



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

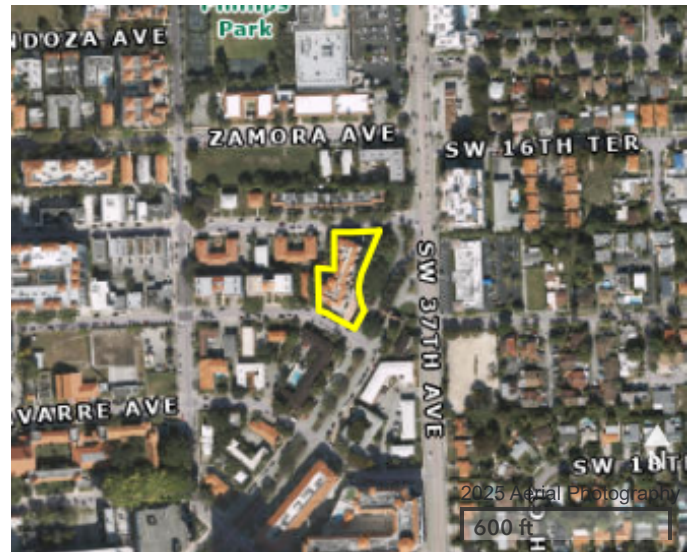
Generated On: 10/29/2025

PROPERTY INFORMATION	
Folio	03-4108-077-0001 (Reference)
Property Address	0 , FL
Owner	REFERENCE ONLY
Mailing Address	
Primary Zone	5000 HOTELS & MOTELS - GENERAL
Primary Land Use	0000 REFERENCE FOLIO
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	0 Sq.Ft
Year Built	0

ASSESSMENT INFORMATION				
Year	2025	2024	2023	
Land Value	\$0	\$0	\$0	
Building Value	\$0	\$0	\$0	
Extra Feature Value	\$0	\$0	\$0	
Market Value	\$0	\$0	\$0	
Assessed Value	\$0	\$0	\$0	

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION	
ONE ALHAMBRA CIRCLE CONDO	
CORAL GABLES SECTION L PB 8-85	
LOTS 16-17-18 & 19 BLK 5	



TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description

The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser of Miami-Dade County is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser of Miami-Dade County and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <https://www.miamidadepa.gov/pa/disclaimer.page>

City Exhibit #1



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Generated On: 10/28/2025

	Folio ↑	Sub-Division	Owner	Address
1	03-4108-077-0010	ONE ALHAMBRA CIRCLE CONDO	SOFIA G MANN	1 ALHAMBRA CIR UNIT: 201 - CORAL GABLES
2	03-4108-077-0020	ONE ALHAMBRA CIRCLE CONDO	MARIA E SALINAS & - ISABEL SALINAS JTRS	1 ALHAMBRA CIR UNIT: 301 - CORAL GABLES
3	03-4108-077-0030	ONE ALHAMBRA CIRCLE CONDO	MANUEL ROJAS - MARIA LEONOR ROJAS	1 ALHAMBRA CIR UNIT: 401 - CORAL GABLES
4	03-4108-077-0040	ONE ALHAMBRA CIRCLE CONDO	NEYDA DIAZ LE - REM IBEISY FLORA PEREZ HERNANDEZ	1 ALHAMBRA CIR UNIT: 501 - CORAL GABLES
5	03-4108-077-0050	ONE ALHAMBRA CIRCLE CONDO	ANA EVA FERNANDEZ	1 ALHAMBRA CIR UNIT: 601 - CORAL GABLES
6	03-4108-077-0060	ONE ALHAMBRA CIRCLE CONDO	AMANDA SANTA CRUZ	1 ALHAMBRA CIR UNIT: 202 - CORAL GABLES
7	03-4108-077-0070	ONE ALHAMBRA CIRCLE CONDO	LOURDES MENENDEZ PRIETO	1 ALHAMBRA CIR UNIT: 302 - CORAL GABLES
8	03-4108-077-0080	ONE ALHAMBRA CIRCLE CONDO	ANGELICA A PAZOS	1 ALHAMBRA CIR UNIT: 402 - CORAL GABLES
9	03-4108-077-0090	ONE ALHAMBRA CIRCLE CONDO	FISH FS LLC	1 ALHAMBRA CIR UNIT: 502 - CORAL GABLES
10	03-4108-077-0100	ONE ALHAMBRA CIRCLE CONDO	OLGA ALVAREZ JTRS - JOSE ALVAREZ JTRS	1 ALHAMBRA CIR UNIT: 602 - CORAL GABLES

11	03-4108-077-0110	ONE ALHAMBRA CIRCLE CONDO	TANIA MERCEDES HOLGUIN - FELIPE QUINTERO	1 ALHAMBRA CIR UNIT: 203 - CORAL GABLES
12	03-4108-077-0120	ONE ALHAMBRA CIRCLE CONDO	MARIA CARIDAD MORALES PRIETO - ESTHER P MORALES	1 ALHAMBRA CIR UNIT: 303 - CORAL GABLES
13	03-4108-077-0130	ONE ALHAMBRA CIRCLE CONDO	SAMANTHA M MEZCUA	1 ALHAMBRA CIR UNIT: 403 - CORAL GABLES
14	03-4108-077-0140	ONE ALHAMBRA CIRCLE CONDO	ZAIRA R CIOFFI	1 ALHAMBRA CIR UNIT: 503 - CORAL GABLES
15	03-4108-077-0150	ONE ALHAMBRA CIRCLE CONDO	ZAIRA REMENTERIA CIOFFI	1 ALHAMBRA CIR UNIT: 603 - CORAL GABLES
16	03-4108-077-0160	ONE ALHAMBRA CIRCLE CONDO	MAIDELYS RUIZ	1 ALHAMBRA CIR UNIT: 204 - CORAL GABLES
17	03-4108-077-0170	ONE ALHAMBRA CIRCLE CONDO	LUIS IGNACIO ROLDAN	1 ALHAMBRA CIR UNIT: 304 - CORAL GABLES
18	03-4108-077-0180	ONE ALHAMBRA CIRCLE CONDO	ARKA ENTERPRISES INC	1 ALHAMBRA CIR UNIT: 404 - CORAL GABLES
19	03-4108-077-0190	ONE ALHAMBRA CIRCLE CONDO	DONALD F CONNORS TRS - DONALD F CONNORS AND ALISON M	1 ALHAMBRA CIR UNIT: 504 - CORAL GABLES
20	03-4108-077-0200	ONE ALHAMBRA CIRCLE CONDO	KELVIN GARCIA - YOCASTA M GOMEZ	1 ALHAMBRA CIR UNIT: 604 - CORAL GABLES
21	03-4108-077-0210	ONE ALHAMBRA CIRCLE CONDO	JUDITE BLANC	1 ALHAMBRA CIR UNIT: 205 - CORAL GABLES
22	03-4108-077-0220	ONE ALHAMBRA CIRCLE CONDO	ALBA BAEZ	1 ALHAMBRA CIR UNIT: 305 - CORAL GABLES
23	03-4108-077-0230	ONE ALHAMBRA CIRCLE CONDO	JAMES R PAUL	1 ALHAMBRA CIR UNIT: 405 - CORAL GABLES

24	03-4108-077-0240	ONE ALHAMBRA CIRCLE CONDO	RENE FRANCO JR - MIRIAM FRANCO	1 ALHAMBRA CIR UNIT: 505 - CORAL GABLES
25	03-4108-077-0250	ONE ALHAMBRA CIRCLE CONDO	DALIA ROSA CURBELO	1 ALHAMBRA CIR UNIT: 605 - CORAL GABLES
26	03-4108-077-0260	ONE ALHAMBRA CIRCLE CONDO	MICHEL PEREZ	1 ALHAMBRA CIR UNIT: 206 - CORAL GABLES
27	03-4108-077-0270	ONE ALHAMBRA CIRCLE CONDO	CATHERIMARTY BURGOS	1 ALHAMBRA CIR UNIT: 306 - CORAL GABLES
28	03-4108-077-0280	ONE ALHAMBRA CIRCLE CONDO	MARCELO R SALUP MOSQUERA TRS - SALUP REVOCABLE TRUST	1 ALHAMBRA CIR UNIT: 406 - CORAL GABLES
29	03-4108-077-0290	ONE ALHAMBRA CIRCLE CONDO	CARMEN VILLARES TR	1 ALHAMBRA CIR UNIT: 506 - CORAL GABLES
30	03-4108-077-0300	ONE ALHAMBRA CIRCLE CONDO	HERNAN HERNANDEZ & - MARGARITA I CORRAL	1 ALHAMBRA CIR UNIT: 606 - CORAL GABLES
31	03-4108-077-0310	ONE ALHAMBRA CIRCLE CONDO	SALOMON KUBE TRS - KUBE FAMILY TRUST	1 ALHAMBRA CIR UNIT: 207 - CORAL GABLES
32	03-4108-077-0320	ONE ALHAMBRA CIRCLE CONDO	ISABEL C ARRIANDIAGA	1 ALHAMBRA CIR UNIT: 307 - CORAL GABLES
33	03-4108-077-0330	ONE ALHAMBRA CIRCLE CONDO	JOSEPH A FADEL	1 ALHAMBRA CIR UNIT: 407 - CORAL GABLES
34	03-4108-077-0340	ONE ALHAMBRA CIRCLE CONDO	AKIVA BRILLIANT - EDITH BRILLIANT	1 ALHAMBRA CIR UNIT: 507 - CORAL GABLES
35	03-4108-077-0350	ONE ALHAMBRA CIRCLE CONDO	SHEILA M FISHMAN	1 ALHAMBRA CIR UNIT: 607 - CORAL GABLES

List of service addresses for 1 Alhambra Cir

This is a 35-unit condominium, so the address for service of the initial notice of unsafe structure is the condominium association. However, if the association does not respond, the City will have to serve each individual unit owner and any related interested parties for each unit.

<u>Association (Sunbiz principal address)</u>	<u>Association (Registered Agent address)</u>
ONE ALHAMBRA CIRCLE CONDOMINIUM ASSOCIATION, INC. ONE ALHAMBRA CIRCLE, #608 CORAL GABLES, FL 33134-4681	ONE ALHAMBRA CIRCLE CONDOMINIUM ASSOCIATION, INC. C/O SUSANA SHELTON REGISTERED AGENT THE SHELTON MANAGEMENT 1100 EL RADO STREET CORAL GABLES, FL 33134-2204

City of Coral Gables

ONLINE SERVICES

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Permits and Inspections: Search Results

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Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
EL-22-03-8991	03/10/2022	1 ALHAMBRA CIR	ELEC CHANGE OF CONTRACTOR	CHANGE OF CONTRACTOR FROM EL-20-05-6561 INSTALL NEW DEVICES FOR EXISTING FIRE ALARM SYSTEM \$14,050	pending			0.00
EL-22-03-8925	03/04/2022	1 ALHAMBRA CIR	ELEC CHANGE OF CONTRACTOR	CHANGE OF CONTRACTOR FROM EL-20-05-6561 INSTALL NEW DEVICES FOR EXISTING FIRE ALARM SYSTEM \$14,050	issued	03/17/2022		0.00
FD-20-05-6545	05/15/2020	1 ALHAMBRA CIR	FIRE ALARM SYSTEM	INSTALL NEW DEVICES FOR EXISTING FIRE ALARM SYSTEM \$14,050	issued	05/26/2020		0.00
EL-20-05-6561	05/15/2020	1 ALHAMBRA CIR	ELEC LOW VOLTAGE SYSTEM	CHANGE OF CONTRACTOR TO EL-22-03-8925 INSTALL NEW DEVICES FOR EXISTING FIRE ALARM SYSTEM \$14,050	canceled	05/26/2020	03/19/2022	0.00
PW-19-07-5291	07/22/2019	1 ALHAMBRA CIR	OBSTRUCTION OF THE ROW PERMIT	COVERED WALKWAY CANCELED DUPLICATE	canceled		07/23/2019	0.00
BL-19-04-5192	04/17/2019	1 ALHAMBRA CIR	ROOF / LIGHT WEIGHT CONC	RE-ROOF FLAT-TROPICAL ROOFING PRODUCTS ROOF COATING SYSTEM W/ TROPICAL 924 SILICONE COATING \$17650	final	04/30/2019	05/16/2019	0.00
ZN-19-02-3305	02/05/2019	1 ALHAMBRA CIR	PAINT / RESURFACE FL / CLEAN	COMMERCIAL *PREVIOUSLY APPROVED UNDER 01031207 *PRESSURE	canceled	02/06/2019	09/27/2021	0.00

City Exhibit #3

				CLEAN & PAINT- WALLS: BM- 2166-50- LIGHT PEACH/ BOTTOM TONE: BM2166- 40- DARK PEACH/ TRIM: OFF WHITE \$74000				
AB-19-02-3304	02/05/2019	1 ALHAMBRA CIR	BOA COMPLETE (LESS THAN \$75,000)	COMMERCIAL *PREVIOUSLY APPROVED UNDER 01031207 *PRESSURE CLEAN & PAINT- WALLS: BM- 2166-50- LIGHT PEACH/ BOTTOM TONE: BM2166- 40- DARK PEACH/ TRIM: OFF WHITE \$74000	final	02/05/2019	03/14/2023	0.00
BL-13-04-1283	04/19/2013	1 ALHAMBRA CIR	ROOF / LIGHT WEIGHT CONC	ROOF REPAIRS AND APPLY TROPICAL COATING \$8,136 **OK TO CLOSE/CANCEL - SEE BL19045192**	canceled	04/30/2013	12/14/2021	0.00
ZN-11-12-5296	12/05/2011	1 ALHAMBRA CIR	POOL / SPA ONLY - MARBLELITE / SANDBLAST / TILE	POOL RESURFACE W/ DIAMOND BRITE MATERIAL \$1,400	final	12/07/2011	12/15/2011	0.00
EL-10-11-4699	11/30/2010	1 ALHAMBRA CIR	ELEC COMMERCIAL / RESIDENTIAL WORK	LOW VOLTAGE PERMIT SUITE 700 AND 725	final	12/01/2010	03/03/2011	0.00
PL-10-09-5086	09/24/2010	1 ALHAMBRA CIR	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING.. INSTALL BACFLOW. \$850.00	final	09/29/2010	10/20/2010	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).

ENERGOV

2022 - 2023

REVR-23-03-0706	Revision to Permit	Residential	Finald	03/30/2023		04/17/2023	GENERAL ELECTRICAL REPAIRS IN THE ELEVATOR MACHINE ROOM	1 alhambra cir	
PRNW-22-12-0098	Permit Renewal	Electrical	Finald	12/08/2022	06/08/2023	12/30/2022	permit renewal for EL-22-03-8925		
PRNW-22-10-0025	Permit Renewal	Electrical	Cancelled	10/31/2022		11/01/2022	GENERAL ELECTRICAL REPAIRS IN THE ELEVATOR MACHINE ROOM	1 alhambra cir	
MECB-22-10-0405	Mechanical Commercial	New Construction	Finald	10/19/2022	08/21/2023	02/22/2023	GENERAL ELECTRICAL REPAIRS IN THE ELEVATOR MACHINE ROOM	1 alhambra cir	
FIRE-22-04-0078	Fire	Fire Alarm	Finald	04/11/2022	05/22/2023	11/21/2022	ADDITIONAL DEVICES TO EXISTING SYSTEM (ELEVATOR RECALL)	1 ALHAMBRA CIRCLE COMMON AREAS	
ELEC-22-04-0354	Electrical Commercial	Interior Build-Out/ Interior Alteration/Remodel	Finald	04/06/2022	01/09/2023	11/03/2022	ADDITIONAL DEVICES TO EXISTING FIRE ALARM FOR ELEVATOR RECALL	1 ALHAMBRA CIRCLE COMMON AREAS CIR	
ELEC-22-03-0329	Electrical Commercial	Other	Finald	03/30/2022	10/16/2023	04/19/2023	GENERAL ELECTRICAL REPAIRS IN THE ELEVATOR MACHINE ROOM	1 alhambra cir	
BLDR-23-07-3995	FBC Residential	Windows/Doors/Garage Doors/Shutters/Awnings/Canopy	Cancelled	07/31/2023		08/09/2023	PERMIT TYPE CREATED IN ERROR APPLY AND RESUBMIT AS FBC Building (Commercial) THIS PERMIT WILL BE CANCELLED. REPLACE/INSTALL NEW IMPACT DOORS & STOREFRONT WHITE FRAME CLEAR GLASS	1 ALHAMBRA CIR	207
BLDR-23-08-1893	FBC Building (Commercial)	Windows/Doors/Garage Doors/Shutters/Awnings/Canopy	Finald	08/09/2023	07/22/2024	01/22/2024	REPLACE & INSTALL IMPACT WINDOW & STOREFRONT. WHITE FRAME CLEAR GLASS	1 ALHAMBRA CIR	207



CITY OF CORAL GABLES
Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FL 33134

2/1/2023

VIA CERTIFIED MAIL

ONE ALHAMBRA CIRCLE CONDOMINIUM ASSOCIATION, INC.

SUSANA SHELTON

1100 EL RADO ST.

CORAL GABLES, FL 33114

7021 2720 0001 4959 0700

RE: 1 ALHAMBRA CIR
FOLIO # 03-4108-077-0001
Process Number TBD

*****COURTESY 1-YEAR NOTICE*****

Notice of Required Inspection for Recertification of 30 Years or Older Building

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is thirty (30) years old, or older, having been built in 1992. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a qualified individual must inspect said building and a **completed** Recertification Report ("Report") must be submitted by you to this Department **in 2024**. A completed Report includes 1) Cover letters stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be **approved** and the Letter of Recertification must be issued by this Department.

Threshold buildings (i.e. buildings greater than 3 stories or greater than 50 ft tall, or with an Assembly Occupancy > 5000 s.f. & Occupant load > 500 people) shall be recertified by Structural and Electrical Professional Engineers only. Self-qualification letters will be required with proof of DBPR structural and electrical specialization.

Any buildings that are not threshold buildings may be recertified by any Florida Registered Architect or Professional Engineer and self-qualification letters will not be required.

If no deficiencies are identified, the structure will only be recertified once the reports and forms have been submitted and approved.

If deficiencies are identified, they shall be reported to the Building Official within 10 days, or within 24 hours if there is an immediate danger identified. A completed report shall be submitted to this Department. In addition, a structural and/or electrical affidavit from the inspector will be required, with additional affidavits every 180 days, as needed so that the building can continue to be occupied while repairs are carried out. The Building Official is able to grant an extension of one hundred fifty (150) calendar days from the due date or the date the deficiencies were identified (whichever is sooner) to allow time to obtain the necessary permits and perform the repairs. The structure will only



CITY OF CORAL GABLES
Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FL 33134

1/31/2024

ONE ALHAMBRA CIRCLE CONDOMINIUM ASSOCIATION, INC.
C/O THE SHELTON MANAGEMENT, ATT. SUSANA SHELTON
1100 EL RADO STREET
CORAL GABLES, FL 33114

VIA CERTIFIED MAIL

7022 2410 0002 9151 8411

RE: 1 ALHAMBRA CIR.
ONE ALHAMBRA CIRCLE CONDO
FOLIO # 03-4108-077-0001

Notice of Required Inspection For Recertification of Building
Process Number: **TBD**

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is thirty (30) years old, or older, having been built in 1992. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a qualified individual must inspect said building and a **completed** Recertification Report ("Report") must be submitted by you to this Department within **ninety (90) calendar days** from the **date of this letter**. A completed Report includes 1) Cover letters stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be **approved** and the Letter of Recertification must be issued by this Department.

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Proprietary or modified recertification forms from the inspectors will not be accepted. Only current municipal recertification forms will be accepted. The Architect or Engineer shall obtain the required Forms from the following link:

<https://www.miamidade.gov/global/economy/building/recertification.page>.

If this is your first time using the online system, please register at the following link:

<https://coralgablesfl-energovpub.tylerhost.net/Apps/selfservice/CoralGablesFLProd#/register>

You can access your online process using the process number provided above at the following link:

<https://coralgablesfl-energovpub.tylerhost.net/Apps/SelfService#/myWork?tab=MyPermits>

The Recertification Report fee of \$500.00 and additional document and filing fees shall be paid online at the following link:

<https://coralgablesfl-energovpub.tylerhost.net/Apps/SelfService#/payinvoice>

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 and a \$600.00 administrative fee will be imposed at that time. The Board may impose additional fines of \$250.00 for each day the violation continues, may enter an order of demolition, and may assess all costs of the proceedings along with the cost of demolition and any other required action.

Please contact Douglas Ramirez at dramirez@coralgables.com regarding any questions concerning building recertification.
Thank you for your prompt attention to this matter.

A handwritten signature in blue ink, appearing to read 'Manuel Z. Lopez', with a stylized flourish at the end.

Manuel Z. Lopez, P.E.
Building Official



CITY OF CORAL GABLES

DEVELOPMENT SERVICES DEPARTMENT
427 BILTMORE WAY
CORAL GABLES, FL 33134

10/1/2024

VIA CERTIFIED MAIL

ONE ALHAMBRA CIRCLE CONDOMINIUM ASSOCIATION, INC.
C/O THE SHELTON MANAGEMENT, ATT. SUSANA SHELTON
1100 EL RADO STREET
CORAL GABLES, FL 33114

9589 0710 5270 1801 7208 04

RE: 1 ALHAMBRA CIR.
FOLIO # 03-4108-077-0001

Notice of Required Inspection For Recertification of Building
Process Number: **TBD**

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Please contact Douglas Ramirez at dramirez@coralgables.com regarding any questions concerning building recertification.
Thank you for your prompt attention to this matter.



Manuel Z. Lopez, P.E.
Building Official



CITY OF CORAL GABLES

9589 0710 5270 1801 7245 29

DEVELOPMENT SERVICES DEPARTMENT
427 BILTMORE WAY
CORAL GABLES, FL 33134

1/31/2025

ONE ALHAMBRA CIRCLE CONDOMINIUM ASSOCIATION, INC.
C/O THE SHELTON MANAGEMENT, ATT. SUSANA SHELTON
1100 EL RADO STREET
CORAL GABLES, FL. 33114

RE: 1 ALHAMBRA CIR.
FOLIO # 03-4108-077-0001

Notice of Required Inspection For Recertification of Building – **OVERDUE NOTICE**
Process Number **RECT-xx-xxxx**

Dear Property Owner:

In a certified letter dated 10/1/2024, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). The letter informed you it was necessary to submit to this Department a completed Report prepared by a qualified individual within ninety (90) calendar days certifying the structure meets the requirements for recertification.

Please be advised the submittal of the Report is overdue and the **structure has been deemed unsafe** due to non-compliance. This may result in the revocation of the Certificate of Occupancy, as well as being subject to other penalties as provided in the Code. A completed Report includes 1) Cover letters stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be **approved** and the Letter of Recertification must be issued by this Department.

See original notice for additional information.

Failure to submit the completed Report within thirty (30) calendar days from the date of this letter will result in forwarding the matter to the City's Construction Regulation Board for further review and determination. A \$600.00 administrative fee will be imposed at that time. The Board may impose additional fines of \$250.00 for each day the violation continues, may enter an order of demolition, and may assess all costs of the proceedings along with the cost of demolition and any other required action.

If this is your first time using the online system, please register at the following link:

<https://coralgablesfl-energovpub.tylerhost.net/Apps/selfservice/CoralGablesFLProd#/register>

You can access your online process using the process number provided above at the following link:

<https://coralgablesfl-energovpub.tylerhost.net/Apps/SelfService#/myWork?tab=MyPermits>

The Recertification Report fee of \$500.00 and additional document and filing fees shall be paid online at the following link:

<https://coralgablesfl-energovpub.tylerhost.net/Apps/SelfService#/payinvoice>

Please govern yourself accordingly.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Manuel Z. Lopez', with a stylized flourish at the end.

Manuel Z. Lopez, P.E.
Building Official

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 25-10008

vs.

Certified Mail Return Receipt & Via USPS Regular Mail
7020 2450 0001 8406 2151

One Alhambra Circle Condominium Association, Inc.
One Alhambra Circle, #608
Coral Gables, FL 33134-4681
Respondent.

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

Date: October 30, 2025

Re: 1 Alhambra Cir., Coral Gables, FL 33134, LOTS 16-17-18 & 19 BLK 5, CORAL GABLES
SECTION L PB 8-85 and 03-4108-077-0001 ("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 105-89 10 (m) 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 Fairchild Tropical Board Room, 427 Biltmore Way, 1st Floor, Coral Gables, Florida 33134, on November 10, 2025, 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, Analyn Hernandez, at City of Coral Gables, Development Services Department, 427 Biltmore Way, Coral Gables, FL 33134, ahernandez2@coralgables.com, tel: (305) 460-5250. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 p.m.

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.

Analyn Hernandez

Analyn Hernandez
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.

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, Jose Rodriguez, Esq., Interim Director of Human Resources (E-mail: jrodriguez4@coralgables.com , Telephone: 305-722-8675, 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, Jose Rodriguez, Esq., Interim Director of Labor Relations and Risk Management (E-mail: jrodriguez4@coralgables.com, Telephone: 305-722-8675, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

c: One Alhambra Circle Condominium Association, Inc., C/O Susana Shelton, Registered Agent
The Shelton Management
1100 El Rado Street
Coral Gables, FL 33134-2204
7020 2450 0001 8406 2168



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Title of Document Posted: Notice of Pending Building Recertification

I, Sebastian Ramos, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 1 Alhambra Cir., ON 10/30/25 AT 10:01 am.

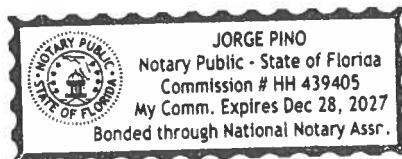
Sebastian Ramos
Employee's Printed Name

[Signature]
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online
notarization, this 30 day of Oct, in the year 2025, by
Sebastian Ramos who is personally known to me.

My Commission Expires:



[Signature]
Notary Public

City Exhibit #6

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

CITY OF CORAL GABLES,
Petitioner,

Case No. 25-10008

vs.

Certified Mail Return Receipt & Via USPS Regular Mail
7020 2450 0001 8406 2151

One Alhambra Circle Condominium Association, Inc.
One Alhambra Circle, #608
Coral Gables, FL 33134-4681
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Oct 30, 2025

City Exhibit #7





Oct 30, 2025



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

Detail by Entity Name

Florida Not For Profit Corporation

ONE ALHAMBRA CIRCLE CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	N46741
FEI/EIN Number	65-0357144
Date Filed	01/09/1992
State	FL
Status	INACTIVE
Last Event	VOLUNTARY DISSOLUTION
Event Date Filed	06/09/2008
Event Effective Date	NONE

Principal Address

ONE ALHAMBRA CIRCLE
#608
CORAL GABLES, FL 33134

Changed: 06/09/1994

Mailing Address

THE SHELTON MANAGEMENT
1100 EL RADO STREET
CORAL GABLES, FL 33114

Changed: 02/01/2008

Registered Agent Name & Address

SHELTON, SUSANA
1100 EL RADO STREET
CORAL GABLES, FL 33114

Name Changed: 02/01/2008

Address Changed: 02/01/2008

Officer/Director Detail

Name & Address

Title PD

VILLARES, CARMEN
1 ALHAMBRA CIRCLE APT 506
CORAL GABLES, FL 33134

Title TD

SALUP, MARCELO R
1 ALHAMBRA CIRCLE APT #406
CORAL GABLES, FL 33134

Title SD

YNGERTO, MARY
1 ALHAMBRA CIRCLE APT #205
CORAL GABLES, FL 33134

Annual Reports

Report Year	Filed Date
2006	03/21/2006
2007	04/27/2007
2008	02/01/2008

Document Images

06/09/2008 -- Voluntary Dissolution	View image in PDF format
02/01/2008 -- ANNUAL REPORT	View image in PDF format
04/27/2007 -- ANNUAL REPORT	View image in PDF format
03/21/2006 -- ANNUAL REPORT	View image in PDF format
02/02/2005 -- ANNUAL REPORT	View image in PDF format
03/12/2004 -- ANNUAL REPORT	View image in PDF format
02/10/2003 -- ANNUAL REPORT	View image in PDF format
01/31/2002 -- ANNUAL REPORT	View image in PDF format
05/16/2001 -- ANNUAL REPORT	View image in PDF format
01/24/2000 -- ANNUAL REPORT	View image in PDF format
02/22/1999 -- ANNUAL REPORT	View image in PDF format
02/03/1998 -- ANNUAL REPORT	View image in PDF format
08/04/1997 -- ANNUAL REPORT	View image in PDF format
07/12/1996 -- ANNUAL REPORT	View image in PDF format
03/15/1995 -- ANNUAL REPORT	View image in PDF format

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Florida Department of State, Division of Corporations