



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 8/11/2015

Property Information	
Folio:	03-4117-005-2990
Property Address:	129 ALMERIA AVE
Owner	MYSTICAL ROSE PRAESIDIUM OF THE LEGION OF MARY INC
Mailing Address	129-31 ALMERIA CORAL GABLES , FL 33134-5505
Primary Zone	6600 COMMERCIAL - LIBERAL
Primary Land Use	1713 OFFICE BUILDING - ONE STORY : OFFICE BUILDING
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	2,185 Sq.Ft
Lot Size	2,500 Sq.Ft
Year Built	1954



Assessment Information			
Year	2015	2014	2013
Land Value	\$345,000	\$345,000	\$312,500
Building Value	\$437,000	\$83,738	\$83,738
XF Value	\$0	\$2,063	\$2,063
Market Value	\$782,000	\$430,801	\$398,301
Assessed Value	\$473,881	\$430,801	\$398,301

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	\$308,119		
Religious	Exemption	\$473,881	\$430,801	\$398,301

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

Short Legal Description
 C GABLES CRAFTS SEC PB 10-40
 LOT 35 BLK 11
 LOT SIZE 25.00 X 100.00
 OR 12753-1770 0186 1

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$473,881	\$430,801	\$398,301
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$782,000	\$430,801	\$398,301
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$473,881	\$430,801	\$398,301
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$473,881	\$430,801	\$398,301
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
01/01/1986	\$350,000	12753-1770	2008 and prior year sales; Qual by exam of 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.asp>

Version:

CITY'S

EXHIBIT





The City of Coral Gables

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

4/1/2014

VIA CERTIFIED MAIL

91 7108 2133 3932 6024 3182

MYSTICAL ROSE PRAESIDIUM OF
129-31 ALMERIA
CORAL GABLES , FL 33134-5505

RE: 129 ALMERIA AVE, CORAL GABLES, FL
Folio # 03-4117-005-2990
Recertification of Building 40 Years or older

Gentlemen:

This Department has been advised that the subject building is forty (40) years old, or older, having been built in year 1954.

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

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

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

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

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

Sincerely,

Manuel Z. Lopez

Manuel Z. Lopez, P.E.
Building Official

CITY'S

EXHIBIT 2

2014



The City of Coral Gables

5-26 Not Complied

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

7/22/2014

MYSTICAL ROSE PRAESIDIUM OF
129-31 ALMERIA
CORAL GABLES, FL 33134-5505

VIA CERTIFIED MAIL

91 7108 2133 3932 6021 9958

Re: Building Recertification
129 ALMERIA AVE
Folio # 03-4117-005-2990

Dear Property Owner:

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

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

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

Please govern yourself accordingly.

Sincerely,

Manuel Z. Lopez

Manuel Z. Lopez, P.E.
Building Official



The City of Coral Gables

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

6/2/2015

MYSTICAL ROSE PRAESIDIUM OF
129-31 ALMERIA
CORAL GABLES, FL 33134-5505

****FINAL NOTICE****

VIA CERTIFIED MAIL

91 7108 2133 3932 7095 9813

Re: Building Recertification
129 ALMERIA AVE
Folio # 03-4117-005-2990

Dear Property Owner:

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

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

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

Please govern yourself accordingly.

Sincerely,

Manuel Z. Lopez

Manuel Z. Lopez, P.E.
Building Official

CITY OF CORAL GABLES,

Case # 15-4407

Petitioner,

vs.

MYSTICAL ROSE PRAESIDIUM OF
THE LEGION OF MARY, INC.,
a Florida not for profit corporation,

Respondent.

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

Date: October 8, 2015

To:

Owner (Registered Agent)

Mystical Rose Praesidium of the Legion
of Mary, Inc.
c/o Maria Peinado
Registered Agent
8250 SW 33 Terrace
Miami, FL 33155-3318

Return receipt number:

91 7108 2133 3932 6009 7464

Re: The one-story office building ("Structure") built in 1954 and located at 129 Almeria Avenue, Coral Gables, FL 33134-5055, legally described as: Lot 35, in Block 11, of CORAL GABLES CRAFTS SECTION, according to the Plat thereof, as recorded in Plat

CITY'S

EXHIBIT 3

Book 10, at Page 40, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4117-005-2990 ("Property").

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

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

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

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

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


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

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

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

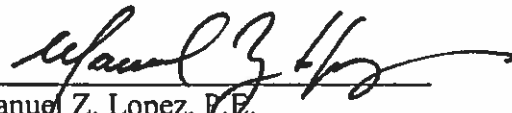
Please address any questions to Virginia Goizueta, Building Services Coordinator, Telephone: (305) 460-5250, or Manuel Z. Lopez, P.E., Building Official, Telephone: (305) 460-5242, Monday through Friday, 7:30 a.m. to 3:30 p.m.

Please govern yourself accordingly.


Manuel Z. Lopez, P.E.
Building Official

CERTIFICATE OF SERVICE

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


Manuel Z. Lopez, P.E.
Building Official

NOTICES

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

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

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



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint/Case #: 15-4407

Title of Document Posted: Construction Regulation Board Case

I, Claudio Ramos, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 129 Almeria Ave., ON 10-9-15.
AT 10:45 am.

Claudio Ramos
Employee's Printed Name

[Signature]
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 12th day of October, in the
year 2015, by Claudio Ramos who is personally known to me
or has produced _____ as identification.

My Commission Expires:



Belkys Garcia
Notary Public

CITY OF CORAL GABLES,

Case #

Petitioner,

vs.

MYSTICAL ROSE PARISH OF
THE LEGION OF MARY, INC.,
a Florida not for profit corporation.

Respondent.

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

Date: October 25, 2013

To:

Structure (Registered Agent)
Mystical Rose Parish of the Legion
of Mary, Inc.
c/o Maria Ponce
Registered Agent
6100 SW 33 Terrace
Miami, FL 33155-5118

Notice receipt number:

93 7308 2332 3932 6609 7464

Re: The one-story office building ("Structure") built in 1954 and located at **129 Almeria Avenue, Coral Gables, FL 33134-5035**, legally described as: Lot 25, in Block 11 of **CORAL GABLES CRAFTS SECTION** according to the Plat thereof, as recorded in Plat

Page 1 of 1

129 ALMERIA



Detail by Entity Name

Florida Not For Profit Corporation

MYSTICAL ROSE PRAESIDIUM OF THE LEGION OF MARY, INC.

Filing Information

Document Number 764453
FEI/EIN Number 59-0761894
Date Filed 08/05/1982
State FL
Status ACTIVE
Last Event CANCEL ADM DISS/REV
Event Date Filed 03/04/2009
Event Effective Date NONE

Principal Address

129 ALMERIA AVE
CORAL GABLES, FL 33134

Changed: 03/03/1998

Mailing Address

129 ALMERIA AVE
CORAL GABLES, FL 33134

Changed: 03/03/1998

Registered Agent Name & Address

PEINADO, MARIA
8250 SW 33 TERR.
MIAMI, FL 33155

Name Changed: 09/09/2012

Address Changed: 09/09/2012

Officer/Director Detail

Name & Address

Title PD

PEINADO, MARIA

CITY'S

EXHIBIT

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8250 SW 33 TERR
MIAMI, FL 33155

Title VP

Stennett, irma
9970 Bahama Drive
MIAMI, FL 33189

Title SEC

LOPEZ, MARIA
2221 SW 84 AVENUE
MIAMI, FL 33155

Title T

STEELE, MARK
19281 HOLIDAY ROAD
CUTLER BAY, FL 33157

Title SD

SOULLIERE, RICHARD REV.
POST OFFICE BOX 221937
HOLLYWOOD, FL 33022

Annual Reports

Report Year	Filed Date
2013	07/08/2013
2014	05/29/2014
2015	05/01/2015

Document Images

<u>05/01/2015 -- ANNUAL REPORT</u>	View image in PDF format
<u>05/29/2014 -- ANNUAL REPORT</u>	View image in PDF format
<u>07/08/2013 -- ANNUAL REPORT</u>	View image in PDF format
<u>09/09/2012 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/22/2011 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/26/2010 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/04/2009 -- CORAPREIWP</u>	View image in PDF format
<u>05/16/2006 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/10/2005 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/15/2004 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/16/2003 -- ANNUAL REPORT</u>	View image in PDF format

<u>03/10/2002 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/29/2001 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/01/2000 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/24/1999 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/03/1998 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/24/1997 -- ANNUAL REPORT</u>	View image in PDF format
<u>06/13/1996 -- ANNUAL REPORT</u>	View image in PDF format
<u>05/01/1995 -- ANNUAL REPORT</u>	View image in PDF format

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State of Florida, Department of State

1986 JAN -8 PM 1:18

86R006679

REC. 127539C 1770

This instrument was prepared by
Robert A. Hendricks, Esq.
HENDRICKS & HENDRICKS
Attorneys at Law
515 Alameda Circle
CORAL GABLES, FLORIDA 33134

1-15-86

Warranty Deed

(STATUTORY FORM—SECTION 689.02 FS)

On this 7 day of January, 1986, Between

CARLTON W. COLE and ANDREA LYNCH COLE, his wife

of the County of Dade, State of Florida, grantor and

MYSTICAL SOEX PANSIDIUM OF THE LEGION OF MARY, INC.,

a Florida Corporation not for profit

whose principal office address is 129-31 America, Coral Gables, 316 33134

of the County of Dade, State of Florida, grantee.

Whereas, That said grantor, for and in consideration of the sum of -----

ONE AND NO/100 (\$10.00) Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee and grantee's heirs and assigns hereinafter, the following described land, situate, lying and being in Dade County, Florida, to-wit:

Lot 35, Block 11, CORAL GABLES CRAFT SECTION, according to the Plat thereof, as recorded in Plat Book 10, at page 40 of the Public Records of Dade County, Florida.

SUBJECT TO: Restrictions, limitations, encumbrances of record and taxes for the year 1986 and subsequent years.

1,750.00
Dade County
Robert A. Hendricks
Charles Hendricks & Family Trusts
B. G. Gentry 1/8/86

1,575.00
Dade County
Robert A. Hendricks
Charles Hendricks & Family Trusts
B. G. Gentry 1/8/86

and said grantor, does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whatsoever.

* "Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written. Signed, sealed and delivered in our presence:

[Signature]
[Signature]

[Signature] (Seal)
CARLTON W. COLE

[Signature] (Seal)
ANDREA LYNCH COLE

STATE OF FLORIDA
COUNTY OF DADE

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared

CARLTON W. COLE and ANDREA LYNCH COLE, his wife

the names of whom are in this instrument, as described in and who executed the foregoing instrument and acknowledged before me that

they executed said instrument in the County and State last aforesaid this 7 day of January

[Signature]
STATE OF FLORIDA Notary Public
AT LAROE



NOTARY PUBLIC
RICHARD F. BRINKLEY
DADA COUNTY, FLORIDA

CITYS

EXHIBIT

5



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:	MYSTICAL ROSE PRAESIDIUM OF THE LEGION OF MARY INC	Inspection Date:	7/24/2015, 10/8/2015
Address:	129-131 Almeria Avenue	InspectionType:	Business (Annual Fire Inspection)
City:	Coral Gables	Inspected By:	Madelaine Mendez 305-460-5563 mmendez@coralgables.com
Suite:		Occ. Sq. Ft.:	2000

FL NFPA 01 13

Floor 1

Means of Egress

4.4.3.2.3 Failure to illuminate the means of egress.

Lighting.

Illumination of means of egress shall be provided. [See 5.3.4(10).]

Provide letter or email indicating all emergency lights are in good working condition

OK Violation cleared on 10/8/2015

Fire extinguishers

13.6.9.3.1.1.1 Excerpt: Fire extinguishers shall be subjected to maintenance at intervals...

Fire extinguishers shall be subjected to maintenance at intervals of not more than 1 year, at the time of hydrostatic test, or when specifically indicated by an inspection or electronic notification. [10:7.3.1.1.1]

OK Violation cleared on 10/8/2015

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

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

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

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

Signature on file
Company

CITY'S

EXHIBIT

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Representative: S.O.F.
10/8/2015
Signature on file

Inspector: Madelaine Mendez
10/8/2015
Signature on file

**Company
Representative:** Mark Steele
7/24/2015
Signature on file

Inspector: Madelaine Mendez
7/24/2015



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 [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-09-05-2416	05/14/2009	129-31 ALMERIA AVE	ROOF / LIGHT WEIGHT CONC	FLAT ROOF \$19,000 GAF MATERIAL, GAF CONVENTIONAL BUILT UP ROOF SYSTEM FOR WOOD DECKS	final	06/04/2009	10/30/2009	0.00
CE-14-02-2960	02/25/2014	129 ALMERIA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	02/25/2014	02/25/2014	0.00
ME-09-05-1997	05/07/2009	129-31 ALMERIA AVE	MECH COMMERCIAL / RESIDENTIAL WORK	INSTALL AIR CONDITIONER WITH HEATING UNIT \$11,421	final	05/21/2009	07/24/2009	0.00

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

CITY'S

EXHIBIT

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