

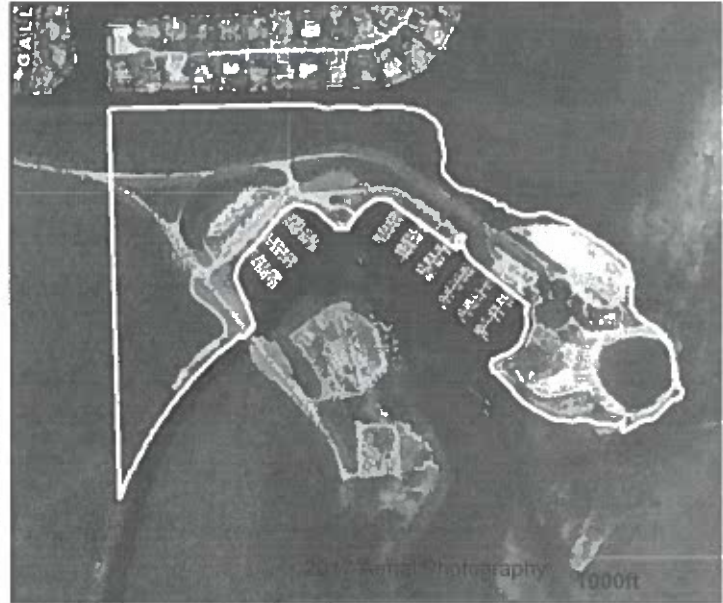


# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On: 3/15

Property Information	
Folio:	03-5105-000-0010
Property Address:	
Owner	MIAMI-DADE COUNTY PARKS AND RECREATION
Mailing Address	275 NW 2 ST 4FL MIAMI, FL 33128-1794
PA Primary Zone	8800 SPECIFIC NO-COMP/QUALIFY
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	8,232,840 Sq.Ft
Year Built	0



Assessment Information			
Year	2017	2016	2015
Land Value	\$10,616,250	\$10,616,250	\$10,616,250
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$10,616,250	\$10,616,250	\$10,616,250
Assessed Value	\$10,616,250	\$10,616,250	\$10,616,250

Benefits Information				
Benefit	Type	2017	2016	2015
County	Exemption	\$10,616,250	\$10,616,250	\$10,616,250

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

Short Legal Description
5 55 41 187 AC M/L SE1/4 & E1/2 OF SW1/4 LESS N200FT THEREOF A/K/A MATHESON HAMMOCK PARK

Taxable Value Information			
	2017	2016	
<b>County</b>			
Exemption Value	\$10,616,250	\$10,616,250	\$10,616,250
Taxable Value	\$0	\$0	
<b>School Board</b>			
Exemption Value	\$10,616,250	\$10,616,250	\$10,616,250
Taxable Value	\$0	\$0	
<b>City</b>			
Exemption Value	\$10,616,250	\$10,616,250	\$10,616,250
Taxable Value	\$0	\$0	
<b>Regional</b>			
Exemption Value	\$10,616,250	\$10,616,250	\$10,616,250
Taxable Value	\$0	\$0	

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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Version:

**CITY'S**

**EXHIBIT** 1



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 3/16/2018

	Folio	Sub-Division	Owner	Address
1	03-5106-000-0010		MIAMI-DADE COUNTY PARKS AND RECREATION	9610 OLD CUTLER RD Coral Gables
2	03-5106-000-0020		MIAMI-DADE COUNTY PARKS AND RECREATION	9610 OLD CUTLER RD Coral Gables
3	03-5106-000-0050		MIAMI-DADE COUNTY PARKS AND RECREATION	9610 OLD CUTLER RD Coral Gables
4	03-5106-006-0120	AVOCADO LAND CO PB 2-44 IN SEC 6	MIAMI-DADE COUNTY PARKS AND RECREATION	9610 OLD CUTLER RD Coral Gables



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 3/19/2018

Property Information	
Folio:	03-5106-000-0010
Property Address:	9610 OLD CUTLER RD Coral Gables, FL 33156-4268
Owner	MIAMI-DADE COUNTY PARKS AND RECREATION
Mailing Address	275 NW 2 ST 4FL MIAMI, FL 33128-1794
PA Primary Zone	8800 SPECIFIC NO-COMP/QUALIFY
Primary Land Use	8647 COUNTY : DADE COUNTY
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	1,757 Sq.Ft
Lot Size	914,760 Sq.Ft
Year Built	1975



Assessment Information			
Year	2017	2016	2015
Land Value	\$327,600	\$327,600	\$327,600
Building Value	\$35,827	\$34,680	\$31,715
XF Value	\$12,375	\$12,563	\$12,750
Market Value	\$375,802	\$374,843	\$372,065
Assessed Value	\$375,802	\$374,843	\$372,065

Benefits Information				
Benefit	Type	2017	2016	2015
County	Exemption	\$375,802	\$374,843	\$372,065

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

Short Legal Description
6 55 41 21 AC NW1/4 OF SE1/4 E OF COUNTY ROAD LOT SIZE IRREGULAR

Taxable Value Information			
	2017	2016	2015
<b>County</b>			
Exemption Value	\$375,802	\$374,843	\$372,065
Taxable Value	\$0	\$0	\$0
<b>School Board</b>			
Exemption Value	\$375,802	\$374,843	\$372,065
Taxable Value	\$0	\$0	\$0
<b>City</b>			
Exemption Value	\$375,802	\$374,843	\$372,065
Taxable Value	\$0	\$0	\$0
<b>Regional</b>			
Exemption Value	\$375,802	\$374,843	\$372,065
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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# OFFICE OF THE PROPERTY APPRAISER

## Detailed Report

Generated On : 3/19/2018

Property Information	
Folio:	03-5106-000-0020
Property Address:	9610 OLD CUTLER RD Coral Gables, FL 33156-0000
Owner	MIAMI-DADE COUNTY PARKS AND RECREATION
Mailing Address	275 NW 2 ST 4FL MIAMI, FL 33128-1794
PA Primary Zone	8800 SPECIFIC NO-COMP/QUALIFY
Primary Land Use	8647 COUNTY : DADE COUNTY
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	7,943 Sq.Ft
Lot Size	663,854.4 Sq.Ft
Year Built	1996



Assessment Information			
Year	2017	2016	2015
Land Value	\$237,744	\$237,744	\$237,744
Building Value	\$756,245	\$720,741	\$649,123
XF Value	\$759,754	\$767,809	\$725,172
Market Value	\$1,753,743	\$1,726,294	\$1,612,039
Assessed Value	\$1,753,743	\$1,726,294	\$1,612,039

Benefits Information				
Benefit	Type	2017	2016	2015
County	Exemption	\$1,753,743	\$1,726,294	\$1,612,039

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

Taxable Value Information			
	2017	2016	2015
<b>County</b>			
Exemption Value	\$1,753,743	\$1,726,294	\$1,612,039
Taxable Value	\$0	\$0	\$0
<b>School Board</b>			
Exemption Value	\$1,753,743	\$1,726,294	\$1,612,039
Taxable Value	\$0	\$0	\$0
<b>City</b>			
Exemption Value	\$1,753,743	\$1,726,294	\$1,612,039
Taxable Value	\$0	\$0	\$0
<b>Regional</b>			
Exemption Value	\$1,753,743	\$1,726,294	\$1,612,039
Taxable Value	\$0	\$0	\$0

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# OFFICE OF THE PROPERTY APPRAISER

Generated On : 3/19/2018

**Property Information**

Folio: 03-5106-000-0020

Property Address: 9610 OLD CUTLER RD

## Roll Year 2017 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	X	8800	Acres	15.24	\$237,744

Building Information						
Building Number	Sub Area	Year Built	Actual Sq Ft.	Living Sq Ft.	Adj Sq Ft.	Calc Value
1	1	1996			830	\$43,736
2	1	2014			7,113	\$712,509

Extra Features			
Description	Year Built	Units	Calc Value
Cent A/C - Comm (Aprox 300 sqft/Ton)	2014	22	\$33,000
Paving - Asphalt	2014	11,543	\$17,315
Paving - Concrete	2014	145	\$508
Patio - Brick, Tile, Flagstone	2014	2,506	\$27,015
Aluminum Modular Fence	2014	32	\$1,088
Sprinkler System/Auto - Wet	2014	6,613	\$9,920
Wall - CBS unreinforced	2014	468	\$1,872
Light Standard - 10-30 ft High - 2 Fixtures	2000	5	\$8,600
Light Standard - 10-30 ft High - 4 Fixtures	2000	2	\$3,182
Paving - Asphalt	2000	60,000	\$77,400
Dock - Wood Girders on Concrete Pilings	2000	7,370	\$190,146
Dock - Concrete Griders on Concrete Pilings	2000	12,800	\$363,264
Chain-link Fence 4-5 ft high	2000	690	\$5,934
Chain-link Fence 6-7 ft high	2000	1,040	\$12,522
Light Standard - 10-30 ft High - 1 Fixture	2000	6	\$6,708
Patio - Concrete Slab	1996	400	\$1,280

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Version:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 3/19/2018

**Property Information**

Folio: 03-5106-000-0020

Property Address: 9610 OLD CUTLER RD

Full Legal Description
6 55 41 15.24 AC
N1/2 OF SW1/4 OF SE1/4 E OF
COUNTY ROAD
LOT SIZE IRREGULAR

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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Version:



# OFFICE OF THE PROPERTY APPRAISER

## Detailed Report

Generated On : 3/14/2018

Property Information	
Folio:	03-5106-000-0050
Property Address:	9610 OLD CUTLER RD Coral Gables, FL 33156-0000
Owner	MIAMI-DADE COUNTY PARKS AND RECREATION
Mailing Address	275 NW 2 ST 4FL MIAMI, FL 33128-1794
PA Primary Zone	8800 SPECIFIC NO-COMP/QUALIFY
Primary Land Use	8647 COUNTY : DADE COUNTY
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq Ft
Living Area	Sq.Ft
Adjusted Area	9,111 Sq.Ft
Lot Size	1,692,306 Sq.Ft
Year Built	1945



Assessment Information			
Year	2017	2016	2015
Land Value	\$530,302	\$530,302	\$530,302
Building Value	\$341,398	\$326,539	\$295,145
XF Value	\$1,283,699	\$1,283,804	\$1,030,303
Market Value	\$2,155,399	\$2,140,645	\$1,855,750
Assessed Value	\$2,155,399	\$2,041,325	\$1,855,750

Benefits Information				
Benefit	Type	2017	2016	2015
Non-Homestead Cap	Assessment Reduction		\$99,320	
County	Exemption	\$2,155,399	\$2,041,325	\$1,855,750

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

Taxable Value Information			
	2017	2016	2015
<b>County</b>			
Exemption Value	\$2,155,399	\$2,041,325	\$1,855,750
Taxable Value	\$0	\$0	\$0
<b>School Board</b>			
Exemption Value	\$2,155,399	\$2,140,645	\$1,855,750
Taxable Value	\$0	\$0	\$0
<b>City</b>			
Exemption Value	\$2,155,399	\$2,041,325	\$1,855,750
Taxable Value	\$0	\$0	\$0
<b>Regional</b>			
Exemption Value	\$2,155,399	\$2,041,325	\$1,855,750
Taxable Value	\$0	\$0	\$0

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Version:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 3/14/2018

**Property Information**

Folio: 03-5106-000-0050

Property Address: 9610 OLD CUTLER RD

## Roll Year 2017 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	X	8800	Acres	37.20	\$507,780
NATURAL FOREST COMMUNITY	X	8800	Acres	1.65	\$22,522

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1945			2,813	\$115,990
2	1	1945			487	\$18,056
3	1	1945			518	\$10,769
4	1	1945			518	\$10,769
5	1	1945			1,477	\$61,414
6	1	1945			1,209	\$34,770
7	1	1975			809	\$36,997
8	1	1975			462	\$18,997
9	1	1975			818	\$33,636

Extra Features			
Description	Year Built	Units	Calc Value
Cent A/C - Comm (Aprox 300 sqft/Ton)	1983	5	\$5,175
Cooler Room - Refridgeration (200 sqft/Ton)	1983	2	\$1,656
Cooler Room - Area - Used with X/F #15	1983	80	\$414
Dock - Concrete Griders on Concrete Pilings	1960	12,150	\$220,523
Dock - Steel Pilings, Wd Deck w/ Railings & Fenders	1960	28,310	\$700,673
Paving - Asphalt	1960	419,500	\$346,088
Paving - Concrete	1960	2,021	\$3,890
Gazebo - Frame	1960	960	\$5,280

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Version:





# OFFICE OF THE PROPERTY APPRAISER

Generated On : 3/14/2018

**Property Information**

Folio: 03-5106-000-0050

Property Address: 9610 OLD CUTLER RD

Full Legal Description
6 55 41 38.85 AC
NE1/4 OF SE1/4 LESS N200FT OF
BEG 1195.74FT OF C/L CUTLER RD
ALONG N LINE OF S1/2 OF SEC
LOT SIZE IRREGULAR

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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Version:



# OFFICE OF THE PROPERTY APPRAISER

## Detailed Report

Generated On : 12/12/2017

Property Information	
Folio:	03-5106-006-0120
Property Address:	9610 OLD CUTLER RD Coral Gables, FL 33156-0000
Owner	MIAMI-DADE COUNTY PARKS AND RECREATION
Mailing Address	275 NW 2 ST 4FL MIAMI, FL 33128-1794
PA Primary Zone	8600 SPECIAL USE
Primary Land Use	2061 AIRPORT/TERMINAL OR MARINA : AIRPORT/TERMINAL OR MARINA
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	5,959 Sq.Ft
Lot Size	1,789,444.8 Sq.Ft
Year Built	1975



Assessment Information			
Year	2017	2016	2015
Land Value	\$587,444	\$587,444	\$587,444
Building Value	\$284,111	\$275,018	\$251,509
XF Value	\$193,372	\$196,000	\$193,400
Market Value	\$1,064,927	\$1,058,462	\$1,032,353
Assessed Value	\$1,064,927	\$1,058,462	\$1,032,353

Benefits Information				
Benefit	Type	2017	2016	2015
County	Exemption	\$1,064,927	\$1,058,462	\$1,032,353

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

Taxable Value Information			
	2017	2016	2015
<b>County</b>			
Exemption Value	\$1,064,927	\$1,058,462	\$1,032,353
Taxable Value	\$0	\$0	\$0
<b>School Board</b>			
Exemption Value	\$1,064,927	\$1,058,462	\$1,032,353
Taxable Value	\$0	\$0	\$0
<b>City</b>			
Exemption Value	\$1,064,927	\$1,058,462	\$1,032,353
Taxable Value	\$0	\$0	\$0
<b>Regional</b>			
Exemption Value	\$1,064,927	\$1,058,462	\$1,032,353
Taxable Value	\$0	\$0	\$0

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Version:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 12/12/2017

## Property Information

Folio: 03-5106-006-0120

Property Address: 9610 OLD CUTLER RD

## Roll Year 2017 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	S	8600	Acres	41.08	\$587,444

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1975			1,132	\$77,435
1	2	1975			700	\$41,159
2	1	1975			2,685	\$114,535
3	1	1975			418	\$14,778
4	1	1975			420	\$14,849
5	1	1975			604	\$21,355

Extra Features			
Description	Year Built	Units	Calc Value
Patio - Concrete Slab	2000	2,950	\$9,912
Paving - Asphalt	2000	50,000	\$64,500
Cent A/C - Comm (Aprox 300 sqft/Ton)	2000	4	\$5,160
Cent A/C - Comm (Aprox 300 sqft/Ton)	2000	8	\$10,320
Light Standard - 10-30 ft High - 1 Fixture	2000	4	\$4,472
Wall - CBS 4 to 8 in, reinforced	2000	2,900	\$19,952
Paving - Asphalt	1975	68,400	\$62,586
Paving - Asphalt	1975	18,000	\$16,470

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Version:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 12/12/2017

**Property Information**

Folio: 03-5106-006-0120

Property Address: 9610 OLD CUTLER RD

Full Legal Description
6 55 41 41.08 AC
AVOCADO LAND CO PB 2-44
LOTS 9 & 10
LOT SIZE IRREGULAR

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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Version:

9610 Old Cutler Road

**Owner**

Miami-Dade County Parks and Recreation  
Attn: Marlin Brinson  
275 NW 2 St, 4 Floor  
Miami, FL 33128-1794

9610 OLD CUTLER ROAD



9610 OLD CUTLER ROAD (PICNIC SHELTER)



9610 OLD CUTLER ROAD (PARK OFFICE BUILDING)







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Permits and Inspections: Search Results

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New Permit Search

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**Permit Search Results**

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
RC-18-03-3871	03/19/2018	9610 OLD CUTLER RD	BUILDING RE CERTIFICATION	BUILDING RECERTIFICATION (3 STRUCTURES - 1940(2) & 1936) CONSTRUCTION REGULATION BOARD CASE #18-7197 AND UNSAFE STRUCTURES	approved			980.63
BL-18-03-3706	03/15/2018	9610 OLD CUTLER RD	GENERAL REPAIRS	*HISTORIC *STRUCTURAL REPAIR & STABILIZATION FOR DAMAGE DUE TO HURRICANE IRMA @ MATHESON HAMMOCK PARK - DOCK MASTER BUILDING \$60,000 *****RE-ROOF MUST BE ON SEPARATE PERMIT FROM ROOFING CONTRACTOR****	pending			0.00
BL-18-03-3705	03/15/2018	9610 OLD CUTLER RD	DOOR/GARAGE DOOR/SHUTTER/WINDOW	* HISTORIC* REPLACEMENT OF DOORS(2) DAMAGED BY HURRICANE IRMA @ SMALL RESTROOM @ BEACH \$20,000	pending			0.00
BL-18-03-3703	03/15/2018	9610 OLD CUTLER RD	GENERAL REPAIRS	*HISTORIC* STRUCTURAL REPAIR & STABILIZATION FOR DAMAGE DUE TO HURRICANE IRMA TO MATHESON HAMMOCK PARK - BEACH PAVILION BUILDINGS\$75,000	pending			0.00
SD-18-03-3640	03/14/2018	9610 OLD CUTLER RD	SHOP DRAWINGS	SHOP DRAWINGS RAMP	pending			0.00
BL-18-01-2502	01/29/2018	9610 OLD CUTLER RD	INT / EXT ALTERATIONS	* HISTORIC* REPLACEMENT OF DOORS(5) DAMAGED BY THE HURRICANE, STRUCTURAL STABILIZATION W/ POLYURETHANE FOAM @ SMALL RESTROOM BY BOAT RAMP\$25,000	pending			0.00
SD-18-01-2417	01/25/2018	9610 OLD CUTLER RD	SHOP DRAWINGS	SHOP DRAWINGS (RAMP AND STAIRS)	pending			0.00
AB-18-01-1492	01/02/2018	9610 OLD CUTLER RD	BOA COMPLETE (LESS THAN \$75,000)	COMMERCIAL* HISTORIC* SMALL RESTROOM BY BOAT RAMP* EXCHANGE DOORS(5) DAMAGED BY THE HURRICANE \$25,000	issued	01/16/2018		0.00
AB-18-01-1491	01/02/2018	9610 OLD CUTLER RD	BOA COMPLETE (LESS THAN \$75,000)	COMMERCIAL* HISTORIC* SMALL RESTROOM BEACH* EXCHANGE DOORS(2) DAMAGED BY THE HURRICANE \$20,000	issued	03/06/2018		0.00
BL-17-12-2310	12/29/2017	9610 OLD CUTLER RD	GENERAL REPAIRS	STRUCTURAL STABILIZATION REPAIRS TO THE EXISTING BEACH RESTROOM BUILDING @ MATHESON HAMMOCKS PARK \$25,000	approved			0.00
AB-17-12-2305	12/28/2017	9610 OLD CUTLER RD	BOA PRELIMINARY/MED BONUS/FINAL	MATHESON HAMMOCK PARK - BEACH PAVILION BUILDING *HISTORIC *STRUCTURAL REPAIR & STABILIZATION FOR DAMAGE DUE TO HURRICANE IRMA *POSTED \$75,000	issued	01/02/2018		0.00
AB-17-12-2302	12/28/2017	9610 OLD	BOA PRELIMINARY/MED BONUS/FINAL	MATHESON HAMMOCK PARK - DOCK MASTER BUILDING	issued	01/02/2018		0.00

**CITY'S**  
**EXHIBIT** 2

Permit ID	Issue Date	Address	Category	Description	Status	Start Date	End Date	Amount
		CUTLER RD		*HISTORIC *STRUCTURAL REPAIR & STABILIZATION FOR DAMAGE DUE TO HURRICANE IRMA \$60,000				
BL-17-12-1894	12/19/2017	9610 OLD CUTLER RD	INT / EXT ALTERATIONS	INSTALLATION OF TWO (2) MODULAR BUILDINGS. \$87,000	issued	03/01/2018		0.00
UP-17-11-1995	11/20/2017	9610 OLD CUTLER RD	UPFRONT FEE	UPFRONT FEE FOR EL17111994 THOR GUARD LIGHTNING PREDICTOR \$11735	final	11/20/2017	11/20/2017	0.00
EL-17-11-1994	11/20/2017	9610 OLD CUTLER RD	ELEC COMMERCIAL / RESIDENTIAL WORK	THOR GUARD LIGHTNING PREDICTOR \$11735	final	12/07/2017	03/05/2018	0.00
ZN-17-06-2583	06/28/2017	9610 OLD CUTLER RD	ASPHALT - RESURFACE / SEALANT	MILLING & RESURFACING OF ASPHALT PARKING LOT @ MATHESON HAMMOCK BOAT RAMP AREA \$60,000	final	09/26/2017	02/05/2018	0.00
UP-17-06-2584	06/28/2017	9610 OLD CUTLER RD	UPFRONT FEE	UPFRONT FEE FOR ZN17062583 MILLING & RESURFACING OF ASPHALT PARKING LOT @ MATHESON HAMMOCK BOAT RAMP AREA \$60,000	final	06/28/2017	06/28/2017	0.00
RV-17-05-2195	05/22/2017	9610 OLD CUTLER RD	REVISION TO PERMIT	HISTORIC *REVISION- DEADMAN WALL & ANCHOR BOLTS	final	09/19/2017	09/19/2017	0.00
PW-17-04-1972	04/18/2017	9610 OLD CUTLER RD	COASTAL PERMIT	* HISTORIC* INSTALL RAILINGS ON DOCK @ MATHESON MARINA TO MATCH EXISTING \$25800 BOND PAID BY ALM MACHINE, 4585 nw 37 ave, miami, fl 33142	issued	06/13/2017		0.00
AB-17-04-1436	04/10/2017	9610 OLD CUTLER RD	BOA COMPLETE (LESS THAN \$75,000)	COMMERCIAL* MATHESON MARINA* HISTORIC* INSTALL RAILINGS ON DOCK TO MATCH EXISTING \$25800	issued	04/10/2017		0.00
UP-16-05-6889	05/17/2016	9610 OLD CUTLER RD	UPFRONT FEE	UPFRONT FEE FOR BL-16-05-6888 RE-ROOF MATHESON HAMMOCK MARINA RESTROOM - \$8,900	final	05/17/2016	05/17/2016	0.00
BL-16-05-6888	05/17/2016	9610 OLD CUTLER RD	ROOF / LIGHT WEIGHT CONC	RE-ROOF GAF ROOF SYSTEM W/ HW PLUS FR TOPSHEET @ MATHESON HAMMOCK MARINA RESTROOM - \$8,900	final	06/09/2016	11/14/2016	0.00
ZN-16-01-1671	01/07/2016	9610 OLD CUTLER RD	ASPHALT - RESURFACE / SEALANT	RESURFACING OF EXISTING PARKING LOT	pending			0.00
PW-16-01-1670	01/07/2016	9610 OLD CUTLER RD	COASTAL PERMIT	HISTORIC * MATHESON HAMMOCK PARK - REPAIRS TO: BOAT RAMPS/ DOCK/WOOD DECK/ SEAWALL REPLACEMENT, PARKING LOT RESURFACING \$400,000 *SEPARATE DEVELOPMENT SERVICES PERMIT APPLICATION REQUIRED FOR ASPHALT RESURFACING OF PARKING LOT-ZN16011671*** (BOND 0205959 \$581,000 ,INTERSTATE CONSTRUCTION) OK AS PER J. KELLER AND P.IGLESIAS	issued	06/27/2016		0.00
AB-15-12-5553	12/17/2015	9610 OLD CUTLER RD	BOA PRELIMINARY/MED BONUS/FINAL	HISTORIC * MATHESON HAMMOCK PARK - REPAIR: BOAT RAMPS/ DOCK/ SEAWALL REPLACEMENT *POSTED \$400,000	issued	12/18/2015		0.00
PL-15-08-4563	08/13/2015	9610 OLD CUTLER RD	PLUMB COMMERCIAL / RESIDENTIAL WORK	**CANCELLED** PLUMBING WORK FOR BATHROOM REMODEL @ MATTHESON HAMMOCK PARK , BOAT RAMP AREA/BAIT & TACKLE SHOP	canceled		03/31/2017	0.00
BL-15-08-4332	08/07/2015	9610 OLD CUTLER RD	INT / EXT ALTERATIONS	CANCELLED ***HISTORICAL**INTERIOR & EXTERIOR ALTERATIONS (WALKWAY ,RESTROOM REPAIR FOR ADA COMPLIANCE) @ MATTHESON HAMMOCK PARK \$16390	canceled		03/31/2017	0.00
AB-15-05-5127	05/14/2015	9610 OLD CUTLER RD	BOA COMPLETE (LESS THAN \$75,000)	****CANCELLED*** **MATTHESON HAMMOCK PARK **HISTORICAL**INTERIOR EXTERIOR WORK	canceled	05/14/2015	03/29/2017	0.00

EL-14-12-4203	12/19/2014	9610 OLD CUTLER RD	ELEC SITE LIGHTS	(WALKWAY ,RESTROOM REPAIR FOR ADA COMPLIANCE) \$16390 ***HISTORICAL***RESUBMITTAL TO RETROFIT LIGHT FIXTURES 27 LIGHT DEADS 27,588	final	01/08/2015	01/16/2015	0.00
RV-14-10-2093	10/03/2014	9610 OLD CUTLER RD	REVISION TO PERMIT	REVISION	final	10/10/2014	10/10/2014	0.00
AB-14-06-2957	06/13/2014	9610 OLD CUTLER RD	BOA COMPLETE (LESS THAN \$75,000)	***HISTORICAL***RESUBMITTAL TO RETROFIT LIGHT FIXTURES \$43,749	final	06/13/2014	01/16/2015	0.00
EL-14-06-2642	06/10/2014	9610 OLD CUTLER RD	ELEC COMMERCIAL / RESIDENTIAL WORK	DOUBLE PERMIT CREATED	canceled		01/08/2015	0.00
PW-13-03-1884	03/28/2013	9610 OLD CUTLER RD	UTILITIES (FPL) PERMIT	REMOVE AND REPLACE 6 DETERIORATED POLES LOCATED WITHIN MATHESON HAMMOCK PARK \$202	issued	02/21/2014		0.00
RV-13-03-0270	03/05/2013	9610 OLD CUTLER RD	REVISION TO PERMIT	REVISION (PLUMBING, BUILDING, FIRE)	final	04/11/2013	04/11/2013	0.00
BL-13-02-1367	02/25/2013	9610 OLD CUTLER RD	DRIVEWAY/WALKWAY	ADD INTERIOR WALKS,RESTRIP ADA SPACES & ADD (11) NEW ADA SPACES, DETECTABLE WARNINGS AT CROSSWALKS ***MATHESON HAMMOCK PARK/ MARINA*** \$25000 HISTORICAL	final	01/30/2014	12/16/2014	0.00
AB-13-02-1263	02/22/2013	9610 OLD CUTLER RD	BOA COMPLETE (LESS THAN \$75,000)	REVISION TO RESTRIP ADA SPACES ADD INTERIOR WALKS ADD (11) NEW ADA SPACES ***MATHESON HAMMOCK PARK/ MARINA*** \$25000 HISTORICAL	final	02/22/2013	12/16/2014	0.00
PW-13-02-0846	02/15/2013	9610 OLD CUTLER RD	UTILITIES (FPL) PERMIT	REMOVE AND REPLACE 1 POLE PROPER MOT AT ALL TIMES \$366	issued	03/27/2013		0.00
ZN-12-10-1214	10/18/2012	9610 OLD CUTLER RD	DUMPSTER / CONTAINER	DUMPSTER	final	10/19/2012	10/19/2012	0.00
ME-12-06-9194	06/18/2012	9610 OLD CUTLER RD	MECH COMMERCIAL / RESIDENTIAL WORK	COMMERCIAL INTERIOR ALTERATIONS (ADA RESTROOMS) \$10,000 RE LOCATE AHU, REPLACE A/C SYSTEM 4 TON	final	10/24/2012	07/02/2013	0.00
EL-12-06-8952	06/14/2012	9610 OLD CUTLER RD	ELEC COMMERCIAL / RESIDENTIAL WORK	17 LIGHT SOCKETS AND 5 ROUGH IN OUTLETS	final	11/09/2012	01/11/2013	0.00
PL-12-04-7799	04/06/2012	9610 OLD CUTLER RD	PLUMB COMMERCIAL / RESIDENTIAL WORK	COMMERCIAL INTERIOR ALTERATIONS (ADA RESTROOMS) RED FISH GRILL RESTAURANT [MATHESON HAMMOCKS PARK]	final	10/23/2012	04/26/2013	0.00
BL-12-04-7545	04/04/2012	9610 OLD CUTLER RD	INTERIOR ALTERATION ONLY	COMMERCIAL INTERIOR ALTERATIONS (ADA RESTROOMS) \$10,000	final	10/16/2012	07/08/2013	0.00
CC-12-01-6858	01/17/2012	9610 OLD CUTLER RD	CONCURRENCY INVOICE	CONCURRENCY IMPACT STATEMENT - (AQUAMARINA MATHESON HAMMOCK)	final	01/18/2012	01/18/2012	0.00
DR-11-11-5094	11/07/2011	9610 OLD CUTLER RD	DEVELOPMENT REVIEW COMMITTEE	APPLICANT PROPOSES TO BUILD A 360-VESSEL, DRY-RACK STORAGE BUILDING INSIDE MATHESON HAMMOCK MIAMI- DADE PARK,	canceled	11/08/2011	09/12/2014	0.00
BL-11-06-7321	06/23/2011	9610 OLD CUTLER RD	SIGNS	SIGN (MATHESON MARINA- CORAL REEF AND FISHERIES REGULATIONS) \$500	pending			0.00
AB-11-06-6547	06/14/2011	9610 OLD CUTLER RD	BOA COMPLETE (LESS THAN \$75,000)	SIGN (MATHESON MARINA- CORAL REEF AND FISHERIES REGULATIONS) \$500	issued	06/22/2011		0.00
FD-11-06-6393	06/13/2011	9610 OLD CUTLER RD	FIREWORKS DISPLAY	FIREWORKS DISPLAY FOR BURN NOTICE, 6/8/11	final	06/13/2011	06/13/2011	0.00

RV-10-10-5562	10/26/2010	9610 OLD CUTLER RD	REVISION TO PERMIT	NEW DOUBLE SIDED SAND BLASTED FREESTANDING SIGN "MATHESON HAMMOCK PARK & MARINA) \$1000	final	12/17/2010	12/17/2010	0.00
PW-10-04-4505	04/21/2010	9610 OLD CUTLER RD	MAJOR ENCROACHMENTS PERMIT	NEW DOUBLE SIDED SAND BLASTED FREESTANDING SIGN "MATHESON HAMMOCK PARK & MARINA) \$1000	final	05/19/2010	07/07/2011	0.00
RV-10-02-3801	02/23/2010	9610 OLD CUTLER RD	REVISION TO PERMIT	REVISION (MECHANICAL)	final	03/16/2010	03/16/2010	0.00

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**New Permit Search**

### Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
AB-08-06-1298	06/23/2008	9610 OLD CUTLER RD	BOA PRELIMINARY/MED BONUS/FINAL	NEW DOCKMASTER BUILDING \$1000000 SANDOR 305-446-0849	issued	06/23/2008		0.00
AB-09-08-1446	08/04/2009	9610 OLD CUTLER RD	BOA COMPLETE (LESS THAN \$75,000)	REV.NEW DOUBLE SIDED SAND BLASTED FREESTANDING SIGN "MATHESON HAMMOCK PARK & MARINA) \$1000	final	10/21/2010	07/07/2011	0.00
AB-11-06-6547	06/14/2011	9610 OLD CUTLER RD	BOA COMPLETE (LESS THAN \$75,000)	SIGN (MATHESON MARINA-CORAL REEF AND FISHERIES REGULATIONS) \$500	issued	06/22/2011		0.00
AB-13-02-1263	02/22/2013	9610 OLD CUTLER RD	BOA COMPLETE (LESS THAN \$75,000)	REVISION TO RESTRIP ADA SPACES ADD INTERIOR WALKS ADD (11) NEW ADA SPACES ****MATHESON HAMMOCK PARK/ MARINA**** \$25000 HISTORICAL	final	02/22/2013	12/16/2014	0.00
AB-14-06-2957	06/13/2014	9610 OLD CUTLER RD	BOA COMPLETE (LESS THAN \$75,000)	***HISTORICAL***RESUBMITTAL TO RETROFIT LIGHT FIXTURES \$43,749	final	06/13/2014	01/16/2015	0.00
AB-15-05-5127	05/14/2015	9610 OLD CUTLER RD	BOA COMPLETE (LESS THAN \$75,000)	****CANCELLED*** **MATHESON HAMMOCK PARK **HISTORICAL**INTERIOR EXTERIOR WORK (WALKWAY ,RESTROOM REPAIR FOR ADA COMPLIANCE) \$16390	canceled	05/14/2015	03/29/2017	0.00
AB-15-12-5553	12/17/2015	9610 OLD CUTLER RD	BOA PRELIMINARY/MED BONUS/FINAL	HISTORIC * MATHESON HAMMOCK PARK - REPAIR: BOAT RAMPS/ DOCK/ SEAWALL REPLACEMENT *POSTED \$400,000	issued	12/18/2015		0.00
AB-17-04-1436	04/10/2017	9610 OLD CUTLER RD	BOA COMPLETE (LESS THAN \$75,000)	COMMERCIAL * MATHESON MARINA* HISTORIC* INSTALL RAILINGS ON DOCK TO MATCH EXISTING \$25800	issued	04/10/2017		0.00
AB-17-12-2302	12/28/2017	9610 OLD CUTLER RD	BOA PRELIMINARY/MED BONUS/FINAL	MATHESON HAMMOCK PARK - DOCK MASTER BUILDING *HISTORIC *STRUCTURAL REPAIR & STABILIZATION FOR DAMAGE DUE TO HURRICANE IRMA \$60,000	issued	01/02/2018		0.00
AB-17-12-2305	12/28/2017	9610 OLD CUTLER RD	BOA PRELIMINARY/MED BONUS/FINAL	MATHESON HAMMOCK PARK - BEACH PAVILION BUILDING *HISTORIC *STRUCTURAL REPAIR & STABILIZATION FOR DAMAGE DUE TO HURRICAN IRMA *POSTED \$75,000	issued	01/02/2018		0.00
AB-18-01-1491	01/02/2018	9610 OLD CUTLER RD	BOA COMPLETE (LESS THAN \$75,000)	COMMERCIAL* HISTORIC* SMALL RESTROOM BEACH* EXCHANGE DOORS(2) DAMAGED BY THE HURRICANE \$20,000	issued	03/06/2018		0.00
AB-18-01-1492	01/02/2018	9610 OLD CUTLER RD	BOA COMPLETE (LESS THAN \$75,000)	COMMERCIAL* HISTORIC* SMALL RESTROOM BY BOAT RAMP* EXCHANGE DOORS(5) DAMAGED BY THE HURRICANE \$25,000	issued	01/16/2018		0.00
AB-18-04-2635	04/02/2018	9610 OLD CUTLER RD	BOA COMPLETE (LESS THAN \$75,000)	COMMERCIAL *HISTORIC *DEMOLISH AND REPLACE WOOD SHELTER AND ASPHALT PADS/ REASPHALT WALKWAY \$65000	issued	04/02/2018		0.00
AB-18-04-3021	04/09/2018	9610 OLD	BOA PRELIMINARY/MED BONUS/FINAL	COMMERCIAL *HISTORIC REV#1 (RESPONSE TO COMMENTS) *FINAL W/O PRELIMINARY *RED	issued	06/26/2018		0.00

Permit ID	Issue Date	Applicant	Category	Description	Status	Start Date	End Date	Amount
AB-18-11-2603	11/02/2018	9610 OLD CUTLER RD	BOA COMPLETE (LESS THAN \$75,000)	FISH GRILL *INTERIOR/ EXTERIOR- WINDOWS(8) & DOORS(5)- BRONZE FRAME/ CLEAR GLASS *CD/ POSTED* \$225000	issued	11/02/2018		0.00
BL-08-09-0899	09/22/2008	9610 OLD CUTLER RD	AWNINGS / CANOPY	INSTALL TWO NEW CANOPIYS & 1 AWNING(EGGSHELL) \$27,000	final	12/12/2008	02/05/2010	0.00
BL-09-07-3423	07/28/2009	9610 OLD CUTLER RD	POOL DECK / SLAB	SLAB (REPLACE UNDERGROUND GASOLINE TANK) \$130000	final	10/22/2009	04/26/2010	0.00
BL-09-09-2061	09/10/2009	9610 OLD CUTLER RD	SIGNS	NEW DOUBLE SIDED SAND BLASTED FREESTANDING SIGN "MATHESON HAMMOCK PARK & MARINA) \$1000 *****THIS IS A PUBLIC WORKS PERMIT SEE PW-10-04-4505*****	final	04/21/2010	04/21/2010	0.00
BL-11-06-7321	06/23/2011	9610 OLD CUTLER RD	SIGNS	SIGN (MATTHESON MARINA-CORAL REEF AND FISHERIES REGULATIONS) \$500	pending			0.00
BL-12-04-7545	04/04/2012	9610 OLD CUTLER RD	INTERIOR ALTERATION ONLY	COMMERCIAL INTERIOR ALTERATIONS (ADA RESTROOMS) \$10,000	final	10/16/2012	07/08/2013	0.00
BL-13-02-1367	02/25/2013	9610 OLD CUTLER RD	DRIVEWAY/WALKWAY	ADD INTERIOR WALKS,RESTRIP ADA SPACES & ADD (11) NEW ADA SPACES, DETECTABLE WARNINGS AT CROSSWALKS ***MATTHESON HAMMOCK PARK/ MARINA*** \$25000 HISTORICAL	final	01/30/2014	12/16/2014	0.00
BL-15-08-4332	08/07/2015	9610 OLD CUTLER RD	INT / EXT ALTERATIONS	CANCELLED ***HISTORICAL**INTERIOR & EXTERIOR ALTERATIONS (WALKWAY ,RESTROOM REPAIR FOR ADA COMPLIANCE) @ MATTHESON HAMMOCK PARK \$16390	canceled		03/31/2017	0.00
BL-16-05-6888	05/17/2016	9610 OLD CUTLER RD	ROOF / LIGHT WEIGHT CONC	RE-ROOF GAF ROOF SYSTEM W/ HW PLUS FR TOPSHEET @ MATHESON HAMMOCK MARINA RESTROOM - \$8,900	final	06/09/2016	11/14/2016	0.00
BL-17-12-1894	12/19/2017	9610 OLD CUTLER RD	INT / EXT ALTERATIONS	INSTALLATION OF TWO (2) MODULAR BUILDINGS. \$87,000	final	03/01/2018	09/17/2018	0.00
BL-17-12-2310	12/29/2017	9610 OLD CUTLER RD	GENERAL REPAIRS	STRUCTURAL STABILIZATION REPAIRS TO THE EXISTING BEACH RESTROOM BUILDING @ MATHESON HAMMOCKS PARK \$25,000	issued	10/23/2018		0.00
BL-18-01-2502	01/29/2018	9610 OLD CUTLER RD	INT / EXT ALTERATIONS	*** SPECIAL INSPECTOR - ( E.O.R. ) TIMOTHY WAYNE WALTON P.E. *** REPLACEMENT OF DOORS(5) DAMAGED BY THE HURRICANE, STRUCTURAL STABILIZATION W/ POLYURETHANE FOAM @ SMALL RESTROOM BY BOAT RAMP \$8,000	issued	10/23/2018		0.00
BL-18-03-3703	03/15/2018	9610 OLD CUTLER RD	GENERAL REPAIRS	*** SPECIAL INSPECTOR - ( E.O.R. ) ** TIMOTHY W. WALTON P.E. *** *HISTORIC* STRUCTURAL REPAIR & STABILIZATION FOR DAMAGE DUE TO HURRICAN IRMA TO MATHESON HAMMOCK PARK - BEACH PAVILION BUILDING\$75,000	issued	09/06/2018		0.00
BL-18-03-3705	03/15/2018	9610 OLD CUTLER RD	DOOR/GARAGE DOOR/SHUTTER/WINDOW	* HISTORIC* REPLACEMENT OF DOORS(2) DAMAGED BY HURRICANE IRMA @ SMALL RESTROOM @ BEACH \$20,000	issued	09/06/2018		0.00
BL-18-03-3706	03/15/2018	9610 OLD CUTLER RD	GENERAL REPAIRS	*** SPECIAL INSPECTOR - ( E.O.R. ) - TIMOTHY WAYNE WALTON P.E. *** *STRUCTURAL REPAIR & STABILIZATION FOR DAMAGE DUE TO HURRICANE	issued	10/23/2018		0.00

Permit No.	Issue Date	Address	Category	Description	Status	Start Date	End Date	Amount
				IRMA @ MATHESON HAMMOCK PARK - DOCK MASTER BUILDING \$65,000 ****RE-ROOF MUST BE ON SEPARATE PERMIT FROM ROOFING CONTRACTOR****				
BL-18-04-3583	04/18/2018	9610 OLD CUTLER RD	INT / EXT ALTERATIONS	COMMERCIAL *HISTORIC *DEMOLISH AND REPLACE WOOD SHELTER AND ASPHALT PADS/ REASPHALT WALKWAY \$65,000	pending			0.00
BL-18-07-3852	07/25/2018	9610 OLD CUTLER RD	INT / EXT ALTERATIONS	*HISTORIC * COMM INTERIOR ALTERATIONS, WINDOWS(8) & DOORS(5)- BRONZE FRAME/ CLEAR GLASS @ REDFISH GRILL DUE TO DAMAGE FROM HURRICANE IRMA \$225000	pending			0.00
BL-18-11-2888	11/08/2018	9610 OLD CUTLER RD	ROOF / LIGHT WEIGHT CONC	*HISTORIC *RE-ROOF- CROWN WINDSOR SLATE ROOF TILE COLOR: RED W/ BLACK STREAKS	issued	12/03/2018		0.00
CC-12-01-6858	01/17/2012	9610 OLD CUTLER RD	CONCURRENCY INVOICE	CONCURRENCY IMPACT STATEMENT - (AQUAMARINA MATHESON HAMMOCK)	final	01/18/2012	01/18/2012	0.00
DR-11-11-5094	11/07/2011	9610 OLD CUTLER RD	DEVELOPMENT REVIEW COMMITTEE	APPLICANT PROPOSES TO BUILD A 360-VESSEL, DRY-RACK STORAGE BUILDING INSIDE MATHESON HAMMOCK MIAMI-DADE PARK.	canceled	11/08/2011	09/12/2014	0.00
EL-12-06-8952	06/14/2012	9610 OLD CUTLER RD	ELEC COMMERCIAL / RESIDENTIAL WORK	17 LIGHT SOCKETS AND 5 ROUGH IN OUTLETS	final	11/09/2012	01/11/2013	0.00
EL-14-06-2642	06/10/2014	9610 OLD CUTLER RD	ELEC COMMERCIAL / RESIDENTIAL WORK	DOUBLE PERMIT CREATED	canceled		01/08/2015	0.00
EL-14-12-4203	12/19/2014	9610 OLD CUTLER RD	ELEC SITE LIGHTS	***HISTORICAL***RESUBMITTAL TO RETROFIT LIGHT FIXTURES 27 LIGHT DEADS 27,588	final	01/08/2015	01/16/2015	0.00
EL-17-11-1994	11/20/2017	9610 OLD CUTLER RD	ELEC COMMERCIAL / RESIDENTIAL WORK	THOR GUARD LIGHTNING PREDICTOR \$11735	final	12/07/2017	03/05/2018	0.00
EL-18-07-3984	07/27/2018	9610 OLD CUTLER RD	ELEC COMMERCIAL / RESIDENTIAL WORK	55 OUTLETS; 40 LIGHTS AND 4 SPECIDAL OUTLETS	pending			0.00
EL-18-07-3985	07/27/2018	9610 OLD CUTLER RD	ELEC COMMERCIAL / RESIDENTIAL WORK	55 OUTLETS; 40 LIGHTS AND 4 SPECIDAL OUTLETS	pending			0.00
FD-08-04-1181	04/22/2008	9610 OLD CUTLER RD	FIRE HYDRANT FLOW TEST	MATHESON HAMMOCK	final	04/22/2008	04/22/2008	0.00
FD-08-05-0707	05/12/2008	9610 OLD CUTLER RD	FIRE STANDPIPE SYSTEM	MATHESON HAMMOCK MARINA	final	05/12/2008	08/06/2008	0.00
FD-11-06-6393	06/13/2011	9610 OLD CUTLER RD	FIREWORKS DISPLAY	FIREWORKS DISPLAY FOR BURN NOTICE, 6/8/11	final	06/13/2011	06/13/2011	0.00
HI-08-08-0566	08/11/2008	9610 OLD CUTLER RD	CERTIFICATE OF APPROPRIATENESS - SPECIAL	DOCKMASTERS	pending			0.00
ME-09-10-3465	10/27/2009	9610 OLD CUTLER RD	MECH STORAGE TANK FOR FLAMMABLE LIQUIDS	INSTALL STORAGE TANK & PIPING FOR FLAMMABLE LIQUIDS (GAS) FOR THE SLAB (REPLACE UNDERGROUND GASOLINE TANK)	final	10/27/2009	03/25/2010	0.00
ME-12-06-9194	06/18/2012	9610 OLD CUTLER RD	MECH COMMERCIAL / RESIDENTIAL WORK	COMMERCIAL INTERIOR ALTERATIONS (ADA RESTROOMS) \$10,000 RE LOCATE AHU, REPLACE A/C SYSTEM 4 TON	final	10/24/2012	07/02/2013	0.00
ME-18-08-3214	08/08/2018	9610 OLD CUTLER RD	MECH COMMERCIAL / RESIDENTIAL WORK	*HISTORIC * COMM INTERIOR ALTERATIONS, WINDOWS(8) & DOORS(5)- BRONZE FRAME/ CLEAR GLASS @ REDFISH GRILL DUE TO DAMAGE FROM HURRICANE IRMA \$225000	pending			0.00
PL-12-04-7799	04/06/2012				final	10/23/2012	04/26/2013	0.00

		9610 OLD CUTLER RD	PLUMB COMMERCIAL / RESIDENTIAL WORK	COMMERCIAL INTERIOR ALTERATIONS (ADA RESTROOMS) RED FISH GRILL RESTAURANT [MATHESON HAMMOCKS PARK]					
PL-15-08-4563	08/13/2015	9610 OLD CUTLER RD	PLUMB COMMERCIAL / RESIDENTIAL WORK	**CANCELLED** PLUMBING WORK FOR BATHROOM REMODEL @ MATHESON HAMMOCK PARK , BOAT RAMP AREA/BAIT & TACKLE SHOP	canceled		03/31/2017		0.00
PL-18-11-3323	11/16/2018	9610 OLD CUTLER RD	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMM. INTERIOR ALTERATIONS	pending				0.00
PL-18-11-3324	11/16/2018	9610 OLD CUTLER RD	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING GAS WORK { PROPANE } FOR U.G. GAS CONTAINER REPLACEMENT AND ( 1 ) GAS APPLIANCE / EQUIPMENT CONNECTION & PIPING	pending				0.00
PW-07-11-0071	11/19/2007	9610 OLD CUTLER RD	MAJOR ENCROACHMENTS PERMIT	APPLICATION FOR MAJOR ENCROACHMENT SIGN FOR MIAMI DADE PARK	final	05/19/2009	05/19/2009		0.00
PW-07-11-0097	11/26/2007	9610 OLD CUTLER RD	OBSTRUCTION OF ROW W/LADDER PERMIT	OBSTRUCTION OF R.O.W W/LADDER NEVER OBTAINED PERMIT	canceled				0.00
PW-09-10-2496	10/09/2009	9610 OLD CUTLER RD	OBSTRUCTION OF ROW W/TRUCK PERMIT	OBSTRUCTION OF R.O.W. W/TRUCK	final	01/04/2010	02/17/2010		0.00
PW-10-04-4505	04/21/2010	9610 OLD CUTLER RD	MAJOR ENCROACHMENTS PERMIT	NEW DOUBLE SIDED SAND BLASTED FREESTANDING SIGN "MATHESON HAMMOCK PARK & MARINA) \$1000	final	05/19/2010	07/07/2011		0.00
PW-13-02-0846	02/15/2013	9610 OLD CUTLER RD	UTILITIES (FPL) PERMIT	REMOVE AND REPLACE 1 POLE PROPER MOT AT ALL TIMES \$366	issued	03/27/2013			0.00
PW-13-03-1884	03/28/2013	9610 OLD CUTLER RD	UTILITIES (FPL) PERMIT	REMOVE AND REPLACE 6 DETERIORATED POLES LOCATED WITHIN MATHESON HAMMOCK PARK \$202	issued	02/21/2014			0.00
PW-16-01-1670	01/07/2016	9610 OLD CUTLER RD	COASTAL PERMIT	HISTORIC * MATHESON HAMMOCK PARK - REPAIRS TO: BOAT RAMPS/ DOCK/WOOD DECK/ SEAWALL REPLACEMENT, PARKING LOT RESURFACING \$400,000 *SEPARATE DEVELOPMENT SERVICES PERMIT APPLICATION REQUIRED FOR ASPHALT RESURFACING OF PARKING LOT-ZN16011671*** (BOND 0205959 \$581,000 ,INTERSTATE CONSTRUCTION) OK AS PER J. KELLER AND P.IGLESIAS	issued	06/27/2016			0.00
PW-17-04-1972	04/18/2017	9610 OLD CUTLER RD	COASTAL PERMIT	* HISTORIC* INSTALL RAILINGS ON DOCK @ MATHESON MARINA TO MATCH EXISTING \$25800 BOND PAID BY ALM MACHINE, 4585 nw 37 ave, miami, fl 33142	issued	06/13/2017			0.00
RC-17-07-1630	07/14/2017	9610 OLD CUTLER RD	BLDG RECERT / CRB	BUILDING RECERTIFICATION (1940 - PARK OFFICE)	final	04/16/2018	04/19/2018		0.00
RC-18-03-3871	03/19/2018	9610 OLD CUTLER RD	BLDG RECERT / CRB	BUILDING RECERTIFICATION (1940 - PARK OFFICE) CONSTRUCTION REGULATION BOARD CASE # 18-7197 AND UNSAFE STRUCTURES	issued	07/12/2018			29.00
RC-18-04-3224	04/11/2018	9610 OLD CUTLER RD	BLDG RECERT / CRB	BUILDING RECERTIFICATION (1936 - PICNIC SHELTER) CONSTRUCTION REGULATION BOARD CASE # 18-7197 AND UNSAFE STRUCTURES	approved				1032.08
RC-18-04-3470	04/17/2018	9610 OLD CUTLER RD	BLDG RECERT / CRB	BUILDING RECERTIFICATION (1940 - RED FISH GRILL RESTAURANT) CONSTRUCTION REGULATION BOARD CASE # 18- 7197 AND UNSAFE STRUCTURES	approved				1027.18
RV-09-01-2567	01/30/2009	9610 OLD	REVISION TO PERMIT	REVISION TO PILE FOUNDATION (STRUCTURAL ONLY)	final	01/30/2009	01/30/2009		0.00



		CUTLER RD							
RV-10-02-3801	02/23/2010	9610 OLD CUTLER RD	REVISION TO PERMIT	REVISION (MECHANICAL)	final	03/16/2010	03/16/2010	0.00	
RV-10-10-5562	10/26/2010	9610 OLD CUTLER RD	REVISION TO PERMIT	NEW DOUBLE SIDED SAND BLASTED FREESTANDING SIGN "MATHESON HAMMOCK PARK & MARINA) \$1000	final	12/17/2010	12/17/2010	0.00	
RV-13-03-0270	03/05/2013	9610 OLD CUTLER RD	REVISION TO PERMIT	REVISION (PLUMBING, BUILDING, FIRE)	final	04/11/2013	04/11/2013	0.00	
RV-14-10-2093	10/03/2014	9610 OLD CUTLER RD	REVISION TO PERMIT	REVISION	final	10/10/2014	10/10/2014	0.00	
RV-17-05-2195	05/22/2017	9610 OLD CUTLER RD	REVISION TO PERMIT	HISTORIC *REVISION- DEADMAN WALL & ANCHOR BOLTS	final	09/19/2017	09/19/2017	0.00	
SD-18-01-2417	01/25/2018	9610 OLD CUTLER RD	SHOP DRAWINGS	SHOP DRAWINGS (RAMP AND STAIRS)	canceled		09/06/2018	0.00	
SD-18-03-3640	03/14/2018	9610 OLD CUTLER RD	SHOP DRAWINGS	SHOP HANDICAP DRAWINGS RAMP	final	03/21/2018	03/21/2018	0.00	
SD-18-06-3818	06/18/2018	9610 OLD CUTLER RD	SHOP DRAWINGS	SHOP DRAWINGS (STAIRS)	final	07/03/2018	07/03/2018	0.00	
SD-18-11-3724	11/29/2018	9610 OLD CUTLER RD	SHOP DRAWINGS	**SHOP DRAWING** 5 DOORS	pending			0.00	
SD-18-11-3841	11/30/2018	9610 OLD CUTLER RD	SHOP DRAWINGS	SHOP DRAWING ( DOOR )	approved			85.40	
UP-16-05-6889	05/17/2016	9610 OLD CUTLER RD	UPFRONT FEE	UPFRONT FEE FOR BL-16-05- 6888 RE-ROOF MATHESON HAMMOCK MARINA RESTROOM - \$8,900	final	05/17/2016	05/17/2016	0.00	
UP-17-06-2584	06/28/2017	9610 OLD CUTLER RD	UPFRONT FEE	UPFRONT FEE FOR ZN17062583 MILLING & RESURFACING OF ASPHALT PARKING LOT @ MATHESON HAMMOCK BOAT RAMP AREA \$60,000	final	06/28/2017	06/28/2017	0.00	
UP-17-11-1995	11/20/2017	9610 OLD CUTLER RD	UPFRONT FEE	UPFRONT FEE FOR EL17111994 THOR GUARD LIGHTNING PREDICTOR \$11735	final	11/20/2017	11/20/2017	0.00	
ZN-09-11-1668	11/06/2009	9610 OLD CUTLER RD	DUMPSTER / CONTAINER	DUMPSTER	final	11/06/2009	11/06/2009	0.00	
ZN-12-10-1214	10/18/2012	9610 OLD CUTLER RD	DUMPSTER / CONTAINER	DUMPSTER	final	10/19/2012	10/19/2012	0.00	
ZN-16-01-1671	01/07/2016	9610 OLD CUTLER RD	ASPHALT - RESURFACE / SEALANT	RESURFACING OF EXISTING PARKING LOT	pending			0.00	
ZN-17-06-2583	06/28/2017	9610 OLD CUTLER RD	ASPHALT - RESURFACE / SEALANT	MILLING & RESURFACING OF ASPHALT PARKING LOT @ MATHESON HAMMOCK BOAT RAMP AREA \$60,000	final	09/26/2017	05/07/2018	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).



## The City of Coral Gables

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

4/20/2015

**VIA CERTIFIED MAIL**

MIAMI-DADE COUNTY  
PARKS AND RECREATION  
275 NW 2 ST 4FL  
MIAMI, FL 33128-1794

**RE:** 9610 OLD CUTLER RD, Coral Gables, Florida  
**FOLIO #** 03-5106-006-0120  
Recertification of Building 40 Years or Older

Gentlemen:

As per the Miami-Dade County Property Appraiser's office the above referenced property address is forty (40) years old, or older, having been built in 1975. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a Florida Registered Architect or Professional Engineer must inspect said building and a completed Recertification Report ("Report") must be submitted to this Department within **ninety (90)** calendar days from the date of this letter. Submittal of the Report does not constitute recertification; it must be **approved** by this department.

In addition to the Report you must submit a cover letter stating the structure meets the requirement for the building recertification. Furthermore, the Parking Lot Illumination and Guardrails Compliance forms will also be required; no additional documents or photographs are necessary.

In the event repairs or modifications are found to be necessary, the Building Official is able to grant an extension of one hundred fifty (150) calendar days from the date of this letter to obtain the necessary permits and perform the repairs. Recertification will take place once a *revised* Report is approved and all required permits are closed.

The Architect or Engineer may obtain the required Form, "*Minimum Inspection Procedural Guidelines for Building Recertification*," from the following link: <http://www.miamidade.gov/pa/propertyrecertification.asp>. **The Recertification Report fee of \$380.63 and additional document and filing fees shall be submitted to the Development Services Department, 405 Biltmore Way, 3<sup>rd</sup> Floor, Coral Gables, Florida, 33134.** In order to avoid delays please submit in person in order to calculate the fees accordingly.

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; a \$600.00 administrative fee will be imposed. The Board may impose additional fines of \$250.00 for each day the violation continues, may enter an order of demolition, may assess all costs of the proceedings along with the cost of demolition and any other required action.

The Department's working hours are Monday through Friday, 7:30am to 3:30pm, tel: (305) 460-5235.

Thank you for your prompt attention to this matter.

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

CITY'S

Composite

EXHIBIT

3



## The City of Coral Gables

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

4/20/2015

**VIA CERTIFIED MAIL**

MIAMI-DADE COUNTY  
PARKS AND RECREATION  
275 NW 2 ST 4FL  
MIAMI, FL 33128-1794

**RE:** 9610 OLD CUTLER RD, Coral Gables, Florida  
**FOLIO #** 03-5106-000-0050  
Recertification of Building 40 Years or Older

Gentlemen:

As per the Miami-Dade County Property Appraiser's office the above referenced property address is forty (40) years old, or older, having been built in 1945. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a Florida Registered Architect or Professional Engineer must inspect said building and a completed Recertification Report ("Report") must be submitted to this Department within **ninety (90)** calendar days from the date of this letter. Submittal of the Report does not constitute recertification; it must be **approved** by this department.

In addition to the Report you must submit a cover letter stating the structure meets the requirement for the building recertification. Furthermore, the Parking Lot Illumination and Guardrails Compliance forms will also be required; no additional documents or photographs are necessary.

In the event repairs or modifications are found to be necessary, the Building Official is able to grant an extension of one hundred fifty (150) calendar days from the date of this letter to obtain the necessary permits and perform the repairs. Recertification will take place once a *revised* Report is approved and all required permits are closed.

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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; a \$600.00 administrative fee will be imposed. The Board may impose additional fines of \$250.00 for each day the violation continues, may enter an order of demolition, may assess all costs of the proceedings along with the cost of demolition and any other required action.

The Department's working hours are Monday through Friday, 7:30am to 3:30pm, tel: (305) 460-5235.

Thank you for your prompt attention to this matter.

A handwritten signature in blue ink, appearing to read "Manuel Z. Lopez".

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

## Garcia, Belkys

---

**From:** Brinson, Marlin (MDPR) <Marlin.Brinson@miamidade.gov>  
**Sent:** Thursday, March 29, 2018 1:42 PM  
**To:** Garcia, Belkys  
**Cc:** Lopez, Manuel  
**Subject:** RE: Matheson Hammock Building Recertification - Reports

Good Afternoon,  
Got it.  
Thanks

**Marlin Brinson, Engineer**  
**Miami-Dade Parks, Recreation and Open Spaces Department**  
Phone: 305-755-7836  
Website : [www.miamidade.gov/parks](http://www.miamidade.gov/parks)  
Connect With Us on [Twitter](#) | [Facebook](#) | [Instagram](#)

---

**From:** Garcia, Belkys [mailto:[bgarcia@coralgables.com](mailto:bgarcia@coralgables.com)]  
**Sent:** Thursday, March 29, 2018 11:31 AM  
**To:** Brinson, Marlin (MDPR) <Marlin.Brinson@miamidade.gov>  
**Cc:** Lopez, Manuel (coralgables.com) <MLopez@coralgables.com>  
**Subject:** RE: Matheson Hammock Building Recertification - Reports

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Good morning,

Please double click the Attached for a copy of the Notice of Hearing. The original has been mailed and the property will be posted today. Just wanted to confirm the Case is scheduled for the April Construction Regulation Board hearing.

Thank you,

*Belkys Garcia*  
City of Coral Gables  
Development Services Department  
405 Biltmore Way, 3rd Floor  
Coral Gables, Florida 33134  
Office: 305.460.5229



**From:** Brinson, Marlin (MDPR) [mailto:Marlin.Brinson@miamidade.gov]  
**Sent:** Friday, March 16, 2018 8:16 AM  
**To:** Garcia, Belkys  
**Cc:** Lopez, Manuel  
**Subject:** RE: Matheson Hammock Building Recertification - Reports

OK, Will prepare.

Thanks

**Marlin Brinson, Engineer**  
**Miami-Dade Parks, Recreation and Open Spaces Department**  
Phone: 305-755-7836  
Website : [www.miamidade.gov/parks](http://www.miamidade.gov/parks)  
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**From:** Garcia, Belkys [mailto:bgarcia@coralgables.com]  
**Sent:** Friday, March 16, 2018 8:13 AM  
**To:** Brinson, Marlin (MDPR) <Marlin.Brinson@miamidade.gov>  
**Cc:** Lopez, Manuel (coralgables.com) <MLopez@coralgables.com>  
**Subject:** RE: Matheson Hammock Building Recertification - Reports

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---

Yes, as you will need to request an extension since the work will not be completed until later this year.

Thank you,

*Belkys Garcia*  
City of Coral Gables  
Development Services Department  
405 Biltmore Way, 3rd Floor  
Coral Gables, Florida 33134  
Office: 305.460.5229



**From:** Brinson, Marlin (MDPR) [mailto:Marlin.Brinson@miamidade.gov]  
**Sent:** Friday, March 16, 2018 8:12 AM  
**To:** Garcia, Belkys  
**Cc:** Lopez, Manuel  
**Subject:** RE: Matheson Hammock Building Recertification - Reports

Good Morning,

If we get the reports in before April, will it still be scheduled to go before the Board ?

**Marlin Brinson**, Engineer  
**Miami-Dade Parks, Recreation and Open Spaces Department**  
Phone: 305-755-7836  
Website : [www.miamidade.gov/parks](http://www.miamidade.gov/parks)  
Connect With Us on [Twitter](#) | [Facebook](#) | [Instagram](#)

---

**From:** Garcia, Belkys [<mailto:bgarcia@coralgables.com>]  
**Sent:** Friday, March 16, 2018 8:06 AM  
**To:** Brinson, Marlin (MDPR) <[Marlin.Brinson@miamidade.gov](mailto:Marlin.Brinson@miamidade.gov)>  
**Cc:** Lopez, Manuel ([coralgables.com](mailto:coralgables.com)) <[MLopez@coralgables.com](mailto:MLopez@coralgables.com)>  
**Subject:** RE: Matheson Hammock Building Recertification - Reports

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Good morning,

I just spoke to the Building Official and, yes, the completed Reports must be submitted reflecting the deficiencies found on each structure. Once submitted and applicable fees are paid, you can proceed to get the necessary permits to perform the work. Please note since these recertifications are overdue we will be scheduling the case to the Construction Regulation Board for the April 16<sup>th</sup> hearing so that an extension can be requested. Please note either you or any other staff from your office requesting the extension from the Board will need paperwork indicating permission to represent the owner.

Let me know if you have any questions on this matter.

Thank you,

*Belkys Garcia*  
City of Coral Gables  
Development Services Department  
405 Biltmore Way, 3rd Floor  
Coral Gables, Florida 33134  
Office: 305.460.5229



---

**From:** Brinson, Marlin (MDPR) [<mailto:Marlin.Brinson@miamidade.gov>]  
**Sent:** Thursday, March 15, 2018 4:01 PM  
**To:** Garcia, Belkys  
**Subject:** RE: Matheson Hammock Building Recertification - Status?

Good Afternoon,

Maintenance Building : Both Electrical and Structural inspections completed.  
Marine Patrol Building : Electrical inspected. Structural inspection scheduled for this month.  
Red Fish Grill Restaurant : Electrical inspected. Structural inspection scheduled for this month.  
Picnic Shelter : Both Electrical and Structural inspection scheduled for this month.

As we saw during our visit, both the restaurant and Marine Patrol building have experienced hurricane damage. They will fail the inspections as they will receive failed reports. These buildings will be under renovation to repair. The repairs will satisfy the deficiencies on the 40 Year reports and are scheduled to be completed in 7 months. These buildings are presently in the building department in the permitting process. Since the buildings will fail and are presently unoccupied, we will have to inspect them again once the renovations are completed in order to turn in another 40 Year report (a passed report).

Does the building official still want the failed reports immediately or can we inspect after the renovations which should be completed by October 2018.

Our department is trying to avoid the cost of double inspections on multiple buildings.

Thanks

**Marlin Brinson, Engineer**  
**Miami-Dade Parks, Recreation and Open Spaces Department**  
Phone: 305-755-7836  
Website : [www.miamidade.gov/parks](http://www.miamidade.gov/parks)  
Connect With Us on Twitter | Facebook | Instagram

**From:** Garcia, Belkys [<mailto:bgarcia@coralgables.com>]  
**Sent:** Monday, March 12, 2018 9:10 AM  
**To:** Brinson, Marlin (MDPR) <[Marlin.Brinson@miamidade.gov](mailto:Marlin.Brinson@miamidade.gov)>  
**Subject:** RE: Matheson Hammock Building Recertification - Status?

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---

Good morning,

Please let me know the status of the building recertifications.

Thank you,

*Belkys Garcia*  
City of Coral Gables  
Development Services Department  
405 Biltmore Way, 3rd Floor  
Coral Gables, Florida 33134  
Office: 305.460.5229



**From:** Garcia, Belkys  
**Sent:** Thursday, February 15, 2018 8:05 AM  
**To:** 'Brinson, Marlin (MDPR)'  
**Subject:** RE: Matheson Hammock Building Recertification  
**Importance:** High

Good morning,

If the structures were built in 1940 the first recertifications were required in 1980, second in 1990, third in 2000, fourth in 2010, and so on. The last recertification was required in 2010 and it wasn't received. We do not have any records of any recertification for such structure; therefore; it cannot wait until 2020.

The other structure built in 1936 then the first recertification was required in 1976, second in 1996, third in 2006, fourth in 2016, and so on. The last recertification was required in 2016 and it wasn't received. We do not have any records of any recertification for such structure; therefore; it cannot wait until 2026.

Thank you,

*Belkys Garcia*  
City of Coral Gables  
Development Services Department  
405 Biltmore Way, 3rd Floor  
Coral Gables, Florida 33134  
Office: 305.460.5229



**From:** Brinson, Marlin (MDPR) [<mailto:Marlin.Brinson@miamidade.gov>]  
**Sent:** Wednesday, February 14, 2018 9:58 AM  
**To:** Garcia, Belkys  
**Subject:** RE: Matheson Hammock Building Recertification

Good Morning,

The three buildings marked for inspection are : The Red Fish Grill Restaurant, Park Office Building, and the picnic shelter.

The attached document shows that the restaurant was completed in 1940, the park office building completed in 1940, and the picnic shelter completed in 1936.

The next inspection cycle for these structures would be years 2020, 2020, and 2026 respectively.

We will perform the 40 Year inspection on the picnic shelter.

Do you want us to perform the inspections on the restaurant and park office also, or just wait until year 2020 ?



Thanks

**Marlin Brinson, Engineer**  
**Miami-Dade Parks, Recreation and Open Spaces Department**  
Phone: 305-755-7836  
Website : [www.miamidade.gov/parks](http://www.miamidade.gov/parks)  
Connect With Us on [Twitter](#) | [Facebook](#) | [Instagram](#)

**From:** Garcia, Belkys [<mailto:bgarcia@coralgables.com>]  
**Sent:** Thursday, February 08, 2018 2:25 PM  
**To:** Brinson, Marlin (MDPR) <[Marlin.Brinson@miamidade.gov](mailto:Marlin.Brinson@miamidade.gov)>  
**Subject:** RE: Matheson Hammock Building Recertification

Good afternoon,

Please let me know the status of the recertification reports.

Thank you,

*Belkys Garcia*  
City of Coral Gables  
Development Services Department  
405 Biltmore Way, 3rd Floor  
Coral Gables, Florida 33134  
Office: 305.460.5229



**From:** Brinson, Marlin (MDPR) [<mailto:Marlin.Brinson@miamidade.gov>]  
**Sent:** Thursday, December 14, 2017 11:46 AM  
**To:** Garcia, Belkys  
**Cc:** Goizueta, Virginia  
**Subject:** RE: Matheson Hammock Building Recertification

Good Morning,

Yes, feeling better, thanks for asking. OK, will let you know once the property appraiser's office has given me the correct information.

Regards

**Marlin Brinson, Engineer**  
**Miami-Dade Parks, Recreation and Open Spaces Department**  
Phone: 305-755-7836  
Website : [www.miamidade.gov/parks](http://www.miamidade.gov/parks)  
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**From:** Garcia, Belkys [mailto:bgarcia@coralgables.com]  
**Sent:** Wednesday, December 13, 2017 11:02 AM  
**To:** Brinson, Marlin (MDPR) <Marlin.Brinson@miamidade.gov>  
**Cc:** Goizueta, Virginia <vgoizueta@coralgables.com>  
**Subject:** RE: Matheson Hammock Building Recertification

Good morning, hope you're feeling better. Thanks so much for meeting us yesterday.

Please double click the three separate Attached emails to view the paperwork showing three folio numbers Miami-Dade County Property Appraiser's website has. Two of the addresses are the same but under different folio numbers.

Let us know when the Appraiser's office corrects this information.

Thank you,

*Belkys Garcia*  
City of Coral Gables  
Development Services Department  
Building Division  
405 Biltmore Way, 3rd Floor  
Coral Gables, Florida 33134  
Office: (305) 460-5229



---

**From:** Garcia, Belkys  
**Sent:** Tuesday, December 12, 2017 7:50 AM  
**To:** 'Brinson, Marlin (MDPR)'  
**Cc:** Goizueta, Virginia  
**Subject:** RE: Matheson Hammock & Fairchild Tropical Botanic Garden - Building Recertification - Re-schedule Meeting

Good morning,

We will see you there.

Thank you,

*Belkys Garcia*  
City of Coral Gables  
Development Services Department  
Building Division  
405 Biltmore Way, 3rd Floor  
Coral Gables, Florida 33134  
Office: (305) 460-5229



**From:** Brinson, Marlin (MDPR) [mailto:Marlin.Brinson@miamidade.gov]

**Sent:** Tuesday, December 12, 2017 6:11 AM

**To:** Garcia, Belkys

**Cc:** Goizueta, Virginia

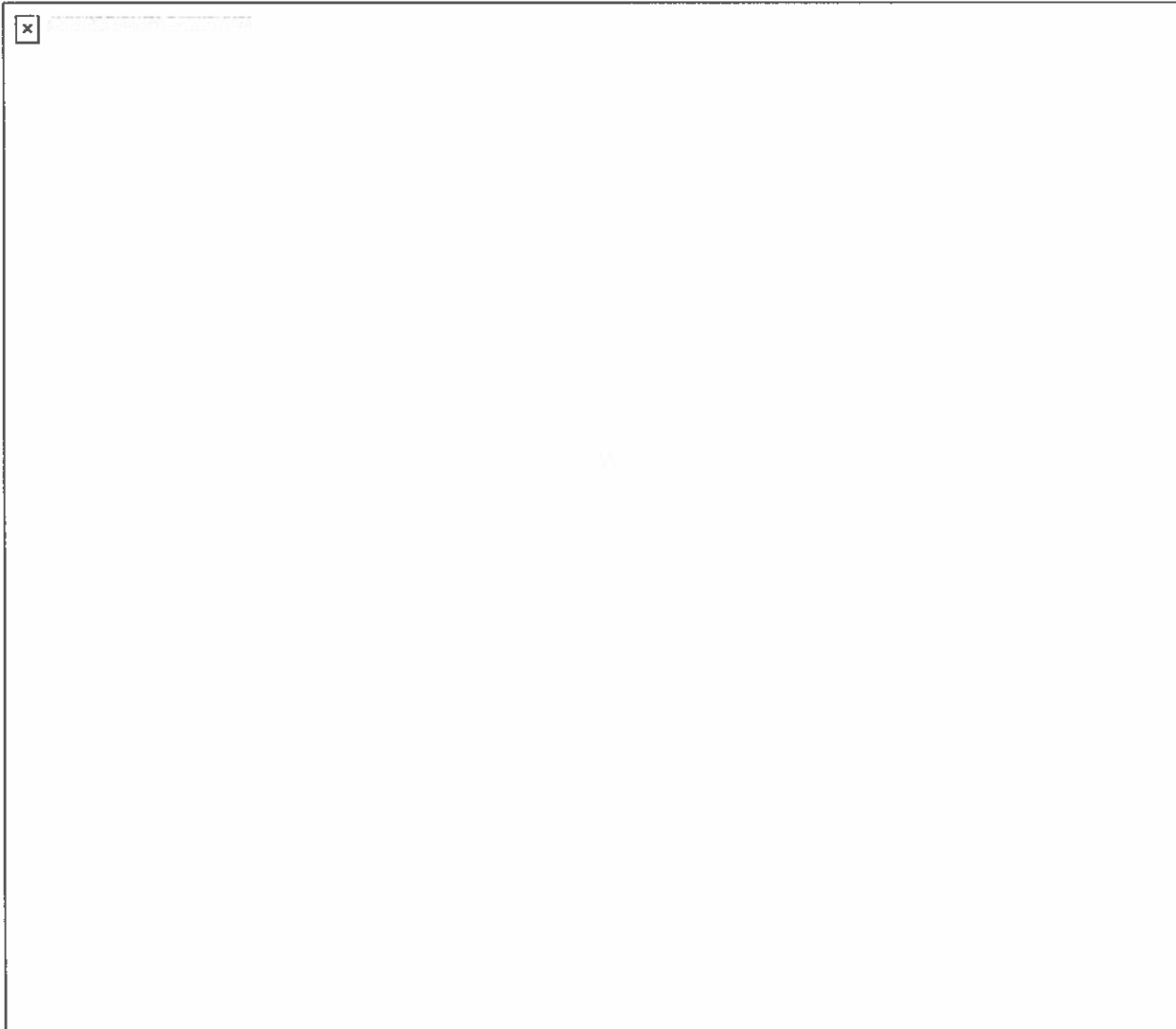
**Subject:** RE: Matheson Hammock & Fairchild Tropical Botanic Garden - Building Recertification - Re-schedule Meeting

Good Morning,

See you at 1pm today at Matheson.

The property located at 11925 Old Cutler Road is not owned by this Parks Department.

Please meet me at the entrance to Matheson Hammock in the parking lot circled in picture below.



Thanks

**Marlin Brinson, Engineer**  
**Miami-Dade Parks, Recreation and Open Spaces Department**  
Phone: 305-755-7836  
Website : [www.miamidade.gov/parks](http://www.miamidade.gov/parks)  
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**From:** Brinson, Marlin (MDPR)  
**Sent:** Thursday, November 30, 2017 2:36 PM  
**To:** 'Garcia, Belkys' <[bgarcia@coralgables.com](mailto:bgarcia@coralgables.com)>  
**Cc:** Goizueta, Virginia <[vgoizueta@coralgables.com](mailto:vgoizueta@coralgables.com)>  
**Subject:** RE: Matheson Hammock & Fairchild Tropical Botanic Garden - Building Recertification - Re-schedule Meeting

Good Afternoon,  
December 12 would be best. Can meet you at 1 PM at the site.  
Will look into the other property you mentioned and let you know.  
Thanks

**Marlin Brinson, Engineer**  
**Miami-Dade Parks, Recreation and Open Spaces Department**  
Phone: 305-755-7836  
Website : [www.miamidade.gov/parks](http://www.miamidade.gov/parks)  
Connect With Us on [Twitter](#) | [Facebook](#) | [Instagram](#)

**From:** Garcia, Belkys [<mailto:bgarcia@coralgables.com>]  
**Sent:** Thursday, November 30, 2017 2:12 PM  
**To:** Brinson, Marlin (MDPR) <[Marlin.Brinson@miamidade.gov](mailto:Marlin.Brinson@miamidade.gov)>  
**Cc:** Goizueta, Virginia <[vgoizueta@coralgables.com](mailto:vgoizueta@coralgables.com)>  
**Subject:** RE: Matheson Hammock & Fairchild Tropical Botanic Garden - Building Recertification - Re-schedule Meeting

Good afternoon Mr. Brinson,

Let us know your availability to meet at the site the dates of December 12<sup>th</sup>, December 13<sup>th</sup> or December 14<sup>th</sup>.

We also need to know if your office is responsible for 11925 Old Cutler Road as that property also shows as pending building recertification. See screen shot below.

SEARCH: 11925 old cutler rd

Suite



### PROPERTY INFORMATION

Folio: 03-5107-003-0020

Sub-Division:  
ROBERT H MONTGOMERY PROPERTY

Property Address  
11925 OLD CUTLER RD  
Coral Gables, FL 33156-4242

Owner  
THE MONTGOMERY FOUNDATION I/R/C

Mailing Address  
11901 OLD CUTLER RD  
MIAMI, FL 33156-4242

PA Primary Zone  
8000 SPECIAL USE

Primary Land Use  
7256 EDUCATIONAL/SCIENTIFIC - EX SCIENTIFIC

Beds / Baths / Hall 14 / 11 / 0

Floors 1

Living Units 5

Actual Area

Living Area

Adjusted Area 34,778 Sq Ft

Lot Size 5,248,195.92 Sq Ft

Year Built 1963



Thank you,

*Belkys Garcia*

City of Coral Gables

Development Services Department

Building Division

405 Biltmore Way, 3rd Floor

Coral Gables, Florida 33134

Office: (305) 460-5229



**From:** Brinson, Marlin (MDPR) [<mailto:Marlin.Brinson@miamidade.gov>]

**Sent:** Tuesday, October 10, 2017 6:52 AM

**To:** Garcia, Belkys

**Cc:** Goizueta, Virginia

**Subject:** RE: Matheson Hammock & Fairchild Tropical Botanic Garden - Building Recertification - Cancel Meeting

Good Morning,  
OK, No problem. Will re-schedule.  
Thanks

**Marlin Brinson, Engineer**  
**Miami-Dade Parks, Recreation and Open Spaces Department**  
Phone: 305-755-7836  
Website : [www.miamidade.gov/parks](http://www.miamidade.gov/parks)  
Connect With Us on [Twitter](#) | [Facebook](#) | [Instagram](#)

**From:** Garcia, Belkys [<mailto:bgarcia@coralgables.com>]  
**Sent:** Monday, October 09, 2017 3:57 PM  
**To:** Brinson, Marlin (MDPR) <[Marlin.Brinson@miamidade.gov](mailto:Marlin.Brinson@miamidade.gov)>  
**Cc:** Goizueta, Virginia <[vgoizueta@coralgables.com](mailto:vgoizueta@coralgables.com)>  
**Subject:** RE: Matheson Hammock & Fairchild Tropical Botanic Garden - Building Recertification - Cancel Meeting

Good afternoon Mr. Brinson,

Unfortunately, we need to cancel tomorrow's meeting. We apologize for any inconvenience. We want to try to reschedule for a couple of weeks from now.

Let us know how your schedule is looking toward the end of the month.

Thank you,

*Belkys Garcia*  
City of Coral Gables  
Development Services Department  
Building Division  
405 Biltmore Way, 3rd Floor  
Coral Gables, Florida 33134  
Office: (305) 460-5229

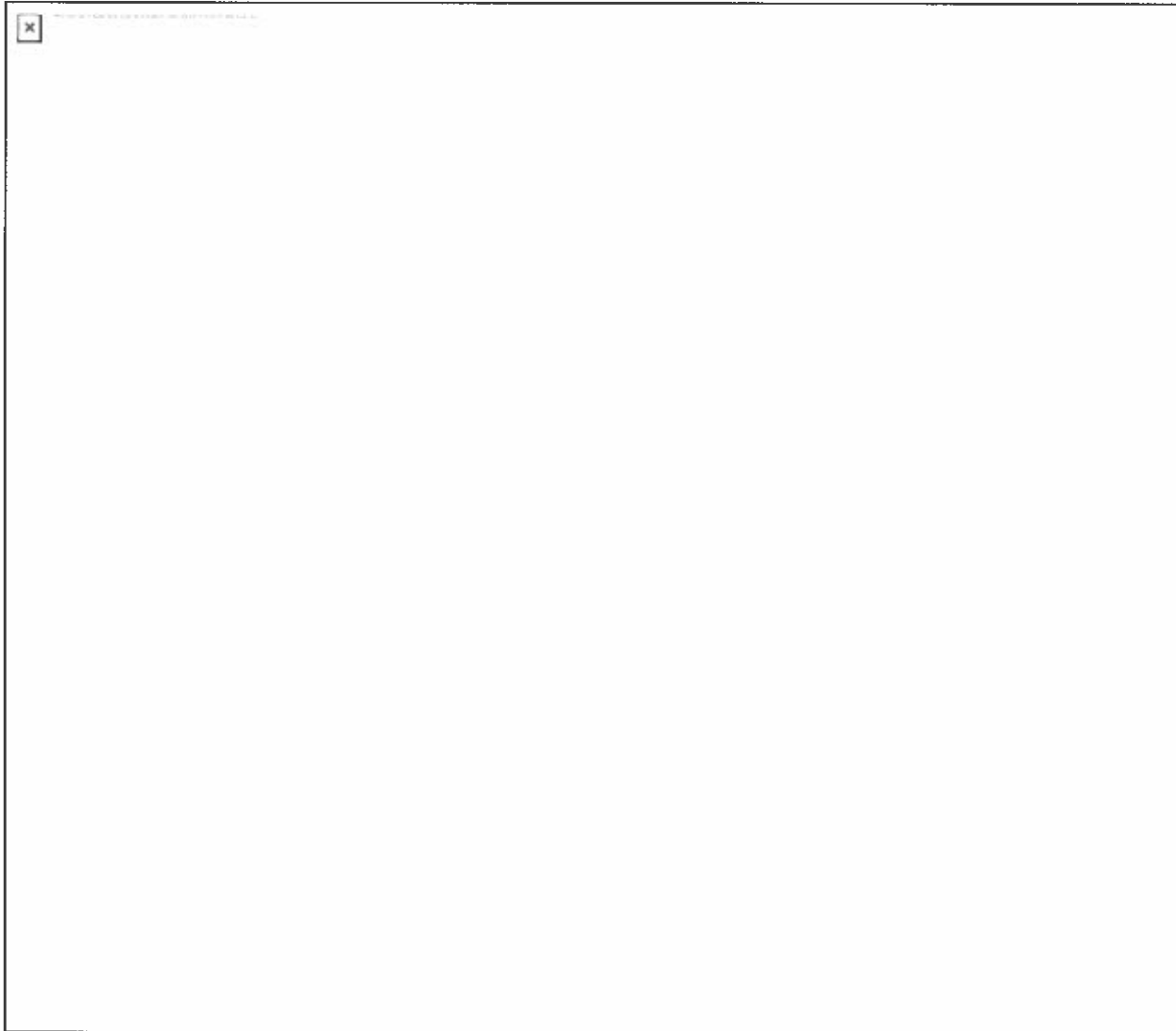


Please Note: Florida has a very broad Public Records Law. Most written communications to or from State and Local Officials regarding State or Local business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

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**From:** Brinson, Marlin (MDPR) [<mailto:Marlin.Brinson@miamidade.gov>]  
**Sent:** Thursday, October 05, 2017 10:10 AM  
**To:** Garcia, Belkys  
**Cc:** Goizueta, Virginia  
**Subject:** RE: Matheson Hammock & Fairchild Tropical Botanic Garden - Building Recertification

Good Morning,  
Please meet me at the entrance to Matheson Hammock in the parking lot circled in picture below.



Thanks

Marlin Brinson, Engineer  
Miami-Dade Parks, Recreation and Open Spaces Department  
Phone: 305-755-7836  
Website : [www.miamidade.gov/parks](http://www.miamidade.gov/parks)  
Connect With Us on Twitter | Facebook | Instagram

-----Original Message-----

From: Garcia, Belkys [<mailto:bgarcia@coralgables.com>]  
Sent: Tuesday, October 03, 2017 9:07 AM  
To: Brinson, Marlin (MDPR) <[Marlin.Brinson@miamidade.gov](mailto:Marlin.Brinson@miamidade.gov)>  
Cc: Goizueta, Virginia <[vgoizueta@coralgables.com](mailto:vgoizueta@coralgables.com)>  
Subject: RE: Matheson Hammock & Fairchild Tropical Botanic Garden - Building Recertification

Good morning,

I sent you an Outlook meeting invite for Tuesday, October 10th to meet at Matheson Hammock at 9:30 am. Let us know where in the park is the best place to meet.

Thank you,

Belkys Garcia  
City of Coral Gables  
Development Services Department  
Building Division  
405 Biltmore Way, 3rd Floor  
Coral Gables, Florida 33134  
Office: (305) 460-5229

Please Note: Florida has a very broad Public Records Law. Most written communications to or from State and Local Officials regarding State or Local business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

-----Original Message-----

From: Brinson, Marlin (MDPR) [mailto:Marlin.Brinson@miamidade.gov]  
Sent: Monday, October 02, 2017 2:16 PM  
To: Garcia, Belkys  
Cc: Lopez, Manuel; Goizueta, Virginia  
Subject: RE: Matheson Hammock & Fairchild Tropical Botanic Garden - Building Recertification

Good Afternoon,

According to the property records these two buildings are the 2,813 square foot building built in 1945 and the 2,685 square foot building built in 1975. No, still not able to locate these two buildings for which we received notice from the City of Coral Gables. It appears they no longer exist. I am still looking into this matter. Hopefully, I will have more information by week's end.

If you would like, we can visit the site on Tuesday, October 10.

Marlin Brinson, Engineer  
Miami-Dade Parks, Recreation and Open Spaces Department  
Phone: 305-755-7836  
Website : [www.miamidade.gov/parks](http://www.miamidade.gov/parks)  
Connect With Us on Twitter | Facebook | Instagram

-----Original Message-----

From: Garcia, Belkys [mailto:bgarcia@coralgables.com]  
Sent: Friday, September 29, 2017 1:57 PM  
To: Brinson, Marlin (MDPR) <Marlin.Brinson@miamidade.gov>  
Cc: Lopez, Manuel (coralgables.com) <MLopez@coralgables.com>; Goizueta, Virginia <vgoizueta@coralgables.com>  
Subject: Matheson Hammock & Fairchild Tropical Botanic Garden - Building Recertification

Good afternoon,

As per your conversation with Ms. Goizueta last week, please let us know if you've been able to get the Built Year and square footage information for the structures at the Subject locations. If you have, let us know which days and times you are available to meet the week of October 9th in order to coordinate a day to meet at Matheson Hammock.



Thank you,

Belkys Garcia  
City of Coral Gables  
Development Services Department  
Building Division  
405 Biltmore Way, 3rd Floor  
Coral Gables, Florida 33134  
Office: (305) 460-5229

Please Note: Florida has a very broad Public Records Law. Most written communications to or from State and Local Officials regarding State or Local business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

-----Original Message-----

From: Goizueta, Virginia  
Sent: Friday, August 18, 2017 10:40 AM  
To: 'Brinson, Marlin (MDPR)'; Garcia, Belkys  
Cc: Iglesias, Peter; Lopez, Manuel  
Subject: RE: Matheson Hammock Building Recertification - 9610 Old Cutler Rd

Good morning Mr. Brinson,

We've not received the recertification reports for the properties requiring recertification in 2015; see attached list. Please note these properties will be scheduled to be heard by the City of Coral Gables Construction Regulation Board in October 2017 if compliance has not been achieved.

Thank you

Virginia Goizueta  
Building Service Coordinator  
City of Coral Gables  
Development Services Department  
405 Biltmore Way, 3rd Floor  
Coral Gables, Florida 33134  
Office: 305-460-5250

-----Original Message-----

From: Brinson, Marlin (MDPR) [mailto:Marlin.Brinson@miamidade.gov]  
Sent: Friday, July 14, 2017 3:08 PM  
To: Garcia, Belkys  
Cc: Iglesias, Peter; Lopez, Manuel; Goizueta, Virginia  
Subject: RE: Matheson Hammock Building Recertification - 9610 Old Cutler Rd

Good Afternoon,

Would you happen to have the notices for recertification that was sent out in 2015 ?

If so, could you please email to me.

Thanks

Marlin Brinson, Engineer  
Miami-Dade Parks, Recreation and Open Spaces Department  
Phone: 305-755-7836  
Website : [www.miamidade.gov/parks](http://www.miamidade.gov/parks)  
Connect With Us on Twitter | Facebook | Instagram

-----Original Message-----

From: Garcia, Belkys [mailto:[bgarcia@coralgables.com](mailto:bgarcia@coralgables.com)]  
Sent: Friday, July 14, 2017 2:59 PM  
To: Brinson, Marlin (MDPR) <[Marlin.Brinson@miamidade.gov](mailto:Marlin.Brinson@miamidade.gov)>  
Cc: Iglesias, Peter <[piglesias@coralgables.com](mailto:piglesias@coralgables.com)>; Lopez, Manuel (coralgables.com) <[MLopez@coralgables.com](mailto:MLopez@coralgables.com)>;  
Goizueta, Virginia <[vgoizueta@coralgables.com](mailto:vgoizueta@coralgables.com)>  
Subject: RE: Matheson Hammock Building Recertification - 9610 Old Cutler Rd

Good afternoon,

Please double click the Attached as the Subject address is also pending building recertification since 2015. When the completed report is submitted please include a site map of the buildings the architect or engineer inspected.

Thank you,

Belkys Garcia  
City of Coral Gables  
Development Services Department  
Building Division  
405 Biltmore Way, 3rd Floor  
Coral Gables, Florida 33134  
Office: (305) 460-5229

Please Note: Florida has a very broad Public Records Law. Most written communications to or from State and Local Officials regarding State or Local business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

-----Original Message-----

From: Brinson, Marlin (MDPR) [mailto:[Marlin.Brinson@miamidade.gov](mailto:Marlin.Brinson@miamidade.gov)]  
Sent: Friday, June 02, 2017 8:05 PM  
To: Goizueta, Virginia  
Cc: Lopez, Manuel; Garcia, Belkys; Iglesias, Peter  
Subject: RE: Matheson Hammock buildings recertification

Good Afternoon Ms. Goizueta,

Does the City of Coral Gables have building jackets for the buildings at Matheson Hammock Park ?

This will help us locate some of the buildings not being found. It appears some of them no longer exist.

Thanks

-----Original Message-----

From: Brinson, Marlin (MDPR)

Sent: Friday, May 05, 2017 10:28 AM

To: 'Goizueta, Virginia' <vgoizueta@coralgables.com>

Cc: Lopez, Manuel (coralgables.com) <MLopez@coralgables.com>; Garcia, Belkys <bgarcia@coralgables.com>; Iglesias, Peter <piglesias@coralgables.com>

Subject: RE: Matheson Hammock buildings recertification

Ms. Goizueta,

The majority of those buildings from 1945 (if they still exist) are less than 2000 square feet. As per Miami Dade County, some buildings of this criteria are exempt from the 40 year inspection.

As such, for those that qualify, we will issue letters for exemption for these smaller structures. As for the others, inspections will be scheduled.

Will give it our prompt attention.

Marlin Brinson, Engineer

Miami-Dade Parks, Recreation and Open Spaces Department

Phone: 305-755-7836

Website : [www.miamidade.gov/parks](http://www.miamidade.gov/parks)

Connect With Us on Twitter | Facebook | Instagram

-----Original Message-----

From: Goizueta, Virginia [mailto:vgoizueta@coralgables.com]

Sent: Friday, May 05, 2017 10:20 AM

To: Brinson, Marlin (MDPR) <Marlin.Brinson@miamidade.gov>

Cc: Lopez, Manuel (coralgables.com) <MLopez@coralgables.com>; Garcia, Belkys <bgarcia@coralgables.com>; Iglesias, Peter <piglesias@coralgables.com>

Subject: RE: Matheson Hammock buildings recertification

Mr. Brinson,

Please note we are requiring all the documents as per the Miami-Dade recertification web-site. Additionally, Include a site plan of the property outlining the buildings which are been recertified.

The Miami-Dade property Appraiser's Office indicates most of the buildings on the property were built in 1945.

Your prompt attention to this matter is greatly appreciated.

Virginia Goizueta

Building Service Coordinator

City of Coral Gables

Development Services Department

405 Biltmore Way, 3rd Floor

Coral Gables, Florida 33134  
Office: 305-460-5250

-----Original Message-----

From: Brinson, Marlin (MDPR) [mailto:Marlin.Brinson@miamidade.gov]  
Sent: Friday, May 05, 2017 7:24 AM  
To: Goizueta, Virginia  
Cc: Lopez, Manuel; Garcia, Belkys; Iglesias, Peter  
Subject: RE: Matheson Hammock buildings recertification

Good Morning Ms. Goizueta,

We will have the building inspected this month.

Please inform as to which building requires inspection ?

Thanks

Marlin Brinson, Engineer  
Miami-Dade Parks, Recreation and Open Spaces Department  
Phone: 305-755-7836  
Website : [www.miamidade.gov/parks](http://www.miamidade.gov/parks)  
Connect With Us on Twitter | Facebook | Instagram

-----Original Message-----

From: Goizueta, Virginia [mailto:vgoizueta@coralgables.com]  
Sent: Thursday, May 04, 2017 4:00 PM  
To: Brinson, Marlin (MDPR) <Marlin.Brinson@miamidade.gov>  
Cc: Lopez, Manuel (coralgables.com) <MLopez@coralgables.com>; Garcia, Belkys <bgarcia@coralgables.com>; Iglesias, Peter <piglesias@coralgables.com>  
Subject: Matheson Hammock buildings recertification

Good afternoon Mr. Brinson,

Attached please find the e-mails notifying your department the recertification of the buildings at Matheson Hammock was required in 2015. Since the property is in our jurisdiction, the reports must be submitted to the City of Coral Gables Building Department located at 405 Biltmore Way, 3rd floor.

Please indicate when this property will be brought into compliance.

Thank you

Virginia Goizueta  
Building Service Coordinator  
City of Coral Gables  
Development Services Department  
405 Biltmore Way, 3rd Floor  
Coral Gables, Florida 33134



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

CITY OF CORAL GABLES,  
Petitioner,

Case No. 18-7197

vs.

MIAMI-DADE COUNTY PARKS AND RECREATION  
c/o Marlin Brinson  
275 N.W. 2<sup>nd</sup> Street, 4<sup>th</sup> Floor  
Miami, Florida 33128-1794

Return receipt number:

91 7108 2133 3932 5889 0718

Respondent.

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

Date: March 29, 2018

Re: **9610 Old Cutler Road**, Coral Gables, Florida 33128-1794 and legally described as 5 55 41 187 AC M/L SE1/4 & E1/2 of SW1/4 less N200ft thereof A/K/A/ Matheson Hammock Park and 6 55 41 21 AC NW1/4 of SE1/4 E of County Road Lot Size Irregular, of the Public Records of Miami-Dade County, Florida; and having folio number 03-5106-000-0010, and legally described as 6 55 41 15.24 AC N1/2 of SW1/4 of SE1/4 E of County Road Lot Size irregular, of the Public Records of Miami-Dade County, Florida; and having folio number 03-5106-000-0020, and legally described as 6 55 41 38.85 AC NE1/4 of SE1/4 less N200ft of beg 1195.74ft of c/l Cutler Rd along N line of S1/2 of sec Lot Size Irregular, of the Public Records of Miami-Dade County, Florida; and having folio number 03-5106-000-0050, and legally described as 6 55 41 41.08 AC Avocado Land Co, Lots 9 & 10, as recorded in Plat Book 2, Page 44, Lot Size Irregular, of the Public Records of Miami-Dade County, Florida; and having folio number 03-5106-006-0120 ("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-I 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 16, 2018, at 2:00 p.m.**

You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence; however,

formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, bgarcia@coralgables.com, tel: (305) 460-5229. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m., tel: (305) 460-5235.

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

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

Please govern yourself accordingly.

  
Belkys Garcia, Secretary to the Board

#### ADA NOTICES

Any person who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, must register with the City Clerk, prior to engaging in lobbying activities before the city staff, boards, committees and/or the City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall.

Presentations made to this Board are subject to the City's False Claims Ordinance, Chapter 39 of the City of Coral Gables Code.

**Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Board, with respect to any matter considered at such hearing or meeting, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made; which record includes the testimony and evidence upon which the appeal is to be based. Although a court reporter usually attends the hearing at the City's cost, the City is not required to provide a transcript of the hearing, which the Respondent may request at the Respondent's cost.**

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

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



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Case #: 18-7197

Title of Document Posted: Construction Regulation Board, Notice of Unsafe Structure Violation For Failure To Recertify and Notice of Hearing

I, JOSE PAZ, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 9610 Old Cutler Rd. ON 3-29-18  
AT 10:00 AM. Posted on Park's Office Bldg

JOSE PAZ  
Employee's Printed Name

[Signature]  
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 29<sup>th</sup> day of March, in  
the year 2018, by Jose Paz who is personally known to  
me.

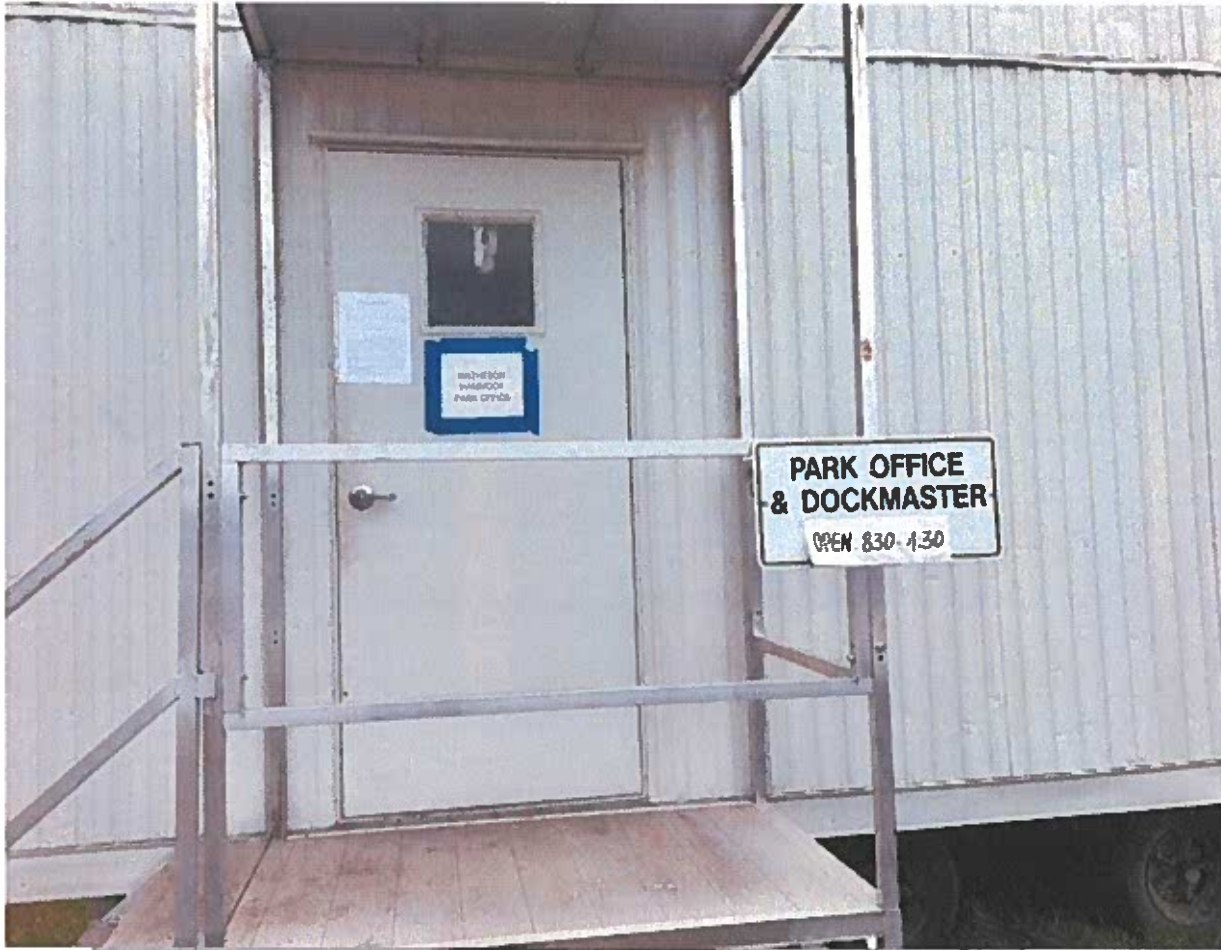
My Commission Expires:



Belkys Garcia  
Notary Public



9610 OLD CUTLER ROAD



LHD-92-02  
MATHESON HAMMOCK PARK

REVIEW GUIDE

Definition: The Review Guide lists some of the more prominent features which contribute to the overall character of a structure and/or district. It is not intended to be all-inclusive, as photographic documentation fully illustrates the present physical character of the property.

Use: The Review Guide may be used to address the impact of new construction, additions/modifications/alterations and/or renovations which may become the subject of some future Certificate of Appropriateness consideration...and

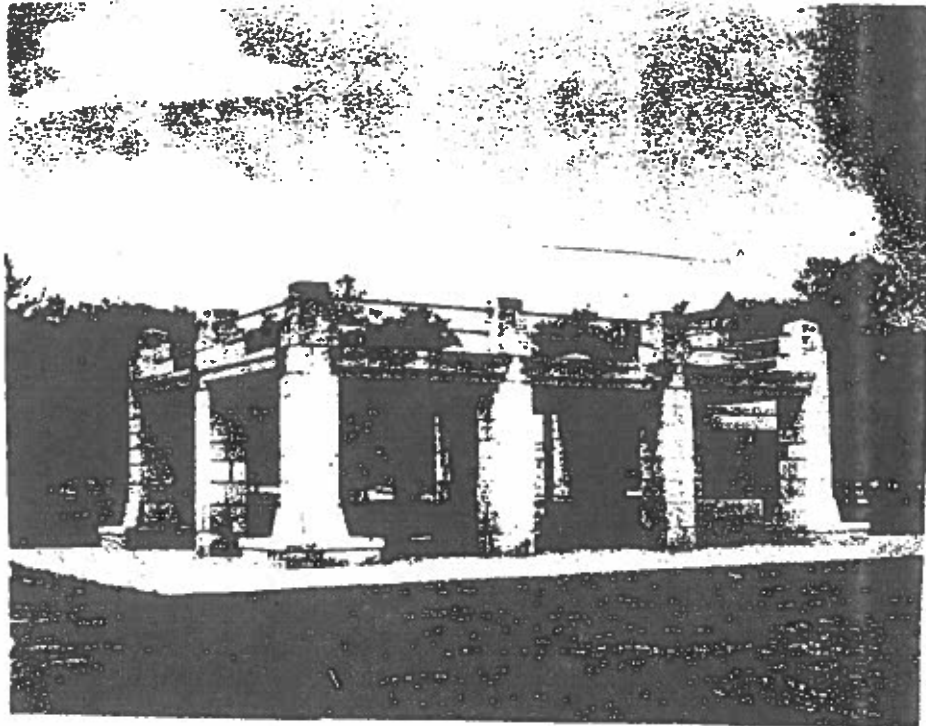
The Review Guide by describing EXISTING physical characteristics may be used to determine whether or not elements which create the character of the structure and/or district is present and/or whether or not later additions or alterations have so changed that character so as to cause the property(ies) to become ineligible for listing.

---

**BUILDINGS ARE KEYED TO BUILDING LOCATION MAP**

**A. PICNIC SHELTER (constructed 1935-36)**

Located near the north entrance to the park, the picnic shelter overlooks a man-made lake. The structure is constructed of cut limestone which was quarried on-site. Massive piers support a cement roof, which serves as an observation deck. The structure has a stone barbeque grille and chimney on the north end.

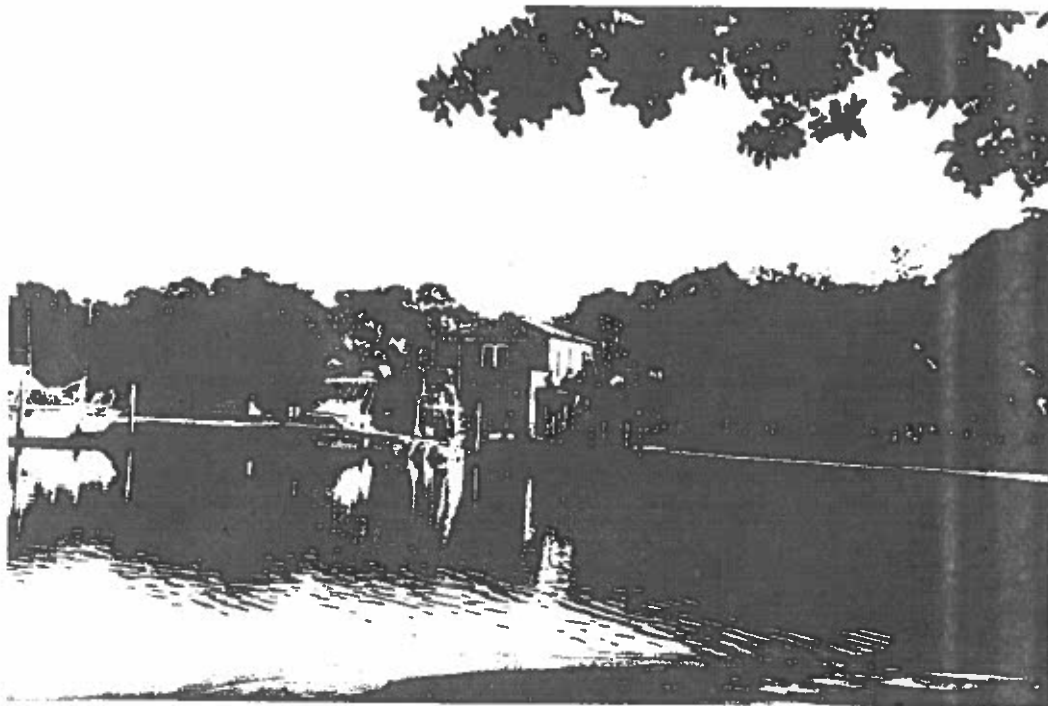


east elevation, photo dated 1937

B. HARBOR MASTER'S RESIDENCE (constructed 1939-40)

Originally constructed as the residence for the park's harbor master, this building now houses the Metropolitan Dade County Marine Patrol on the ground floor, and the park dockmaster's office on the second floor.

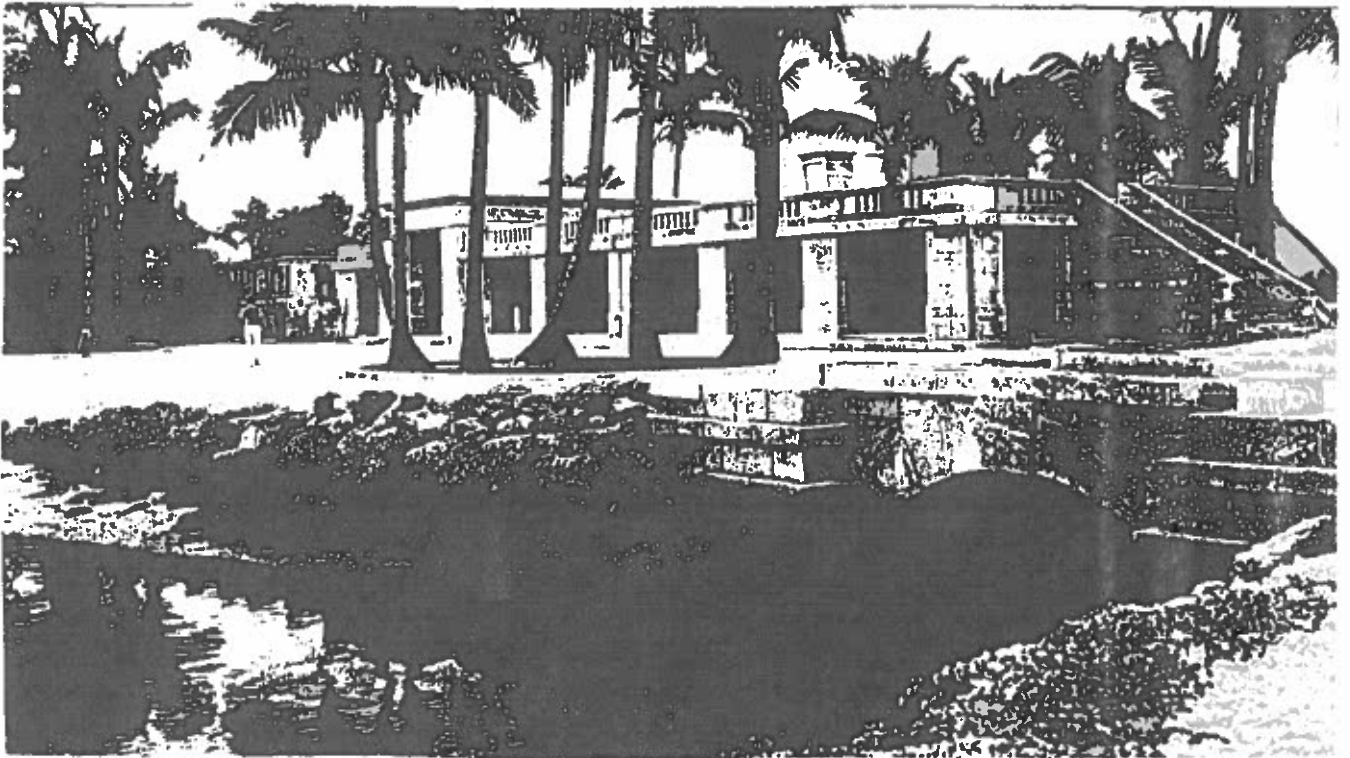
The building is constructed of quarry-cut limestone rock. The roof is hipped, and covered with flat tile. Windows are six-over-six double-hung sash, with wooden shutters. French doors open onto an observation deck created by the roof of the porte-cochere.



South elevation, looking across harbor

C. BEACH PAVILION (constructed 1939-40)

The building contains a concession area and park offices which are linked together by a hipped roof entry portal. Constructed of quarry-cut limestone, the beach pavilion has an observation deck which is accessed by a stairway at the east end of the structure.



Beach pavilion, south elevation, photo dated 1941. Culvert now filled in with sand. (Photo courtesy of Metropolitan Dade County Park and Recreation Department).

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

---

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

CITY OF CORAL GABLES,  
Petitioner,

Case No. 18-7197

vs.

MIAMI-DADE COUNTY PARKS AND RECREATION  
c/o Marlin Brinson  
275 N.W. 2<sup>nd</sup> Street, 4<sup>th</sup> Floor  
Miami, Florida 33128-1794

Respondent.

**NOTICE OF ORDER DECLARING STRUCTURE UNSAFE**

This cause was brought before the Construction Regulation Board ("Board") of the City of Coral Gables ("City"), on April 16, 2018, 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 any 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 all required notices on the owner, MIAMI-DADE COUNTY PARKS AND RECREATION, and any lienholders of record for the structure located on the property at **9610 Old Cutler Road (Park Office, Picnic Shelter, Red Fish Grill Restaurant)** and having folio number 03-5106-006-0120 (the "Structure").
2. As of the date this Notice the Structure has failed to comply with the inspection report requirement and minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, required by Section 8-11 of the Miami-Dade County Code ("Report"). Therefore, **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

3. It is, therefore, **ORDERED**: The Owner shall take the Required Action as follows: a) the owner shall recertify the structure within 90 days of the date of this Order; to include permits and inspections, if applicable, and submittal of the Recertification Report; b) if the requirement is not completed within the 90 days the owner shall pay a daily fine of \$250 for each day the violation continues.

4. *Request for compliance inspection.* It is the responsibility of the Owner 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.

5. *Payment of costs, fines, 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. 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.

6. *Lien for costs and notice to subsequent purchasers.* The City shall have a special assessment lien for its administrative costs, the costs of corrective action, and any fines imposed by the Board, 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.

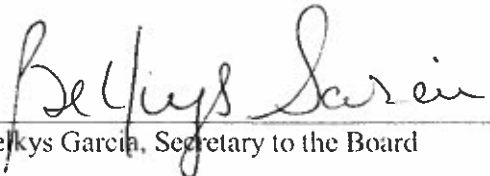
7. *City's remedies are cumulative.* This Order notwithstanding, the City may enforce its code by any other lawful means.

8. **NOTICE:** If the Respondent does not comply with the terms of this Order, the City may issue a Notice of Non-Compliance ("Notice"). 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, tel: (305) 460-5229. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m., tel: (305) 460-5235. Failure to request an administrative hearing within seven (7) days after service of the Notice 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 20<sup>th</sup> day of April, 2018.

CONSTRUCTION REGULATION BOARD  
OF THE CITY OF CORAL GABLES

  
Belkys Garcia, Secretary to the Board

**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 (30) DAYS OF THE FILING OF THIS ORDER.**

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

---

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

CITY OF CORAL GABLES,  
Petitioner,

Case No. 18-7197

vs.

MIAMI-DADE COUNTY PARKS AND RECREATION  
c/o Marlin Brinson  
275 N.W. 2<sup>nd</sup> Street, 4<sup>th</sup> Floor  
Miami, Florida 33128-1794

Respondent.

**NOTICE OF ORDER DECLARING STRUCTURE UNSAFE**

This cause was brought before the Construction Regulation Board ("Board") of the City of Coral Gables ("City"), on April 16, 2018, 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 any 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 all required notices on the owner, MIAMI-DADE COUNTY PARKS AND RECREATION, and any lienholders of record for the structure located on the property at **9610 Old Cutler Road (Park Office, Picnic Shelter, Red Fish Grill Restaurant)** and having folio number 03-5106-006-0120 (the "Structure").
2. As of the date this Notice the Structure has failed to comply with the inspection report requirement and minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, required by Section 8-11 of the Miami-Dade County Code ("Report"). Therefore, **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

3. It is, therefore, **ORDERED**: The Owner shall take the Required Action as follows: a) the owner shall recertify the structure within 90 days of the date of this Order; to include permits and inspections, if applicable, and submittal of the Recertification Report; b) if the requirement is not completed within the 90 days the owner shall pay a daily fine of \$250 for each day the violation continues.

4. *Request for compliance inspection.* It is the responsibility of the Owner 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.

5. *Payment of costs, fines, 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. 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.

6. *Lien for costs and notice to subsequent purchasers.* The City shall have a special assessment lien for its administrative costs, the costs of corrective action, and any fines imposed by the Board, 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.

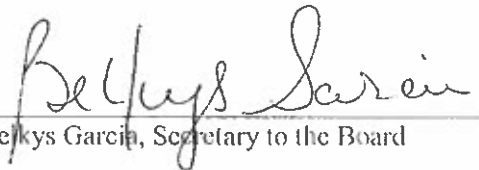
7. City's remedies are cumulative. This Order notwithstanding, the City may enforce its code by any other lawful means.

8. **NOTICE:** If the Respondent does not comply with the terms of this Order, the City may issue a Notice of Non-Compliance ("Notice"). 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, [hgarcia@coralgables.com](mailto:hgarcia@coralgables.com), tel: (305) 460-5229. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m., tel: (305) 460-5235. Failure to request an administrative hearing within seven (7) days after service of the Notice 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 20<sup>th</sup> day of April, 2018.

CONSTRUCTION REGULATION BOARD  
OF THE CITY OF CORAL GABLES

  
Belkys Garcia, Secretary to the Board

**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 (30) DAYS OF THE FILING OF THIS ORDER.**

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

CITY OF CORAL GABLES.  
Petitioner,

Case No. 18-7197

vs.

MIAMI-DADE COUNTY PARKS AND RECREATION  
c/o Marlin Brinson  
275 N.W. 2<sup>nd</sup> Street, 4<sup>th</sup> Floor  
Miami, Florida 33128-1794

Return receipt number:

7017 3040 0000 8658 6830

Respondent.

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

Date: August 29, 2018

Re: **9610 Old Cutler Road**, Coral Gables, Florida 33128-1794 and legally described as 5 55 41 187 AC M/I, SE1/4 & E1/2 of SW1/4 less N200ft thereof A/K/A/ Matheson Hammock Park and 6 55 41 21 AC NW1/4 of SE1/4 E of County Road Lot Size Irregular, of the Public Records of Miami-Dade County, Florida; and having folio number 03-5106-000-0010, and legally described as 6 55 41 15.24 AC N1/2 of SW1/4 of SE1/4 E of County Road Lot Size irregular, of the Public Records of Miami-Dade County, Florida; and having folio number 03-5106-000-0020, and legally described as 6 55 41 38.85 AC NE1/4 of SE1/4 less N200ft of beg 1195.74ft of c/l Cutler Rd along N line of S1/2 of sec Lot Size Irregular, of the Public Records of Miami-Dade County, Florida; and having folio number 03-5106-000-0050, and legally described as 6 55 41 41.08 AC Avocado Land Co, Lots 9 & 10, as recorded in Plat Book 2, Page 44, Lot Size Irregular, of the Public Records of Miami-Dade County, Florida; and having folio number 03-5106-006-0120 ("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, 405 Biltmore Way, 2<sup>nd</sup> Floor, Coral Gables, Florida 33134, on September 17, 2018, at 2:00 p.m.**

You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence; however,

formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, bgarcia@coralgables.com, tel: (305) 460-5229. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m., tel: (305) 460-5235.

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

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

Please govern yourself accordingly.

  
Belkys Garcia, Secretary to the Board

#### ADA NOTICES

Any person who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, must register with the City Clerk, prior to engaging in lobbying activities before the city staff, boards, committees and/or the City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall.

Presentations made to this Board are subject to the City's False Claims Ordinance, Chapter 39 of the City of Coral Gables Code.

**Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Board, with respect to any matter considered at such hearing or meeting, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made; which record includes the testimony and evidence upon which the appeal is to be based. Although a court reporter usually attends the hearing at the City's cost, the City is not required to provide a transcript of the hearing, which the Respondent may request at the Respondent's cost.**

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

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



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Case #: 18-7197

Title of Document Posted: Construction Regulation Board, Notice of Unsafe Structure Violation For Failure To Recertify and Notice of Hearing

I, EDUARDO MARTIN, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 9610 Old CUTLER ROAD, ON 8-29-18  
AT 11:30 a.m. POSTED ON PARK'S OFFICE BLDG

EDUARDO MARTIN  
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 29<sup>th</sup> day of August, in  
the year 2018, by Eduardo Martin who is personally known to  
me.

My Commission Expires:



[Signature]  
Notary Public



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

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

CITY OF CORAL GABLES,  
Petitioner,

Case No. 18-7197

vs.

MIAMI-DADE COUNTY PARKS AND RECREATION  
c/o Marlin Brinson  
275 N.W. 2<sup>nd</sup> Street, 4<sup>th</sup> Floor  
Miami, Florida 33128-1794

Respondent.

**NOTICE OF ORDER DECLARING STRUCTURE UNSAFE**

This cause was brought before the Construction Regulation Board ("Board") of the City of Coral Gables ("City"), on September 17, 2018, 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 any 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 all required notices on the owner, MIAMI-DADE COUNTY PARKS AND RECREATION, and any lienholders of record for the structure located on the property at **9610 Old Cutler Road (Park Office, Picnic Shelter, Red Fish Grill Restaurant)** and having folio number 03-5106-006-0120 (the "Structure").
2. As of the date this Notice the Structure has failed to comply with the inspection report requirement and minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, required by Section 8-11 of the Miami-Dade County Code ("Report"). Therefore, **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.

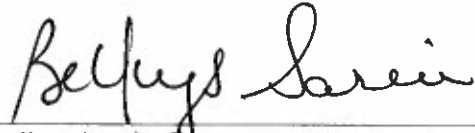
### Order

3. It is, therefore, **ORDERED**: The Owner shall take the Required Action as follows: a) the owner shall provide an update to the Board in ninety (90) days.
4. *Request for compliance inspection.* It is the responsibility of the Owner 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.
5. *Payment of costs, fines, 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. 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.
6. *Lien for costs and notice to subsequent purchasers.* The City shall have a special assessment lien for its administrative costs, the costs of corrective action, and any fines imposed by the Board, 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.
7. City's remedies are cumulative. This Order notwithstanding, the City may enforce its code by any other lawful means.
8. **NOTICE:** If the Respondent does not comply with the terms of this Order, the City may issue a Notice of Non-Compliance ("Notice"). 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, tel: (305) 460-5229. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m., tel: (305) 460-5235. Failure to request an administrative hearing within seven (7) days after service of the Notice 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 20<sup>th</sup> day of September, 2018.

CONSTRUCTION REGULATION BOARD  
OF THE CITY OF CORAL GABLES



Belkys Garcia, Secretary to the Board

**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 (30) DAYS OF THE FILING OF THIS ORDER.**

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

---

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

CITY OF CORAL GABLES,  
Petitioner,

Case No. 18-7197

vs.

MIAMI-DADE COUNTY PARKS AND RECREATION  
c/o Marlin Brinson  
275 N.W. 2<sup>nd</sup> Street, 4<sup>th</sup> Floor  
Miami, Florida 33128-1794

Respondent.

**NOTICE OF ORDER DECLARING STRUCTURE UNSAFE**

This cause was brought before the Construction Regulation Board ("Board") of the City of Coral Gables ("City"), on September 17, 2018, 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 any 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 all required notices on the owner, MIAMI-DADE COUNTY PARKS AND RECREATION, and any lienholders of record for the structure located on the property at **9610 Old Cutler Road (Park Office, Picnic Shelter, Red Fish Grill Restaurant)** and having folio number 03-5106-006-0120 (the "Structure").
2. As of the date this Notice the Structure has failed to comply with the inspection report requirement and minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, required by Section 8-11 of the Miami-Dade County Code ("Report"). Therefore, **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**

3. It is, therefore, **ORDERED**: The Owner shall take the Required Action as follows: a) the owner shall provide an update to the Board in ninety (90) days.

4. *Request for compliance inspection.* It is the responsibility of the Owner 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.

5. *Payment of costs, fines, 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. 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.


6. *Lien for costs and notice to subsequent purchasers.* The City shall have a special assessment lien for its administrative costs, the costs of corrective action, and any fines imposed by the Board, 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.

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

8. **NOTICE:** If the Respondent does not comply with the terms of this Order, the City may issue a Notice of Non-Compliance ("Notice"). 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, tel: (305) 460-5229. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m., tel: (305) 460-5235. Failure to request an administrative hearing within seven (7) days after service of the Notice 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 20<sup>th</sup> day of September, 2018.

CONSTRUCTION REGULATION BOARD  
OF THE CITY OF CORAL GABLES



Belkys Garcia, Secretary to the Board

**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 (30) DAYS OF THE FILING OF THIS ORDER.**

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

CITY OF CORAL GABLES,  
Petitioner,

Case No. 18-7197

vs.

MIAMI-DADE COUNTY PARKS AND RECREATION  
c/o Marlin Brinson  
275 N.W. 2<sup>nd</sup> Street, 4<sup>th</sup> Floor  
Miami, Florida 33128-1794

Return receipt number:

7018 0680 0001 3977 3002

Respondent.

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

Date: December 18, 2018

Re: **9610 Old Cutler Road (Picnic Shelter, Park Office Building, Red Fish Grill Restaurant)**, Coral Gables, Florida 33128-1794 and legally described as 5 55 41 187 AC M/L SE1/4 & E1/2 of SW1/4 less N200ft thereof A/K/A/ Matheson Hammock Park and 6 55 41 21 AC NW1/4 of SE1/4 E of County Road Lot Size Irregular, of the Public Records of Miami-Dade County, Florida; and having folio number 03-5106-000-0010, and legally described as 6 55 41 15.24 AC N1/2 of SW1/4 of SE1/4 E of County Road Lot Size irregular, of the Public Records of Miami-Dade County, Florida; and having folio number 03-5106-000-0020, and legally described as 6 55 41 38.85 AC NE1/4 of SE1/4 less N200ft of beg 1195.74ft of c/l Cutler Rd along N line of S1/2 of sec Lot Size Irregular, of the Public Records of Miami-Dade County, Florida; and having folio number 03-5106-000-0050, and legally described as 6 55 41 41.08 AC Avocado Land Co, Lots 9 & 10, as recorded in Plat Book 2, Page 44, Lot Size Irregular, of the Public Records of Miami-Dade County, Florida; and having folio number 03-5106-006-0120 ("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 Structures are hereby declared unsafe** by the Building Official and is presumed unsafe pursuant to Section 105-I 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, 2<sup>nd</sup> Floor, Coral Gables, Florida 33134, on January 14, 2019 at 2:00 p.m.**

You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence; however,

formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, bgarcia@coralgables.com, tel: (305) 460-5229. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m., tel: (305) 460-5235.

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

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

Please govern yourself accordingly.



Belkys Garcia, Secretary to the Board

#### ADA NOTICES

Any person who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, must register with the City Clerk, prior to engaging in lobbying activities before the city staff, boards, committees and/or the City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall.

Presentations made to this Board are subject to the City's False Claims Ordinance, Chapter 39 of the City of Coral Gables Code.

**Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Board, with respect to any matter considered at such hearing or meeting, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made; which record includes the testimony and evidence upon which the appeal is to be based. Although a court reporter usually attends the hearing at the City's cost, the City is not required to provide a transcript of the hearing, which the Respondent may request at the Respondent's cost.**

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



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Case #: 18-7197

Title of Document Posted: Construction Regulation Board, Notice of Unsafe Structure Violation For Failure To Recertify and Notice of Hearing

I, FRANCISCO R. FERNANDEZ, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 9610 OLD CUTLER ROAD, ON DECEMBER 18, 2018  
AT 1:51 pm. (POSTED AT OFFICE)

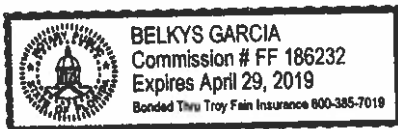
FRANCISCO R. FERNANDEZ  
Employee's Printed Name

[Signature]  
Employee's Signature

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

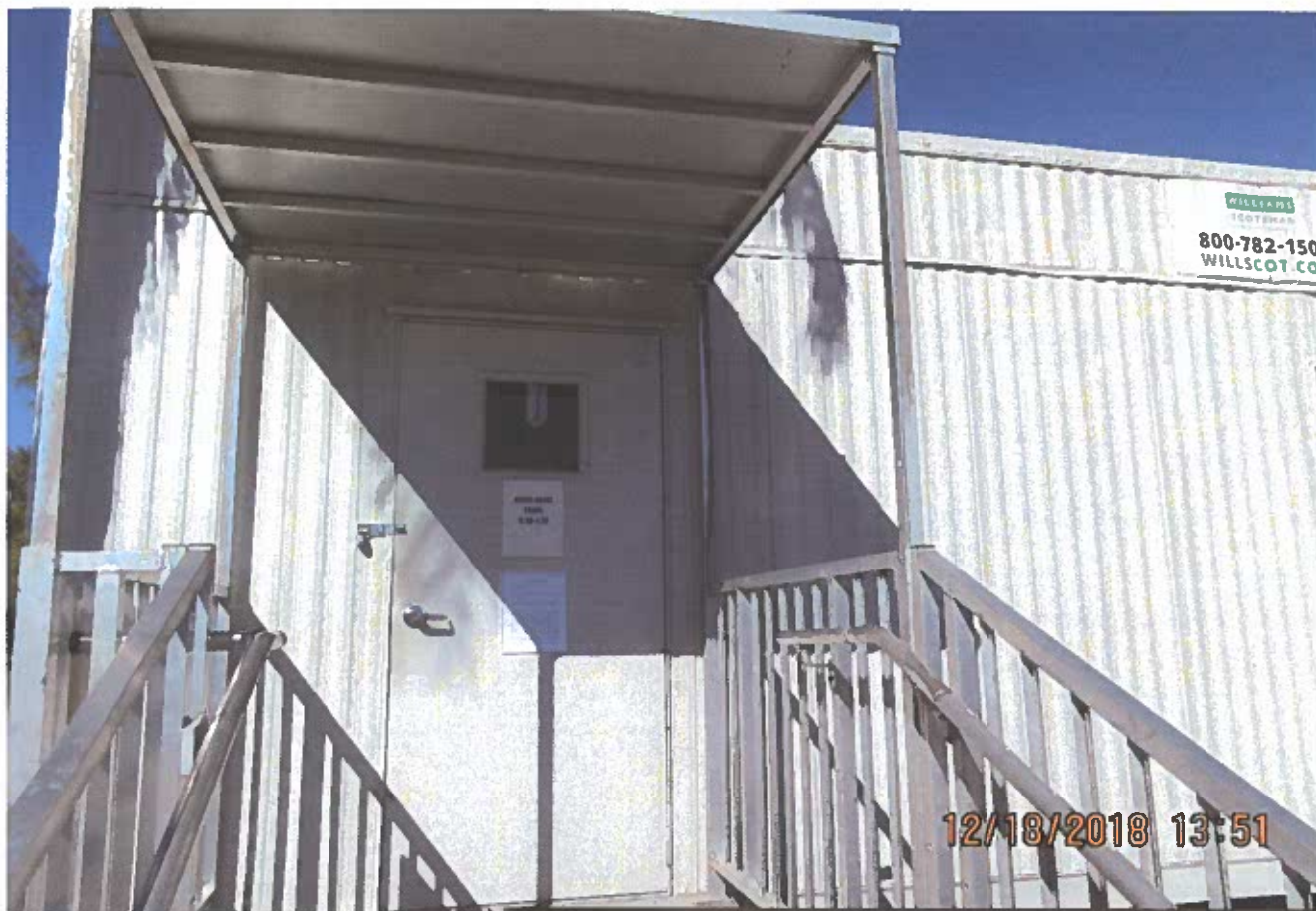
Sworn to (or affirmed) and subscribed before me this 18<sup>th</sup> day of December, in  
the year 2018, by Francisco Fernandez who is personally known to  
me.

My Commission Expires:



Belkys Garcia  
Notary Public

9610 OLD CUTLER ROAD





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

---

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

CITY OF CORAL GABLES,

Case No. 18-7197

Petitioner,

vs.

MIAMI-DADE COUNTY PARKS AND RECREATION  
c/o Marlin Brinson  
275 N.W. 2<sup>nd</sup> Street, 4<sup>th</sup> Floor  
Miami, Florida 33128-1794

Respondent.

**NOTICE OF ORDER DECLARING STRUCTURE UNSAFE**

This cause was brought before the Construction Regulation Board ("Board") of the City of Coral Gables ("City"), on January 14, 2019, 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 any 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 all required notices on the owner, MIAMI-DADE COUNTY PARKS AND RECREATION, and any lienholders of record for the structure located on the property at **9610 Old Cutler Road (Picnic Shelter, Park Office Building, Red Fish Grill Restaurant)**, having folio number 03-5105-000-0010 (the "Structure").
2. As of the date of this Notice the Structure has failed to comply with the inspection report requirement and minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, required by Section 8-11 of the Miami-Dade County Code ("Report"). Therefore, **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**

3. It is, therefore, **ORDERED**: The Owner shall take the Required Action as follows: a) the owner shall recertify the Park Office Building and the Picnic Shelter within 60 days of the date of this Order; to include permits and inspections, if applicable, and submittal of the Recertification Report; b) if the requirement is not completed within the 60 days the owner shall pay a daily fine of \$250 for each day the violation continues; c) the Red Fish Grill Restaurant's requirements will be on hold until re-occupancy of the structure is determined.

4. *Request for compliance inspection.* It is the responsibility of the Owner 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.

5. *Payment of costs, fines, 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. 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.

6. *Lien for costs and notice to subsequent purchasers.* The City shall have a special assessment lien for its administrative costs, the costs of corrective action, and any fines imposed by the Board, 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.

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

8. **NOTICE:** If the Respondent does not comply with the terms of this Order, the City may issue a Notice of Non-Compliance ("Notice"). 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, tel: (305) 460-5229. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m. Failure to request an administrative hearing within seven (7) days after service of the Notice

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 15<sup>th</sup> day of January, 2019.

CONSTRUCTION REGULATION BOARD  
OF THE CITY OF CORAL GABLES

  
Secretary to the Board

**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 (30) DAYS OF THE FILING OF THIS ORDER.**

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

---

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**FOR THE CITY OF CORAL GABLES**

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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 15<sup>th</sup> day of January, 2019.

CONSTRUCTION REGULATION BOARD  
OF THE CITY OF CORAL GABLES

  
Secretary to the Board

**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 (30) DAYS OF THE FILING OF THIS ORDER.**



## The City of Coral Gables

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

January 15, 2019

Miami-Dade County Parks & Recreation  
c/o Marlin Brinson  
275 N.W. 2<sup>nd</sup> Street, 4<sup>th</sup> Floor  
Miami, Florida 33128-1794

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

**ADDRESS: 9610 Old Cutler Road (Picnic Shelter)**  
**PROPERTY FOLIO #: 03-5105-000-0010**

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 2016. 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 read "Manuel Z. Lopez".

Manuel Z. Lopez, C.E.  
Building Official



MIAMI-DADE COUNTY  
PARKS, RECREATION AND OPEN SPACES DEPARTMENT  
CAPITAL PROGRAM DIVISION  
275 NW 2nd STREET, 4th FLOOR, MIAMI, FLORIDA 33128  
TELEPHONE: (305) 755-7805 / FAX: (305) 755-7995



**Date:** March 4, 2018

**To:** City of Coral Gables  
Building Department, Zoning and Code Enforcement  
Building Division  
405 Biltmore Way, 3<sup>rd</sup> Floor  
Coral Gables, FL, 33134

**From:** Miami Dade County  
Parks, Recreation & Open Spaces Department  
275 NW 2<sup>nd</sup> Street  
Miami, FL 33128

**Subject:** 40 Year Re-certification – Structural  
Park Name: Matheson Hammock Park  
Address: 9610 Old Cutler Rd, Coral Gables, FL 33156– Picnic Shelter  
Folio Number: 03-5106-000-0050

Dear Sir or Madam:

Structural Inspection of the above referenced building has been performed in accordance with the Florida Building Code Administration, under Section 8-11(f) of the Miami-Dade County Code. All deficiencies noted on the attached inspection reports will be properly addressed. It was concluded from the inspections that the building is structurally safe.

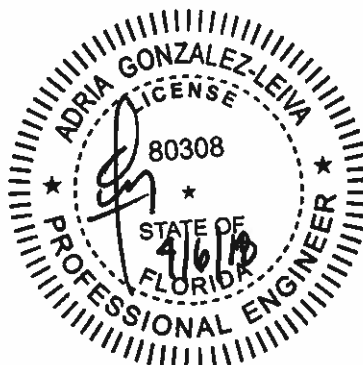
This building is in good condition and structurally safe without significant deterioration, deflections or settlement of the structural members. Loading patterns on this structure have not changed from original condition to the best of my knowledge. There are no structural issues that require immediate attention. The repairs and actions proposed in this inspection report are only maintenance actions to protect this building structure.

As a routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to the extent reasonably possible.

If you have any questions please contact me via email at [adria.gonzalez-leiva2@miamidade.gov](mailto:adria.gonzalez-leiva2@miamidade.gov) or via telephone at (305) 755-7805.

Respectfully,

Adria Gonzalez-Leiva, P.E.  
Lic. No.: 80308







MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING STRUCTURAL RECERTIFICATION

INSPECTION COMMENCED Date: 3/23/2018

INSPECTION MADE BY: Adria Gonzalez-Leiva

INSPECTION COMPLETED Date: 3/23/2018

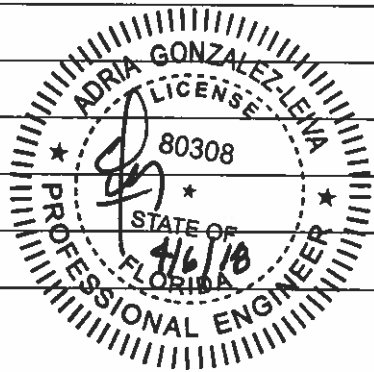
SIGNATURE:

PRINT NAME: Adria Gonzalez-Leiva

TITLE: Structural Engineer, Profesional Engineer

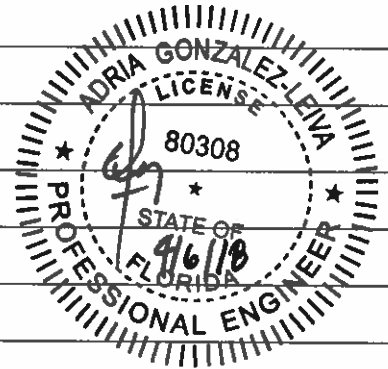
ADDRESS: 275 NW 2dn st, Miami, FI, 33128

1. DESCRIPTION OF STRUCTURE
a. Name on Title: Matheson Hammock Park
b. Street Address: 9610 Old Cutler Rd, Coral Gables, FL 33156
c. Legal Description: 6 55 41 38.85 AC NE1/4 OF SE1/4 LESS N200FT OF BEG 1195.74FT OF C/L CUTLER RD ALONG N LINE OF S1/2 OF SEC LOT SIZE IRREGULAR
d. Owner's Name: MIAMI-DADE COUNTY PARKS AND RECREATION
e. Owner's Mailing Address: 275 NW 2dn st, Miami, FI, 33128
f. Folio Number of Property on which Building is Located: 03-5106-000-0050
g. Building Code Occupancy Classification: No change in classification
h. Present Use: Picnic Shelter
i. General Description: Open building structure. Stone shelter with concrete or composite columns with limestone veneer. Concrete roof flat slab bearing on composite steel - concrete beams spanning between columns. Composite mid-span steel-concrete beam bearing on round interior steel columns. Concrete stair for access to roof top and stone chimney. Concrete Floor slab on grade
Addition Comments: and stone floor tiles. Concrete foundation underground unknown.



j. Additions to original structure:

No apparent additions.



**2. PRESENT CONDITION OF STRUCTURE**

a. General alignment (Note: good, fair, poor, explain if significant) Good

1. Bulging None

2. Settlement None

3. Deflections None

4. Expansion None

5. Contraction None

b. Portion showing distress (Note, beams, columns, structural walls, floor, roofs, other)

Portions of stone veneer show minor superficial cracks. Minor cracks at concrete slab on grade and at roof slab.

Minor crack along concrete beam. Invasive vegetation at stone veneer finishes. Stone tiles floor damage by roots and aging.

c. Surface conditions – describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration and stains.

Stone veneer dirty, excessive vegetation, minor superficial cracks. Concrete spalling at chimney base BBQ area.

d. Cracks – note location in significant members. Identify crack size as HAIRLINE if barely discernible; FINE if less than 1 mm in width; MEDIUM if between 1 and 2 mm width; WIDE if over 2 mm.

Hairline cracks at slab on grade on ground floor and roof concrete slab

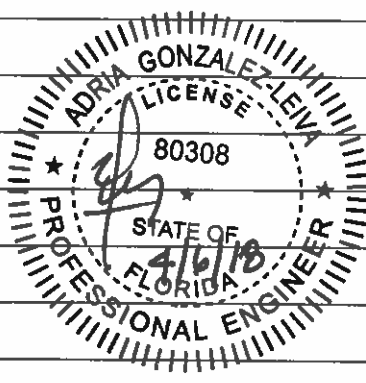
e. General extent of deterioration – cracking or spalling of concrete or masonry, oxidation of metals; rot or borer attack in wood.
Concrete cracking or spalling at chimney base
Mild oxidation of steel plates, beams and columns
f. Previous patching or repairs
Some visible at roofing and around stone veneer and concrete surfaces
g. Nature of present loading indicate residential, commercial, other estimate magnitude.
Commercial

<b>3. INSPECTIONS</b>	
a. Date of notice of required inspection	3/23/2018
b. Date(s) of actual inspection	3/23/2018
c. Name and qualifications of individual submitting report:	Adria Gonzalez-Leiva, PE
d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures	N/A
e. Structural repair-note appropriate line:	
1. None required	<input checked="" type="checkbox"/> (X)
2. Required (describe and indicate acceptance)	

<b>4. SUPPORTING DATA</b>	
a. Reference Appendix 1	sheet written data
b. Reference Appendix 1	photographs
c. Site Plan	drawings or sketches



<b>5. MASONRY BEARING WALL = Indicate good, fair, poor on appropriate lines:</b>	
a. Concrete masonry units	Good
b. Clay tile or terra cotta units	N/A
c. Reinforced concrete tie columns	Good
d. Reinforced concrete tie beams	Good
e. Lintel	Good
f. Other type bond beams	Good
g. Masonry finishes -exterior	
1. Stucco	
2. Veneer	Stone veneer. General good condition
3. Paint only	
4. Other (describe)	
h. Masonry finishes - interior N/A	
1. Vapor barrier	
2. Furring and plaster	
3. Paneling	
4. Paint only	
5. Other (describe)	
i. Cracks	
1. Location – note beams, columns, other	At slab on grades, roof slab
2. Description	Very fine (hairline) cracks
j. Spalling	
1. Location – note beams, columns, other	None
2. Description	
k. Rebar corrosion-check appropriate line	
1. None visible	(x)
2. Minor-patching will suffice	
3. Significant-but patching will suffice	



4. Significant-structural repairs required None
I. Samples chipped out for examination in spall areas:
1. No (x)
2. Yes – describe color, texture, aggregate, general quality

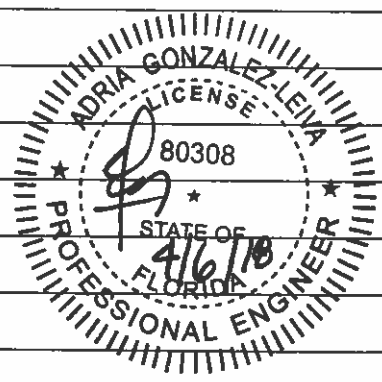
<b>6. FLOOR AND ROOF SYSTEM</b>
a. Roof
1. Describe (flat, slope, type roofing, type roof deck, condition)
Flat roof concrete slab. In general all concrete slabs and beams are in good condition.
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support:
No equipment on roof
3. Note types of drains and scuppers and condition:
Roof drain channels towards downspouts within columns, also stone scuppers at corners. General good condition but some are clogged with leaves.
b. Floor system(s)
1. Describe (type of system framing, material, spans, condition)
Concrete slab at ground level in good condition. Stone tiles at flooring present deterioration due age, weather and use.
c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.
All areas exposed



<b>7. STEEL FRAMING SYSTEM</b>
a. Description
Steel columns at mid span and supporting composite concrete-steel beams.

b. Exposed Steel- describe condition of paint and degree of corrosion
Mild corrosion beams and base plates
c. Concrete or other fireproofing – note any cracking or spalling and note where any covering was removed for inspection
None
d. Elevator sheave beams and connections, and machine floor beams – note condition:
N/A

<b>8. CONCRETE FRAMING SYSTEM</b>
a. Full description of structural system
Concrete foundation and slab on grade. Concrete beams and roof concrete slab
b. Cracking
1. Not significant <input checked="" type="checkbox"/>
2. Location and description of members affected and type cracking
Minor cracks on slab on grade and roof slab
c. General condition
Good condition with minor areas of patching for previous repairs
d. Rebar corrosion – check appropriate line
1. None visible <input checked="" type="checkbox"/>
2. Location and description of members affected and type cracking
3. Significant but patching will suffice
4. Significant – structural repairs required (describe)
e. Samples chipped out in spall areas:
1. No <input checked="" type="checkbox"/>
2. Yes, describe color, texture, aggregate, general quality:



**9. WINDOWS**

a. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other)

N/A

b. Anchorage- type and condition of fasteners and latches

c. Sealant – type of condition of perimeter sealant and at mullions:

d. Interiors seals – type and condition at operable vents

e. General condition:

**10. WOOD FRAMING**

a. Type – fully describe if mill construction, light construction, major spans, trusses:

N/A

b. Note metal fitting i.e., angles, plates, bolts, split pintles, other, and note condition:

c. Joints – note if well fitted and still closed:

d. Drainage – note accumulations of moisture

e. Ventilation – note any concealed spaces not ventilated:

f. Note any concealed spaces opened for inspection:

js:lm:jg:rtc:10/13/2015:40yearrecertificationsystem

BORA Approved – Revised September 17, 2015/RER-10/13/2015





MIAMI-DADE COUNTY  
PARKS, RECREATION AND OPEN SPACES DEPARTMENT  
CAPITAL PROGRAM DIVISION  
275 NW 2nd STREET, 4th FLOOR, MIAMI, FLORIDA 33128  
TELEPHONE: (305) 755-7805 / FAX: (305) 755-7995



**CERTIFICATION OF COMPLIANCE WITH PARKING LOT GUARDRAILS  
REQUIREMENTS IN CHAPTER 8C OF THE CODE OF MIAMI-DADE  
COUNTY**

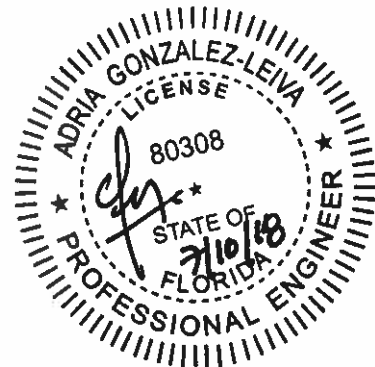
*Park Name: Matheson Hammock Park  
Address: 9610 Old Cutler Rd, Coral Gables, FL 33156-- Picnic Shelter  
Folio Number: 03-5106-000-0050*

The undersigned states the following:

I am a Florida registered professional engineer or architect with an active license.

On March 03, 2018, I inspected the parking lots servicing the above referenced building for compliance with Section 8C-6 and determined the following (check only one):

- [ x ] The parking lot(s) is not adjacent to or abutting a canal, lake or other body of water.
- [ ] The parking lot(s) is adjacent to or abutting a canal, lake or other body of water and parked vehicles are protected by a guardrail that complies with Section 8C-6 of the Miami-Dade County Code.
- [ ] The parking lot(s) is adjacent to or abutting a canal, lake or other body of water and parked vehicles **are not** protected by a guardrail that complies with Section 8C-6 of the Miami-Dade County Code. I have advised the property owner that he/she must obtain a permit for the installation of the guardrail and obtain all required inspection approvals no later than xxx xxx, 2016.



Adria Gonzalez-Leiva, P.E.  
(Print Name)





**Appendix 1**  
**Structural Inspection Pictures and Proposed Actions Log**

#	PICTURE ID	INT/ EXT	DESCRIPTION	ISSUE	PROPOSED ACTION
1	..\Pictures\ 20180323 135947.JPG	EXT	Building North Elevation.	N/A	N/A
2	..\Pictures\ 20180323 135109.JPG	EXT	Building West Elevation.	N/A	N/A
3	..\Pictures\ 20180323 134754	EXT	Building South Elevation.	N/A	N/A
4	..\Pictures\ 20180323 134722	EXT	Building East Elevation.	N/A	N/A
5	..\Pictures\ 20180323 134823	EXT	Concrete seating area. Steel columns and composite beams	Mild oxidation of steel	N/A
6	..\Pictures\ 20180323 134847	EXT	Concrete slab on grade	Fine cracks	Seal cracks
7	..\Pictures\ 20180323 134932	EXT	Concrete stairs, chimney, corner gutter	N/A	N/A
8	..\Pictures\ 20180323 135031	EXT	Concrete stairs	N/A	N/A
9	..\Pictures\20180323 135243	EXT	Concrete roof slab with metal handrail	Handrail rods loose	Repair handrail for safety
10	..\Pictures\20180323 135608	EXT	Roof handrail	Handrail rods loose	Repair handrail for safety
11	..\Pictures\20180323 135715	EXT	Roof drainage channels	Dirty with leave	Clean
12	..\Pictures\20180323 134802	EXT	Stone Column with drain downspout within.	Invasive vegetation and probably clogged drain	Clean drain and carefully control vegetation growth
13	..\Pictures\20180323 135927	EXT	Concrete roof slab at BBQ area	Fine superficial crack at roof	Seal cracks
14	..\Pictures\ 20180323 141654	EXT	BBQ area	Concrete spalling	Repair concrete

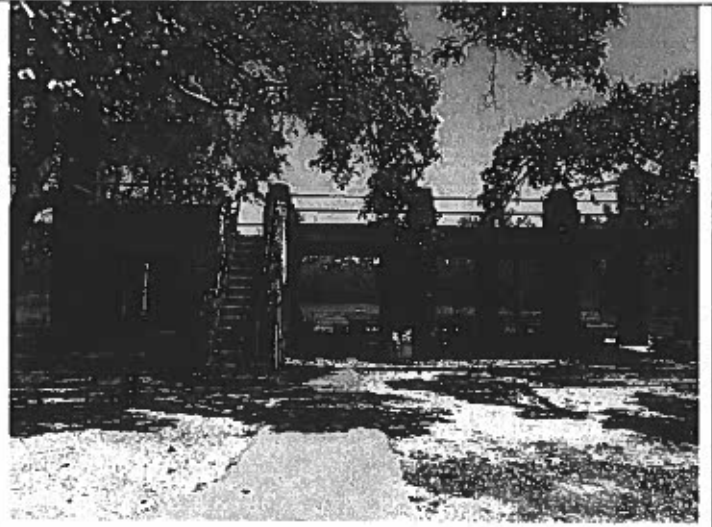




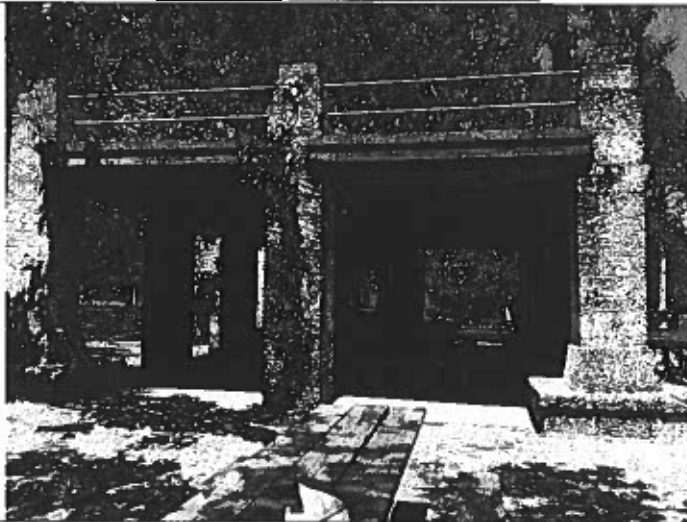
MIAMI-DADE COUNTY  
PARKS, RECREATION AND OPEN SPACES DEPARTMENT  
CAPITAL PROGRAM DIVISION  
275 NW 2nd STREET, 4th FLOOR, MIAMI, FLORIDA 33128  
TELEPHONE: (305) 755-7805 / FAX: (305) 755-7995



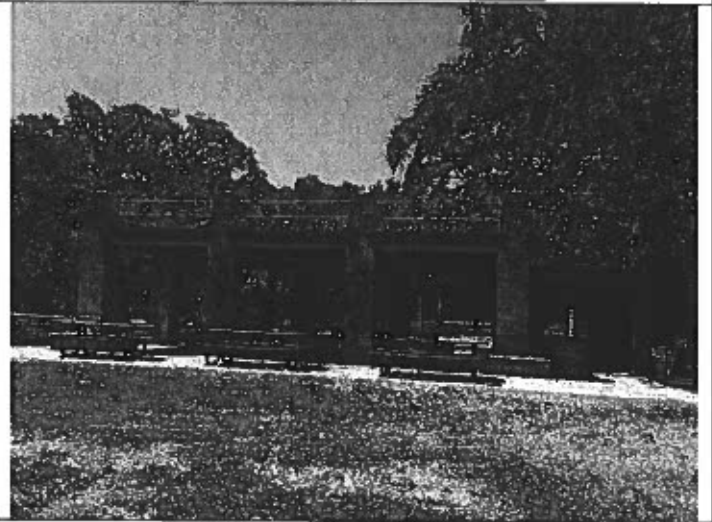
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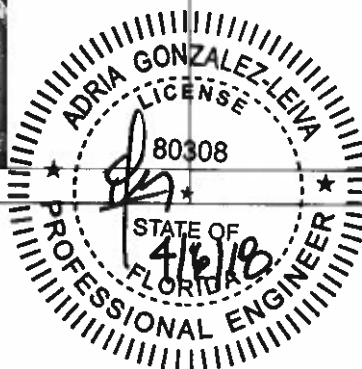
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..\Pictures\ 20180323\_134823



..\Pictures\ 20180323\_134847





MIAMI-DADE COUNTY  
PARKS, RECREATION AND OPEN SPACES DEPARTMENT  
CAPITAL PROGRAM DIVISION  
275 NW 2nd STREET, 4th FLOOR, MIAMI, FLORIDA 33128  
TELEPHONE: (305) 755-7805 / FAX: (305) 755-7995



..\Pictures\20180323 134932



..\Pictures\20180323 135031



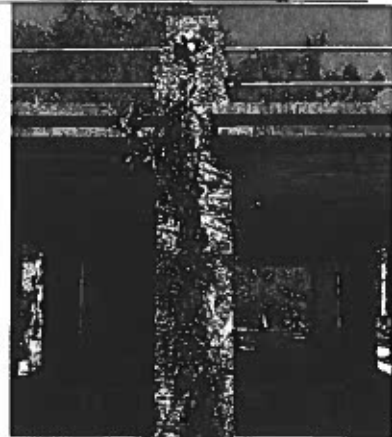
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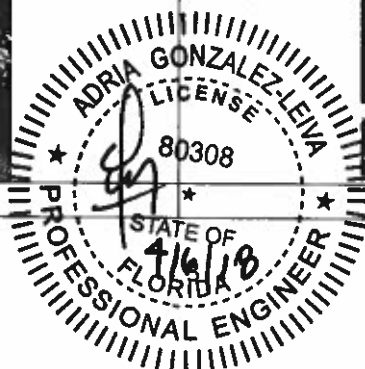
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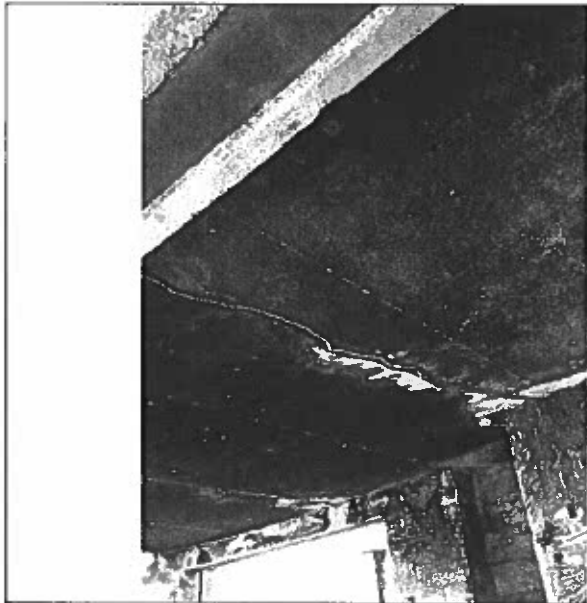


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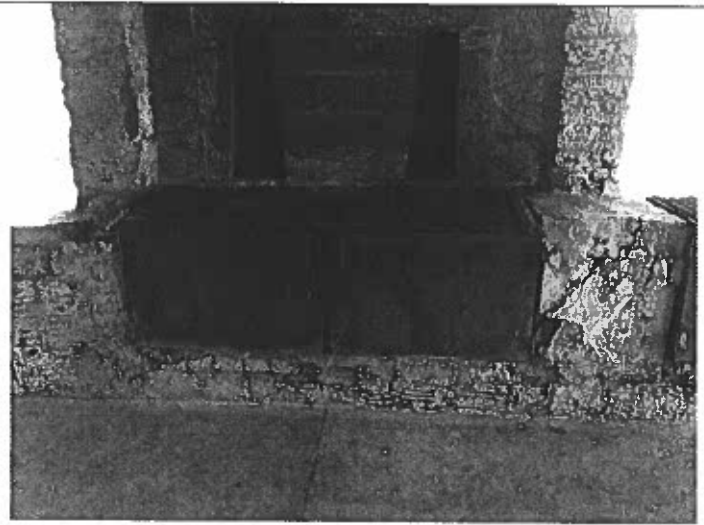




MIAMI-DADE COUNTY  
PARKS, RECREATION AND OPEN SPACES DEPARTMENT  
CAPITAL PROGRAM DIVISION  
275 NW 2nd STREET, 4th FLOOR, MIAMI, FLORIDA 33128  
TELEPHONE: (305) 755-7805 / FAX: (305) 755-7995



..\Pictures\20180323\_135927



..\Pictures\ 20180323\_141654





Matheson Hammock Park  
9610 Old Cutler Rd, Coral Gables, FL 33156  
Picnic Shelter  
Folio Number: 03-5106-000-0050



Picnic Shelter



November 23, 2017

City of Coral Gables  
Development Services Department  
405 Biltmore Way, 3rd Floor  
Coral Gables, Florida 33134

Attn: Building Official

Re: 40 Year Certification  
9610 Old Cutler Rd (Pavilion)  
Coral Gables, Florida

Folio: 03-5105-000-0010

Dear Sir or Madam :

An Electrical Inspection of the above referenced building has been performed in accordance with the Florida Building Code Administration, under Section 8-11(f) of the Miami-Dade County Code.

**We conclude from our inspection that the above structure is electrically safe and is in fair condition.**

As a routine matter, in order to avoid any possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to the extent reasonably possible at the time of inspection.

Should you have any additional questions please do not hesitate to contact us at 305-755-7836

Respectfully,



Marlin Brinson  
Lic. No. 60749

# CITY OF CORAL GABLES BUILDING DEPARTMENT

## MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING'S ELECTRICAL RECERTIFICATION

INSPECTION COMMENCED  
DATE: NOVEMBER 15, 2017

INSPECTION COMPLETED  
DATE: NOVEMBER 15, 2017

INSPECTION MADE BY

SIGNATURE:  
PRINT NAME MARLIN BRINSON

TITLE ENGINEER  
ADDRESS: 275 NW 2 ST  
MIAMI, FL 33128

a. Name of Title:	MIAMI-DADE COUNTY PARKS AND RECREATION
b. Street Address:	9610 Old Cutler Rd
c. Legal Description:	SEE SECTION (i), THIS PAGE
d. Owners Name:	MIAMI-DADE COUNTY PARKS AND RECREATION
e. Owner's Mailing Address:	275 NW 2 ST 4FL MIAMI , FL 33128-1794
f. Folio Number of Building:	03-5106-000-0050
g. Building Code Occupancy Classification:	COMMERCIAL
h. Present Use:	RECREATION PAVILION
i. General Description, Type of Construction, Size, Number of Stories, and Special Features	
Additional Comment:	RECREATION BUILDING; CBS AND PAINT FINISH; CONCRETE SLAB, BEAMS, AND COLUMNS STRUCTURAL FRAMING SYSTEM. CONCRETE ROOF STRUCTURE.
Legal Description :	5 55 41 187 AC M/LSE1/4 & E1/2 OF SW1/4 LESS N200FT THEREOF A/K/A MATHESON HAMMOCK PARK

  
11.19.17

**GUIDELINES AND INFORMATION FOR RECERTIFICATION OF ELECTRICAL SYSTEMS OF FORTY (40) YEAR STRUCTURES**

**1. ELECTRIC SERVICE**

1. Size: Amperage ( 60 ) Fuses ( X ) Breakers ( )  
 2. Phase: Three Phase ( ) Single Phase ( X )  
 3. Condition: Good ( ) Fair ( X ) Needs Repair ( )

4. Comments:

**2. METER AND ELECTRIC ROOM**

1. Clearances: Good ( ) Fair ( X ) Requires Correction ( )

2. Comments:

**3. GUTTERS**

1. Location: Good ( X ) Requires Repair ( )

2. Taps and Fill: Good ( X ) Requires Repair ( )

3. Comments:

**4. ELECTRICAL PANELS -**

1. Panel # ( 1. ) Location: RACK MOUNTED ACROSS FROM SHELTER

Good ( X ) Needs Repair ( )

2. Panel # ( ) Location:

Good ( ) Needs Repair ( )

3. Panel # ( ) Location:

Good ( ) Needs Repair ( )

4. Panel # ( ) Location:

Good ( ) Needs Repair ( )

5. Panel # ( ) Location:

Good ( ) Needs Repair ( )

6. Comments:

**5. BRANCH CIRCUITS**

1. Identified: Yes ( X ) Must be identified ( )  
 2. Conductors: Good ( X ) Deteriorated ( ) Must be replaced ( )

3. Comments:

*[Handwritten Signature]*  
11.19.17



<b>6. GROUNDING OF SERVICE</b>		
Condition:	Good ( X )	Repairs Required ( )
Comments:		
<b>7. GROUNDING OF EQUIPMENT</b>		
Condition:	Good ( X )	Repairs Required ( )
Comments:		
<b>8. SERVICE CONDUITS/RACEWAYS</b>		
Condition:	Good ( X )	Repairs Required ( )
Comments:		
<b>9. SERVICE CONDUCTORS AND CABLES</b>		
Condition:	Good ( X )	Repairs Required ( )
Comments:		
<b>10. TYPES OF WIRING METHODS</b>		
Condition:		
Conduit Raceways:	Good ( X )	Repairs Required ( )
Conduit PVC:	Good ( )	Repairs Required ( )
NM Cable:	Good ( )	Repairs Required ( )
BX Cable:	Good ( )	Repairs Required ( )
<b>11. FEEDER CONDUCTORS</b>		
Condition:	Good ( X )	Repairs Required ( )
Comments:		
<b>12. EMERGENCY LIGHTING</b>		
Condition:	Good ( )	Repairs Required ( )
Comments: N/A		
<b>13. BUILDING EGRESS ILLUMINATION</b>		
Condition:	Good ( )	Repairs Required ( )
Comments: N/A		
<b>14. FIRE ALARM SYSTEM</b>		
Condition:	Good ( )	Repairs Required ( )
Comments: N/A		
<b>15. SMOKE DETECTORS</b>		

*[Handwritten Signature]*  
11.19.17

Condition: N/A Good ( ) Repairs Required ( )

Comments:

**16. EXIT LIGHTS**

Condition: N/A Good ( ) Repairs Required ( )

Comments:

**17. EMERGENCY GENERATOR**

Condition: N/A Good ( ) Repairs Required ( )

Comments:

**18. WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS**

Condition: N/A Good ( ) Repairs Required ( )

Comments:

**19. OPEN OR UNDERCOVER PARKING SURFACE AND SECURITY LIGHTING**

Condition: N/A Good ( ) Illumination Required ( )

Comments:

**20. SWIMMING POOL WIRING**

Condition: N/A Good ( ) Repairs Required ( )

Comments:

**21. WIRING OF MECHANICAL EQUIPMENT**

Condition: N/A Good ( ) Repairs Required ( )

Comments:

**22. GENERAL ADDITIONAL COMMENTS**


*[Handwritten signature]*  
11/19/17



**Parks, Recreation and Open Spaces**  
275 NW 2<sup>nd</sup> Street  
Miami, Florida 33128  
T 305-755-7852

## ILLUMINATION CERTIFICATION EXEMPTION REQUEST

**Date:** November 20, 2017  
**To:** Building Official  
City of Coral Gables Building Department  
**From:** Marlin Brinson  
Capital Programs Division  
Parks, Recreation and Open Spaces Department  
**Subject:** Parking Lot Illumination Exemption Request  
*Park Name: Matheson Hammock*  
*Address: 9610 Old Cutler Rd*  
*Folio Number: 03-5105-000-0010*  
*Building –Pavilion Shelter*

---

This is to certify that the building operating hours for the subject building are from sunrise to sundown. Thus, the building and its associated parking lot are closed during night-time hours. Based on this information, I would kindly request exemption from the parking lot illumination requirement / chapter 8C-3 of the code of Miami-Dade County.

Please contact me at (305) 755-7836 if you have any questions or need any additional information.

Sincerely,

Marlin Brinson

A handwritten signature in black ink, appearing to be "Marlin Brinson", written over a horizontal line.



City of Coral Gables  
Development Services



**RC-18-04-3224**

9610 OLD CUTLER RD #

Folio #: 03-5106-000-0010  
Permit Description: BUILDING  
RECERTIFICATION (1936 - PICNIC SHELTER)  
CONSTRUCTION REGULATION BOARD CASE  
EL \_\_\_\_\_  
ME \_\_\_\_\_  
PL \_\_\_\_\_

# OFFICE SET

Section	Approved	
	By	Date
<input checked="" type="checkbox"/> BUILDING	<i>[Signature]</i>	1/15/19
<input type="checkbox"/> CONCURRENCY		
<input checked="" type="checkbox"/> ELECTRICAL	<i>[Signature]</i>	1/15/19
<input type="checkbox"/> FEMA		
<input type="checkbox"/> FIRE		
<input type="checkbox"/> HANDICAP		
<input type="checkbox"/> HISTORICAL		
<input type="checkbox"/> LANDSCAPE		
<input type="checkbox"/> MECHANICAL		
<input type="checkbox"/> PLUMBING		
<input type="checkbox"/> PUBLIC WORKS		
<input type="checkbox"/> STRUCTURAL		
<input type="checkbox"/> ZONING		
<input type="checkbox"/>		
<input type="checkbox"/> OWNER BUILDER		

Subject to compliance with all Federal, State, County and City rules and regulations. City assumes no responsibility for accuracy of or results from these plans.  
**THIS COPY OF PLANS MUST BE AVAILABLE ON BUILDING SITE OR AN INSPECTION WILL NOT BE MADE.**

**APPROVAL OF THIS SET OF PLANS DOES NOT CONSTITUTE APPROVAL OF ANY STRUCTURE OR CONDITION NOT IN COMPLIANCE WITH ANY APPLICABLE CODES**

**Special Inspector required for the following:**

- Special Inspector for PILING
- Special Inspector for REINFORCED MASONRY
- Special Inspector for \_\_\_\_\_

**RC-18-04-3224**

**RC-18-04-3224**



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

CITY OF CORAL GABLES,  
Petitioner,

Case No. 18-7197

vs.

MIAMI-DADE COUNTY PARKS AND RECREATION  
c/o Marlin Brinson  
275 N.W. 2<sup>nd</sup> Street, 4<sup>th</sup> Floor  
Miami, Florida 33128-1794

Return receipt number:

7018 2290 0001 6693 7588

Respondent.

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

Date: February 19, 2019

Re: **9610 Old Cutler Road (Park Office Building, Red Fish Grill Restaurant)**, Coral Gables, Florida 33128-1794 and legally described as 5 55 41 187 AC M/L SE1/4 & E1/2 of SW1/4 less N200ft thereof A/K/A/ Matheson Hammock Park and 6 55 41 21 AC NW1/4 of SE1/4 E of County Road Lot Size Irregular, of the Public Records of Miami-Dade County, Florida; and having folio number 03-5106-000-0010, and legally described as 6 55 41 15.24 AC N1/2 of SW1/4 of SE1/4 E of County Road Lot Size irregular, of the Public Records of Miami-Dade County, Florida; and having folio number 03-5106-000-0020, and legally described as 6 55 41 38.85 AC NE1/4 of SE1/4 less N200ft of beg 1195.74ft of c/l Cutler Rd along N line of S1/2 of sec Lot Size Irregular, of the Public Records of Miami-Dade County, Florida; and having folio number 03-5106-000-0050, and legally described as 6 55 41 41.08 AC Avocado Land Co, Lots 9 & 10, as recorded in Plat Book 2, Page 44, Lot Size Irregular, of the Public Records of Miami-Dade County, Florida; and having folio number 03-5106-006-0120 ("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 Structures are 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, 2<sup>nd</sup> Floor, Coral Gables, Florida 33134, on March 11, 2019 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. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m.

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

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

Please govern yourself accordingly.

  
Belkys Garcia, Secretary to the Board

#### ADA NOTICES

Any person who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, must register with the City Clerk, prior to engaging in lobbying activities before the city staff, boards, committees and/or the City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall.

Presentations made to this Board are subject to the City's False Claims Ordinance, Chapter 39 of the City of Coral Gables Code.

**Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Board, with respect to any matter considered at such hearing or meeting, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made; which record includes the testimony and evidence upon which the appeal is to be based. Although a court reporter usually attends the hearing at the City's cost, the City is not required to provide a transcript of the hearing, which the Respondent may request at the Respondent's cost.**

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



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Case #: 18-7197

Title of Document Posted: Construction Regulation Board, Notice of Unsafe Structure Violation For Failure To Recertify and Notice of Hearing

I, FRANCISCO R. FERNANDEZ, DO HEREBY SWEAR/AFFIRM THAT THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE ADDRESS OF 9610 Old Cutler Road, ON Feb. 19, 2019 AT 11:29 AM. (Posted at Park Office)

FRANCISCO R. FERNANDEZ  
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 19<sup>th</sup> day of February, in the year 2019, by Francisco R. Fernandez who is personally known to me.

My Commission Expires:

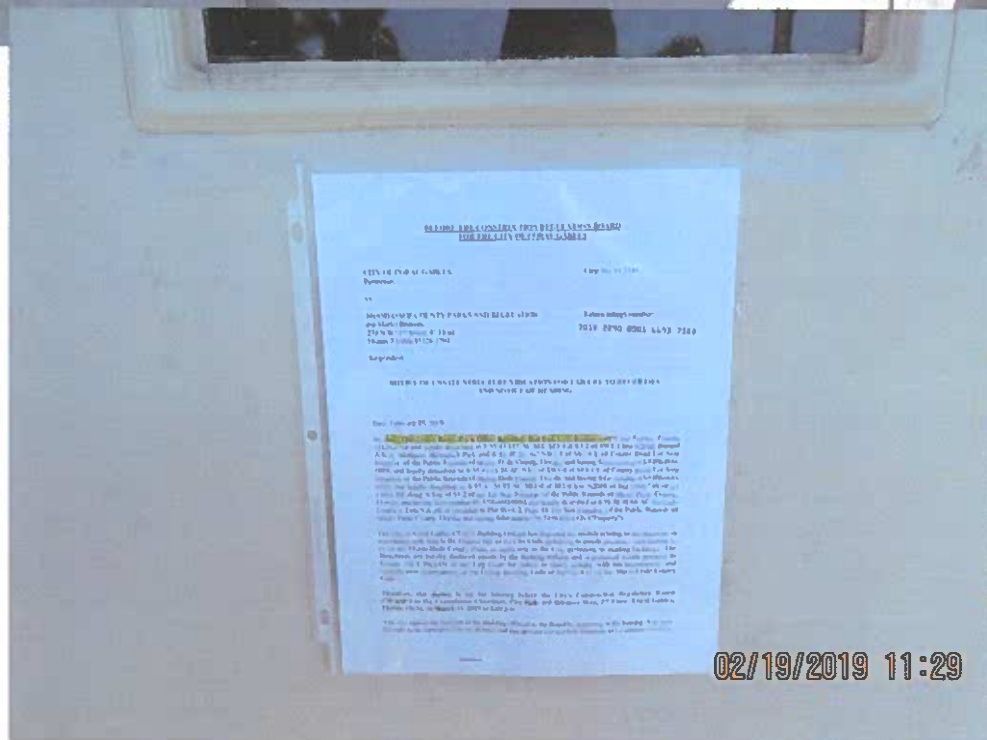


[Signature]  
Notary Public

9610 OLD CUTLER ROAD



02/19/2019 11:30



02/19/2019 11:29



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

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

CITY OF CORAL GABLES,

Case No. 18-7197

Petitioner,

vs.

MIAMI-DADE COUNTY PARKS AND RECREATION  
c/o Marlin Brinson  
275 N.W. 2<sup>nd</sup> Street, 4<sup>th</sup> Floor  
Miami, Florida 33128-1794

Respondent.

**NOTICE OF ORDER DECLARING STRUCTURE UNSAFE**

This cause was brought before the Construction Regulation Board ("Board") of the City of Coral Gables ("City"), on March 11, 2019, 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 any 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 all required notices on the owner, MIAMI-DADE COUNTY PARKS AND RECREATION, and any lienholders of record for the structure located on the property at **9610 Old Cutler Road (Park Office Building, Red Fish Grill Restaurant)** having folio number 03-5106-006-0120 (the "Structure").
2. As of the date of this Notice the Structure has failed to comply with the inspection report requirement and minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, required by Section 8-11 of the Miami-Dade County Code ("Report"). Therefore, **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

3. It is, therefore, **ORDERED**: The Owner shall take the Required Action as follows: a) the owner shall provide a status report to the Board, which includes a timeline of the recertification progress, for the **Park Office Building** within 90 days of the date of this Order; b) the owner shall recertify **The Red Fish Grill Restaurant** within 90 days of the date of this Order, to include permits and inspections, if applicable, and submittal of the Recertification Report; c) if the requirement for the Restaurant is not completed within the 90 days the owner shall pay a daily fine of \$250 for each day the violation continues; d) waive the commencement of the daily fine issued per the previous Order.

4. *Request for compliance inspection.* It is the responsibility of the Owner 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.

5. *Payment of costs, fines, 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. 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.

6. *Lien for costs and notice to subsequent purchasers.* The City shall have a special assessment lien for its administrative costs, the costs of corrective action, and any fines imposed by the Board, 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.

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

8. **NOTICE:** If the Respondent does not comply with the terms of this Order, the City may issue a Notice of Non-Compliance ("Notice"). 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. The

Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m. Failure to request an administrative hearing within seven (7) days after service of the Notice 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 14<sup>th</sup> day of March, 2019.

CONSTRUCTION REGULATION BOARD  
OF THE CITY OF CORAL GABLES

  
Secretary to the Board

**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 (30) DAYS OF THE FILING OF THIS ORDER.**

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

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

CITY OF CORAL GABLES,

Case No. 18-7197

Petitioner,

vs.

MIAMI-DADE COUNTY PARKS AND RECREATION  
c/o Marlin Brinson  
275 N.W. 2<sup>nd</sup> Street, 4<sup>th</sup> Floor  
Miami, Florida 33128-1794

Respondent.

**NOTICE OF ORDER DECLARING STRUCTURE UNSAFE**

This cause was brought before the Construction Regulation Board ("Board") of the City of Coral Gables ("City"), on March 11, 2019, 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 any 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 all required notices on the owner, MIAMI-DADE COUNTY PARKS AND RECREATION, and any lienholders of record for the structure located on the property at **9610 Old Cutler Road (Park Office Building, Red Fish Grill Restaurant)** having folio number 03-5106-006-0120 (the "Structure").
2. As of the date of this Notice the Structure has failed to comply with the inspection report requirement and minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, required by Section 8-11 of the Miami-Dade County Code ("Report"). Therefore, **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

3. It is, therefore, **ORDERED**: The Owner shall take the Required Action as follows: a) the owner shall provide a status report to the Board, which includes a timeline of the recertification progress, for the **Park Office Building** within 90 days of the date of this Order; b) the owner shall recertify **The Red Fish Grill Restaurant** within 90 days of the date of this Order, to include permits and inspections, if applicable, and submittal of the Recertification Report; c) if the requirement for the Restaurant is not completed within the 90 days the owner shall pay a daily fine of \$250 for each day the violation continues; d) waive the commencement of the daily fine issued per the previous Order.
4. *Request for compliance inspection.* It is the responsibility of the Owner 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.
5. *Payment of costs, fines, 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. 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.
6. *Lien for costs and notice to subsequent purchasers.* The City shall have a special assessment lien for its administrative costs, the costs of corrective action, and any fines imposed by the Board, 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.
7. City's remedies are cumulative. This Order notwithstanding, the City may enforce its code by any other lawful means.
8. **NOTICE:** If the Respondent does not comply with the terms of this Order, the City may issue a Notice of Non-Compliance ("Notice"). 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, tel: (305) 460-5229. The

Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m. Failure to request an administrative hearing within seven (7) days after service of the Notice 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 14<sup>th</sup> day of March, 2019.

CONSTRUCTION REGULATION BOARD  
OF THE CITY OF CORAL GABLES

  
Secretary to the Board

**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 (30) DAYS OF THE FILING OF THIS ORDER.**

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

CITY OF CORAL GABLES,  
Petitioner,

Case No. 18-7197

vs.

MIAMI-DADE COUNTY PARKS AND RECREATION  
c/o Marlin Brinson  
275 N.W. 2<sup>nd</sup> Street, 4<sup>th</sup> Floor  
Miami, Florida 33128-1794

Return receipt number:

7018 2290 0001 6693 7946

Respondent.

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

Date: July 26, 2019

Re: **9610 Old Cutler Road (Park Office Building)**, Coral Gables, Florida 33128-1794 and legally described as 5 55 41 187 AC M/L SE1/4 & E1/2 of SW1/4 less N200ft thereof A/K/A/ Matheson Hammock Park and 6 55 41 21 AC NW1/4 of SE1/4 E of County Road Lot Size Irregular, of the Public Records of Miami-Dade County, Florida; and having folio number 03-5106-000-0010, and legally described as 6 55 41 15.24 AC N1/2 of SW1/4 of SE1/4 E of County Road Lot Size irregular, of the Public Records of Miami-Dade County, Florida; and having folio number 03-5106-000-0020, and legally described as 6 55 41 38.85 AC NE1/4 of SE1/4 less N200ft of beg 1195.74ft of c/l Cutler Rd along N line of S1/2 of sec Lot Size Irregular, of the Public Records of Miami-Dade County, Florida; and having folio number 03-5106-000-0050, and legally described as 6 55 41 41.08 AC Avocado Land Co, Lots 9 & 10, as recorded in Plat Book 2, Page 44, Lot Size Irregular, of the Public Records of Miami-Dade County, Florida; and having folio number 03-5106-006-0120 ("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 Structures are 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, 2<sup>nd</sup> Floor, Coral Gables, Florida 33134, on August 12, 2019 at 2:00 p.m.**

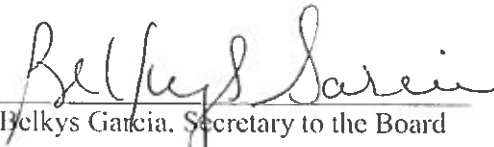
You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence; however,

formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, bgarcia@coralgables.com, tel: (305) 460-5229. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 p.m.

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

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

Please govern yourself accordingly.

  
Belkys Garcia, Secretary to the Board

#### ADA NOTICES

Any person who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, must register with the City Clerk, prior to engaging in lobbying activities before the city staff, boards, committees and/or the City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall.

Presentations made to this Board are subject to the City's False Claims Ordinance, Chapter 39 of the City of Coral Gables Code.

**Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Board, with respect to any matter considered at such hearing or meeting, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made; which record includes the testimony and evidence upon which the appeal is to be based. Although a court reporter usually attends the hearing at the City's cost, the City is not required to provide a transcript of the hearing, which the Respondent may request at the Respondent's cost.**

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

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





CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Case #: 18-7197

Title of Document Posted: Construction Regulation Board, Notice of Unsafe Structure Violation For Failure To Recertify and Notice of Hearing

I, FRANCISCO R. FERNANDEZ, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 9610 Old Cutler Road, ON 7-26-19  
AT 11:58 AM. Park office Building

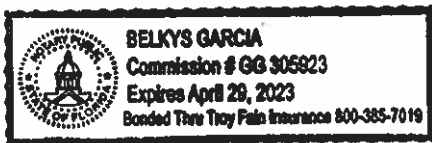
FRANCISCO R. FERNANDEZ  
Employee's Printed Name

[Signature]  
Employee's Signature

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

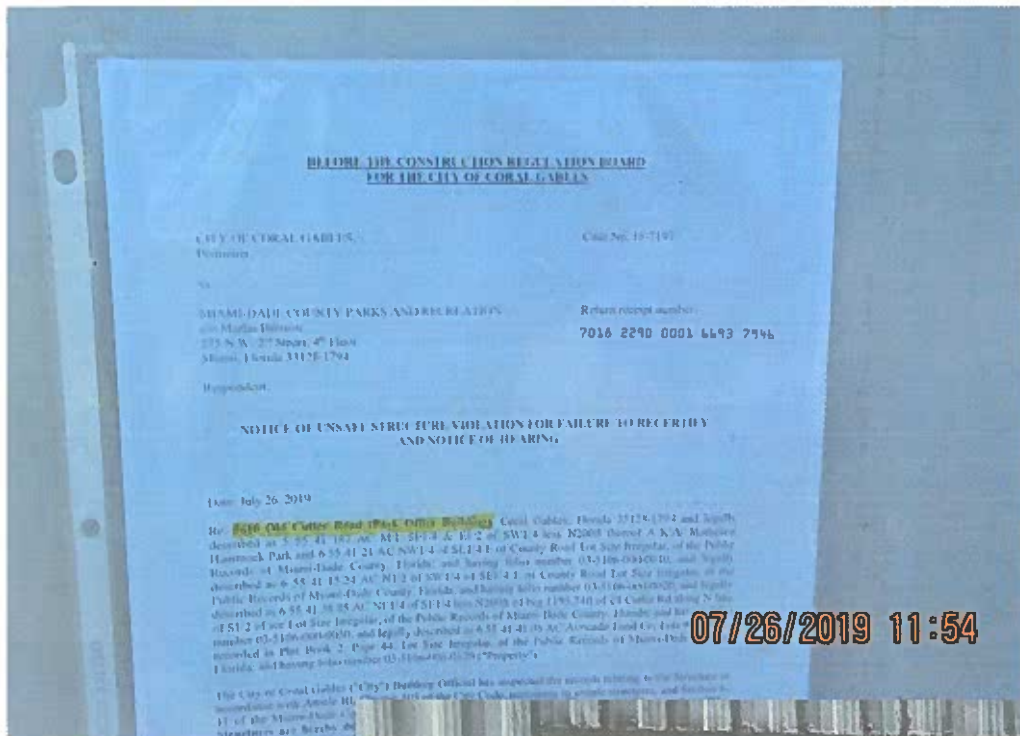
Sworn to (or affirmed) and subscribed before me this 26<sup>th</sup> day of July, in  
the year 2019, by Francisco Hernandez, who is personally known to  
me.

My Commission Expires:



Belkys Garcia  
Notary Public

9610 OLD CUTLER ROAD (BUILDING 2)



07/26/2019 11:54



07/26/2019 11:54