

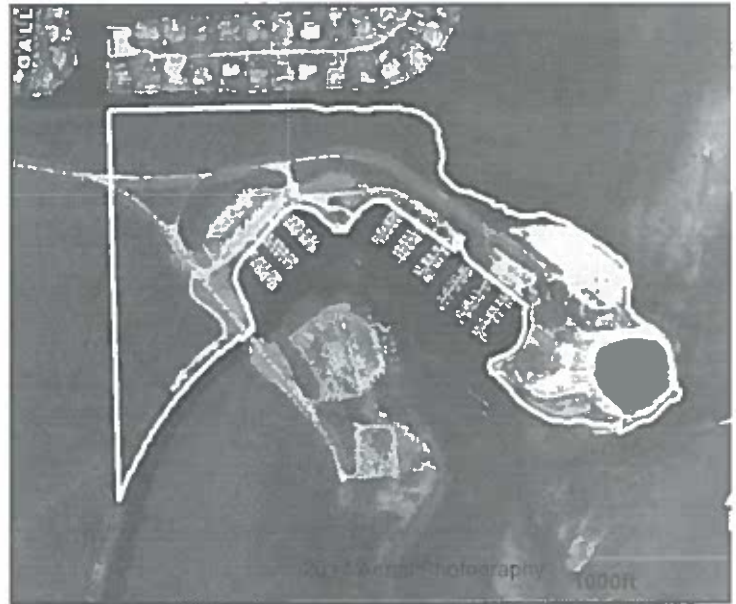


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 3/19/2018

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



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

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

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

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

Taxable Value Information			
	2017	2016	2015
County			
Exemption Value	\$10,616,250	\$10,616,250	\$10,616
Taxable Value	\$0	\$0	
School Board			
Exemption Value	\$10,616,250	\$10,616,250	\$10,616
Taxable Value	\$0	\$0	
City			
Exemption Value	\$10,616,250	\$10,616,250	\$10,616
Taxable Value	\$0	\$0	
Regional			
Exemption Value	\$10,616,250	\$10,616,250	\$10,616
Taxable Value	\$0	\$0	

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.miamidadecounty.gov/info/disclaimer.asp>

Version:

CITY'S

EXHIBIT 1



OFFICE OF THE PROPERTY APPRAISER

Generated On : 3/16/2018

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



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 3/19/2018

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



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

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

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

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

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

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



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 3/19/2018

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



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

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

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

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

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:



OFFICE OF THE PROPERTY APPRAISER

Generated On: 3/19/2018

Property Information

Folio: 03-5106-000-0020

Property Address: 9610 OLD CUTLER RD

Roll Year 2017 Land, Building and Extra-Feature Details

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

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

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

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



OFFICE OF THE PROPERTY APPRAISER

Generated On : 3/19/2018

Property Information

Folio: 03-5106-000-0020

Property Address: 9610 OLD CUTLER RD

Full Legal Description
6 55 41 15 24 AC
N1/2 OF SW1/4 OF SE1/4 E OF
COUNTY ROAD
LOT SIZE IRREGULAR

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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:



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 3/14/2018

Property Information	
Folio:	03-5106-000-0050
Property Address:	9610 OLD CUTLER RD Coral Gables, FL 33156-0000
Owner	MIAMI-DADE COUNTY PARKS AND RECREATION
Mailing Address	275 NW 2 ST 4FL MIAMI, FL 33128-1794
PA Primary Zone	8800 SPECIFIC NO-COMP/QUALIFY
Primary Land Use	8647 COUNTY : DADE COUNTY
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	9,111 Sq.Ft
Lot Size	1,692.306 Sq.Ft
Year Built	1945



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

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

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

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

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



OFFICE OF THE PROPERTY APPRAISER

Generated On : 3/14/2018

Property Information

Folio: 03-5106-000-0050

Property Address: 9610 OLD CUTLER RD

Roll Year 2017 Land, Building and Extra-Feature Details

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

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

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

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



OFFICE OF THE PROPERTY APPRAISER

Generated On : 3/14/2018

Property Information

Folio: 03-5106-000-0050

Property Address: 9610 OLD CUTLER RD

Full Legal Description
6 55 41 38 85 AC
NE1/4 OF SE1/4 LESS N200FT OF
BEG 1195.74FT OF C/L CUTLER RD
ALONG N LINE OF S1/2 OF SEC
LOT SIZE IRREGULAR

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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:



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 12/12/2017

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



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

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

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

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

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:



OFFICE OF THE PROPERTY APPRAISER

Generated On 12/12/2017

Property Information

Folio: 03-5106-006-0120

Property Address: 9610 OLD CUTLER RD

Roll Year 2017 Land, Building and Extra-Feature Details

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

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

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

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



OFFICE OF THE PROPERTY APPRAISER

Generated On: 12/12/2017

Property Information

Folio: 03-5106-006-0120

Property Address: 9610 OLD CUTLER RD

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

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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:

9610 OLD CUTLER ROAD



9610 OLD CUTLER ROAD (PICNIC SHELTER)



9610 OLD CUTLER ROAD (PARK OFFICE BUILDING)



9610 Old Cutler Road

Owner

Miami-Dade County Parks and Recreation

Attn: Marlin Brinson

275 NW 2 St, 4 Floor

Miami, FL 33128-1794



Home Citizen Services Business Services Back to Coral Gables.com

Permits and Inspections: Search Results

Logon Help Contact

New Permit Search

1 2 » >|

Permit Search Results

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

CITY'S

EXHIBIT

2

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

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

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

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



The City of Coral Gables

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

4/20/2015

VIA CERTIFIED MAIL

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

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

Gentlemen:

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

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

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

The Architect or Engineer may obtain the required Form, "*Minimum Inspection Procedural Guidelines for Building Recertification*," from the following link: <http://www.miamidade.gov/pa/propertyrecertification.asp>. **The Recertification Report fee of \$380.63 and additional document and filing fees shall be submitted to the Development Services Department, 405 Biltmore Way, 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, may assess all costs of the proceedings along with the cost of demolition and any other required action.

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

Thank you for your prompt attention to this matter.

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

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

CITY'S Composite
EXHIBIT 3



The City of Coral Gables

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

4/20/2015

VIA CERTIFIED MAIL

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

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

Gentlemen:

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

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

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

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, may assess all costs of the proceedings along with the cost of demolition and any other required action.

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

Thank you for your prompt attention to this matter.

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

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

Garcia, Belkys

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

Good Afternoon,
Got it.
Thanks

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

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

This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected emails. Please click here if this is a suspicious message reportspam@miamidade.gov **Enterprise Security Office**

Good morning,

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

Thank you,

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



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

OK, Will prepare.

Thanks

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

From: Garcia, Belkys [<mailto:bgarcia@coralgables.com>]
Sent: Friday, March 16, 2018 8:13 AM
To: Brinson, Marlin (MDPR) <Marlin.Brinson@miamidade.gov>
Cc: Lopez, Manuel (coralgables.com) <MLopez@coralgables.com>
Subject: RE: Matheson Hammock Building Recertification - Reports

This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected emails. Please click here if this is a suspicious message reportspam@miamidade.gov **Enterprise Security Office**

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

Thank you,

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



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

Good Morning,

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

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

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

This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected emails. Please click here if this is a suspicious message reportspam@miamidade.gov **Enterprise Security Office**

Good morning,

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

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

Thank you,

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



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

Good Afternoon,

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

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

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

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

Thanks

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

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

This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected emails. Please click here if this is a suspicious message reportspam@miamidade.gov **Enterprise Security Office**

Good morning,

Please let me know the status of the building recertifications.

Thank you,

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



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

Good morning,

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

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

Thank you,

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



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

Good Morning,

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

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

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

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

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

Thanks

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

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

Good afternoon,

Please let me know the status of the recertification reports.

Thank you,

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



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

Good Morning,

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

Regards

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

From: Garcia, Belkys [<mailto:bgarcia@coralgables.com>]
Sent: Wednesday, December 13, 2017 11:02 AM
To: Brinson, Marlin (MDPR) <Marlin.Brinson@miamidade.gov>
Cc: Goizueta, Virginia <vgoizueta@coralgables.com>
Subject: RE: Matheson Hammock Building Recertification

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

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

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

Thank you,

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



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

Good morning,

We will see you there.

Thank you,

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



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

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

To: Garcia, Belkys

Cc: Goizueta, Virginia

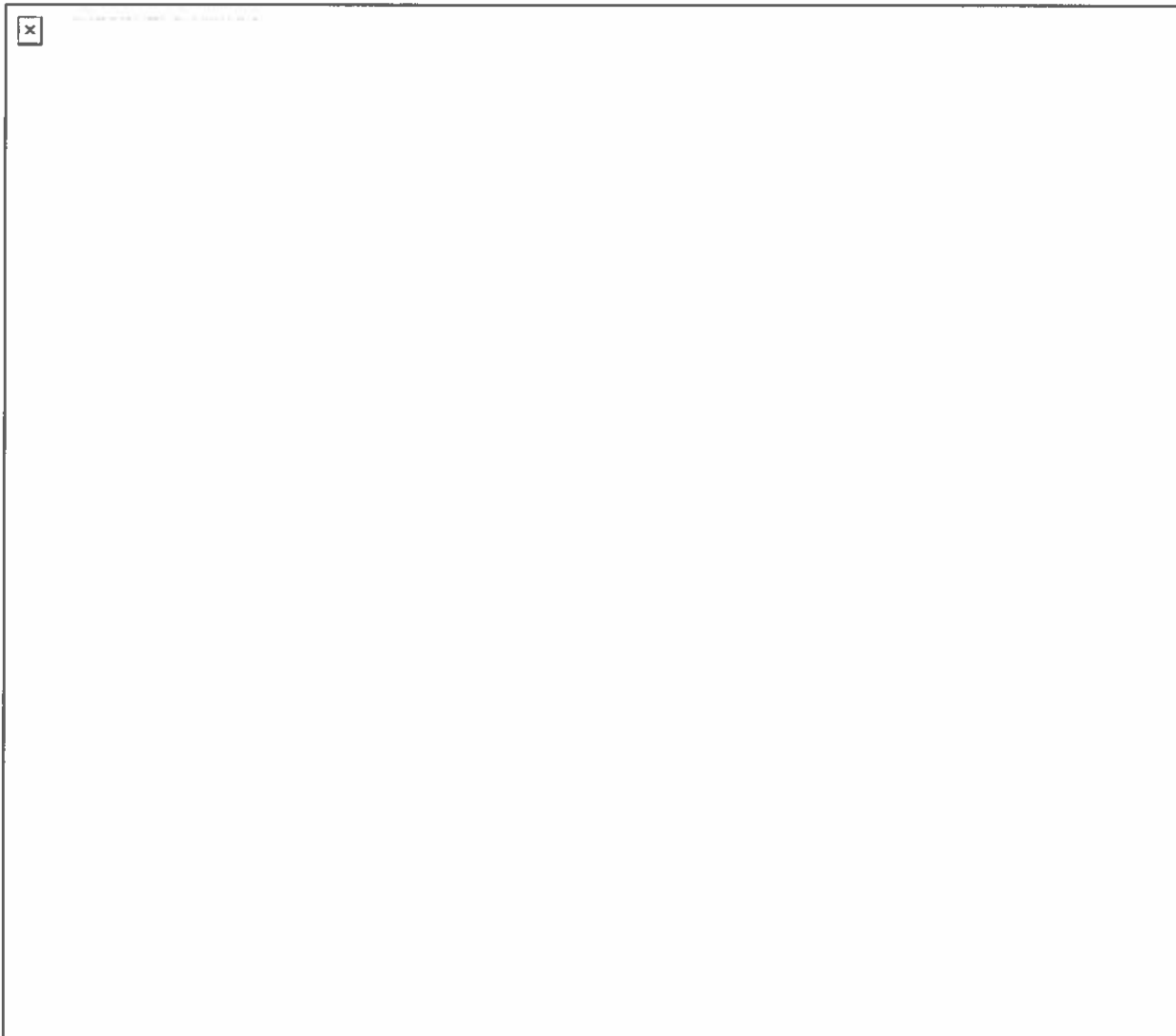
Subject: RE: Matheson Hammock & Fairchild Tropical Botanic Garden - Building Recertification - Re-schedule Meeting

Good Morning,

See you at 1pm today at Matheson.

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

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



Thanks

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

From: Brinson, Marlin (MDPR)
Sent: Thursday, November 30, 2017 2:36 PM
To: 'Garcia, Belkys' <bgarcia@coralgables.com>
Cc: Goizueta, Virginia <vgoizueta@coralgables.com>
Subject: RE: Matheson Hammock & Fairchild Tropical Botanic Garden - Building Recertification - Re-schedule Meeting

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

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

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

Good afternoon Mr. Brinson,

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

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

SEARCH: 11925 old cutler rd

State:

PROPERTY INFORMATION

Parcel: 03-5107-003-0020

Sub-Division:
ROBERT H MONTGOMERY PROPERTY

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

Owner
THE MONTGOMERY FOUNDATION INC

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

PA Primary Zone
8600 SPECIAL USE

Primary Land Use
7256 EDUCATIONAL/SCIENTIFIC - EX SCIENTIFIC

Beds / Baths / Half 14 / 11 / 0

Floors 1

Living Units 5

Actual Area

Living Area

Adjusted Area 34,778 Sq Ft

Lot Size 5,248.19592 Sq Ft

Year Built 1963



Thank you,

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



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

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

To: Garcia, Belkys

Cc: Goizueta, Virginia

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

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

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

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

Good afternoon Mr. Brinson,

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

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

Thank you,

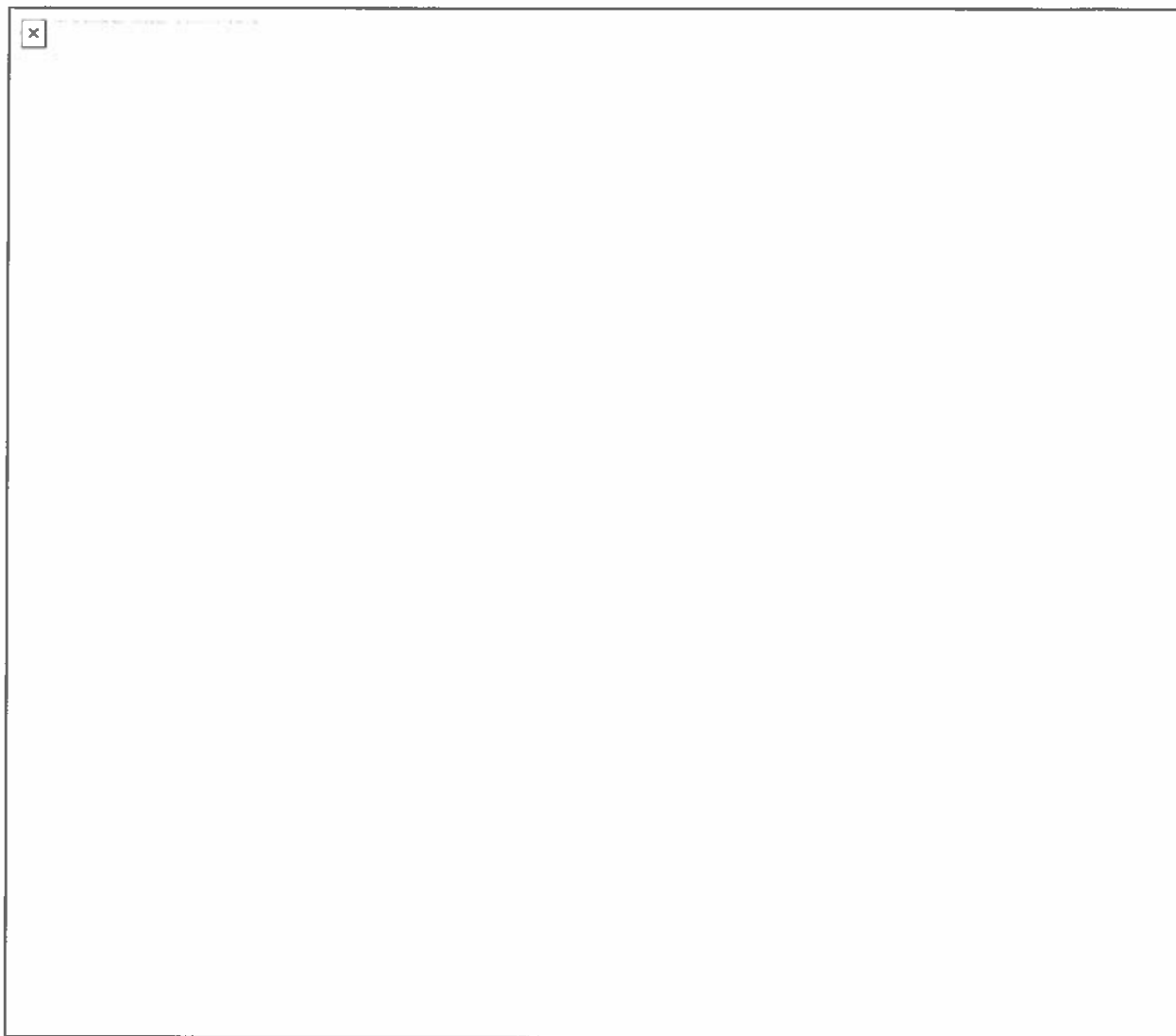
Belkys Garcia
City of Coral Gables
Development Services Department
Building Division
405 Biltmore Way, 3rd Floor
Coral Gables, Florida 33134
Office: (305) 460-5229



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

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

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



Thanks

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

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

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

Good morning,

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

Thank you,

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

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

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

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

Good Afternoon,

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

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

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

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

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

Good afternoon,

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

Thank you,

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

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

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

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

Good morning Mr. Brinson,

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

Thank you

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

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

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

Good Afternoon,

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

If so, could you please email to me.

Thanks

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

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

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

Good afternoon,

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

Thank you,

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

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

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

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

Good Afternoon Ms. Goizueta,

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

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

Thanks

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

From: Brinson, Marlin (MDPR)

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

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

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

Peter <piglesias@coralgables.com>

Subject: RE: Matheson Hammock buildings recertification

Ms. Goizueta,

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

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

Will give it our prompt attention.

Marlin Brinson, Engineer

Miami-Dade Parks, Recreation and Open Spaces Department

Phone: 305-755-7836

Website : www.miamidade.gov/parks

Connect With Us on Twitter | Facebook | Instagram

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

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

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

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

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

Peter <piglesias@coralgables.com>

Subject: RE: Matheson Hammock buildings recertification

Mr. Brinson,

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

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

Your prompt attention to this matter is greatly appreciated.

Virginia Goizueta

Building Service Coordinator

City of Coral Gables

Development Services Department

405 Biltmore Way, 3rd Floor

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

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

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

Good Morning Ms. Goizueta,

We will have the building inspected this month.

Please inform as to which building requires inspection ?

Thanks

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

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

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

Good afternoon Mr. Brinson,

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

Please indicate when this property will be brought into compliance.

Thank you

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

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES.
Petitioner,

Case No. 18-7197

vs.

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

Return receipt number:

91 7108 2133 3932 5889 0718

Respondent.

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

Date: March 29, 2018

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

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 8-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. **The Structure is hereby declared unsafe** by the Building Official and is presumed unsafe pursuant to Section 105-1 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 April 16, 2018, at 2:00 p.m.


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

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

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

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

Please govern yourself accordingly.


Belkys Garcia, Secretary to the Board

ADA NOTICES

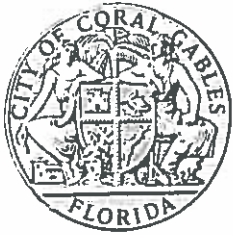
Any person who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, must register with the City Clerk, prior to engaging in lobbying activities before the city staff, boards, committees and/or the City Commission. A copy of the Ordinance is available in the Office of the City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

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

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

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

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



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 18-7197

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

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

JOSE PAZ
Employee's Printed Name

[Signature]
Employee's Signature

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

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

My Commission Expires:



Belkys Garcia
Notary Public

9610 OLD CUTLER ROAD



REVIEW GUIDE

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

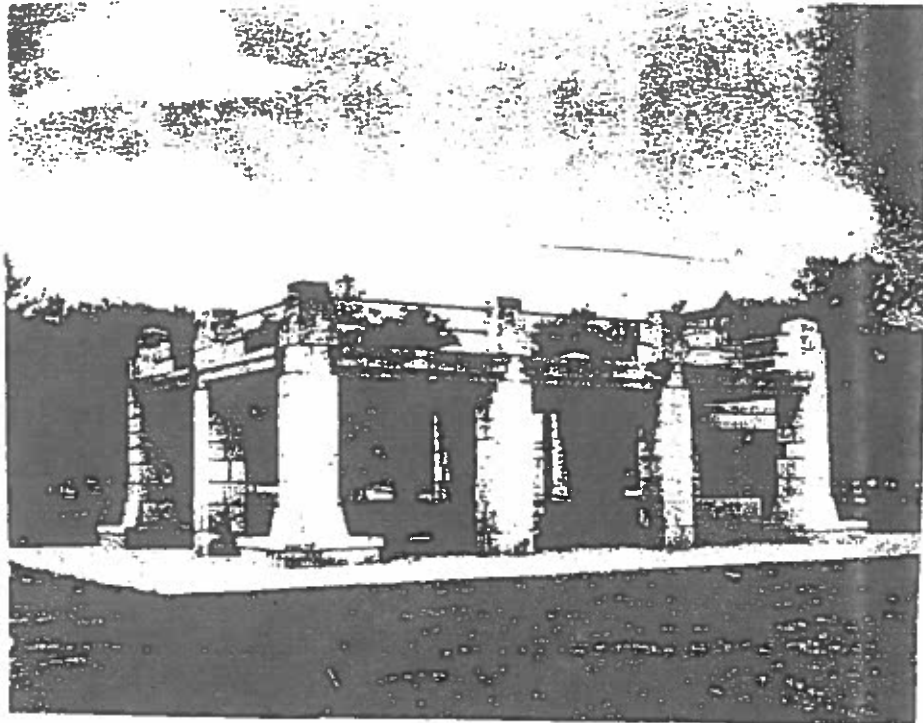
Use: The Review Guide may be used to address the impact of new construction, additions/modifications/alterations and/or renovations which may become the subject of some future Certificate of Appropriateness consideration...and

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

BUILDINGS ARE KEYED TO BUILDING LOCATION MAP

A. PICNIC SHELTER (constructed 1935-36)

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



east elevation, photo dated 1937

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

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

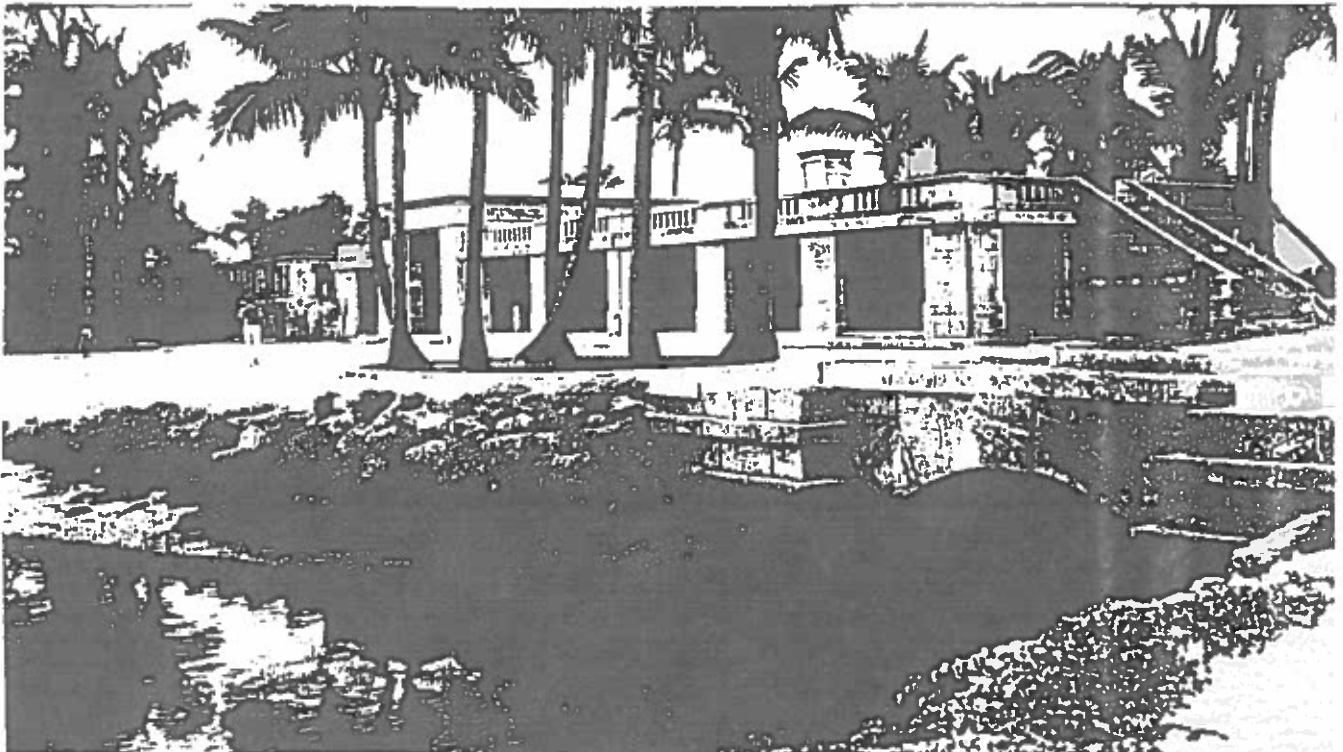
The building is constructed of quarry-cut limestone rock. The roof is hipped, and covered with flat tile. Windows are six-over-six double-hung sash, with wooden shutters. French doors open onto an observation deck created by the roof of the porte-cochere.



South elevation, looking across harbor

C. BEACH PAVILION (constructed 1939-40)

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



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