time using the online system, please register at the following link:

<https://coralgablesfl-energovpub.tylerhost.net/Apps/selfservice/CoralGablesFLProd#/register>

You can access your online process using the process number provided above at the following link:

<https://coralgablesfl-energovpub.tylerhost.net/Apps/SelfService#/myWork?tab=MyPermits>

The Recertification Report fee of \$500.00 and additional document and filing fees shall be paid online at the following link:

<https://coralgablesfl-energovpub.tylerhost.net/Apps/SelfService#/payinvoice>

Please govern yourself accordingly.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Manuel Z. Lopez', with a stylized flourish at the end.

Manuel Z. Lopez, P.E.
Deputy Building Official

Tracking Number:

Remove X

70191640000126474293

Copy Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

Your item has been delivered to the original sender at 10:24 am on July 15, 2024 in MIAMI, FL 33134.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered
Delivered, To Original Sender
MIAMI, FL 33134
July 15, 2024, 10:24 am

See All Tracking History

[What Do USPS Tracking Statuses Mean?](https://faq.usps.com/s/article/Where-is-my-package) (<https://faq.usps.com/s/article/Where-is-my-package>)

Feedback

Text & Email Updates



USPS Tracking Plus®



Product Information



See Less ^

Track Another Package



Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs



CITY OF CORAL GABLES

7019 1640 0001 2647 4828

DEVELOPMENT SERVICES DEPARTMENT

6/17/2024

427 BILTMORE WAY

CORAL GABLES, FL 33134

CORAL GABLES POST NO 98

AMERICAN LEGION INC

PO BOX 224

CORAL GABLES, FL 33114-0224

RE: 301 ALHAMBRA CIR

FOLIO # 03-4117-005-6510

Notice of Required Inspection For Recertification of Building – FINAL NOTICE

Dear Property Owner:

In a certified letter dated 1/31/2024, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). A Second Notice dated 5/10/2024, informed you it was necessary to submit to this Department a completed Report prepared by a qualified individual within thirty (30) calendar days certifying the structure meets the requirements for recertification.

See previous correspondence for additional information.

As of this date, the completed Report has not been submitted and the **structure remains unsafe** due to non-compliance. Please be advised the matter will be forwarded to the City's Construction Regulation Board ("Board"); a \$600.00 Administrative Fee will be imposed once the Case is scheduled. The Board may impose additional fines of \$250.00 for each day the violation continues, may also enter an order of revocation of the Certificate of Occupancy and/or demolition and assess all costs of the proceedings along with the cost of demolition and any other required action for which the City shall have a lien against the Property Owner and the Property. The completed Report may be submitted Monday through Friday, 7:30am to 2:30pm to this Department. Contact Virginia Goizueta at vgoizueta@coralgables.com if any questions regarding building recertification.

Please govern yourself accordingly.

Sincerely,

A handwritten signature in black ink, appearing to read "Manuel Z. Lopez", is written over a light blue horizontal line.

Manuel Z. Lopez, P.E.
Building Official

Tracking Number:

70191640000126474828

Remove X

Copy

Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

Your item has been delivered and is available at a PO Box at 10:36 am on June 20, 2024 in MIAMI, FL 33134.

Get More Out of USPS Tracking:

USPS Tracking Plus[®]

Delivered

Delivered, PO Box

MIAMI, FL 33134

June 20, 2024, 10:36 am

See All Tracking History

[What Do USPS Tracking Statuses Mean?](https://faq.usps.com/s/article/Where-is-my-package) (<https://faq.usps.com/s/article/Where-is-my-package>)

- Text & Email Updates
- USPS Tracking Plus[®]
- Product Information

Feedback

See Less ^

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

From: Goizueta, Virginia
Sent: Tuesday, January 7, 2025 12:47 PM
To: Lopez, Manuel <mlopez@coralgables.com>; Friedman, Clifford <cfriedman@coralgables.com>
Subject: RE: Case No. 24-8446 - Coral Gables Post No. 98 American Legion

February's meeting is cancelled, it will have to be March.

Virginia Goizueta
Building Service Coordinator
City of Coral Gables
Development Services Department
427 Biltmore Way,
Coral Gables, Florida 33134
Office: 305-460-5250

From: Lopez, Manuel <mlopez@coralgables.com>
Sent: Tuesday, January 7, 2025 12:46 PM
To: Friedman, Clifford <cfriedman@coralgables.com>; Goizueta, Virginia <vgoizueta@coralgables.com>
Subject: RE: Case No. 24-8446 - Coral Gables Post No. 98 American Legion

Move it to February.

Thank you,

Manuel Z. Lopez P.E.
Building Official
Development Services Department
427 Biltmore Way, 2nd Floor
Coral Gables, Florida 33134
Office: (305) 460-5242

From: Friedman, Clifford <cfriedman@coralgables.com>
Sent: Tuesday, January 7, 2025 12:44 PM
To: Goizueta, Virginia <vgoizueta@coralgables.com>; Lopez, Manuel <mlopez@coralgables.com>
Subject: RE: Case No. 24-8446 - Coral Gables Post No. 98 American Legion

Good afternoon, Virginia:

I defer to Manny on whether he believes this should be heard in January. For my part, I don't have an issue either way.

-Cliff

Clifford R. Friedman
Assistant City Attorney
City of Coral Gables

405 Biltmore Way, 3rd Floor
Coral Gables, Florida 33134
Main Phone: (305) 460-5218
Direct Dial: (305) 460-5248
Email: cfriedman@coralgables.com



Public Records: This e-mail is from the City of Coral Gables – City Attorney’s Office and is intended solely for the use of the individual(s) to whom it is addressed. If you believe you received this email in error, please notify the sender immediately, delete the e-mail from your computer, and do not copy or disclose it to anyone else. The State of Florida has a broad public records law. Most written communications to or from State and Local Officials regarding State or Local business are public record available to the public upon request.

Confidentiality: The information contained in this transmission may be legally privileged and confidential, intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited.

From: Goizueta, Virginia <vgoizueta@coralgables.com>
Sent: Tuesday, January 7, 2025 12:02 PM
To: Friedman, Clifford <cfriedman@coralgables.com>; Lopez, Manuel <mlopez@coralgables.com>
Subject: FW: Case No. 24-8446 - Coral Gables Post No. 98 American Legion

Good morning Clifford,

Can you take a look at the e-mail shown below and let me know if we need to grant a continuance until the next CRB meeting scheduled for March 10, 2025 (February’s CRB is cancelled) .

Thank you

Virginia Goizueta
Building Service Coordinator
City of Coral Gables
Development Services Department
427 Biltmore Way,
Coral Gables, Florida 33134
Office: 305-460-5250

From: Gomez, Amanda G. <agomez@daypitney.com>
Sent: Tuesday, January 7, 2025 11:04 AM
To: Goizueta, Virginia <vgoizueta@coralgables.com>
Subject: Case No. 24-8446 - Coral Gables Post No. 98 American Legion

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good morning Virginia:

Happy new year! Our firm is in the process of being retained by the American Legion Post 98 for the above-referenced Case Number regarding an unsafe structure notice and hearing. This hearing is set for Monday, January 13, but given that we are not yet retained we would like to request a continuance for this hearing to a later date in order to better prepare. Please advise if you are able to grant a continuance via email or if there is a different process for to obtain a continuance.

Thank you for your attention to this matter. Feel free to give me a call to further discuss at the phone number below.

Amanda

Amanda G. Gomez | Attorney at Law | [Attorney Bio](#)



396 Alhambra Circle | North Tower, 14th Floor | Miami FL 33134

t (305) 373 4049 | f (305) 351 8312 | m (786) 684 0306

agomez@daypitney.com | www.daypitney.com

[Boston](#) | [Connecticut](#) | [Florida](#) | [New Jersey](#) | [New York](#) | [Providence](#) | [Washington, DC](#)



This message contains **PRIVILEGED AND CONFIDENTIAL INFORMATION** intended solely for the use of the addressee(s) named above. Any disclosure, distribution, copying or use of the information by others is strictly prohibited. If you have received this message in error, please notify the sender by immediate reply and delete the original message. Thank you.

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 24-8446
RECT-24-12-0431

vs.

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

Return receipt number:

9589 0710 5270 1801 7235 84

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

Date: February 28, 2025

Re: 301 ALHAMBRA CIR., CORAL GABLES, FL. 33134-5003, LOTS 25 THRU 28, BLOCK 26
CORAL GABLES SEC X PB 8-33 and 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 105-89 (10)(m) 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:

To date, the Owner has not submitted 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"), stating that the Structure now meets the minimum code requirements ("Required Action").

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Fairchild Tropical Board Room, 427 Biltmore Way, 1st floor, Coral Gables, Florida 33134, on March 10, 2025, 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, Virginia Goizueta, at City of Coral Gables, Development Services Department, 427 Biltmore Way, Coral Gables, FL 33134, vgoizueta@coralgables.com, tel: (305) 460-5250. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 p.m.

City's Exhibit #6

If the Required Action is not completed before the above hearing date, the Building Official may order that the structure be vacated, boarded, secured, and posted (including but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy until the Required Action is completed. The Building Official may also order demolition of the Structure and the City may recover the costs incurred against the Property and the Owner of record.

If the Property owner or other interested party does not take all Required Action or prevail at the hearing, the Construction Regulation Board may impose fines not to exceed \$250 for each day the violation continues past the date set for compliance and may also enter an order of demolition and assess all costs of the proceedings, in an amount not less than \$600, and the costs of demolition and other required action, for which the City shall have a lien against the Property owner and the Property.

Please govern yourself accordingly.



Virginia Goizueta
Secretary to the Board

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.

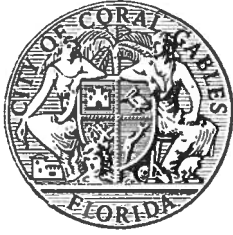
Any person who needs assistance in another language in order to speak during the public hearing or public comment portion of the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta, Esq., Director of Human Resources (E-mail: relejabarrieta@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

Any person with a disability requiring communication assistance (such as a sign language interpreter or other auxiliary aide or service) in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (E-mail: relejabarrieta@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

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.

cc: CORAL GABLES POST NO 98, AMERICAN LEGION, INC., C/O WILLIAM T. MUIR, REGISTERED AGENT
303 ALHAMBRA CIR., CORAL GABLES, FL 33134

9589 0710 5270 1801 7235 91



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Title of Document Posted: Notice of Pending Building Recertification

I, Sebastian Ramos, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 301 Alhambra Cir. ON February 28, 2025 AT 11:12 am.

Sebastian Ramos
Employee's Printed Name

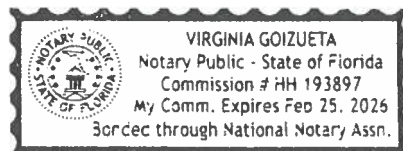
[Signature]
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 28th day of February, in the year
2025, by Sebastian Ramos who is personally known to me.

My Commission Expires:

[Signature]
Notary Public

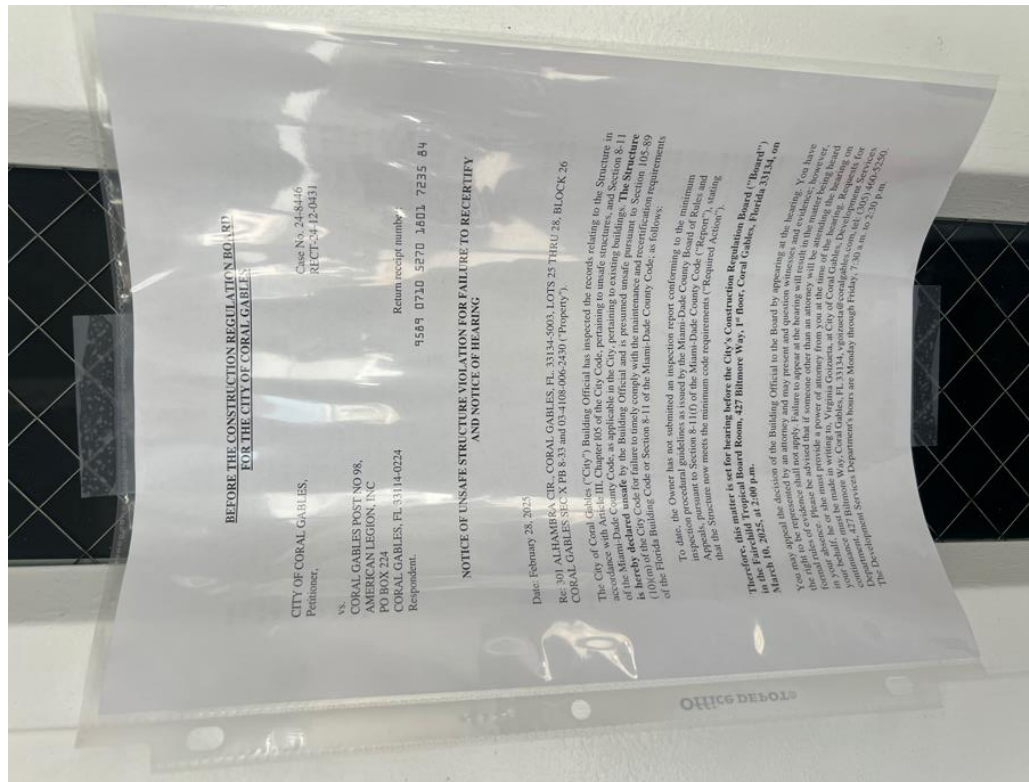
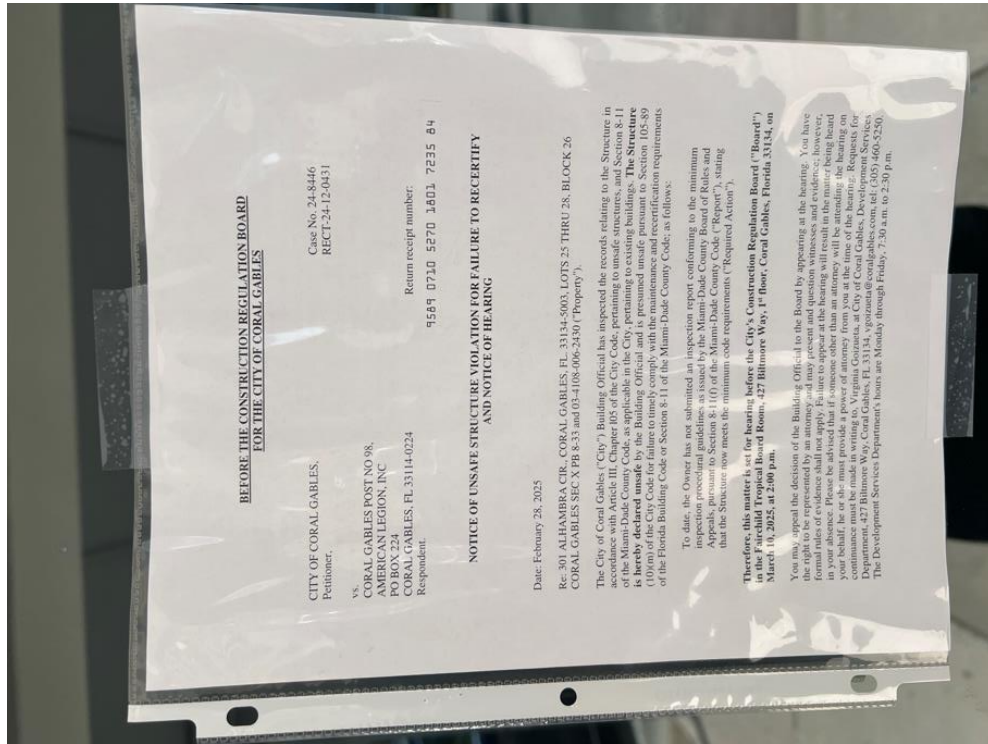


City's Exhibit #7

301 Alhambra Cir



City's Exhibit #8





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

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

303 Alhambra Cir
CORAL GABLES, FL 33134

Changed: 04/30/2024

Registered Agent Name & Address

MUIR, WILLIAM T
303 Alhambra Cir
CORAL GABLES, FL 33134

Name Changed: 04/15/2005

Address Changed: 04/30/2024

Officer/Director Detail

Name & Address

Title Adjutant

City's Exhibit #9

Rosen, Alec
303 Alhambra Circle
Coral Gables, FL 33134

Title Treasurer, Finance Officer

Van Allen, Cliff
7300 SW 32 St
Miami, FL 33155

Title President, Commander

Gomez, Juan
303 Alhambra Cirlce
MIAMI, FL 33134

Title VP, Vice Commander

Rivera, Albert
303 Alhambra Cir
Coral Gables, FL 33134

Annual Reports

Report Year	Filed Date
2023	04/05/2023
2023	10/11/2023
2024	04/30/2024

Document Images

04/30/2024 -- ANNUAL REPORT	View image in PDF format
10/11/2023 -- AMENDED ANNUAL REPORT	View image in PDF format
04/05/2023 -- ANNUAL REPORT	View image in PDF format
04/08/2022 -- ANNUAL REPORT	View image in PDF format
04/29/2021 -- ANNUAL REPORT	View image in PDF format
08/24/2020 -- AMENDED ANNUAL REPORT	View image in PDF format
07/22/2020 -- ANNUAL REPORT	View image in PDF format
04/30/2019 -- ANNUAL REPORT	View image in PDF format
04/27/2018 -- ANNUAL REPORT	View image in PDF format
03/08/2017 -- ANNUAL REPORT	View image in PDF format
08/05/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
02/10/2016 -- ANNUAL REPORT	View image in PDF format
03/12/2015 -- ANNUAL REPORT	View image in PDF format
04/17/2014 -- ANNUAL REPORT	View image in PDF format

02/15/2013 -- ANNUAL REPORT	View image in PDF format
04/26/2012 -- ANNUAL REPORT	View image in PDF format
07/23/2011 -- ANNUAL REPORT	View image in PDF format
04/25/2011 -- ANNUAL REPORT	View image in PDF format
09/20/2010 -- ANNUAL REPORT	View image in PDF format
04/07/2010 -- ANNUAL REPORT	View image in PDF format
02/16/2009 -- ANNUAL REPORT	View image in PDF format
04/28/2008 -- ANNUAL REPORT	View image in PDF format
04/24/2007 -- ANNUAL REPORT	View image in PDF format
03/13/2006 -- ANNUAL REPORT	View image in PDF format
04/15/2005 -- REINSTATEMENT	View image in PDF format
02/05/2003 -- ANNUAL REPORT	View image in PDF format
04/28/2002 -- ANNUAL REPORT	View image in PDF format
05/10/2001 -- ANNUAL REPORT	View image in PDF format
05/12/2000 -- ANNUAL REPORT	View image in PDF format
03/04/1999 -- ANNUAL REPORT	View image in PDF format
01/15/1998 -- ANNUAL REPORT	View image in PDF format
06/18/1997 -- ANNUAL REPORT	View image in PDF format
03/11/1996 -- ANNUAL REPORT	View image in PDF format
03/02/1995 -- ANNUAL REPORT	View image in PDF format