



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
County			
Exemption Value	\$2,905,578	\$2,905,578	\$2,723,058
Taxable Value	\$322,842	\$322,842	\$302,562
School Board			
Exemption Value	\$2,905,578	\$2,905,578	\$2,723,058
Taxable Value	\$322,842	\$322,842	\$302,562
City			
Exemption Value	\$2,905,578	\$2,905,578	\$2,723,058
Taxable Value	\$322,842	\$322,842	\$302,562
Regional			
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

2014



The City of Coral Gables

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

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

91 7108 2133 3932 5924 9164

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:

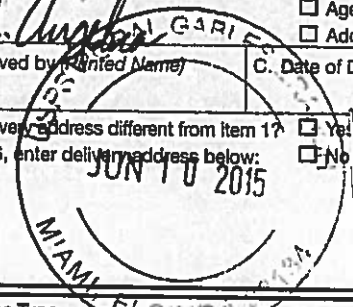
AMERICAN LEGION POST NO 98
PO BOX 224
CORAL GABLES, FL 33114-0224

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.

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

Date: October 8, 2015

To:

<p><u>Owner</u> 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 7488</p>	<p><u>Owner (Registered Agent)</u> 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 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 8

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.

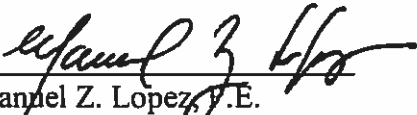
You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence, however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the 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, 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.

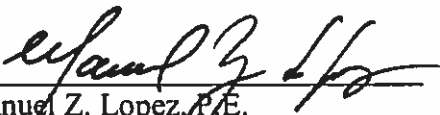
Please address any questions to Virginia Goizueta, Building Services Coordinator, Telephone: (305) 460-5250, or Manuel Z. Lopez, P.E., Building Official, Telephone: (305) 460-5242, Monday through Friday, 7:30 a.m. to 3:30 p.m.

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 12th 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





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>	View image in PDF format
<u>04/17/2014 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/15/2013 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/26/2012 -- ANNUAL REPORT</u>	View image in PDF format
<u>07/23/2011 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/25/2011 -- ANNUAL REPORT</u>	View image in PDF format

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

Copyright © and Privacy Policies

State of Florida, Department of State



**City of Coral Gables
Fire Department
Fire Prevention Division
2815 Salzedo Street, Coral Gables, FL 33134
Fax (305) 460-5598**

The items noted below are in violation of the Florida Fire Prevention Code and/or the Florida Administrative Code. Nothing in this report supersedes any previously written, still existing violations for this occupancy/building. You are directed to comply with corrective measures as indicated.

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



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