



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On 8/8/2018

Property Information	
Folio:	03-4108-001-0960
Property Address:	400 ALHAMBRA CIR Coral Gables, FL 33134-4927
Owner	400 ALHAMBRA CIRCLE CORP % PACIFIC R MGMT CORP
Mailing Address	1728 SW CORAL WAY # 800 MIAMI, FL 33145
PA Primary Zone	5900 DUPLEXES - >1200 SQFT/BLD
Primary Land Use	0803 MULTIFAMILY 2-9 UNITS MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	7 / 7 / 0
Floors	2
Living Units	5
Actual Area	Sq Ft
Living Area	Sq Ft
Adjusted Area	5,499 Sq Ft
Lot Size	23,522 Sq Ft
Year Built	1938



Assessment Information			
Year	2018	2017	2016
Land Value	\$901,946	\$858,996	\$763,552
Building Value	\$312,486	\$312,486	\$297,606
XF Value	\$1,729	\$1,729	\$1,729
Market Value	\$1,216,161	\$1,173,211	\$1,062,887
Assessed Value	\$1,216,161	\$1,169,175	\$1,062,887

Benefits Information				
Benefit	Type	2018	2017	2016
Non-Homestead Cap	Assessment Reduction		\$4,036	

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

Short Legal Description
CORAL GABLES SEC B PB 5-111 LOTS 11 TO 14 INC BLK 6 LOT SIZE IRREGULAR OR 14162-3453 0489 4

Taxable Value Information			
	2018	2017	2016
<b>County</b>			
Exemption Value	\$0	\$0	
Taxable Value	\$1,216,161	\$1,169,175	\$1,062,887
<b>School Board</b>			
Exemption Value	\$0	\$0	
Taxable Value	\$1,216,161	\$1,173,211	\$1,062,887
<b>City</b>			
Exemption Value	\$0	\$0	
Taxable Value	\$1,216,161	\$1,169,175	\$1,062,887
<b>Regional</b>			
Exemption Value	\$0	\$0	
Taxable Value	\$1,216,161	\$1,169,175	\$1,062,887

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
04/01/1989	\$0	14162-3453	Sales which are disqualified as a result of examination of the deed

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>

Version:

CITY'S

EXHIBIT 1

400 Alhambra Circle

<b><u>Owner (property appraiser's webpage address)</u></b> 400 Alhambra Circle LLC c/o Pacific Rim Management Corp. 1728 SW Coral Way, Ste 800 Miami, FL 33145	<b><u>Owner (Registered Agent)</u></b> 400 Alhambra Circle LLC c/o Murai Wald Biondo & Moreno, P.A. Registered Agent 2121 Ponce de Leon Blvd, Ste. 600 Coral Gables, FL 33134-5222
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400 ALHAMBRA CIRCLE





The City of Coral Gables

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

March 6, 2018

VIA CERTIFIED MAIL

91 7108 2133 3432 5853 8016

400 ALHAMBRA CIRCLE COPR
c/o PACIFIC R MGMT CORP
1728 ALHAMBRA CIRCLE #800
MIAMI, FL 33145

RE: 400 ALHAMBRA CIR
FOLIO # 0341080010960
Recertification of Building 40 Years or Older

To whom it may concern:

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 1938. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(1), 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. A completed Report includes the Building Structural Report, the Building Electrical Report, cover letter(s) stating the structure meets the electrical and structural requirements for recertification, the Parking Lot Illumination Standards Form and the Parking Lot Guardrails Requirements Form; no additional documents or photographs are necessary. Note all paperwork submitted must be the original signed and sealed documents (no copies). Submittal of the Report does not constitute recertification; it must be approved by this Department.

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. The structure will be recertified once a revised Report is submitted and 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, 3rd 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, and 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.

Handwritten signature of Manuel Z. Lopez

Manuel Z. Lopez, P.E.
Building Official

CITY'S

EXHIBIT

Handwritten number 2



# USPS Tracking®

FAQs > (<http://faq.usps.com/?articleId=220900>)

**Track Another Package +**

**Tracking Number:** 9171082133393258538016

Remove X

The item is currently in transit to the next facility as of April 11, 2018.

## In-Transit

April 11, 2018

In Transit to Next Facility

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### Tracking History

**April 11, 2018**

In Transit to Next Facility

The item is currently in transit to the next facility as of April 11, 2018.

**April 10, 2018**

In Transit to Next Facility

**April 9, 2018**

In Transit to Next Facility

**April 8, 2018, 4:40 am**

Departed USPS Regional Facility

MIAMI FL DISTRIBUTION CENTER

**April 7, 2018**

In Transit to Next Facility

**March 29, 2018**

In Transit to Next Facility

**March 28, 2018**

In Transit to Next Facility

**March 27, 2018**

In Transit to Next Facility

**March 26, 2018**

In Transit to Next Facility

**March 24, 2018**

In Transit to Next Facility

**March 23, 2018**

In Transit to Next Facility

**March 22, 2018**

In Transit to Next Facility

**March 20, 2018**

In Transit to Next Facility

**March 19, 2018**

In Transit to Next Facility

**March 18, 2018**

In Transit to Next Facility

**March 16, 2018**  
In Transit to Next Facility

**March 15, 2018**  
In Transit to Next Facility

**March 11, 2018**  
In Transit to Next Facility

**March 10, 2018**  
In Transit to Next Facility

**March 9, 2018**  
In Transit to Next Facility

**March 7, 2018, 9:47 pm**  
Arrived at USPS Regional Facility  
MIAMI FL DISTRIBUTION CENTER

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**Product Information**



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**See Less** ^

## Can't find what you're looking for?

Go to our FAQs section to find answers to your tracking questions.

**FAQs (<http://faq.usps.com/?articleId=220900>)**



## The City of Coral Gables

### Development Services Department

CITY HALL 405 BILTMORE WAY

CORAL GABLES, FLORIDA 33134

June 6, 2018

400 ALHAMBRA CIRCLE COPR  
c/o PACIFIC R MGMT CORP  
1728 ALHAMBRA CIRCLE #800  
MIAMI, FL 33145

**RE: 400 ALHAMBRA CIR**

**FOLIO # 0341080010960**

**Recertification of Building 40 Years or Older – SECOND NOTICE**

Dear Property Owner:

In a certified letter dated March 6, 2018, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). The letter informed you it was necessary to submit to this Department a completed Report prepared by a licensed architect or engineer within ninety (90) calendar days certifying the structure meets the requirements for recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

Please be advised the submittal of the Report is overdue and the structure has been deemed unsafe due to non-compliance. This may result in the revocation of the Certificate of Occupancy, as well as, being subject to other penalties as provided in the Code.

A completed Report includes: 1) cover letter(s) stating the structure meets the electrical and structural requirements for recertification from a Florida Registered Architect or Professional Engineer that inspects said building, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form and 5) Parking Lot Guardrails Requirements Form; no additional documents or photographs are necessary. Note all paperwork submitted must be the original signed and sealed documents (no copies).

**Failure to submit a completed Report within thirty (30) calendar days from the date of this letter will result in forwarding the matter to the City's Construction Regulation Board for further review and determination.**

Please govern yourself accordingly.

Sincerely,

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

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





## The City of Coral Gables

Development Services Department

CITY HALL 405 BRITMORE WAY

CORAL GABLES, FLORIDA 33134

July 10, 2018

400 ALHAMBRA CIRCLE COPR  
1728 ALHAMBRA CIRCLE #800  
MIAMI, FL 33145

RE: Recertification of Building 40 Years or Older – **FINAL NOTICE**  
400 ALHAMBRA CIR  
Folio # 0341080010960

Dear Property Owner:

In a certified letter dated March 6, 2018, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). A Second Notice, dated and mailed June 6, 2018, informed you it was necessary to submit a completed Report prepared by a licensed architect or engineer within thirty (30) calendar days certifying the structure meets (or does not meet) the requirements for recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

As of this date, the completed Report has not been submitted and the structure remains unsafe due to non-compliance. Please be advised the matter will be forwarded to the City's Construction Regulation Board ("Board") and a \$600.00 Administrative Fee will be imposed once the Case is scheduled. The Board may impose additional fines of \$250.00 for each day the violation continues, may also enter an order of revocation of the Certificate of Occupancy and/or demolition and assess all costs of the proceedings along with the cost of demolition and any other required action for which the City shall have a lien against the Property Owner and the Property.

Please govern yourself accordingly.

Sincerely,

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

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

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

CITY OF CORAL GABLES,  
Petitioner,

Case No. 18-7737

vs.

400 ALHAMBRA CIRCLE LLC  
c/o Pacific Rim Management Corp.  
1728 S.W. Coral Way #800  
Miami, Florida 33145

Return receipt number:

7017 3040 0000 8660 3070

Respondent.

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

Date: August 29, 2018

Re: 400 Alhambra Circle, Coral Gables, Florida 33134-4927 and legally described as Lots 11 to 14 inc. Block 6, of CORAL GABLES SECTION B, according to the Plat thereof, as recorded in Plat Book 5, Page 111, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-001-0960 ("Property").

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 8-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. **The Structure is hereby declared unsafe** by the Building Official and is presumed unsafe pursuant to Section 105-1 86(j)(13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

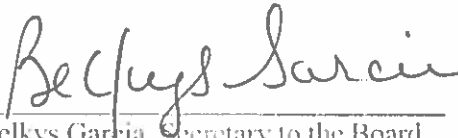
**Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on September 17, 2018, at 2:00 p.m.**

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](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.

c:

400 Alhambra Circle LLC, c/o Murai Wald Biondo & Moreno, P.A., 2121 Ponce de Leon Boulevard, Suite 600, Coral Gables, Florida 33134-5222



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Case #: 18-7737

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

I, Jose IGLESIA, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 400 ALHAMBRA CIRCLE, ON 8-29-18  
AT 2:45 PM.

JOSE IGLESIA

Employee's Printed Name

[Signature]  
Employee's Signature

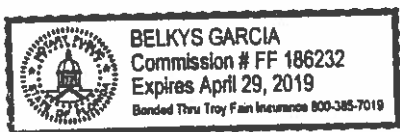
STATE OF FLORIDA )

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 Jose Iglesias who is personally known to  
me.

My Commission Expires:



Belkys Garcia  
Notary Public

400 ALHAMBRA CIRCLE





Home Citizen Services Business Services Back to Coral Gables.com

Permits and Inspections: Search Results

Logon Help Contact

New Permit Search

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
BL-14-05-2125	05/01/2014	400 ALHAMBRA CIR	DRIVEWAY/WALKWAY	CONCRETE DRIVEWAY REPAIR (NO CHANGE IN SHAPE, SIZE, OR MATERIAL) \$1200	stop work	05/13/2014		0.00
CE-08-01-0722	01/22/2008	400 ALHAMBRA CIR	CODE ENF WARNING PROCESS	WT78797 SEC 54-153 CC (DAY) TRASH OUT EARLY	final	01/22/2008	12/15/2010	0.00
CE-08-10-1022	10/19/2008	400 ALHAMBRA CIR	CODE ENF WARNING PROCESS	WT78717 SNR 5-1907 ZONING CODE MAINTAINING A REAL ESTATE SIGN IN EXCESS OF 40 SQ. IN., MORE THAN ONE SIGN, MORE THAN ONE RIDER, AND INFO TUBES ARE PROHIBITED AUCTION SIGN	final	10/19/2008	10/19/2008	0.00
CE-08-10-1024	10/19/2008	400 ALHAMBRA CIR	CODE ENF WARNING PROCESS	WT78722 PAK 5-1404 ZONING CODE PARKING OF VEHICLE ON LAWN OR OTHER UNAPPROVED SURFACE	final	10/19/2008	10/19/2008	0.00
CE-08-10-1028	10/19/2008	400 ALHAMBRA CIR	CODE ENF WARNING PROCESS	WT78719 VIS 5-1406 ZONING CODE MAINTAINING A WALL, SHRUB, OR HEDGE OVER 3' IN HEIGHT WITHIN THE TRIANGLE OF VISIBILITY, PROHIBITED	final	10/19/2008	10/19/2008	0.00
CE-11-02-6039	02/24/2011	400 ALHAMBRA CIR	CODE ENF WARNING PROCESS	WT15954 CH.5-1404 ZONING PARKING VEHICLES ON LAWN WHICH IS PROHIBITED.	final	02/24/2011	02/24/2011	0.00
CE-12-08-1821	08/29/2012	400 ALHAMBRA CIR	CODE ENF WARNING PROCESS	WT9683 5-1404 ZONING CODE (PAK) PARKING VEHICLE ON UNAPPROVED SURFACE (IE LAWN NEXT TO DRIVEWAY) CERT MAIL 91 7108 2133 3932 6010	final	08/29/2012	08/29/2012	0.00

CITY'S

EXHIBIT

3

6647									
CE-13-07-1819	07/28/2013	400 ALHAMBRA CIR	CODE ENF WARNING PROCESS	WT16819 5-1902 (8-10) ZONING CODE (SNV) SIGNS ON VEHICLES (FOR SALE) PARKED ON PUBLIC OR PRIVATE PROPERTY, PROHIBITED. PARKED ON CORNER.	final	07/28/2013	07/28/2013	0.00	
CE-13-11-1983	11/05/2013	400 ALHAMBRA CIR	CODE ENF WARNING PROCESS	WT11156 SEC 62- 133 REMOVAL OF OBSTRUCTIONS POINCIANA TREE OBSTRUCTING THE VISIBILITY OF TRAFFIC LIGHT. MUST TRIM BACK BRANCHES FOR CLEAR VIEW OF TRAFFIC LIGHT.	final	11/05/2013	11/06/2013	0.00	
CE-14-03-2742	03/15/2014	400 ALHAMBRA CIR	CODE ENF WARNING PROCESS	WT10770 SEC CH 5-1907 ZC (SNR) MAINTAINING A REAL ESTATE SIGN LARGER THAN 40 SQ IN WHICH IS PROHIBITED.	final	03/15/2014	03/15/2014	0.00	
CE-14-09-3396	09/26/2014	400 ALHAMBRA CIR	CODE ENF WARNING PROCESS	WT16474 62-133 (A) CITY CODE (ORW) @ 12:45PM LOW BRANCH FROM TREE ON PRIVATE PROPERTY CREATING AN OBSTRUCTION OF RIGHT OF WAY.	final	09/26/2014	09/26/2014	0.00	
CE-14-10-3200	10/01/2014	400 ALHAMBRA CIR	CODE ENF WARNING PROCESS	WT16474 FOLLOW UP: NO VIOLATION FOUND	final	10/18/2014	10/18/2014	0.00	
CE-15-12-5581	12/17/2015	400 ALHAMBRA CIR	CODE ENF TICKET PROCESS - NO RUNNING FINE	GOVQA Ticket - CE261566/T56510	final	12/18/2015	12/18/2015	0.00	
PS-12-10-1080	10/17/2012	400 ALHAMBRA CIR	TREE REMOVAL/RELOCATION	TREE REMOVAL 1- TREE FAILED.	approved			4.90	
PU-09-08-2819	08/26/2009	400 ALHAMBRA CIR	PUBLIC RECORDS SEARCH	REQUESTING COPIES OF DRAWINGS, STREET FILE, LEGAL FILE & TAX CARD. DRAWINGS FOUND ONLY UNDER P#6301 & 16687 CRM INV#8229	final	08/31/2009	08/31/2009	0.00	
RC-18-08-3190	08/08/2018	400 ALHAMBRA CIR	BLDG RECERT / CRB	BUILDING RECERTIFICATION (1938) CONSTRUCTION REGULATION BOARD CASE # AND UNSAFE STRUCTURES FEE	approved			980.63	
ZB-09-10-3457	10/26/2009	400 ALHAMBRA CIR	BUILDING SITE REQUEST	BUILDING SITE REQUEST FOR 400 ALHAMBRA CIRCLE	final	10/28/2009	10/28/2009	0.00	
ZN-14-01-2766	01/24/2014	400	PAINT / RESURFACE	PRESSURE CLEAN	stop work	01/28/2014		0.00	



ALHAMBRA FL / CLEAN  
CIR

AND PAINT  
EXTERIOR WALLS  
SW 6149  
RELAXED KHAKE  
(BEIGE) AND  
TRIM WHITE  
\$2350

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 of Coral Gables Fire Department

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

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

<b>Occupant Name:</b>	400 Alhambra Circle Apartments - 5 units	<b>Inspection Date:</b>	5/31/2018
<b>Address:</b>	400 Alhambra Circle Coral Gables	<b>InspectionType:</b>	AA-Tactical, Apartment / Condo
<b>Suite:</b>		<b>Inspected By:</b>	Leonard Veight 305-460-5577 lveight@coralgables.com
		<b>Occ. Sq. Ft.:</b>	0
		<b>Occupant Number:</b>	017167

**No violations noted at this time.**

**Company Representative:**

No Signature  
 73266  
 5/31/2018 9:35:04 AM  
 Signature valid only in mobile-eyes documents

**Inspector:**

No Signature  
 5/31/2018  
 Leonard Veight  
 73266  
 5/31/2018 9:25:07 AM  
 Signature valid only in mobile-eyes documents

Leonard Veight  
5/31/2018

**CITY'S**

**EXHIBIT**

4

Property Appraiser's Parcel  
Identification (Folio) Number:

03-4108-001-0960

1989 JUN 29 PM 2: 23

89R231365

450

THIS INSTRUMENT PREPARED BY:  
M. Cristina Moreno, Esq.  
Murai, Wald, Biondo,  
Matthews & Moreno, P.A.  
25 S.E. 2nd Ave., Suite 900  
Miami, FL 33131

OFF. REC. 1416203453

550

PERSONAL REPRESENTATIVE'S DEED

BY THIS DEED Roberto Isaias, herein called Grantor, as Personal Representative of the Estate of Nahim Isaias, deceased, for good and valuable consideration and as a contribution to the capital of 400 Alhambra Circle Corporation herein called Grantee, whose post office address is c/o M. Cristina Moreno, Murai, Wald, Biondo, Matthews & Moreno, P.A., 25 S.E. 2nd Avenue, Suite 900, Miami, Florida 33131, conveys to Grantee the following real property in Dade County, Florida:

Lots 11, 12, 13 and 14, Block 6, Coral Gables Section B, according to the plat thereof as recorded in Plat Book 5, Page 111 of the Public Records of Dade County, FL

Subject to restrictions, conditions, limitations, easements, and reservations of record and existing zoning ordinances.

Subject to real property taxes for the year 1989 and subsequent years.

Grantor avers that the subject property was not the homestead of Nahim Isaias at the time of his death, in that (i) the principal residence of the said Nahim Isaias was in Guayaquil, Ecuador at the time of his death and (ii) the subject property is improved by a residential apartment building.

GRANTOR COVENANTS with Grantee that Grantor has good right and lawful authority to sell and convey the property and Grantor warrants the title to the property for any acts of Grantor and will defend the title against the lawful claims of all persons claiming by, through or under Grantor.

Dated: April 13, 1989

Executed in the presence of:

[Signature]  
[Signature]

[Signature]  
Roberto Isaias, as Personal  
Representative of the  
Estate of Nahim Isaias

STATE OF FLORIDA )  
) ss  
COUNTY OF DADE

Before me this 13 day of April, 1989 personally appeared Roberto Isaias, as Personal Representative of the Estate of Nahim Isaias known to me to be the person described in and who executed the foregoing instrument and who acknowledged before me that he executed it.

[Signature]  
Notary Public  
State of Florida at Large



My Commission Expires:

1961C/1  
NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXP. JULY 16, 1992  
BONDED THROUGH GENERAL INS. UND.

Documentary Stamps Collected \$ 550  
\$ 42 SURTAX Doc. Stamps Collected  
Class "C" Intangible Tax Collected \$       
Richard P. Brinker, Clerk, Dade County, Fla.  
By [Signature] 6/29/89 DC

CITY'S Composite

EXHIBIT 5

OFF. REC. 14162PG3454 IN THE CIRCUIT COURT FOR  
FILED FOR RECORD DADE COUNTY, FLORIDA

1986 AUG 21 AM 11:07 PROBATE DIVISION

IN RE: ESTATE OF  
NAHIM ANTONIO ISAIAS BARQUET  
RICHARD P. BRINKER  
CLERK CIRCUIT & COUNTY COURTS  
DADE COUNTY, FLORIDA File Number 86-4778  
Division 02

Deceased

LETTERS OF ADMINISTRATION  
(Single Personal Representative)

TO ALL WHOM IT MAY CONCERN

WHEREAS, NAHIM ANTONIO ISAIAS BARQUET  
a resident of GUAYAQUIL, ECUADOR  
died on September 2, , 19 85 , owning assets in the State of Florida, and

WHEREAS, ROBERTO ISAIAS DASSUM  
has been appointed personal representative of the estate of the decedent and has performed all acts  
prerequisite to issuance of Letters of Administration in the estate,

NOW, THEREFORE, I, the undersigned circuit judge, declare

ROBERTO ISAIAS DASSUM

to be duly qualified under the laws of the State of Florida to act as personal representative of the estate  
of NAHIM ANTONIO ISAIAS BARQUET , deceased,  
with full power to administer the estate according to law; to ask, demand, sue for, recover and receive  
the property of the decedent; to pay the debts of the decedent as far as the assets of the estate will  
permit and the law directs; and to make distribution of the estate according to law.

WITNESS my hand and the seal of this court this 21<sup>st</sup> day of August , 19 86 .

THESE LETTERS DO NOT AUTHORIZE  
ENTRY INTO ANY SAFE DEPOSIT BOX  
WITHOUT FURTHER ORDER OF COURT.

RECORDED  
AUG 22 1986  
RICHARD P. BRINKER  
CLERK

Circuit Judge  
RICHARD P. BRINKER

CIRCUIT JUDGE  
COUNTY OF DADE

I, THE UNDERSIGNED Deputy Clerk of the County of Dade, Florida, do hereby certify that the foregoing is a true and correct copy of the original record and file in the office of the Circuit Court, Dade County, Florida, and that same is in full compliance with the provisions of the Florida Statutes.

By A.D. Wade  
A. D. WADE  
Deputy Clerk of the Court

OFF. REC. 12996PG 214

RICHARD P. BRINKER  
CLERK CIRCUIT COURT



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

## Detail by Entity Name

Florida Profit Corporation

400 ALHAMBRA CIRCLE CORPORATION

### Filing Information

<b>Document Number</b>	K98966
<b>FEI/EIN Number</b>	65-0198558
<b>Date Filed</b>	06/29/1989
<b>Effective Date</b>	06/28/1989
<b>State</b>	FL
<b>Status</b>	INACTIVE
<b>Last Event</b>	CONVERSION
<b>Event Date Filed</b>	06/22/2012
<b>Event Effective Date</b>	06/30/2012

### Principal Address

1728 S.W. CORAL WAY  
800  
MIAMI, FL 33145

Changed: 03/15/2011

### Mailing Address

1728 S.W. CORAL WAY  
800  
CORAL GABLES, FL 33145

Changed: 03/15/2011

### Registered Agent Name & Address

MURAI, WALD, BIONDO, & MORENO, PA  
1200 PONCE DE LEON  
MIAMI, FL 33134

Name Changed: 03/06/1992

Address Changed: 03/15/2011

**Officer/Director Detail**

**Name & Address**

**Title PD**

ISAIAS, ROBERTO  
1728 S. W. CORAL WAY, STE 800  
MIAMI, FL 33145

**Title VDT**

ISAIAS, WILLIAM  
1728 S.W. CORAL WAY STE. 800  
MIAMI, FL 33145

**Title VDS**

ISAIAS, ESTEFANO  
1728 S.W. CORAL WAY, STE. 800  
MIAMI, FL 33145

**Title O**

CARMEN MORLA, MARIA DEL  
1728 S.W. CORAL WAY, STE. 800  
MIAMI, FL 33145

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2010	02/16/2010
2011	03/15/2011
2012	01/17/2012

**Document Images**

<a href="#">01/17/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">08/09/2004 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/04/2003 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">04/23/1998 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/25/1997 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/06/1996 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/24/1995 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>



L12000083758

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

PICK-UP     WAIT     MAIL

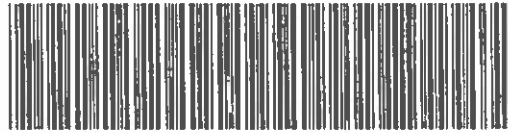
(Business Entity Name)

(Document Number)

Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

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06/22/12--01031--023 \*\*185.00

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12 JUN 22 AM 9:53  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

J. BRYAN  
JUN 26 2012  
EXAMINER

**COVER LETTER**

**TO:** Registration Section  
Division of Corporations

**SUBJECT:** 400 Alhambra Circle LLC  
(Name of Resulting Florida Limited Company)

The enclosed Certificate of Conversion, Articles of Organization, and fees are submitted to convert an "Other Business Entity" into a "Florida Limited Liability Company" in accordance with s. 608.439, F.S.

Please return all correspondence concerning this matter to:

M. Cristina Moreno, Esquire  
(Contact Person)

Murai Wald Biondo & Moreno, P.A.  
(Firm/Company)

1200 Ponce de Leon Blvd.  
(Address)

Coral Gables, Florida 33134  
(City, State and Zip Code)

mcmorla@batanmiami.com  
E-mail address: (to be used for future annual report notifications)

For further information concerning this matter, please call:

M. Cristina Moreno, Esquire at ( 305 ) 444-0101  
(Name of Contact Person) (Area Code and Daytime Telephone Number)

Enclosed is a check for the following amount:

- \$150.00 Filing Fees (\$25 for Conversion & \$125 for Articles of Organization)     \$155.00 Filing Fees and Certificate of Status     \$180.00 Filing Fees and Certified Copy     \$185.00 Filing Fees, Certified Copy, and Certificate of Status

**STREET ADDRESS:**  
Registration Section  
Division of Corporations  
Clifton Building  
2661 Executive Center Circle  
Tallahassee, FL 32301

**MAILING ADDRESS:**  
Registration Section  
Division of Corporations  
P. O. Box 6327  
Tallahassee, FL 32314

**FILED**  
12 JUN 22 AM 9:54  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**Certificate of Conversion**  
For  
**"Other Business Entity"**  
Into  
**Florida Limited Liability Company**

This Certificate of Conversion **and attached Articles of Organization** are submitted to convert the following "Other Business Entity" into a Florida Limited Liability Company in accordance with s.608.439, Florida Statutes.

1. The name of the "Other Business Entity" immediately prior to the filing of this Certificate of Conversion is:

\_\_\_\_\_ 400 Alhambra Circle Corporation #K98966  
(Enter Name of Other Business Entity)

2. The "Other Business Entity" is a corporation  
(Enter entity type. Example: corporation, limited partnership,  
general partnership, common law or business trust, etc.)

first organized, formed or incorporated under the laws of Florida  
(Enter state, or if a non-U.S. entity, the name of the country)

on June 29, 1989 effective 06/28/1989  
(Enter date "Other Business Entity" was first organized, formed or incorporated)

3. If the jurisdiction of the "Other Business Entity" was changed, the state or country under the laws of which it is now organized, formed or incorporated:

N/A

4. The name of the Florida Limited Liability Company as set forth in the attached Articles of Organization:

\_\_\_\_\_ 400 Alhambra Circle LLC  
(Enter Name of Florida Limited Liability Company)

5. If not effective on the date of filing, enter the effective date: June 30, 2012  
(The effective date: 1) cannot be prior to nor more than 90 days after the date this document is filed by the Florida Department of State; **AND** 2) must be the same as the effective date listed in the attached Articles of Organization, if an effective date is listed therein.)

6. The conversion is permitted by the applicable law(s) governing the other business entity and the conversion complies with such law(s) and the requirements of s.608.439, F.S., in effecting the conversion.

7. The "Other Business Entity" currently exists on the official records of the jurisdiction under which it is currently organized, formed or incorporated.

Signed this \_\_\_\_\_ day of \_\_\_\_\_ 20 12 \_\_\_\_\_

**Signature of Member or Authorized Representative of Limited Liability Company:**

Individual signing affirms that the facts stated in this document are true. Any false information constitutes a third degree felony as provided for in s.817.155, F.S.

Signature of Member or Authorized Representative: \_\_\_\_\_  
Printed Name: Luis N. Isaias Title: Manager

**Signature(s) on behalf of Other Business Entity:** Individual(s) signing affirm(s) that the facts stated in this document are true. Any false information constitutes a third degree felony as provided for in s.817.155, F.S. [See below for required signature(s).]

Signature: \_\_\_\_\_  
Printed Name: Maria del Carmen Mora Title: Vice President

Signature: \_\_\_\_\_  
Printed Name: \_\_\_\_\_ Title: \_\_\_\_\_

Signature: \_\_\_\_\_  
Printed Name: \_\_\_\_\_ Title: \_\_\_\_\_

Signature: \_\_\_\_\_  
Printed Name: \_\_\_\_\_ Title: \_\_\_\_\_

Signature: \_\_\_\_\_  
Printed Name: \_\_\_\_\_ Title: \_\_\_\_\_

Signature: \_\_\_\_\_  
Printed Name: \_\_\_\_\_ Title: \_\_\_\_\_

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12 JUN 22 AM 9:54  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**If Florida Corporation:**

Signature of Chairman, Vice Chairman, Director, or Officer.  
If Directors or Officers have not been selected, an Incorporator must sign.

**If Florida General Partnership or Limited Liability Partnership:**

Signature of one General Partner.

**If Florida Limited Partnership or Limited Liability Limited Partnership:**

Signatures of ALL General Partners.

**All others:**

Signature of an authorized person.

**Fees:**

Certificate of Conversion: \$25.00  
Fees for Florida Articles of Organization: \$125.00  
Certified Copy: \$30.00 (Optional)  
Certificate of Status: \$5.00 (Optional)

ARTICLES OF ORGANIZATION FOR FLORIDA LIMITED LIABILITY COMPANY

ARTICLE I - Name:

The name of the Limited Liability Company is:

400 Alhambra Circle LLC

(Must end with the words "Limited Liability Company, the abbreviation "L.L.C.," or the designation "LLC.")

ARTICLE II - Address:

The mailing address and street address of the principal office of the Limited Liability Company is:

Principal Office Address:

Mailing Address:

1728 Coral Way  
Suite 900  
Miami, Florida 33145

1728 Coral Way  
Suite 900  
Miami, Florida 33145

ARTICLE III - Registered Agent, Registered Office, & Registered Agent's Signature:  
(The Limited Liability Company cannot serve as its own Registered Agent. You must designate an individual or another business entity with an active Florida registration.)

The name and the Florida street address of the registered agent are:

Murai Wald Biondo & Moreno, P.A.  
Name

1200 Ponce de Leon Blvd.  
Florida street address (P.O. Box NOT acceptable)

Coral Gables FL 33134  
City, State, and Zip

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12 JUN 22 AM 9:54  
SECRETARY OF STATE  
MIAMI OFFICE, FLORIDA

*Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 608, F.S.*

*[Signature]*  
Registered Agent's Signature (REQUIRED)

(CONTINUED)

**ARTICLE IV- Manager(s) or Managing Member(s):**

The name and address of each Manager or Managing Member is as follows:

**Title:**

"MGR" = Manager

"MGRM" = Managing Member

**Name and Address:**

MGR

Luis N. Isaias

1728 Coral Way, Suite 900

Miami, Florida 33145

MGR

Andres Isaias

1728 Coral Way, Suite 900

Miami, Florida 33145

MGR

William Isaias-Arellano

1728 Coral Way, Suite 900

Miami, Florida 33145

**FILED**  
12 JUN 22 AM 9:54  
SECRETARY OF STATE  
TALLAHASSEE FLORIDA

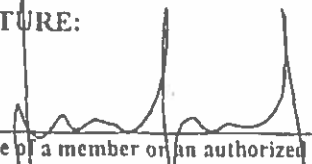
(Use attachment if necessary)

**ARTICLE V:** Effective date, if other than the date of filing: June 30, 2012

(OPTIONAL)

(The effective date: 1) cannot be prior to nor more than 90 days after the date this document is filed by the Florida Department of State; **AND** 2) must be the same as the effective date listed in the attached Certificate of Conversion, if an effective date listed therein.)

**REQUIRED SIGNATURE:**

  
\_\_\_\_\_  
Signature of a member or an authorized representative of a member.

(In accordance with section 608.408(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true. I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S.)

Luis N. Isaias, Manager

Typed or printed name of signee



Department of State / Division of Corporations / Search Records / Search by Entity Name /

## Detail by Entity Name

Florida Limited Liability Company  
400 ALHAMBRA CIRCLE LLC

### Filing Information

Document Number	L12000083758
FEI/EIN Number	46-0548586
Date Filed	06/22/2012
Effective Date	06/28/1989
State	FL
Status	ACTIVE
Last Event	CONVERSION
Event Date Filed	06/22/2012
Event Effective Date	06/30/2012

### Principal Address

1728 CORAL WAY SUITE 900  
MIAMI, FL 33145

### Mailing Address

1728 CORAL WAY SUITE 900  
MIAMI, FL 33145

### Registered Agent Name & Address

MURAI WALD BIONDO & MORENO, PA.  
2121 PONCE DE LEON BLVD.  
SUITE 600  
CORAL GABLES, FL 33134

Address Changed: 03/08/2016

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR, President

ISAIAS, LUIS N



1728 CORAL WAY  
SUITE 900  
MIAMI, FL 33145

Title MGR, VP

ISAIAS, ANDRES  
1728 CORAL WAY  
SUITE 900  
MIAMI, FL 33145

Title MGR, VP

ISAIAS-ARELLANO, WILLIAM  
1728 CORAL WAY  
SUITE 900  
MIAMI, FL 33145

Title VP, Treasurer, Secretary

MORLA, MARIA C  
1728 CORAL WAY  
SUITE 900  
MIAMI, FL 33145

**Annual Reports**

Report Year	Filed Date
2016	03/08/2016
2017	02/28/2017
2018	02/21/2018

**Document Images**

<a href="#">02/21/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/28/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/08/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/06/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/11/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/06/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/22/2012 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>





CFN 2012R0114806  
 OR Bk 28001 Pgs 1671 - 1675; (5pgs)  
 RECORDED 02/17/2012 11:29:37  
 HARVEY RUVIN, CLERK OF COURT  
 MIAMI-DADE COUNTY, FLORIDA

HISTORIC PRESERVATION BOARD  
 CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. HPR95-LHD2007-05

A RESOLUTION DESIGNATING THEREON AS A LOCAL HISTORIC LANDMARK DISTRICT, THE "ALHAMBRA CIRCLE HISTORIC DISTRICT," PROPERTIES LEGALLY DESCRIBED AS CORAL GABLES SECTION "B": LOTS 14 THRU 24 INCLUSIVE, BLOCK 5; LOTS 1 THRU 14 INCLUSIVE, BLOCK 6; LOTS 1 THRU 12 INCLUSIVE, BLOCK 11; LOTS 13 THRU 24 INCLUSIVE, BLOCK 12; LOTS 14 THRU 24 INCLUSIVE, BLOCK 20; LOTS 1 THRU 3 INCLUSIVE, BLOCK 21; LOTS 1 THRU 6 INCLUSIVE, BLOCK 22; UN-NUMBERED BLK MARKED PARK BOUND BY ALCAZAR AVE, ALHAMBRA CIRCLE & CASILLA STREET; LOTS 1 THRU 18 INCLUSIVE, BLOCK 23; LOT 1, W 96 39' LOT 2, W 1/2 LOT 12, LOTS 13-17 INCLUSIVE, BLOCK 24; ALL OF BLOCK 31; LOTS 10 THRU 22 INCLUSIVE, BLOCK 32; LOTS 2 THRU 6 INCLUSIVE, BLOCK 37; CORAL GABLES SECTION "C": LOTS 13 THRU 22 INCLUSIVE, BLOCK 3; LOTS 1 THRU 9 INCLUSIVE, N 45' LOT 10, BLOCK 4; LOTS 1 THRU 12 INCLUSIVE, BLOCK 15; LOTS 13 THRU 23 INCLUSIVE, LOT 24 LESS N 70', BLOCK 16; CORAL GABLES SECTION "D": LOTS 13 THRU 24 INCLUSIVE, BLOCK 10; LOTS 1 THRU 3 INCLUSIVE, LOTS 17 THRU 25 INCLUSIVE, BLOCK 11; LOTS 2 THRU 8 INCLUSIVE, BLOCK 12; LOTS 1 THRU 12 INCLUSIVE, BLOCK 13; CORAL GABLES SECTION "E": LOTS 17 THRU 32 INCLUSIVE, BLOCK 3; LOTS 1 THRU 16 INCLUSIVE, BLOCK 4; W 20' LOT 1, LOTS 11 THRU 15 INCLUSIVE, BLOCK 9; LOTS 6 THRU 10 INCLUSIVE, BLOCK 10; LOTS 6 THRU 10 INCLUSIVE, BLOCK 13; LOTS 1 THRU 7 INCLUSIVE, BLOCK 14; LOTS 1 THRU 11 INCLUSIVE, BLOCK 15; LOTS 5 THRU 9 INCLUSIVE, BLOCK 16; LOTS 22 THRU 31 INCLUSIVE, BLOCK 17; PARK BOUND BY MATANZAS, ALHAMBRA CIRCLE & FERDINAND; LOTS 11 THRU 18 INCLUSIVE, BLOCK 22; LOTS 1 THRU 15 INCLUSIVE, BLOCK 23; AND REPEALING ALL RESOLUTIONS INCONSISTENT HEREWITH.

WHEREAS, a public hearing of the Coral Gables Historic Preservation Board was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard; and

WHEREAS, Article 3, Section 3-1104 of the "Coral Gables Zoning Code" states that if after a public hearing the Historic Preservation Board finds that the proposed local historic landmark or proposed local historic landmark district meets the criteria set forth, it shall designate the property as a local historic landmark or local historic landmark district; and

WHEREAS, the following properties were identified as contributing properties within the local historic district: Alhambra Plaza(landscaped median), Alcazar Plaza @ Alhambra Circle, Granada Plaza, 400 Alhambra Circle, 407 Alhambra Circle, 410 Alhambra Circle, 414 Alhambra Circle, 415 Alhambra Circle, 419 Alhambra Circle, 426 Alhambra Circle, 427 Alhambra Circle, 434 Alhambra Circle, 434 Alhambra Circle, 446 Alhambra Circle, 500 Alhambra Circle, 501 Alhambra Circle, 519 Alhambra Circle, 520 Alhambra Circle, 522 Alhambra Circle, 525 Alhambra Circle, 533 Alhambra Circle, 536 Alhambra Circle, 600 Alhambra Circle, 601 Alhambra Circle, 617 Alhambra Circle, 621 Alhambra Circle, 625 Alhambra Circle, 633 Alhambra Circle, 634 Alhambra Circle, 638 Alhambra Circle, 639 Alhambra Circle, 644 Alhambra Circle, 645 Alhambra Circle, 656 Alhambra Circle, 700 Alhambra Circle, 716 Alhambra Circle, 717 Alhambra Circle, 721 Alhambra Circle, 724 Alhambra Circle, 728 Alhambra Circle, 733 Alhambra Circle, 743 Alhambra Circle, 748 Alhambra Circle, 749 Alhambra Circle, 756 Alhambra Circle, 760 Alhambra Circle, 768 Alhambra Circle, 800 Alhambra Circle, 803 Alhambra Circle, 804 Alhambra Circle, 808 Alhambra Circle, 812 Alhambra Circle, 816 Alhambra Circle, 817 Alhambra Circle, 820 Alhambra Circle, 832 Alhambra Circle, 836 Alhambra Circle, 900 Alhambra Circle, 907 Alhambra Circle, 1818 Granada Blvd., 1008 Alhambra Circle, 1016 Alhambra Circle, 1020 Alhambra Circle, 1021 Alhambra Circle, 1024 Alhambra Circle, 1025 Alhambra Circle, 1031 Alhambra Circle, 1043 Alhambra Circle, 1101 Alhambra Circle, 1106 Alhambra Circle,

1107 Alhambra Circle, 1110 Alhambra Circle, 1111 Alhambra Circle, 1117 Alhambra Circle, 1125 Alhambra Circle, 1126 Alhambra Circle, 1136 Alhambra Circle, 1137 Alhambra Circle, 1148 Alhambra Circle, 1200 Alhambra Circle, 1203 Alhambra Circle, 1212 Alhambra Circle, 1215 Alhambra Circle, 1225 Alhambra Circle, 1228 Alhambra Circle, 1229 Alhambra Circle, 1235 Alhambra Circle, 1245 Alhambra Circle, 1253 Alhambra Circle, 1258 Alhambra Circle, 1259 Alhambra Circle, 1302 Alhambra Circle, 1305 Alhambra Circle, 1311 Alhambra Circle, 1316 Alhambra Circle, 1317 Alhambra Circle, 1403 Alhambra Circle, 1409 Alhambra Circle, 1414 Alhambra Circle, 1415 Alhambra Circle, 2000 Alhambra Circle, 2003 Alhambra Circle, 2024 Alhambra Circle, 2027 Alhambra Circle, 2028 Alhambra Circle, 2039 Alhambra Circle, 1504 South Greenway Drive, 2103 Alhambra Circle, 2107 Alhambra Circle, 2111 Alhambra Circle, 2200 Alhambra Circle, 2203 Alhambra Circle, 2209 Alhambra Circle, 2401 Alhambra Circle, 2423 Alhambra Circle, 2501 Alhambra Circle, 2504 Alhambra Circle, 2516 Alhambra Circle, 2523 Alhambra Circle, 2606 Alhambra Circle, 2610 Alhambra Circle, 2615 Alhambra Circle, 2618 Alhambra Circle, 2623 Alhambra Circle, 2703 Alhambra Circle, 2714 Alhambra Circle, 2715 Alhambra Circle, 2718 Alhambra Circle; and

WHEREAS, the following properties were identified as non-contributing properties within the local historic district: 411 Alhambra Circle, 423 Alhambra Circle, 431 Alhambra Circle, 438 Alhambra Circle, 439 Alhambra Circle, 442 Alhambra Circle, 445 Alhambra Circle, 504 Alhambra Circle, 510 Alhambra Circle, 511 Alhambra Circle, 541 Alhambra Circle, 546 Alhambra Circle, 547 Alhambra Circle, 611 Alhambra Circle, 620 Alhambra Circle, 732 Alhambra Circle, 736 Alhambra Circle, 737 Alhambra Circle, 740 Alhambra Circle, 811 Alhambra Circle, 904 Alhambra Circle, 917 Alhambra Circle, 925 Alhambra Circle, 1030 Alhambra Circle, 1040 Alhambra Circle, 1100 Alhambra Circle, 1118 Alhambra Circle, 1130 Alhambra Circle, 1143 Alhambra Circle, 1207 Alhambra Circle, 1221 Alhambra Circle, 1232 Alhambra Circle, 1234 Alhambra Circle, 1244 Alhambra Circle, 1248 Alhambra Circle, 1251 Alhambra Circle, 1252 Alhambra Circle, 1320 Alhambra Circle, 1325 Alhambra Circle, 1329 Alhambra Circle, 1334 Alhambra Circle, 1341 Alhambra Circle, 1350 Alhambra Circle, 1402 Alhambra Circle, 1410 Alhambra Circle, 1420 Alhambra Circle, 1423 Alhambra Circle, 2010 Alhambra Circle, 2017 Alhambra Circle, 2020 Alhambra Circle, 2029 Alhambra Circle, 1501 South Greenway Drive, 2110 Alhambra Circle, 2120 Alhambra Circle, 2210 Alhambra Circle, 2222 Alhambra Circle, 2300 Alhambra Circle, 2301 Alhambra Circle, 2304 Alhambra Circle, 2325 Alhambra Circle, 2500 Alhambra Circle, 2505 Alhambra Circle, 2512 Alhambra Circle, 2515 Alhambra Circle, 2601 Alhambra Circle, 2620 Alhambra Circle, 2700 Alhambra Circle; and

WHEREAS, due to the high number of properties on Alhambra Circle constructed in the 1920s, 1930s and 1940s, the district possesses a high level of architectural integrity; and

WHEREAS, the period of significance for the contributing structures within the historic district are divided into the following eras: The Florida Land Boom (approximately 1920 – 1926); The Bust / Great Depression (approximately 1927 – 1941); Post WW II (approximately 1942 – 1949); and Modern (approximately 1950 – 1958); and

WHEREAS, the architecture for the contributing structures within the historic district includes the following styles: Mediterranean Revival, Colonial Revival, Mission, Mediterranean Transitional, Moderne and Ranch; and

WHEREAS, the "Alhambra Circle Historic District" is defined by the wide median that runs through it; this landscape feature exists nowhere else in the City and helps to create the unique feel of this important boulevard; and

WHEREAS, the District includes other Historic Resources that contribute to its importance including: bridle paths (part of George Merrick's original plan for the City), the Alhambra Water Tower (2000 Alhambra Circle), Granada Plaza (intersection of Granada Boulevard and Alhambra Circle) and Alcazar Plaza (intersection of Alcazar Avenue and Alhambra Circle); and

WHEREAS, notable architects that designed residences within the area include Lewis D. Brumm, C.B. Deer, Walter de Garmo, L. Murray Dixon, H. George Fink, Martin L. Hampton and the firm of Hampton and Reimert, Martin Hauri, Howard Besson Knight, Marion Manley, William H. Merriam, Rufus Nims, Phineas Paist and the firm of Paist and Steward, the firm of John L. and Coulton Skinner, the firm of

John L. and Coulton Skinner and John Pierson, William Shanklin, Robert Fitch Smith, Frank Wyatt Woods and John Tracey, and Anthony Zink; and

WHEREAS, Dr. Desiderio Amaz, II resided at 656 Alhambra Circle and was the youngest Mayor of Santiago de Cuba prior to arriving in Miami in 1934; his son Desi went on to achieve fame as a bandleader and, with wife Lucille Ball, as the creator and star of the ground-breaking television program "I Love Lucy"; and

WHEREAS, Roxcy O'Neal Bolton resided at 1302 Alhambra Circle and is a noted civic activist and feminist who founded the Miami Dade Chapter of the National Organization for Women and helped establish Women in Distress, the first women's rescue shelter in Florida; and

WHEREAS, Robert M. Davidson resided at 1415 Alhambra Circle and was the Coral Gables City Manager in 1927; and

WHEREAS, Carl A. Entrekin resided at 808 Alhambra Circle and was President of Entrekin Transfer and Storage Company; and

WHEREAS, Denman Fink and his wife Zillah resided at 2203 Alhambra Circle and Denman Fink, Artistic Director for the City of Coral Gables, was George Merrick's uncle and an accomplished painter and illustrator; and

WHEREAS, Harold H. Bailey resided at 820 Alhambra Circle and was a nationally known ornithologist; and

WHEREAS, U.S. District Judge William M. Hoeveler resides on Alhambra Circle and was appointed to the Federal bench in Miami by President Jimmy Carter in 1977; during his lengthy tenure on the bench, Judge Hoeveler has received numerous accolades and in 2002 the University of Miami created the William M. Hoeveler Ethics and Public Service Award in his honor; and

WHEREAS, Francis E. Kane resided at 646 Alhambra Circle and was a Coral Gables City Commissioner in 1929; and

WHEREAS, Senator Claude Pepper resided at 501 Alhambra Circle and was a member of the State House of Representatives in 1929 and 1930, in 1936 he was elected to the United States Senate and served until 1951; and

WHEREAS, W.L. Philbrick resided at 1258 Alhambra Circle and was a funeral home owner and Coral Gables City Commissioner; in 1966 he purchased the Merrick House and created the Merrick Manor Foundation to maintain the building as a historic site; and

WHEREAS, Clarence Reemlin resided at 1341 Alhambra Circle and was the Vice-President of the Bank of Coral Gables in 1928; and

WHEREAS, Dennis V. Renuart and Lucian Renuart resided at 446 Alhambra Circle and are both associated with the Coral Gables Lumber and Supply Company; and

WHEREAS, the properties satisfy the "historical, cultural significance criteria" as stated in Article 3, Section 3-1103 of the "Coral Gables Zoning Code" because they are associated in a significant way with the life or activities of a major historic person important in the past; they exemplify the historical, cultural, political, economic, or social trends of the community; and they are associated in a significant way with a past or continuing institution which has contributed substantially to the life of the City; and

WHEREAS, the properties satisfy the "architectural significance criteria" as stated in Article 3, Section 3-1103 of the "Coral Gables Zoning Code" because they portray the environment in an era of history characterized by one or more distinctive architectural styles; they embody those distinguishing characteristics of an architectural style, or period, or method of construction; they are outstanding works of

a prominent designer or builder; and they contain elements of design, detail, materials or craftsmanship of outstanding quality or which represent a significant innovation or adaptation to the South Florida environment; and

WHEREAS, the properties satisfy the "aesthetic significance criterion" as stated in Article 3, Section 3-1103 of the "Coral Gables Zoning Code" by being a part or related to a subdivision, park, environmental feature, or other distinctive area, should be developed or preserved according to a plan based on a historical, cultural, or architectural motif; and because of its prominence of spatial location, contrasts of siting, age, or scale, is an easily identifiable visual feature of a neighborhood, village, or the city and contributes to the distinctive quality or identity of such neighborhood, village, or the city. In case of a park or landscape feature, is integral to the plan of such neighborhood or the city; and

WHEREAS, it is the policy of the City of Coral Gables to preserve its architectural heritage by designating certain properties as local historic districts; and

WHEREAS, upon due and proper consideration having been given to the matter it is the opinion of this board that the subject properties meet the criteria set forth in Article 3, Section 3-1103 of the "Zoning Code of the City of Coral Gables," and approved that it be designated as a "Local Historic Landmark District"; and

WHEREAS, the Planning Director or the Director's designee has determined that there is no effect on the City's Comprehensive Plan or any other adopted planning and zoning policies; and

WHEREAS, the legal description of the district is as follows Coral Gables Section "B": Lots 14 thru 24 inclusive, Block 5; Lots 1 thru 14 inclusive, Block 6; Lots 1 thru 12 inclusive, Block 11; Lots 13 thru 24 inclusive, Block 12; Lots 14 thru 24 inclusive, Block 20; Lots 1 thru 3 inclusive, Block 21; Lots 1 thru 6 inclusive, Block 22, Unnumbered Blk Marked Park Bound by Alcazar Ave., Alhambra Circle & Casilla Street; Lots 1 thru 18 inclusive, Block 23; Lot 1, W 96.39' Lot 2, W 1/2 Lot 12, Lots 13-17 inclusive, Block 24; All of Block 31; Lots 10 thru 22 inclusive, Block 32; Lots 2 thru 6 inclusive, Block 37; Coral Gables Section "C": Lots 13 thru 22 inclusive, Block 3; Lots 1 thru 9 inclusive, N 45' Lot 10, Block 4; Lots 1 thru 12 inclusive, Block 15; Lots 13 thru 23 inclusive, Lot 24 Less N 70', Block 16; Coral Gables Section "D": Lots 13 thru 24 inclusive, Block 10; Lots 1 thru 3 inclusive, Lots 17 thru 25 inclusive, Block 11; Lots 2 thru 8 inclusive, Block 12; Lots 1 thru 12 inclusive, Block 13, Coral Gables Section "E": Lots 17 thru 32 inclusive, Block 3; Lots 1 thru 16 inclusive, Block 4; W 20' Lot 1, Lots 11 thru 15 inclusive, Block 9; Lots 6 thru 10 inclusive, Block 10; Lots 6 thru 10 inclusive, Block 13; Lots 1 thru 7 inclusive, Block 14; Lots 1 thru 11 inclusive, Block 15; Lots 5 thru 9 inclusive, Block 16; Lots 22 thru 31 inclusive, Block 17; Park Bound by Matanzas, Alhambra Circle & Ferdinand; Lots 11 thru 18 inclusive, Block 22; Lots 1 Thru 15 inclusive, Block 23; and

WHEREAS, a Designation Report, Case File LHD 2007-05, prepared by the Historical Resources Director containing information on the historic, cultural, architectural and aesthetic significance of the properties and which incorporates a Review Guide for use as a reference in determining the impact of future building permits, shall by reference be made part of this resolution; and

WHEREAS, a motion to approve the application was offered by Dorothy Thomson and seconded by Michael Beeman and upon a poll of the members present the vote was as follows:

<u>Board Member</u>	<u>Vote</u>
Michael Beeman	Aye
Lisa Bennett	Aye
Dolly MacIntyre	Aye
Shirley Maroon	Aye
Joyce Meyers	Aye
Ernesto Santos	Aye
Catherine Stewart	Excused
Dorothy Thomson	Aye

NOW THEREFORE BE IT RESOLVED, by the Historic Preservation Board of the City of Coral Gables that the Historic Preservation Board on January 17, 2008, has designated the subject properties in Coral Gables, Miami-Dade County as a Local Historic Landmark District pursuant to the City of Coral Gables Historic Preservation Ordinance – Article 3, Division 11 of the "Coral Gables Zoning Code" and the properties are subject to all rights and privileges and requirements of that ordinance.

BE IT FURTHER RESOLVED, that this designation is predicated on all the above recitations being true and correct and incorporated herein, but if any section, part of section, paragraph, clause, phrase or word of this Resolution is declared invalid, the remaining provisions of this Resolution shall not be affected.

Any aggrieved party desiring to appeal a decision of the Historic Preservation Board shall, within ten (10) days from the date of such decision, file a written Notice of Appeal with the City Clerk.

PASSED AND ADOPTED THIS SEVENTEENTH DAY OF JANUARY, A.D., 2008.



LISA BENNETT  
CHAIRMAN, HISTORIC PRESERVATION BOARD

ATTEST:



KARA N. KAUTZ  
HISTORIC LANDMARK OFFICER

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:



ELIZABETH M. HERNANDEZ, CITY ATTORNEY