



**City of Coral Gables
Development Services Department**

**UNSAFE STRUCTURES BOARD HEARING
CASE RESUME**

HEARING DATE: June 13, 2016

CASE NO.: 16-5099

BUILDING ADDRESS: 410 Andalusia Ave

FOLIO NUMBER: 03-4117-008-1110

OWNER: First Church of Christ Scientist

USE: Commercial (Religious)

OF LIVING UNITS: 0

PENDING RECERTIFICATION: 2015

DESCRIPTION AND DEFECTS OF BUILDING: The 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 for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code.

DATES AND ACTIVITIES:

4/20/15 Letter from the City advising of 40/10 Year Recertification required

5/27/16 Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing

TO DATE THE OWNER HAS NOT: Submitted the Recertification Report and/or letter from the Architect or Engineer requesting recertification for the City's review.

BUILDING OFFICIAL'S RECOMMENDATION: a) Submit the 40/10 Year Recertification Report prepared by a licensed Architect or Engineer within ninety (90) days of the Board's Order. b) Fines be imposed if property is not recertified within the ninety (90) day deadline.

PERMIT ACTIVITY: None related to the structure's recertification.

Presented by: Virginia Goizueta, Building Services Coordinator, City of Coral Gables

**No records of previous recertifications found

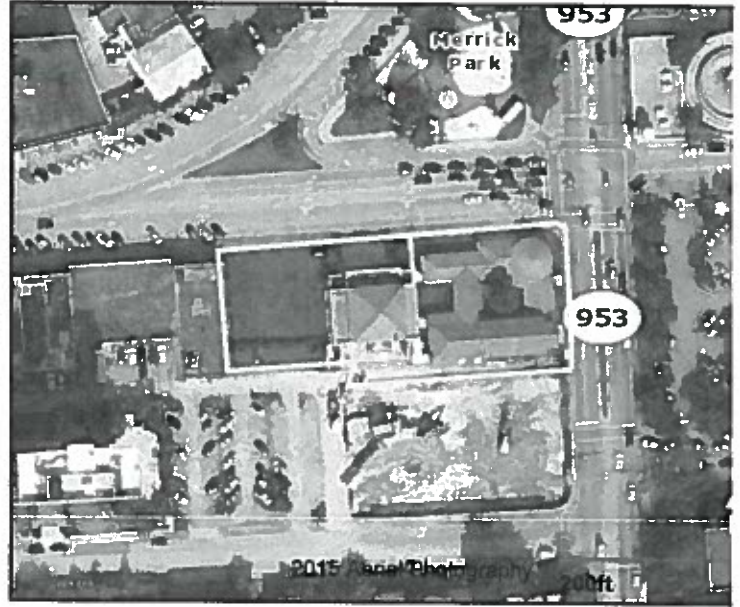


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 5/17/16

Property Information	
Folio:	03-4117-008-1110
Property Address:	410 ANDALUSIA AVE Coral Gables, FL 33134-5716
Owner	FIRST CHURCH OF CHRIST SCIENTIST
Mailing Address	PO BOX 504 CORAL GABLES, FL 33134-0000
Primary Zone	6100 COMMERCIAL - NEIGHBORHOOD
Primary Land Use	7144 RELIGIOUS - EXEMPT : RELIGIOUS
Beds / Baths / Half	0 / 0 / 0
Floors	3
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	21,369 Sq.Ft
Lot Size	44,651 Sq.Ft
Year Built	1930 £ 1955



Assessment Information			
Year	2015	2014	2013
Land Value	\$5,364,955	\$5,340,300	\$4,863,660
Building Value	\$1,923,852	\$1,852,597	\$1,852,597
XF Value	\$38,108	\$38,108	\$38,108
Market Value	\$7,326,915	\$7,231,005	\$6,754,365
Assessed Value	\$7,326,915	\$7,231,005	\$6,754,365

Benefits Information				
Benefit	Type	2015	2014	2013
Religious	Exemption	\$7,326,915	\$7,231,005	\$6,754,365

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

Short Legal Description
CORAL GABLES BILTMORE SEC PB 20-28 LOTS 12 THRU 24 BLK 6 & ALL OF ALLEY ADJ LOTS 17 THRU 32 LOT SIZE 44651 SQ FT

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$7,326,915	\$7,231,005	\$6,754
Taxable Value	\$0	\$0	
School Board			
Exemption Value	\$7,326,915	\$7,231,005	\$6,754
Taxable Value	\$0	\$0	
City			
Exemption Value	\$7,326,915	\$7,231,005	\$6,754
Taxable Value	\$0	\$0	
Regional			
Exemption Value	\$7,326,915	\$7,231,005	\$6,754
Taxable Value	\$0	\$0	

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

CITY'S
EXHIBIT 1

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>

410 Andalusia Ave





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-08-03-0237	03/07/2008	410 ANDALUSIA AVE	ROOF / LIGHT WEIGHT CONC	RE ROOF FLAT PLYWOOD, GAF CONVENTIONAL, GAF MATERIAL \$19,850	final	03/07/2008	05/16/2008	0.00
BL-09-12-3163	12/30/2009	410 ANDALUSIA AVE	ROOF / LIGHT WEIGHT CONC	FLAT RE ROOF \$2,350 GAF MATERIAL, GAF CONVENTIONAL BUILT UP ROOF SYSTEM FOR CONCRETE DECKS	final	01/04/2010	01/28/2010	0.00
BL-10-10-4023	10/05/2010	410 ANDALUSIA AVE	ROOF / LIGHT WEIGHT CONC	REPLACE BROKEN ROOF TILES OVER SCHOOL/LIBRARY/SANCTUARY \$3,850 (CLAY FOREVER ALTUSA BARREL TILE)	final	10/26/2010	12/01/2010	0.00
BL-15-06-5596	06/19/2015	410 ANDALUSIA AVE	GENERAL REPAIRS	REPAIR DAMAGED DRYWALL (CEILING) @ SANCTUARY \$34,410	final	06/24/2015	10/30/2015	0.00
BL-15-11-4985	11/03/2015	410 ANDALUSIA AVE	ROOF / LIGHT WEIGHT CONC	REROOF FLAT 400 SQ FT \$6,450	final	12/16/2015	02/25/2016	0.00
CE-09-06-3179	06/25/2009	410 ANDALUSIA AVE	CODE ENF WARNING PROCESS	WT2014 5-1404 ZONING CODE (PAK) PARKING OF ELECTRICAL VAN ON ENTRANCE/UNAPPROVED PARKING SURFACE	canceled	06/25/2009		0.00
CE-11-12-6180	12/16/2011	410 ANDALUSIA AVE	CODE ENF WARNING PROCESS	WT7167 32-8.2 MDCC (WMR) USE OF SPRINKLER SYSTEM ON UNAUTHORIZED DAY (FRIDAY) CERT MAIL 91 7108 2133 3932 6034 6951	final	12/16/2011	12/16/2011	0.00
EL-08-08-0154	08/01/2008	410 ANDALUSIA AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	INSTALL FLOOD LIGHTS \$5,300	final	08/04/2008	09/04/2008	0.00
EL-09-06-1901	06/03/2009	410 ANDALUSIA AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	INSTALL LIGHT FIXTURES \$11,900	final	06/03/2009	11/30/2009	0.00
PL-11-07-5662	07/05/2011	410 ANDALUSIA AVE	PLUMB IRRIGATION / SPRINKLER SYSTEM	NEW IRRIGATION SYSTEM \$5,000 AND REPAIR TO EXISTING	final	07/08/2011	09/16/2011	0.00
PW-11-08-6051	08/11/2011	410 ANDALUSIA AVE	UTILITIES (FPL) PERMIT	WATER SERVICE INSTALLATION \$95	canceled		08/23/2011	0.00
PW-11-08-6829	08/23/2011	410 ANDALUSIA AVE	UTILITIES (MIAMI DADE WATER & SEWER) PERMIT	WATER SERVICE INSTALLATION	final	08/23/2011	10/14/2015	0.00
RC-16-05-6951	05/18/2016	410 ANDALUSIA AVE	BUILDING RE CERTIFICATION	CONSTRUCTION REGULATION BOARD CASE #16-5099 UNSAFE STRUCTURES FEE	approved			980.63
RV-08-03-0488	03/12/2008	410 ANDALUSIA AVE	REVISION TO PERMIT	REVISION TO ROOF TO ADD 1 AND A HALF COMPOSITE INSULATION	final	03/13/2008	03/13/2008	0.00
RV-10-01-3500	01/21/2010	410 ANDALUSIA AVE	REVISION TO PERMIT	REVISION: CHANGING NOA FROM WOOD DECK TO	final	01/26/2010	01/26/2010	0.00

CITY'S

EXHIBIT

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		AVE		CONCRETE DECK -- FLAT RE ROOF \$2,350 GAF MATERIAL, GAF CONVENTIONAL BUILT UP ROOF SYSTEM FOR WOOD DECKS				
RV-11-09-6258	09/14/2011	410 ANDALUSIA AVE	REVISION TO PERMIT	NEW IRRIGATION SYSTEM \$5,000 AND REPAIR TO EXISTING	final	09/15/2011	09/15/2011	0.00
UP-15-11-4986	11/03/2015	410 ANDALUSIA AVE	UPFRONT FEE	UPFRONT FEE BL-15-11- 4985 / REROOF FLAT 400 SQ FT \$6,450	final	11/03/2015	11/03/2015	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 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:	First Church of Christ, Scientist	Inspection Date:	3/11/2016
Address:	410 Andalusia Avenue	Inspection Type:	AA-Tactical, Mercantile (Annual Fire Inspection)
City:	Coral Gables	Inspected By:	Chester Oms Jr. 305-460-5074 coms@coralgables.com
Suite:		Occ. Sq. Ft.:	10000

No violations noted at this time.

Company Representative:

Signature valid only in mobile-eyes documents

RICH G
3/11/2016

Inspector:

Signature valid only in mobile-eyes documents

Chester Oms Jr.
3/11/2016

CITY'S

EXHIBIT

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The City of Coral Gables

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

4/20/2015

VIA CERTIFIED MAIL

FIRST CHURCH OF CHRIST SCIENTIST
PO BOX 504
CORAL GABLES , FL 33134-0000

RE: 410 ANDALUSIA AVE, Coral Gables, Florida
Folio # 03-4117-008-1110
Recertification of Building 40 Years or older

Gentlemen:

This Department has been advised the above referenced property address is forty (40) years old, or older, having been built in 1955.

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 within ninety (90) days from the date of this letter indicating the building meets the requirements of building recertification under the Code. In the event the repairs or modifications are found to be necessary resulting from the recertification inspection, the owner shall have a total of one hundred fifty (150) days from the date of this letter in which to complete the indicted repairs or modifications.

The architect or engineer chosen to perform the inspection may obtain the required Form, "*Minimum Inspection Procedural Guidelines for Building Recertification*," from the link below: <http://www.miamidade.gov/building/form-checklist.asp>. In addition to the Form a cover letter must state 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 payable to the "City of Coral Gables," and sent/delivered to:

BUILDING RECERTIFICATION SECTION
Development Services Department
405 Biltmore Way, 3rd Floor
Coral Gables, Florida 33134

Any questions may be directed to (305) 460-5250. Thank you for your prompt consideration.

Sincerely,

Manuel Z. Lopez

Manuel Z. Lopez, P.E.
Building Official

CITY'S Composite
EXHIBIT 4

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 16-5099

vs.

FIRST CHURCH OF CHRIST SCIENTIST
c/o Talbot Trammell
Registered Agent
650 Coral Way, Suite 201
Coral Gables, Florida 33134-7512

Return receipt number:

91 7108 2133 3932 7177 0202

Respondent.

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

Date: May 27, 2016

Re: **410 Andalusia Avenue**, Coral Gables, Florida 33134-5716 and legally described as Lots 12 thru 24, Block 6, and all of alley adjacent Lots 17 thru 32, of CORAL GABLES BILTMORE SECTION, according to the Plat thereof, as recorded in Plat Book 20, Page 28, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4117-008-1110 ("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 June 13, 2016, 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 (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 contact Virginia Goizueta, Building Services Coordinator, tel.: (305) 460-5250, email: vgoizueta@coralgables.com. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m.

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.

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 Americans with Disabilities Act. Individuals with disabilities requiring special accommodations or assistance should contact Dona M. Spain, ADA Coordinator, at (305) 460-5095, TTY/DD (305) 460-5010, with requests for auxiliary aids or services at least three business days before the hearing in order to request such assistance.

C:
First Church of Christ Scientist, P.O. Box 140504, Coral Gables, Florida 33114-0504
City of Hialeah, Law Department, 501 Palm Avenue, Hialeah, Florida 33010-4719



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint Case #: 16-5099

Title of Document Posted: Construction Regulation Board Case

I, JORGE PINO, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 410 ANDALUSIA AVE, ON 5-27-16
AT 9:07 AM.

JORGE PINO
Employee's Printed Name

[Signature]
Employee's Signature

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

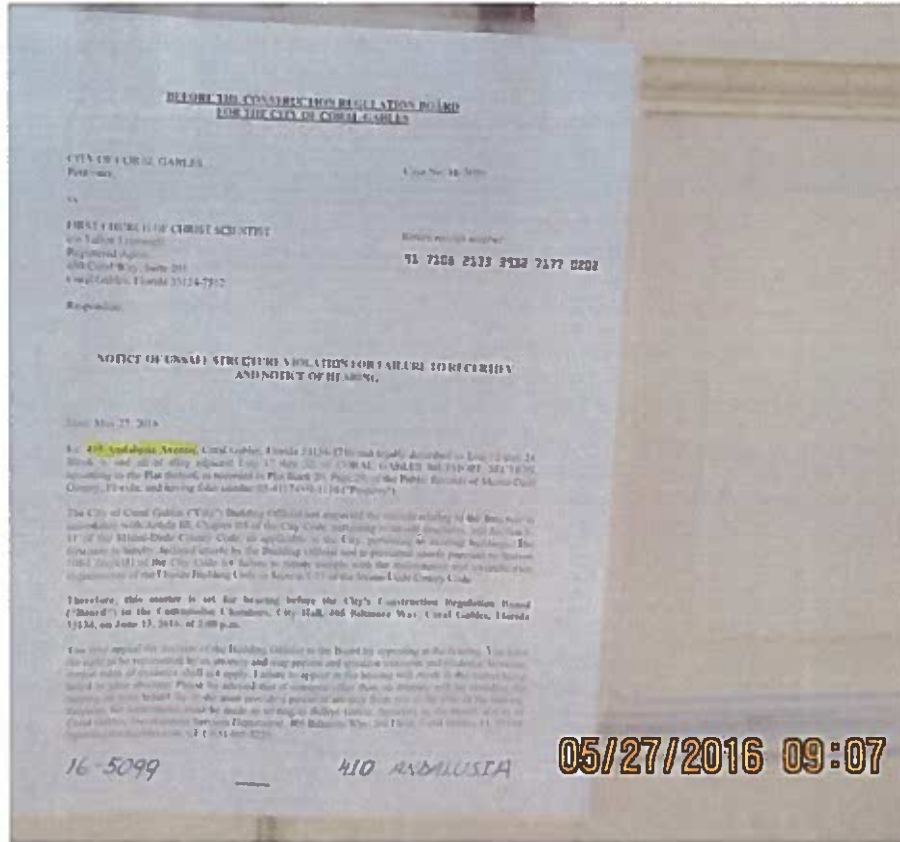
Sworn to (or affirmed) and subscribed before me this 27th day of May, in
the year 2016, by Jorge Pino who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

410 Andalusia Avenue





Detail by Entity Name

Florida Not For Profit Corporation

FIRST CHURCH OF CHRIST SCIENTIST, CORAL GABLES, FLORIDA

Filing Information

Document Number	705766
FEI/EIN Number	59-0637839
Date Filed	06/17/1963
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	12/05/2011
Event Effective Date	NONE

Principal Address

400 ANDALUSIA AVENUE
CORAL GABLES, FL 33134

Changed: 04/24/2011

Mailing Address

P.O. BOX 140504
CORAL GABLES, FL 33114-0504

Changed: 04/24/2011

Registered Agent Name & Address

TRAMMELL, TALBOT
650 CORAL WAY #201
CORAL GABLES, FL 33134

Name Changed: 11/10/2010

Address Changed: 11/10/2010

Officer/Director Detail

Name & Address

Title Chairman

TRAMMELL, TALBOT

650 Coral Way
#201
Coral Gables, FL 33134

Title Director

RANSOM, CLARA
1901 Cortez Street
Coral Gables, FL 33134

Title VC

Peake, Beverly
1280 S. Alhambra Circle
#2313
Coral Gables, FL 33146

Title Secretary

Artigas, Xiomara
8810 S.W. 123rd Court
M203
Miami, FL 33186

Title Director

Guiler, Richard
400 Andalusia Avenue
Coral Gables, FL 33134

Annual Reports

Report Year	Filed Date
2014	04/11/2014
2015	03/16/2015
2016	03/25/2016

Document Images

03/25/2016 -- ANNUAL REPORT	View image in PDF format
03/16/2015 -- ANNUAL REPORT	View image in PDF format
04/11/2014 -- ANNUAL REPORT	View image in PDF format
03/08/2013 -- ANNUAL REPORT	View image in PDF format
04/28/2012 -- ANNUAL REPORT	View image in PDF format
12/05/2011 -- Amendment	View image in PDF format
04/24/2011 -- ANNUAL REPORT	View image in PDF format
11/10/2010 -- Amendment	View image in PDF format
04/15/2010 -- ANNUAL REPORT	View image in PDF format

<u>11/30/2009 -- Amendment</u>	View image in PDF format
<u>11/12/2009 -- Amendment</u>	View image in PDF format
<u>08/17/2009 -- Amendment</u>	View image in PDF format
<u>01/24/2009 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/23/2008 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/07/2007 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/22/2006 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/09/2005 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/17/2004 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/10/2003 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/26/2002 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/12/2001 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/16/2000 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/02/1999 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/15/1998 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/28/1997 -- ANNUAL REPORT</u>	View image in PDF format
<u>05/21/1996 -- ANNUAL REPORT</u>	View image in PDF format
<u>05/01/1995 -- ANNUAL REPORT</u>	View image in PDF format

**ENFORCEMENT ORDER
IMPOSING PENALTY/LIEN
SPECIAL MASTER IN AND FOR
THE CITY OF HIALEAH**



CFN 2003R0423412
DR Bk 21365 Pg 3469i (1pg)
RECORDED 06/25/2003 09:35:36
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA
LAST PAGE

CITY OF HIALEAH, FLORIDA,
Petitioner,

vs

1ST CHURCH OF CHRIST
SCIENTIST

Respondent(s)

Case Number: HO040683
Complaint ID: 2003-01119
Folio Number: 04-3120-025-0070
Ref. Number: 15154
Address of Violation:
987 SE 11 PL

Legal Description: 20 53 41
SMITH-HACKETT TERMINAL PB 48-51
LOT 1 & N54FT OF LOT 2 BLK 3
LOT SIZE 37100 SQUARE FEET
OR 12035-420 0184 5

This cause having come before the Special Master for hearing and based upon the above and foregoing Stipulation, and the Special Master, being fully advised in the premises thereof, upon consideration, enters the following findings of fact, conclusions of law and Order:

FINDINGS OF FACT

The Respondent(s) is/are the violator(s)/property owner(s), has/have been properly noticed and is/are allowing the following violation(s):

Failed to provide maintenance & test on equipment, failed to provide number of means of egress (provide an additional exit) and not provided covers for electrical boxes.

CONCLUSIONS OF LAW

The foregoing Findings of Fact constitute a violation of the following Section(s) of the Code, as follows:

1-10, of the FLA FIRE PREV CODE-2001, 61- of the FLORIDA FIRE PREVENTION CODE 2201 EDITION and 40.2.4 of the N.F.P.A. FIRE SAFETY CODE 101 2000 EDITION.

Based on the foregoing findings of fact and conclusions of law, it is the Order of the Special Master that:

There is substantial, competent evidence to support the above referenced violations. The respondent(s) shall pay the daily civil penalty and administrative costs/ penalties detailed below. If any violation continues to exist after the compliance date, additional penalties shall continue to accrue for each day of continuing violation.

Initial
 Repeat

Administrative Cost:	Comply By Date:	05/12/2003
Hearing Penalty Fee:	Daily Civil Penalty:	\$50.00
Citation Fee:	\$50.00	
Total Administrative:		

The City of Hialeah has not introduced evidence that a violation exists therefore the case is dismissed.

The Case is continued and all notices served shall continue in effect through the continuance date of:

Upon compliance, the Respondent(s) shall contact the Code Compliance Inspector who shall inspect the property and verify compliance. An appeal of this order must be filed in the Circuit Court, Appellate Division, of the Eleventh Judicial in and for Miami-Dade County, Florida. If this Order has been recorded in the Miami-Dade County Public Records, the City of Hialeah reserves the right to reduce the fine based on this Order and to satisfy or release the recorded lien.

If there is no compliance, then the violation shall continue with daily fines accruing. If this order is recorded, the Order shall constitute a lien against the property upon which the violation exists or against any real or personal property of the respondents(s) pursuant to Chapter 162, Florida Statutes. The City of Hialeah may foreclose on any lien that remains unpaid after three months.

Done and ordered this 30 day of May, 2003

Art L. R.
Special Master, City of Hialeah, Florida
William D. DeBols
Administrative Hearing Clerk, City of Hialeah, Florida