



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 8/11/2015

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



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

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

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

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

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

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:

CITY'S
EXHIBIT



Google earth

AMERICAN LEGION POST #8

AMERICAN LEGION POST #8



The City of Coral Gables

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

4/1/2014

VIA CERTIFIED MAIL

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

91 7108 2133 3932 6148 0104

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

Gentlemen:

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

In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a Florida Registered Architect or Professional Engineer must inspect said building and a report must be furnished to this Department with ninety (90) days from the date of this letter, indicating that the building meets the requirements of building recertification under the Code. In the event that repairs or modifications are found to be necessary resulting from the recertification inspection, the owner shall have a total of 150 days from the date of this Notice in which to complete indicted repairs or modifications.

The architect or engineer that you choose to do the inspection may obtain the required forms: "*Minimum Inspection Procedural Guidelines for Building Recertification*," from this link: <http://www.miamidade.gov/building/form-checklist.asp> to access the interactive structural and electrical forms. In addition to the forms, a cover letter must state that that the property meets the requirement for building recertification; no additional documents or photographs are necessary.

The certification report, along with the filing fee in the amount of \$380.63; plus, \$2.45 per page document preservation fee must be paid with a check, or credit card payment to the "City of Coral Gables," and sent/delivered to:

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

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

Sincerely,

Manuel Z. Lopez

Manuel Z. Lopez, P.E.
Building Official

CITY'S

EXHIBIT 2

2014

S-26 Not Complied



The City of Coral Gables

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

7/22/2014

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

VIA CERTIFIED MAIL

91 7108 2133 3932 6262 1902

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

Dear Property Owner:

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

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

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

Please govern yourself accordingly.

Sincerely,

Manuel Z. Lopez

Manuel Z. Lopez, P.E.
Building Official



The City of Coral Gables

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

6/2/2015

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

****FINAL NOTICE****

VIA CERTIFIED MAIL

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

91 7108 2133 3932 5924 9164

Dear Property Owner:

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

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

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

Please govern yourself accordingly.

Sincerely,

Manuel Z. Lopez

Manuel Z. Lopez, P.E.
Building Official

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 M. Angelen Addressee
 B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No
 JUN 10 2015

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

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number

(Transfer from service label) 91 7108 2133 3932 5924 9164

CITY OF CORAL GABLES,

Case # 15-4406

Petitioner,

vs.

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

Respondent.

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

Date: October 8, 2015

To:

<p><u>Owner</u> Coral Gables Post No. 98, American Legion, Inc. P.O. Box 224 Coral Gables, FL 33114-0224</p> <p>Return receipt number: 91 7108 2133 3932 6009 7488</p>	<p><u>Owner (Registered Agent)</u> Coral Gables Post No. 98, American Legion, Inc. c/o William T. Muir Registered Agent 550 Biltmore Way, Suite 810 Coral Gables, FL 33134-5784</p> <p>Return receipt number: 91 7108 2133 3932 6009 7471</p>
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Re: The two-story commercial building ("Structure") built in 1924 and located at 301 Alhambra Circle, Coral Gables, FL 33134, legally described as: Lots 23, 24 and E 6 Feet of Lot 22 and Lots 25 to 28 in Block 26, of CORAL GABLES SECTION, according to

CITY'S

EXHIBIT 3

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

The City of Coral Gables (“City”) Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 8-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. The Structure is hereby declared unsafe by the Building Official and is presumed unsafe pursuant to Section 105-186(j)(13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code as follows:

On April 1, 2014, the City sent the Property Owner a 90-day Notice of Required Inspection requesting an inspection report conforming to the minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, pursuant to Section 8-11(f) of the Miami-Dade County Code (“Report”).

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

To date, the Owner has not completed has not submitted a Compliance Report and completed any required repairs (“Required Action”).

Therefore, this matter is set for hearing before the City’s Construction Regulation Board (“Board”) in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on October 19, 2015, at 2:00 p.m.

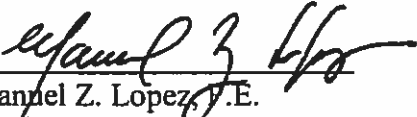
You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence, however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that, if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, bgarcia@coralgables.com, tel: (305) 460-5229.

If the Required Action is not completed before the above hearing date, the Building Official may order that the structure be vacated, boarded, secured, and posted to prevent further occupancy until the Required Action is completed. The Building Official may also order demolition of the Structure and recover the costs incurred against the Property and the Owner of record.

If the Property Owner or other interested party does not take all Required Action or appeal the decision of the Building Official, the Construction Regulation Board may enter an order of demolition and assess all costs of the proceedings and demolition and other Required Action for which the City shall have a lien against the Property and the Property Owner.

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

Please govern yourself accordingly.


Manuel Z. Lopez, P.E.
Building Official

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that, on October 8, 2015, a true and correct copy of the foregoing notice was served via certified mail, return receipt requested, on all of the parties listed above and by hand delivery or posting at the Property.

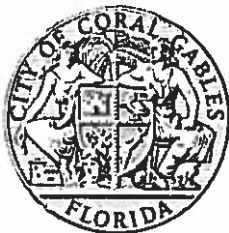

Manuel Z. Lopez, P.E.
Building Official

NOTICES

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

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

ADA Assistance: The City complies with the provisions of the American with Disabilities Act. Individuals with disabilities requiring special accommodations or assistance should contact Ernesto Pino, Assistant Public Works Director, at (305) 460-5004, with requests for auxiliary aids or services at least one business day before the hearing in order to request such assistance.



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint/Case #: 15-4406

Title of Document Posted: Construction Regulation Board Case

I, Claudio Ramos, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 301 Alhambra Cir., ON 10-9-15.
AT 10:30 am.

Claudio Ramos
Employee's Printed Name

[Signature]
Employee's Signature

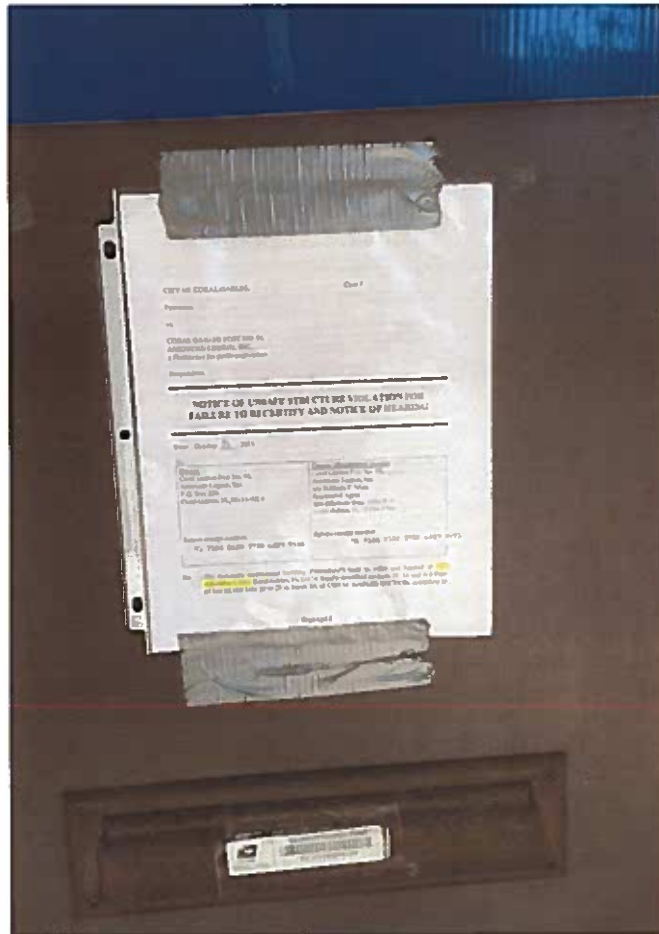
STATE OF FLORIDA)
SS.
COUNTY OF MIAMI-DADE)

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

My Commission Expires:



Belkys Garcia
Notary Public





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

**CITY OF CORAL GABLES
CONSTRUCTION REGULATION BOARD**

CITY OF CORAL GABLES,

CASE NO. 15-4406

Petitioner,

vs.

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

Respondent.

ORDER DECLARING STRUCTURE UNSAFE

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

Findings of Fact

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

2. The Notice alleges that the Structure is unsafe because on April 1, 2014, the City sent the Property Owner a 90-day Notice of Required Inspection requesting an inspection report conforming to the minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, pursuant to Section 8-11(f) of the Miami-Dade County Code ("Report").

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

4. To date, the Owner has not a) submitted the Report; b) completed the required repairs and c) submitted a letter from the architect or engineer who prepared the Report stating that the Structure now meets the minimum requirements ("Compliance Report")(collectively referred to as "Required Action").

Conclusions of Law

5. The Structure is presumed and is hereby declared unsafe pursuant to Section 105-186(j)(13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

Order

It is, therefore, ORDERED:

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

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

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

9. *Payment of costs and demolition by City.* The Owner shall pay, within 7 days of the date of this Order, the City's administrative costs to date of \$600, in addition to the costs of recording this Order. If the Owner does not comply with any of the applicable deadlines above, the Building Official may immediately and without further order from this Board, order that the structure be vacated, boarded, secured, and posted (including, but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy and the City

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

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

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

12. **NOTICE:** If the Respondent does not comply with the terms of this order, the City may issue an Affidavit of Non-Compliance ("Affidavit"). The Respondent may request an administrative hearing that shall be strictly limited to determining whether the Respondent complied with the terms of this order. Requests for a hearing must be made in writing to Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134-5717, bgarcia@coralgables.com, tel: (305) 460-5229. Failure to request an administrative hearing within seven (7) days after service of the Affidavit shall constitute a waiver of the Respondent's right to the hearing. The Respondent shall be liable for the reasonable costs of the administrative hearing, if the Respondent does not prevail at the hearing.

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

CONSTRUCTION REGULATION BOARD
OF THE CITY OF CORAL GABLES



Board Chairperson

Notice of Deadline to Appeal

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

Certificate of Filing and Service

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

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



Belkys Garcia
Secretary to the Board

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

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



9590 9401 0033 5168 6859 98

2. Article Number (Transfer from service label)

9171082133393260097235

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

[Handwritten Signature]

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

11/2/15

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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt



The City of Coral Gables

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

October 27, 2015

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

91 7108 2133 3932 6005 0988

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


Dear Sir or Madame:

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

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

Please contact Virginia Goizueta, Building Services Coordinator, tel.: (305) 460-5250, email: vgoizueta@coralgables.com, or Manuel Z. Lopez, P.E., Building Official, tel.: (305) 460-5242, email: mlopez@coralgables.com. The Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m.

Sincerely,



Manuel Z. Lopez, P.E.
Building Official

Street file



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint/Case #: 15-4406

Title of Document Posted: Construction Regulation Board Case

I, Claudio Ramos, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 301 Alhambra Cir., ON 10-28-15.
AT 10:30 am.

Claudio Ramos
Employee's Printed Name

[Signature]
Employee's Signature

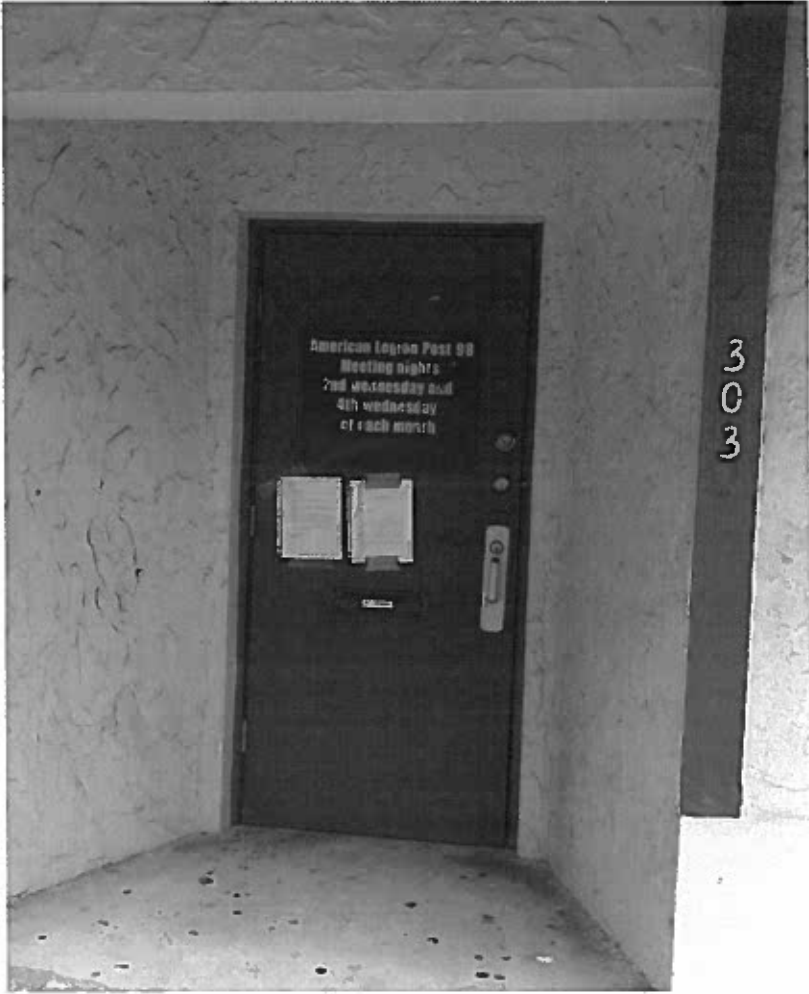
STATE OF FLORIDA)
SS.
COUNTY OF MIAMI-DADE)

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

My Commission Expires:



Belkys Garcia
Notary Public



American Legion Post 88
Meeting nights
2nd Wednesday and
4th Wednesday
of each month

NOTICE

3
0
3

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

**CITY OF CORAL GABLES
CONSTRUCTION REGULATION BOARD**

CITY OF CORAL GABLES,

CASE NO. 15-4406

Petitioner,

vs.

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

Respondent.

ORDER DECLARING STRUCTURE UNSAFE

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

Findings of Fact

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

2. The Notice alleges that the Structure is unsafe because on April 1, 2014, the City sent the Property Owner a 90-day Notice of Required Inspection requesting an inspection report conforming to the minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, pursuant to Section 8-11(f) of the Miami-Dade County Code ("Report").

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

4. To date, the Owner has not a) submitted the Report; b) completed the required repairs and c) submitted a letter from the architect or engineer who prepared the Report stating that the Structure now meets the minimum requirements ("Compliance Report")(collectively referred to as "Required Action").

Conclusions of Law

5. The Structure is presumed and is hereby declared unsafe pursuant to Section 105-186(j)(13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

Order

It is, therefore, ORDERED:

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

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

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

9. *Payment of costs and demolition by City.* **The Owner shall pay, within 7 days of the date of this Order, the City's administrative costs to date of \$600, in addition to the costs of recording this Order. If the Owner does not comply with any of the applicable deadlines above, the Building Official may immediately and without further order from this Board, order that the structure be vacated, boarded, secured, and posted (including, but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy and the City**

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

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

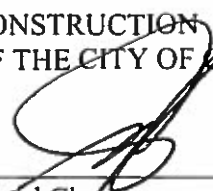
11. *City's remedies are cumulative.* This Order notwithstanding, the City may enforce its code by any other lawful means.

12. **NOTICE: If the Respondent does not comply with the terms of this order, the City may issue an Affidavit of Non-Compliance ("Affidavit"). The Respondent may request an administrative hearing that shall be strictly limited to determining whether the Respondent complied with the terms of this order. Requests for a hearing must be made in writing to Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134-5717, bgarcia@coralgables.com, tel: (305) 460-5229. Failure to request an administrative hearing within seven (7) days after service of the Affidavit shall constitute a waiver of the Respondent's right to the hearing. The Respondent shall be liable for the reasonable costs of the administrative hearing, if the Respondent does not prevail at the hearing.**

DONE AND ORDERED at the City of Coral Gables, Miami-Dade County, Florida, on this ~~17th~~ day of October, 2015.

28th

CONSTRUCTION REGULATION BOARD
OF THE CITY OF CORAL GABLES



Board Chairperson

Notice of Deadline to Appeal

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

Certificate of Filing and Service

I HEREBY CERTIFY that the original of this order was filed with the Secretary of the Board, on this ~~17th~~ day of October, 2015 and that, on the same date, a true and correct copy of the foregoing was posted on the door of each dwelling unit in the Structure (in the case of a multifamily structure) and was served by certified mail, return receipt requested, and by first class mail (and via e-mail at any e-mail address indicated below) on:

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



Belkys Garcia
Secretary to the Board



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint/Case #: 15-4406

Title of Document Posted: Construction Regulation Board Case

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

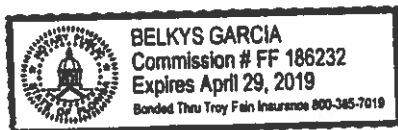
VIRGINIA GOIZUETA
Employee's Printed Name

[Signature]
Employee's Signature

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

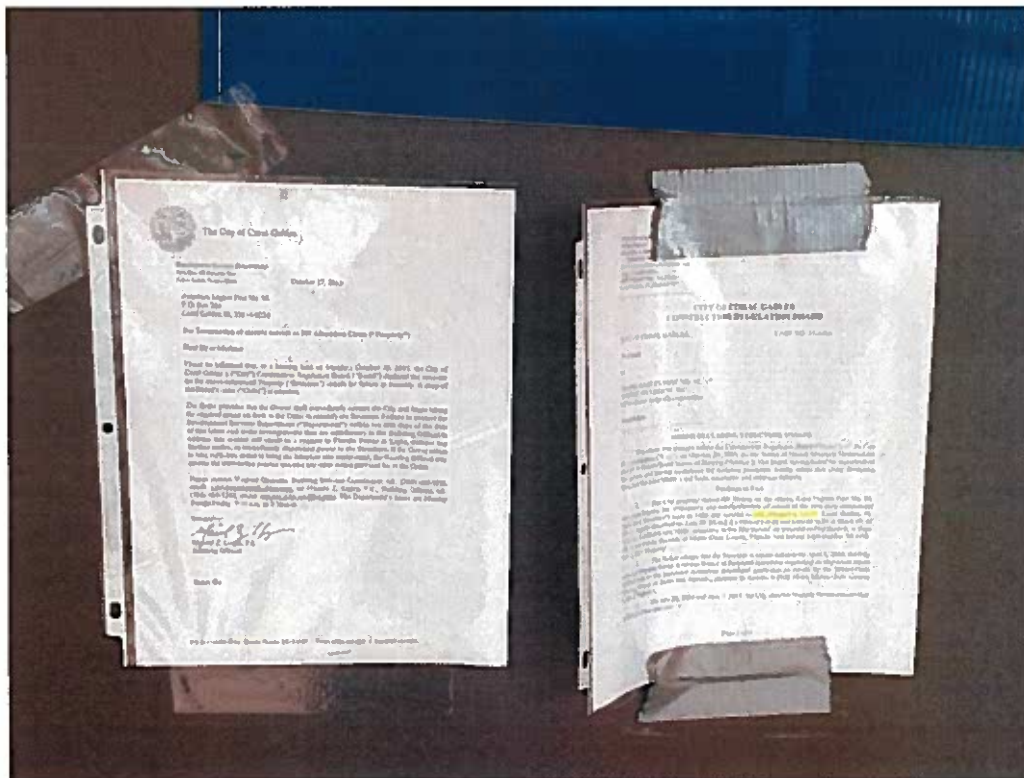
Sworn to (or affirmed) and subscribed before me this 28th day of October, in the
year 20 15, by VIRGINIA GOIZUETA who is personally known to me
or has produced _____ as identification.

My Commission Expires:



Belkys Garcia
Notary Public

301 Alhambra Circle



CITY OF CORAL GABLES.

CASE NO. 15-4406

Petitioner,

vs.

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

Respondent.

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

Date: December 29, 2015

To:

<p>Owner Coral Gables Post No. 98, American Legion, Inc. P.O. Box 224 Coral Gables, FL 33114-0224</p> <p>Return receipt number: <u>N/A</u></p>	<p>Owner (Registered Agent) Coral Gables Post No. 98, American Legion, Inc. c/o William T. Muir Registered Agent 550 Biltmore Way, Suite 810 Coral Gables, FL 33134-5784</p> <p>Return receipt number: 91 7108 2133 3931 8979 7971</p>
---	--

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


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

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

1. I am the City Building Official.
2. On October 19, 2015, the City Construction Regulation Board ("Board") held a public hearing and issued an Order Declaring Structure Unsafe, in the above-styled matter ("Order").
3. The Order found the Structure to be unsafe and ordered the above-listed owner of the Property ("Owner") to take action to recertify the Structure ("Required Action") or to demolish the Structure and pay the administrative costs by a certain deadline.
4. The deadline to take the Required Action or to demolish the Structure expired on December 21, 2015.
5. On December 29, 2015, I completed a review of the relevant City records and determined that the Owner has not taken the Required Action or demolished the Structure and that the Owner has not paid the administrative costs.
6. **NOTICE: The Owner may request an administrative hearing which shall be strictly limited to determining whether and when the Owner took the Required Action or demolished the Structure and paid the administrative costs as required by the Order. The Owner may file a written request for hearing within seven (7) days of the date of this notice. Failure to timely request an administrative hearing shall constitute a waiver of the Owner's right to the administrative hearing. The Owner shall be liable for the reasonable costs of the administrative hearing if the Owner is unsuccessful at the hearing.**
7. Requests for a hearing must be made in writing and addressed to Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, bgarcia@coralgables.com, tel: (305) 460-5229.

FURTHER AFFIANT SAYETH NOT.

DATED: December 29, 2015.


Manuel Z. Lopez, P.E.
Building Official

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

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



Belkys Garcia
(Signature of Notary Public - State of Florida)

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that, on December 29, 2015, a true and correct copy of the foregoing notice was served via certified mail, return receipt requested, by first class mail, via e-mail at any e-mail address indicated above, and by hand-delivery or posting at the Property.

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

NOTICES

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

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

ADA Assistance: The City complies with the provisions of the American with Disabilities Act. Individuals with disabilities requiring special accommodations or assistance should contact Ernesto Pino, Assistant Public Works Director, at (305) 460-5004, with requests for auxiliary aids or services at least one business day before the hearing in order to request such assistance.



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint/Case #: 15-4406

Title of Document Posted: Construction Regulation Board Case

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

Dayron Garcia
Employee's Printed Name

[Signature]
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 30 day of December, in
the year 20 15, by Dayron Garcia who is personally known to
me.

My Commission Expires:



[Signature]
Notary Public

AMERICAN LEGION PO



12/29/2015 16:21

CITY OF CORAL GABLES

CASE NO. 15-4406

Petitioner

301 Alhambra
Circle

vs.

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

Respondent

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

Date: December 29, 2015

To:

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

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

Return receipt number: N/A

Return receipt number:
91 7108 2133 3931 8979 7971

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

15-4406

12/29/2015 16:21

BEFORE THE CONSTRUCTION REGULATION BOARD
OF THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,

CASE NO. 15-4406

Petitioner,

vs.

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

Respondent.

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

Date: January 13, 2016

To:

<p><u>Owner</u> Coral Gables Post No. 98, American Legion, Inc. P.O. Box 224 Coral Gables, FL 33114-0224</p> <p>Return receipt number: <u>N/A</u></p>	<p><u>Owner (Registered Agent)</u> Coral Gables Post No. 98, American Legion, Inc. c/o William T. Muir Registered Agent 550 Biltmore Way, Suite 810 Coral Gables, FL 33134-5784</p> <p>Return receipt number: <u>91 7108 2133 3932 6905 4482</u></p>
--	---

Re: The two-story commercial building ("Structure"), built in 1924 (90-year recertification required), located at **301 Alhambra Circle**, Coral Gables, FL 33134, legally described as: Lots 23, 24 and E 6 Feet of Lot 22 and Lots 25 to 28 in Block 26, of CORAL GABLES SECTION, according to the Plat thereof, as recorded in Plat Book 8, Page 33, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-006-2430 ("Property").

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

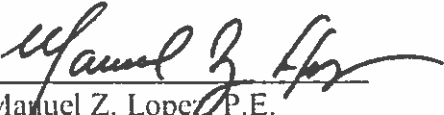
The hearing will be held regarding the Notice of Non-Compliance with Unsafe Structures Order and Right to Request Hearing. **The hearing shall be strictly limited to determining whether and when you took the Required Action or demolished the Structure and paid the administrative costs as required by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

You have the right to be represented by an attorney and may present and question witnesses and evidence, however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that, if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, bgarcia@coralgables.com, tel: (305) 460-5229.

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

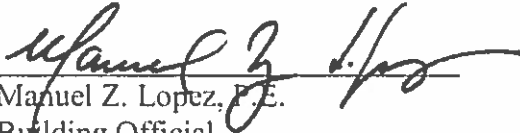
If you comply with the Board's prior order before the hearing, please contact Virginia Goizueta, Building Services Coordinator, tel.: (305) 460-5250, email: vgoizueta@coralgables.com, or Manuel Z. Lopez, P.E., Building Official, tel.: (305) 460-5242, email: mlopez@coralgables.com. The Development Services Department's hours are Monday though Friday, 7:30 a.m. to 3:30 p.m.

Please govern yourself accordingly.


Manuel Z. Lopez, P.E.
Building Official

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that, on January 13, 2016, a true and correct copy of the foregoing notice was served via certified mail, return receipt requested. by first class mail and by hand-delivery or posting at the Property.


Manuel Z. Lopez, P.E.
Building Official

NOTICES

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

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

ADA Assistance: The City complies with the provisions of the American with Disabilities Act. Individuals with disabilities requiring special accommodations or assistance should contact Ernesto Pino, Assistant Public Works Director, at (305) 460-5004, with requests for auxiliary aids or services at least one business day before the hearing in order to request such assistance.



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint/Case #: 15-4406

Title of Document Posted: Construction Regulation Board Case

I, EDUARDO MARTIN, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 301 Alhambra Circle, ON 1-13-16
AT 9:00 a.m..

Eduardo MARTIN
Employee's Printed Name

Eduardo Martin
Employee's Signature

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

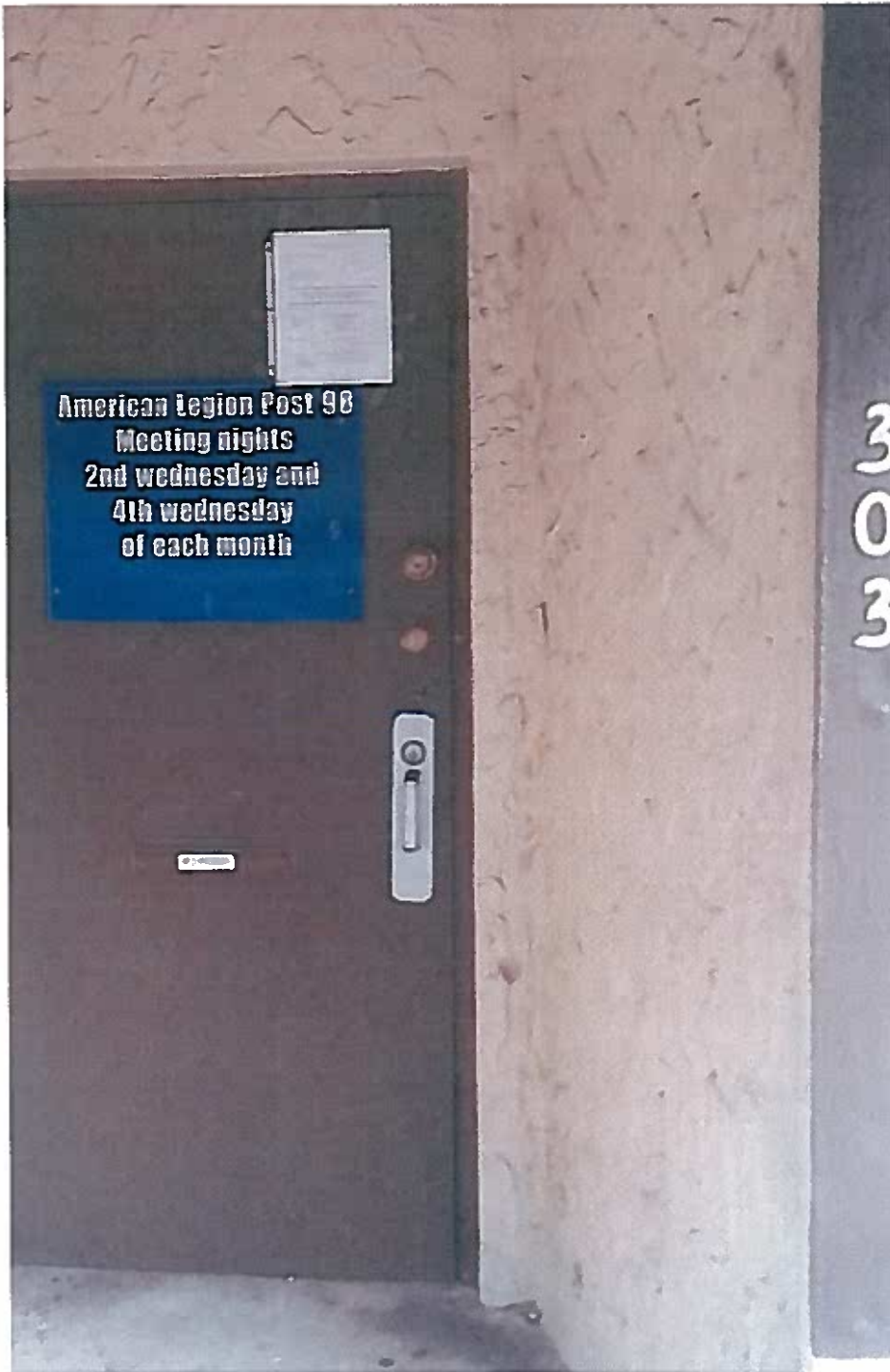
Sworn to (or affirmed) and subscribed before me this 13th day of January, in
the year 20 16, by Eduardo Martin who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

301 Alhambra Circle



BEFORE THE CONSTRUCTION REGULATORY BOARD
OF THE CITY OF CORAL GABLES

CITY OF CORAL GABLES
Personnel
301 Alhambra Circle

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

Re: 301 Alhambra Circle

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

Date: January 12, 2014

To: LORRA Chief, Code Enforcement American Legion, Inc. P.O. Box 204 Coral Gables, FL 33134-0204	From: (Registered Agent) City of Coral Gables Municipal Engineer, Inc. c/o William J. Blair Registered Agent 170 Biscayne Blvd., Suite 800 Coral Gables, FL 33134-3724
--	---

Business hours: 9/8
Phone number: 781 7100 2133 3430 4705 4442

Re: The two-story commercial building ("Structure"), built in 1924, reference was made to reports located at 301 Alhambra Circle, Coral Gables, FL 33134, legally described as: Lots 23, 24 and 25, in Part of Lot 22 and Lots 26 to 28 in Block 25, of C/1643, C/16125-174, 175A, according to the Plat thereof, as shown on Plat Book 4, Page 23, of the Public Records of Miami-Dade County, Florida, and being also located 01-4194, 010-2470 ("Property").

Page 1 of 3

BEFORE THE CONSTRUCTION REGULATION BOARD
OF THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,

CASE NO. 15-4406

Petitioner.

vs.

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

Respondent.

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

Date: January 22, 2016

To:

<p><u>Owner</u> Coral Gables Post No. 98, American Legion, Inc. P.O. Box 224 Coral Gables, FL 33114-0224</p> <p>Return receipt number: 91 7108 2133 3932 6905 4239</p>	<p><u>Owner (Registered Agent)</u> Coral Gables Post No. 98, American Legion, Inc. c/o William T. Muir Registered Agent 550 Biltmore Way, Suite 810 Coral Gables, FL 33134-5784</p> <p>Return receipt number: 91 7108 2133 3932 6905 4246</p>
--	---

Re: The two-story commercial building ("Structure"), built in 1924 (90-year recertification required), located at **301 Alhambra Circle**, Coral Gables, FL 33134, legally described as: Lots 23, 24 and E 6 Feet of Lot 22 and Lots 25 to 28 in Block 26, of CORAL GABLES SECTION, according to the Plat thereof, as recorded in Plat Book 8, Page 33, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-006-2430 ("Property").

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


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

You have the right to be represented by an attorney and may present and question witnesses and evidence, however. formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that, if someone other than an attorney will be attending the hearing on your behalf. he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, bgarcia@coralgables.com, tel: (305) 460-5229.

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

If you comply with the Board's prior order before the hearing, please contact Virginia Goizueta, Building Services Coordinator, tel.: (305) 460-5250, email: vgoizueta@coralgables.com. or Manuel Z. Lopez, P.E., Building Official, tel.: (305) 460-5242, email: mlopez@coralgables.com. The Development Services Department's hours are Monday though Friday, 7:30 a.m. to 3:30 p.m.

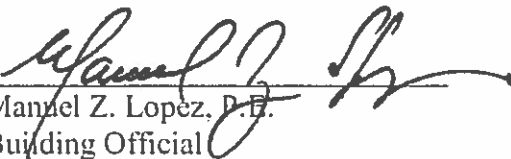
Please govern yourself accordingly.



Manuel Z. Lopez, P.E.
Building Official

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that, on January 22, 2016, a true and correct copy of the foregoing notice was served via certified mail, return receipt requested, by first class mail and by hand-delivery or posting at the Property.


Manuel Z. Lopez, P.E.
Building Official

NOTICES

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

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

ADA Assistance: The City complies with the provisions of the American with Disabilities Act. Individuals with disabilities requiring special accommodations or assistance should contact Ernesto Pino, Assistant Public Works Director, at (305) 460-5004, with requests for auxiliary aids or services at least one business day before the hearing in order to request such assistance.



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint/Case #: 15-4406

Title of Document Posted: Construction Regulation Board Case

I, JOSE IGLESIAS, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 301 Alhambra Cir, ON 1-22-16
AT 11:00 AM.

JOSE IGLESIAS
Employee's Printed Name

[Signature]
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 22nd day of January, in
the year 20 16, by Jose Iglesias who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

301 Alhambra Circle



Detail by Entity Name

Florida Not For Profit Corporation

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

Filing Information

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

Principal Address

303 ALHAMBRA CIRCLE
CORAL GABLES, FL 33134

Changed: 04/15/2005

Mailing Address

550 BILTMORE WAY
SUITE 810
CORAL GABLES, FL 33134

Changed: 04/15/2005

Registered Agent Name & Address

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

Name Changed: 04/15/2005

Address Changed: 04/15/2005

Officer/Director Detail

Name & Address

Title CD

CITY'S

EXHIBIT 4

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

Title AD

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

Title FOD

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

Title 1VC

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

Title 2VC

FISCHER, EDWARD
1040 SW 82 CT
MIAMI, FL 33156

Title C

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

Annual Reports

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

Document Images

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State of Florida, Department of State

1859 MAR 20

WARRANTY DEED

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

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

Lots 25 to 28, inclusive, of block 26 of Section "K", Coral Gables, a subdivision in the SE $\frac{1}{4}$ of Section 6, Township 54 South, Range 41 East, according to the Plat thereof recorded in Plat Book 2, page 33 of the public records of Dade County, Florida;

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

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

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

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

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

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

(Corporate Seal)

THE CITY OF BOULDER, COLORADO

ATTEST:

By Paul C. ... Mayor

J. S. Law
City Clerk

Signed, sealed and delivered in the presence of us:

Mabel Stalder

Mildred B. Bell

STATE OF FLORIDA)
) SS
COUNTY OF DADE)

I HEREBY CERTIFY, that on this 5th day of Jan,
A. D. 1938, before me personally appeared PAUL D. McGARRY and
G. W. SHAW, Mayor and City Clerk respectively of The City of Coral
Gables, a municipal corporation under the laws of the State of
Florida, to me known to be the persons who signed the foregoing
instrument as such officers and severally acknowledged the execution
thereof to be their free act and deed as such officers for the uses
and purposes therein mentioned and that they affixed thereto the
official seal of said corporation, and that the said instrument is
the act and deed of said corporation.

WITNESS my signature and official seal at Madison
In the County of Dade and State of Florida the day and year last
aforesaid.

HOEARY PUTTIC
State of Florida at Large

My Commission expires: _____



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

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

Vertical text on the right margin, possibly a page number or reference.

EDWARD L. SEMPLE
ATTORNEY AT LAW
MIAMI, FLORIDA

THIS INSTRUMENT, Made this ^{16th} day of February, A. D. 1945
between CITY OF CORAL GABLES, a municipal corporation of Dade County,
Florida,

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

party of the second part,

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

State of Florida to-wit:—

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

This property is conveyed subject to the following:

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

2724 100

WARRANTY DEED
(FROM CORPORATION)

FORM 6, L. A. 3

FLORIDA POWER & LIGHT COMPANY
MIAMI 22, Florida

This Indenture, Made this 29th day of April, A. D. 1946,
BETWEEN FLORIDA POWER & LIGHT COMPANY, a corporation
existing under the laws of the State of Florida, having its principal place of
business in the County of Dade and State of Florida
and lawfully authorized to transact business in the State of Florida, party of the first part, and
COHAL GABLES POST NO. 98 THE AMERICAN LEGION (Coral Gables,
Florida, Department of Florida) P. O. Box 224, Coral Gables 34,
Florida.

of the County of Dade and State of Florida
party of the second part. WITNESSETH:

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

East six (6) feet of Lot 22, Block 26, of Coral Gables,
Section "K", according to the Plat thereof, recorded in
Plat Book 8, at Page 33 of the Public Records of Dade County,
Florida.

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

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

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

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

[Signature]
Secretary

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

Signed, sealed and delivered in presence of us:
[Signature]
[Signature]

STATE OF FLORIDA,
COUNTY OF DADE

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

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

Sullivan Blackburn (Seal)
Notary Public
State of Florida at Large

My commission expires September 1946
Notary Public, State of Florida
Recorded by _____

FRANK R. E. AS
(FROM ORGANIZATION)

Abstract of Record

Doc# _____

ABSTRACT OF DESCRIPTION

STATE OF FLORIDA,
COUNTY OF DADE

On this 29th day of April
A. D. 1946 at _____, this in-
strument was filed for record, and being duly
acknowledged and proven, I have recorded the
same on page 200 of Book _____

IN WITNESS WHEREOF, I have hereunto
set my hand and official seal of the County
Court of the 1st Judicial Circuit
of said State in and for said County.

E. B. LEATHERMAN Clerk

E. B. Leatherman

145

V 50882

FOR RECORD
APR 29 1946 11 00 AM
E. B. LEATHERMAN
CLERK DADE COUNTY



City of Coral Gables

Fire Department

Fire Prevention Division

2815 Salzado Street, Coral Gables, FL 33134

Fax (305) 460-5598

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

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

FL NFPA 01 13

Floor 1

Chapter 1 Administration

1.7.6.1 Right to inspect

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

1.7.6.3 Right to inspect.

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

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

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

Failure to correct violations within 15 days of re-inspection is subject to penalties up to and including the issuance of Civil Citations in the amount of \$200 per violation / per day.

Failure to provide immediate corrective measures when required, may result in administrative action including but not limited to: mandatory fire watch, building evacuation, or stoppage of all work.

Per City Ordinance 30-4, a Fire Inspection Fee will be billed for this inspection. All fees are subject to change without prior notice.

Thank you for your assistance. If you have any additional questions or to schedule an inspection, please contact the inspector listed at the top of this report.

Signature on file
Company Representative: no access

CITY'S

EXHIBIT

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8/31/2015
Signature on file

Inspector:

Tim Mungovan
8/31/2015



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

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

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

FL NFPA 01 13
Floor 1

Chapter 1 Administration

1.7.6.1 Right to inspect

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

1.7.6.3 Right to inspect.

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

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

Failure to correct violations within 15 days of re-inspection is subject to penalties up to and including the issuance of Civil Citations in the amount of \$200 per violation / per day.

Failure to provide immediate corrective measures when required, may result in administrative action including but not limited to: mandatory fire watch, building evacuation, or stoppage of all work.

Per City Ordinance 30-4, a Fire Inspection Fee will be billed for this inspection. All fees are subject to change without prior notice.

Thank you for your assistance. If you have any additional questions or to schedule an inspection, please contact the inspector listed at the top of this report.

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

Inspector:

Chester Oms Jr.
10/13/2015



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Logon Help Contact

Permits and Inspections: Search Results

New Permit Search

Permit Search Results

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

The City's online services are protected with an SSL encryption certificate. For technical assistance, please call 305-569-2448 (8am-5pm, M-F).

CITY'S

EXHIBIT

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Permits and Inspections: Search Results

Logon Help Contact

New Permit Search

Permit Search Results

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

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Home Citizen Services Business Services Back to Coral Gables.com

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New Permit Search

Permit Search Results

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AB-15-12-5755	12/22/2015	301 ALHAMBRA CIR	BOA COMPLETE (LESS THAN \$75,000)	PARKING LOT LIGHTING TO COMPLY WITH BUILDING RECERTIFICATION \$5,000	issued	01/11/2016		0.00
CE-10-09-3354	09/01/2010	301 ALHAMBRA CIR	CODE ENF WARNING PROCESS	WT14420 SEC 105 CC (CPM) MUST REMOVE GRAFFITI FROM EXTERIOR WALL OF BUILDING.	final	09/01/2010	09/01/2010	0.00
CE-11-01-5839	01/31/2011	301 ALHAMBRA CIR	CODE ENF WARNING PROCESS	WT8446 SEC 105-27 CITY CODE (GRA) MUST REMOVE GRAFFITI FROM BUILDING (SALZEDO ST SIDE)	final	01/31/2011	01/31/2011	0.00
CE-11-02-4909	02/09/2011	301 ALHAMBRA CIR	CODE ENF TICKET PROCESS - NO RUNNING FINE	T37891 SEC 105-27 CITY CODE (GRA) MUST REMOVE GRAFFITI FROM EXTERIOR OF BUILDING WARNING ISSUED 1/31/11.	canceled	02/09/2011		0.00
CE-11-02-6097	02/25/2011	301 ALHAMBRA CIR	CODE ENF WARNING PROCESS	VERBAL WARNING W/ THOMPSON 105-27 CITY CODE (GRA) GRAFFITI ON EXT OF BUILDING MUST REMOVE W/IN 72 HOURS	issued	02/25/2011		0.00
CE-12-07-1841	07/28/2012	301 ALHAMBRA CIR	CODE ENF WARNING PROCESS	WT9665 105-27 CITY CODE (GRA) GRAFFITI ON BUILDING POSTED ON PROPERTY AND EMAILED TO LAKSC@BELLSOUTH.NET	final	07/28/2012	07/30/2012	0.00
CE-12-08-0290	08/03/2012	301 ALHAMBRA CIR	CODE ENF TICKET PROCESS DAILY RUNNING FINE	T45340 34-112 CITY CODE (GRA) IT SHALL BE UNLAWFUL FOR A PROPERTY OWNER TO PERMIT PROPERTY THAT IS DEFACED WITH GRAFFITI FOR OVER 48 HRS CERT MAIL 91 7108 2133 3932 6151 2904	issued	08/03/2012		0.00
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