

Garcia, Belkys

From: Goizueta, Virginia
Sent: Thursday, October 29, 2015 1:31 PM
To: alp@alp-law.com
Cc: Garcia, Belkys
Subject: FW: American Legion Post 98, Case No. 15-4406

Alexander, please read below.

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



CORAL GABLES
FLORIDA

Celebrating 90 years of a dream realized.

From: Lopez, Manuel
Sent: Thursday, October 29, 2015 12:30 PM
To: 'John M.Thomson, P.A.'; Goizueta, Virginia
Cc: 'dominic angelica'
Subject: RE: American Legion Post 98, Case No. 15-4406

Virginia please notify our attorney.

Manuel Z. Lopez P.E.
Building Official
City of Coral Gables
Development Services Department
405 Biltmore Way, 3rd Floor
Coral Gables Florida, 33134
305-460-5242



CORAL GABLES
FLORIDA

Celebrating 90 years of a dream realized.

CITY'S
EXHIBIT 7

From: John M.Thomson, P.A. [<mailto:jmtlaw59@aol.com>]
Sent: Thursday, October 29, 2015 11:39 AM
To: Lopez, Manuel
Cc: 'dominic angelica'
Subject: American Legion Post 98, Case No. 15-4406

Manny

As I indicated to you over the phone today, I am the Post Judge Advocate (SJA) and have been asked by the Post Commander to respond to the Order Declaring our building at 301 Alhambra Circle to be an unsafe structure.

Commander Angelica has taken the day off to search for the report that he was assured was filed last year. He wants you to know that he was not ignoring the several notices received from the city informing him that the report was past due. He didn't receive notice of the recent hearing and only learned of it from our registered agent, attorney Toby Muir. He is very upset that this could happen on his watch and wants you to know that the report will be in your hands ASAP.

If he does not find the report he was told had been filed, he will authorize me to employ Tom Cooper of Chael, Cooper & Associates P.A, who prepared the 40 year report in 2004, to prepare the report now required by the City.

Jack
John M. Thomson, Esq.
John M. Thomson, P.A.
Suite 310
100 Almeria Avenue
Coral Gables, Florida 33134
Telephone: 305-443-5444
Facsimile : 305-443-4446

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**DUNWODY
WHITE &
LANDON, P.A.**

ATTORNEYS AT LAW

FRANK T. ADAMS
JACKSON M. BRUCE, JR.
DANIEL K. CAPES
DENISE B. CAZOBON
NEIL R. CHRYSAL
JORGE DE LA CRUZ-MUÑOZ
JACK A. FALK, JR.
RONALD L. FICK
JOHN J. GRUNDHAUSER

DAVID M. HALPEN
ROBERT D. W. LANDON, II
JEREMY P. LEATHE
THOMAS J. MATKOV
WILLIAM T. MUIR
ALFRED J. STASHIS, JR.
ROBERT A. WHITE

ATWOOD DUNWODY (1912-1996)

*Please reply to Miami office
e-mail: wmuir@dwl-law.com*

November 3, 2015

**VIA U.S. MAIL and
E-MAIL: mlopez@coralgables.com**

Manuel Z. Lopez, P.E.
Building Official
City of Coral Gables
PO Box 141549
Coral Gables, Florida 33114-1549

**Re: Coral Gables Post no. 98, American Legion, Inc. ("Post 98")
CASE NO. 15-4406**

Dear Mr. Lopez:


Thank you for your letter dated October 27, 2015 enclosing a copy of the Order Declaring Structure Unsafe issued on October 28, 2015, by the Construction Regulation Board for Failure to Recertify and Notice of Hearing that was served on me yesterday, November 2, 2015, as Registered Agent for Post 98.

Upon receipt of your letter and the Order, in collaboration with co-counsel John M. Thomson, Esq., on behalf of Post 98, we have immediately commenced the Required Actions as follows:

- (a) Begun taking actions necessary to obtain and submit an inspecting report,
- (b) completing the required repairs, and
- (c) submitting a letter from the architect or engineer who prepared the Report stating that the Structure now meets the minimum requirements.

On behalf of Post 98, we respectfully request that, at this time while we are working to assist Post 98 with its compliance, no action be taken to cause Florida Power & Light Company to disconnect power to the Structure.

Very truly yours,


William T. Muir

WTM/ama
cc (via e-mail): Virginia Goizueta, vgoizueta@coralgables.com
John M. Thomson, Esq.

m:\personal\wtm\american legion\ltr lopez 11-2015 re o-decl struc unsafe.doc

MIAMI
550 Biltmore Way
Suite 810
Coral Gables, Florida 33134
Telephone 305 / 529-1500
Fax 305 / 529-8855

NAPLES
4001 Tamiami Trail North
Suite 200
Naples, Florida 34103
Telephone 239 / 263-5885
Fax 239 / 262-1442

PALM BEACH
Plaza Center, Suite 501
249 Royal Palm Way
Palm Beach, Florida 33480
Telephone 561 / 655-2120
Fax 561 / 655-2168

Garcia, Belkys

From: Goizueta, Virginia
Sent: Tuesday, November 03, 2015 11:32 AM
To: 'Acosta, Adrya M.'; Lopez, Manuel
Cc: Muir, William T.; 'JMTLAW59@aol.com'; Garcia, Belkys
Subject: RE: American Legion Post No. 98 - CASE NO. 15-4406

The following is the City Council's information.

Alexander L. Palenzuela
Law Offices of Alexander L. Palenzuela, P.A.
1200 Brickell Avenue, Suite 1440
Miami, FL 33131-3205
main (305) 375-9510, ext. 303
direct +1 (305) 417-9007
fax (305) 375-9511
alp@alp-law.com
www.alp-law.com

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



Celebrating 90 years of a dream realized.

From: Acosta, Adrya M. [<mailto:aacosta@dwl-law.com>]
Sent: Tuesday, November 03, 2015 11:32 AM
To: Lopez, Manuel
Cc: Goizueta, Virginia; Muir, William T.; 'JMTLAW59@aol.com'
Subject: American Legion Post No. 98 - CASE NO. 15-4406

Dear Mr. Lopez:

For your review, attached is Mr. William T. Muir's correspondence of today's date.

Should you have any questions or encounter any problems with the attachment, please let us know.

Sincerely,

Adrya Maria Acosta
Assistant to William T. Muir, Esq.
Dunwody White & Landon, P.A.
550 Biltmore Way, Suite 810
Coral Gables, FL 33134
E-mail: aacosta@dwl-law.com
Phone: 305-529-1500
Facsimile: 305-529-8855

Dunwody White & Landon, P.A. | Coral Gables (Miami): 305-529-1500 | Naples: 239-263-5885 | Palm Beach: 561-655-2120 |
You may obtain further information on our firm, including the mailing addresses of our offices, by visiting our web site at:
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hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited.

Garcia, Belkys

From: alp@alp-law.com
Sent: Tuesday, November 03, 2015 6:17 PM
To: Garcia, Belkys; Lopez, Manuel
Cc: Goizueta, Virginia
Subject: FW: 301-303-305 Alhambra Circle, Coral Gables, FL 33134

FYI

Very truly yours,

Alexander L. Palenzuela
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From: "John M.Thomson, P.A." <jmtlaw59@aol.com>
Date: Tuesday, November 3, 2015 at 4:26 PM
To: "thomastcooper@gmail.com" <thomastcooper@gmail.com>
Cc: "wmuir@dwl-law.com" <wmuir@dwl-law.com>, Alexander Palenzuela <alp@alp-law.com>, Manuel Lopez <mlopez@coralgables.com>, Virginia Goizueta <vgoizueta@coralgables.com>, "art2@ntrs.com" <art2@ntrs.com>, 'dominic angelica' <copdad2054@yahoo.com>, "americanlegion98@aol.com" <americanlegion98@aol.com>
Subject: 301-303-305 Alhambra Circle, Coral Gables, FL 33134

Dear Mr. Cooper

This will confirm that you have been retained by the American Legion Post 98 to perform the required building 10 year recertification for the above referenced property, folio # 03-4108-006-2430.

The current Post Commander is: Art Angelica. His mobile phone is: 786-306-5929. He is easily reached by text message. He can arrange for a member to meet you or your representative at the premises. He will also inform the Doctor next door, who is a tenant, and arrange for your access to his premises. If you have any difficulty call me at the below number or Toby Muir, co counsel at: 305-529-1500

The property information indicated on your prior report dated August 18, 2004 is correct. If you need it, I can scan and mail you a copy of that report.

As I indicated over the phone the report is past due and, in fact, an order has been entered dated October 28, 2015 that the property has been determined to be an unsafe structure for failure to timely file this report. We have asked for an extension of time to accomplish this task. It would be helpful if you could reply to all indicating when the inspection may be performed.

If you need any additional information please contact me or Toby Muir.

Jack
John M. Thomson, Esq.
John M. Thomson, P.A.
Suite 310
100 Almeria Avenue
Coral Gables, Florida 33134
Telephone: 305-443-5444
Facsimile : 305-443-4446

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Garcia, Belkys

From: Lopez, Manuel
Sent: Wednesday, November 04, 2015 9:07 AM
To: 'alp@alp-law.com'; Goizueta, Virginia; Garcia, Belkys
Cc: Figueroa, Yanneris
Subject: RE: American Legion Post No. 98 - CASE NO. 15-4406

I am fine with this. I do not want to disconnect power at this time. Now that Mr. Thomson is involved I am sure they will comply.

Manuel Z. Lopez P.E.
Building Official
City of Coral Gables
Development Services Department
405 Biltmore Way, 3rd Floor
Coral Gables Florida, 33134
305-460-5242



Celebrating 90 years of a dream realized.

From: alp@alp-law.com [<mailto:alp@alp-law.com>]
Sent: Tuesday, November 03, 2015 6:57 PM
To: Lopez, Manuel; Goizueta, Virginia; Garcia, Belkys
Cc: Figueroa, Yanneris
Subject: FW: American Legion Post No. 98 - CASE NO. 15-4406

Please let me know what the City decides on the request not to disconnect power. If they do not meet with the deadlines in the order, then we will prepare a notice of non-compliance. Otherwise, the City can decide to hold off on disconnecting without any other formal actions than letting them know to meet the deadlines in the order to prevent disconnection.

Thanks!

Very truly yours,

Alexander L. Palenzuela
Law Offices of Alexander L. Palenzuela, P.A.
1200 Brickell Avenue, Suite 1440
Miami, FL 33131-3205
main (305) 375-9510, ext. 303
direct +1 (305) 417-9007
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From: "Acosta, Adrya M." <aacosta@dwl-law.com>
Date: Tuesday, November 3, 2015 at 1:56 PM
To: Alexander Palenzuela <alp@alp-law.com>
Cc: Virginia Goizueta <vgoizueta@coralgables.com>, Belkys Garcia <bgarcia@coralgables.com>, "Muir, William T." <wmuir@dwl-law.com>, Manuel Lopez <mlopez@coralgables.com>, "JMTLAW59@aol.com" <JMTLAW59@aol.com>
Subject: American Legion Post No. 98 - CASE NO. 15-4406

Dear Mr. Palenzuela:

For your review, attached is a letter to the City of Coral Gables from Mr. Muir. Ms. Virginia Goizueta requested we forward it to you.

If you have any questions, concerns or encounter any problems with the attachment, please let us know.

Sincerely,

Adrya Maria Acosta
Assistant to William T. Muir, Esq.
Dunwody White & Landon, P.A.
550 Biltmore Way, Suite 810
Coral Gables, FL 33134
E-mail: aacosta@dwl-law.com
Phone: 305-529-1500
Facsimile: 305-529-8855

Dunwody White & Landon, P.A. | Coral Gables (Miami): 305-529-1500 | Naples: 239-263-5885 | Palm Beach: 561-655-2120 |
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Garcia, Belkys

From: alp@alp-law.com
Sent: Wednesday, November 04, 2015 3:02 PM
To: Garcia, Belkys; Goizueta, Virginia
Subject: FW: 301-303-305 Alhambra Circle, Coral Gables, FL 33134

FYI

Very truly yours,

Alexander L. Palenzuela
Law Offices of Alexander L. Palenzuela, P.A.
1200 Brickell Avenue, Suite 1440
Miami, FL 33131-3205
main (305) 375-9510, ext. 303
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From: Thomas T Cooper <thomastcooper@gmail.com>
Date: Wednesday, November 4, 2015 at 2:59 PM
To: "John M.Thomson, P.A." <jmtlaw59@aol.com>
Cc: "wmuir@dwl-law.com" <wmuir@dwl-law.com>, Alexander Palenzuela <alp@alp-law.com>, Manuel Lopez <mlopez@coralgables.com>, Virginia Goizueta <vgoizueta@coralgables.com>, "art2@ntrs.com" <art2@ntrs.com>, 'dominic angelica' <copdad2054@yahoo.com>, "americanlegion98@aol.com" <americanlegion98@aol.com>
Subject: RE: 301-303-305 Alhambra Circle, Coral Gables, FL 33134

Jack, thank you for this opportunity to work on this recertification for the American Legion Post 98. I have talked with the Electrical Engineer and we are trying to determine the best day for the inspection. I will call you on Thursday with the date. We have given this top priority and will do our best to expedite.

Tom Cooper, AIA

THOMAS T. COOPER
ARCHITECT

STATE OF FLORIDA LICENSE NUMBER AR 0004486

THOMASTCOOPER@GMAIL.COM

THOMASTCOOPER.COM TEL 772.232.1767
4498 NE SKYLINE DRIVE CEL 305.667.2009
JENSEN BEACH, FL 34957 FAX 772.232.1767

From: John M.Thomson, P.A. [<mailto:jmtlaw59@aol.com>]
Sent: Tuesday, November 03, 2015 4:27 PM
To: thomastcooper@gmail.com
Cc: wmuir@dwl-law.com; alp@alp-law.com; mlopez@coralgables.com; vgoizueta@coralgables.com; art2@ntrs.com; 'dominic angelica'; americanlegion98@aol.com
Subject: 301-303-305 Alhambra Circle, Coral Gables, FL 33134

Dear Mr. Cooper

This will confirm that you have been retained by the American Legion Post 98 to perform the required building 10 year recertification for the above referenced property, folio # 03-4108-006-2430.

The current Post Commander is: Art Angelica. His mobile phone is: 786-306-5929. He is easily reached by text message. He can arrange for a member to meet you or your representative at the premises. He will also inform the Doctor next door, who is a tenant, and arrange for your access to his premises. If you have any difficulty call me at the below number or Toby Muir, co counsel at: 305-529-1500

The property information indicated on your prior report dated August 18, 2004 is correct. If you need it, I can scan and mail you a copy of that report.

As I indicated over the phone the report is past due and, in fact, an order has been entered dated October 28, 2015 that the property has been determined to be an unsafe structure for failure to timely file this report. We have asked for an extension of time to accomplish this task. It would be helpful if you could reply to all indicating when the inspection may be performed.

If you need any additional information please contact me or Toby Muir.

Jack
John M. Thomson, Esq.
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Suite 310
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Garcia, Belkys

From: alp@alp-law.com
Sent: Thursday, November 05, 2015 10:39 AM
To: Goizueta, Virginia; Garcia, Belkys; Lopez, Manuel; Figueroa, Yaneris
Subject: FW: 301-303-305 Alhambra Circle, Coral Gables, FL 33134

FYI

Very truly yours,

Alexander L. Palenzuela
Law Offices of Alexander L. Palenzuela, P.A.
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From: Alexander Palenzuela <alp@alp-law.com>
Date: Thursday, November 5, 2015 at 10:38 AM
To: Thomas T Cooper <thomastcooper@gmail.com>, "John M.Thomson, P.A." <jmtlaw59@aol.com>
Cc: "wmuir@dwl-law.com" <wmuir@dwl-law.com>, Manuel Lopez <mlopez@coralgables.com>, Virginia Goizueta <vgoizueta@coralgables.com>, "art2@ntrs.com" <art2@ntrs.com>, 'dominic angelica' <copdad2054@yahoo.com>, "americanlegion98@aol.com" <americanlegion98@aol.com>
Subject: Re: 301-303-305 Alhambra Circle, Coral Gables, FL 33134

Dear Sirs:

Please note that the structure is actually due for its 90-year recertification. Because the structure has a parking lot, the Miami-Dade County ordinance requires the light level survey and report.

Thank you.

Very truly yours,

Alexander L. Palenzuela
Law Offices of Alexander L. Palenzuela, P.A.
1200 Brickell Avenue, Suite 1440
Miami, FL 33131-3205
main (305) 375-9510, ext. 303
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From: Thomas T Cooper <thomastcooper@gmail.com>
Date: Thursday, November 5, 2015 at 10:14 AM
To: "John M.Thomson, P.A." <jmtlaw59@aol.com>
Cc: "wmuir@dwl-law.com" <wmuir@dwl-law.com>, Alexander Palenzuela <alp@alp-law.com>, Manuel Lopez <mlopez@coralgables.com>, Virginia Goizueta <vgoizueta@coralgables.com>, "art2@ntrs.com" <art2@ntrs.com>, 'dominic angelica' <copdad2054@yahoo.com>, "americanlegion98@aol.com" <americanlegion98@aol.com>
Subject: RE: 301-303-305 Alhambra Circle, Coral Gables, FL 33134

The electrical engineer and I will be at the site Friday November 6, at 10:00 am for the inspections. Please review and sign the attached agreements. If you could deliver a signed copy to us with the retainer checks it would be appreciated.

Tom Cooper, AIA



STATE OF FLORIDA LICENSE NUMBER AR 0004486

THOMASTCOOPER@GMAIL.COM

THOMASTCOOPER.COM TEL 772.232.1767
4498 NE SKYLINE DRIVE CEL 305.667.2009
JENSEN BEACH, FL 34957 FAX 772.232.1767

From: John M.Thomson, P.A. [<mailto:jmtlaw59@aol.com>]
Sent: Thursday, November 05, 2015 10:03 AM
To: 'Thomas T Cooper'
Subject: RE: 301-303-305 Alhambra Circle, Coral Gables, FL 33134

Thank you. Jack

John M. Thomson, Esq.
John M. Thomson, P.A.
Suite 310
100 Almeria Avenue
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Telephone: 305-443-5444
Facsimile : 305-443-4446

From: Thomas T Cooper [<mailto:thomastcooper@gmail.com>]
Sent: Wednesday, November 04, 2015 2:59 PM
To: 'John M.Thomson, P.A.'
Cc: wmuir@dwl-law.com; alp@alp-law.com; mlopez@coralgables.com; vgoizueta@coralgables.com; art2@ntrs.com; 'dominic angelica'; americanlegion98@aol.com
Subject: RE: 301-303-305 Alhambra Circle, Coral Gables, FL 33134

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JENSEN BEACH FL 34957 FAX 772.232.1767

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Cc: wmuir@dwl-law.com; alp@alp-law.com; mlopez@coralgables.com; vgoizueta@coralgables.com; art2@ntrs.com; 'dominic angelica'; americanlegion98@aol.com
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Doctor next door, who is a tenant, and arrange for your access to his premises. If you have any difficulty call me at the below number or Toby Muir, co counsel at: 305-529-1500

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Jack
John M. Thomson, Esq.
John M. Thomson, P.A.
Suite 310
100 Almeria Avenue
Coral Gables, Florida 33134
Telephone: 305-443-5444
Facsimile : 305-443-4446

The information contained in this E-Mail, including any attachments, is confidential, intended only for the named recipient(s), and may be legally privileged. If you are not the intended recipient, please delete the E-Mail and any attachments, destroy any printouts that you may have made and notify us immediately by return E-Mail. Thank you.



CITY OF CORAL GABLES

CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

11/9/2015

Case #: CE261560-110915

Notice of Violation

AMERICAN LEGION POST NO 98
PO BOX 224
CORAL GABLES FL 331140224

Folio #: 0341080062430

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at 301 ALHAMBRA CIR, Coral Gables, FL.

The violation(s) found was:

Violations:

- Violation of Coral Gables City Code.

Code Enforcement Officer Comments: Violation of 8-11 of the Miami-Dade County Code, as applicable in the City, and of Section 105-186(j)(13) as adopted in City Ordinance 2015-18, by failing to complete the recertification process for the structure.

The following steps should be taken to correct the violation:

Remedy: Apply for and obtain a recertification letter, including, but not limited to, by submitting a recertification report and applying for, obtaining, and passing final inspection on all permits required to correct any deficiencies noted the report, and submitting a compliance report.

The regulations enforced by the City have been adopted in order to protect the public and assure continuing high property values. Your immediate attention to correcting the violation(s) listed above is required.

The Code Enforcement Division will re-inspect the property on 12/9/2015 to determine if corrective measures have been completed. If the violation(s) has not been corrected at the time of inspection, your case will be presented to the Code Enforcement Board for review and possible action. At that time, you will have the opportunity to explain to the citizens serving on the Board the reasons why the violation(s) has not been corrected. The Board has the authority to assess a fine against you for as long as the violation continues.

The Division is available for consultation on this matter from 7:30 AM to 4:00 PM. Please do not hesitate to call the Code Enforcement Officer below for additional assistance.

Martha Delgado
Code Enforcement Officer
305 460-5325
mdelgado@coralgables.com

**LAW OFFICES
JOHN M. THOMSON, P.A.**

ATTORNEY AT LAW
100 ALMERIA AVENUE
SUITE 310
CORAL GABLES (MIAMI), FLORIDA 33134-6711

Robert M. Thomson (1898-1976)
COL. John M. (Jack) Thomson (Florida Bar 1959)

TELEPHONE (305) 443-5444
TELEFAX (305) 443-4446
E-Mail: JMTLAW59@aol.com

January 6, 2016

Belkys Garcia
CITY OF CORAL GABLES
405 Biltmore Way
Coral Gables, Florida 33134

Re: **CORAL GABLES POST 98 AMERICAN LEGION, INC.**
ads. CITY OF CORAL GABLES
Case No.: 15-4406

Dear Miss Garcia:

On behalf of Post 98, as its Staff Judge Advocate, I hereby request to be allowed to appear before the administrative judge to ask for an extension of time to comply with the requirements of the Unsafe Structures board for the reason that the installation of the illumination required by the 40 year or older recertification report filed with the City on November 11, 2015, Permit Number RC15-11-5548, is out for bid and cannot be accomplished until a licensed contractor can be employed to perform this task. The Post has sufficient funds to pay for this expense.

Sincerely,



JOHN M. THOMSON

JMT:bes

cc: *Antonio Silio*
M. Lopez

Garcia, Belkys

From: alp@alp-law.com
Sent: Wednesday, January 06, 2016 3:10 PM
To: John M.Thomson, P.A.
Cc: 'Muir, William T.'; Goizueta, Virginia; Figueroa, Yanneris; Lopez, Manuel; Silio, Antonio; Garcia, Belkys
Subject: Re: Coral Gables Post No. 98 American Legion, Inc ads City of Coral Gables, Case No. 15-4406 - 301 Alhambra Cir

Dear Mr. Thompson:

The City will set this matter for hearing on the notice of non-compliance on Monday, February, 8, 2016 at 2 p.m.

Thank you.

Very truly yours,

Alexander L. Palenzuela
Law Offices of Alexander L. Palenzuela, P.A.
1200 Brickell Avenue, Suite 1440
Miami, FL 33131-3205
main (305) 375-9510, ext. 303
direct +1 (305) 417-9007
fax (305) 375-9511
alp@alp-law.com
www.alp-law.com

PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING

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Tax Advice Disclosure: To ensure compliance with requirements imposed by the IRS under Circular 230, we inform you that any U.S. federal tax advice contained in this communication (including any attachments), unless otherwise specifically stated, was not intended or written to be used, and cannot be used, for the purpose of (1) avoiding penalties under the Internal Revenue Code or (2) promoting, marketing or recommending to another party any matters addressed herein.

From: "John M.Thomson, P.A." <jmtlaw59@aol.com>
Date: Wednesday, January 6, 2016 at 3:00 PM
To: Belkys Garcia <bgarcia@coralgables.com>
Cc: Alexander Palenzuela <alp@alp-law.com>, "'Muir, William T.'" <wmuir@dwl-law.com>, Virginia Goizueta <vgoizueta@coralgables.com>, Yanneris Figueroa <yfigueroa@coralgables.com>, Manuel Lopez <mlopez@coralgables.com>, Antonio Silió <asilio@coralgables.com>
Subject: Coral Gables Post No. 98 American Legion, Inc ads City of Coral Gables, CAse No. 15-4406

On behalf of Post 98, as its Staff Judge Advocate, I hereby request to be allowed to appear before the administrative judge to ask for an extension of time to comply with the requirements of the Unsafe Structures Board for the reason that the installation of the illumination required by the 40 year or older recertification report filed with the City on November 11, 2015, Permit Number RC15-11-5548, is out for bid and cannot be accomplished until a licensed contractor can be employed to perform this task. The Post has sufficient funds to pay for this expense.

John M. Thomson, Esq.
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Garcia, Belkys

From: Garcia, Belkys
Sent: Thursday, January 07, 2016 8:01 AM
To: Figueroa, Yaneris; Lopez, Manuel
Cc: alp@alp-law.com; 'Muir, William T.'; Goizueta, Virginia; Silio, Antonio; 'John M.Thomson, P.A.'
Subject: Case No. 15-4406 - 301 Alhambra Circle
Attachments: Sent from the City of Coral Gables Development Services Department

Good morning,

The above Subject address and Case appeared before the Construction Regulation Board on October 19, 2015. The Recertification Report was rejected by the Electrical Official on November 20, 2015 due to insufficient parking lot lighting (#RC15115548). A plan was submitted to correct the lighting issue and is currently pending permit issuance (#EL15125735). Additionally, Administrative Construction Regulation Board and Board of Architects fees are pending as well on this Case. See Attached email which includes the pending Invoices and letter from the property owner's counsel.

This Case is not scheduled to appear before the Board's Monday, January 11th meeting. Please see Attached and read email below and advise on how to proceed.

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: John M.Thomson, P.A. [mailto:jmtlaw59@aol.com]
Sent: Wednesday, January 06, 2016 3:01 PM
To: Garcia, Belkys
Cc: alp@alp-law.com; 'Muir, William T.'; Goizueta, Virginia; Figueroa, Yaneris; Lopez, Manuel; Silio, Antonio
Subject: Coral Gables Post No. 98 American Legion, Inc ads City of Coral Gables, CAse No. 15-4406

On behalf of Post 98, as its Staff Judge Advocate, I hereby request to be allowed to appear before the administrative judge to ask for an extension of time to comply with the requirements of the Unsafe Structures Board for the reason that the installation of the illumination required by the 40 year or older recertification report filed with the City on November 11, 2015, Permit Number RC15-11-5548, is out for bid and cannot be accomplished until a licensed contractor can be employed to perform this task. The Post has sufficient funds to pay for this expense.

John M. Thomson, Esq.
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Garcia, Belkys

From: Garcia, Belkys
Sent: Friday, January 08, 2016 1:57 PM
To: 'americanlegion98@aol.com'; 'ceva@aol.com'
Cc: Goizueta, Virginia; Figueroa, Yaneris; alp@alp-law.com
Subject: 301 Alhambra Circle Invoices
Attachments: Sent from the City of Coral Gables Development Services Department.pdf

Good afternoon,

Per our conversation please see Attached Invoices. Please note there will be additional fees at time of permit issuance of the submitted plans for the parking lot lighting (#EL15125735). Those fees will be available once the completed Permit Application is completed and submitted to Plans Processing Division.

Thank you,

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

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

From: ds-pln@coralgables.com [mailto:ds-pln@coralgables.com]
Sent: Friday, January 08, 2016 1:31 PM
To: Garcia, Belkys
Subject: Sent from the City of Coral Gables Development Services Department

Please open the attached document. It was scanned and sent to you using a Xerox Multifunction Printer.

Attachment File Type: pdf, Multi-Page

Multifunction Printer Location:
Device Name: CTHDS3FL-7970A



THOMAS T. COOPER
ARCHITECT

November 11, 2015

Building Official
City of Coral Gables Building Department
40-Year Recertification Section

RE: Building Recertification
Folio # 03-4108-006-2430
American Legion Post No. 98.
301-303-305 Alhambra Circle, Coral Gables, FL 33114

Dear Building Official:

We have been retained by the American Legion Post No. 98 to perform the required building recertification for the above referenced property.

Enclosed is the completed report for the required structural inspection.

Please be advised that we have found the building to be in good condition and to be structurally safe for its present use.

As a routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure. To the best of my knowledge and belief, this report represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to the extent reasonably possible.

It is our recommendation that this building be granted recertification for continued use under its present occupancy. Please do not hesitate to contact this office should you have any questions.

Sincerely,

Thomas T. Cooper, AIA
Reg. No. 0004486

TTC (w/enclosures)

cc: Art Angelina, Post Commander

CITY'S
EXHIBIT 8



DEPARTMENT OF REGULATORY
AND ECONOMIC RESOURCES

MINIMUM INSPECTION PROCEDURAL GUIDELINES
FOR BUILDING STRUCTURAL RECERTIFICATION

INSPECTION COMMENCED
DATE: 11/06/15

INSPECTION MADE BY:
SIGNATURE: Thomas T. Cooper

INSPECTION COMPLETED
DATE: 11/06/15

PRINT NAME: Thomas T. Cooper
TITLE: Architect

ADDRESS: Thomas T. Cooper, AIA

THOMAS T. COOPER, ARCHITECT
AR # 0004486
4498 NE Skyline Drive
Jensen Beach, FL 34957
Tel. (305) 667-2009
thomastcooper@gmail.com

1. DESCRIPTION OF STRUCTURE

- a. Name or Title: American Legion Post No. 98.
- b. Street address: 301-303-305 Alhambra Circle, Coral Gables, FL 33114-0224
- c. Legal description: Coral Gables Sec X PB 8, page 33, Lots 23 & 24 & E 6 feet of Lot 22 & Lots 25 to 28 inc. block 26.
- d. Owner's name: American Legion Post No. 98.
- e. Owner's mailing address: P. O. Box 224, Coral Gables, FL 33114-0224
- f. Building official folio number: 03-4108-006-2430
- g. Building code occupancy classification: 0042 Liberal Commercial.
- h. Present use: Private Veteran's Club or Hall and doctor's office.
- i. General description, type of construction, size, number of stories and special features. One and two story 7,683 square foot concrete block structure built in 1924 with wood joist and wood floor on second level and flat built-up roof and sloped terra cotta tile roof over poured concrete slab, lot size 15,600 square feet, built in 1924. (See photographs)
- j. Additions to original structure: Unknown

**MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR AMERICAN LEGION POST No. 98.
BUILDING STRUCTURAL RECERTIFICATION-2015**

THOMAS T. COOPER, ARCHITECT-AR # 0004486-4498 NE Skyline Drive, Jensen Beach, FL 34957-Tel. (305) 667-2009
thomastcooper@gmail.com

Page 2 of 6
11/11/15

2. PRESENT CONDITION OF STRUCTURE

- a. General alignment (note good, fair, poor, explain if significant). **General alignment is good.**
- b. Portions showing distress (note beams, columns, structural walls, floors, roofs, other). **None of the major structural systems showed distress that would be of concern.**
- c. Surface conditions – describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration & stains. **No major cracking or spalling was observed. Only signs of water penetration were old and had been repaired. (See photographs #1 and #2)**
- d. Cracks – note location in significant members. Identify crack size as HAIRLINE if barely discernable; FINE if less than 1 mm in width; MEDIUM if between 1 and 2 mm in width; WIDE if over 2 mm. **The only cracks noticed were on one exterior wall and they would be classified as hairline to fine. From the layers of paint they were probably 20 years old plus and of no immediate concern.**
- e. General extent of deterioration – cracking or spalling of concrete or masonry; oxidation of metals; rot or borer attack in wood. **The primary structural materials concrete block and wood joist and poured concrete decks appeared to be in very good condition. (See photographs)**
- f. Previous patching in wood. **No patching but termite evidence in wood members in rear parking area. No active termites were observed. Existing voids average 1/8" deep or less. No penetration from probe in all members tested. Many of the wood members appear to be South Florida Dade County Pine. (See photographs #4 and #5)**
- g. Nature of present loading – indicate residential, commercial, other estimate magnitude. **Commercial-Assembly loading.**
- h. Availability of original construction drawings – location description. **Not available.**

3. INSPECTIONS

- a. Date of notice of required inspection. **April 1, 2014**
- b. Date (s) of actual inspection. **November 6, 2015**
- c. Name and qualification of individual submitting inspection report. **Thomas T. Cooper, Architect.**
- d. Description of any laboratory or other formal testing, if required, rather than manual or visual procedures: **None**
- e. Structural repair – note appropriate line: **None noted.**
 1. One required.
 2. Require (describe and indicate acceptance).



**MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR AMERICAN LEGION POST No. 98.
BUILDING STRUCTURAL RECERTIFICATION-2015**

THOMAS T. COOPER, ARCHITECT-AR # 0004486-4498 NE Skyline Drive, Jensen Beach, FL 34957-Tel. (305) 667-2009
thomastcooper@gmail.com

Page 3 of 6
11/11/15

4 SUPPORTING DATA

- a. Sheets written data. **NA**
- b. Photographs. **See attached (See photographs #1 through #10).**
- c. Drawings or sketches. **NA**

5. MASONRY BEARING WALLS – indicate good, fair, poor on appropriate lines:

- a. Concrete masonry units. **Good (See photograph #6)**
- b. Clay tile or terracotta units. **Good**
- c. Reinforced concrete tie columns. **NA**
- d. Reinforced concrete tie beams. **NA**
- e. Lintels. **Good**
- f. Other type bond beams. **NA**
- g. Masonry finishes – exterior:
 - 1. Stucco. **Good to fair**
 - 2. Veneer. **Applied stone good (See photograph #1)**
 - 3. Paint only. **Good (See photograph #2)**
 - 4. Other (describe). **NA**
- h. Masonry finished – interior:
 - 1. Vapor barrier. **NA**
 - 2. Furring and plaster. **Good**
 - 3. Paneling. **Good**
 - 4. Paint only. **Good to fair**
 - 5. Other (describe). **Tile good**
- i. Cracks:

Thomas T. Cooper

**MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR AMERICAN LEGION POST No. 98.
BUILDING STRUCTURAL RECERTIFICATION-2015**

THOMAS T. COOPER, ARCHITECT-AR # 0004486-4498 NE Skyline Drive, Jensen Beach, FL 34957-Tel. (305) 667-2009
thomastcooper@gmail.com

Page 4 of 6
11/11/15

1. Location – note beams, columns, other. **None noted.**
2. Description. **NA**
- j. Spalling:
 1. Location – note beams, columns, other. **None noted. (See photographs #6 and #7)**
 2. Description. **NA**
- k. Rebar corrosion – check appropriate line: **None noted.**
 1. **None visible. X**
 2. **Minor – Patching will suffice.**
 3. **Significant – but patching will suffice.**
 4. **Significant – structural repairs required (describe).**
- l. Samples chipped out for examination in spall areas: **None required.**
 1. **No. X**
 2. **Yes – describe color, texture, aggregate, general quality.**

6. FLOOR AND ROOF SYSTEMS

- a. **Roof. 2" x 10" Dade County Pine joists at 24" o.c. with t & g decking over second floor. Poured concrete roof slab in good condition over assembly spaces below on first floor. (See photographs) (See photographs #4, #5, #6, #7 and #8)**
- b. **Floor system (s): First floor is slab-on-grade with tile or terrazzo over. Second floor is wood joist with wood flooring.**
- c. **Inspection – Note-exposed areas available for inspection and where it was necessary to open ceilings, etc. for inspection of typical members. Acoustical tiles were lifted on the first floor ceiling to view the concrete slab roof structural system. Two access hatches on the second floor attic space were open to view the wood roof structural system.**

7. STEEL FRAMING SYSTEMS

- a. **Description. NA**
- b. **Exposed steel – describe condition of paint and degree of corrosion: NA**
- c. **Concrete or other fireproofing – note any cracking or spalling, and note where any covering was removed for inspection. NA**
- d. **Elevator sheave beams & connections, and machine floor beams – note condition: NA**

Thomas J. Cooper

**MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR AMERICAN LEGION POST No. 98.
BUILDING STRUCTURAL RECERTIFICATION-2015**

THOMAS T. COOPER, ARCHITECT-AR # 0004486-4498 NE Skyline Drive, Jensen Beach, FL 34957-Tel. (305) 667-2009
thomastcooper@gmail.com

Page 5 of 6
11/11/15

8. CONCRETE FRAMING SYSTEMS

- a. Full description of structural system. **Poured Concrete roof slab in good condition (See photographs #6 and #7)**
- b. Cracking: **None observed**
 - 1. Not significant.
 - 2. Location and description of members effected and type cracking.
- c. General condition. **Good**
- d. Rebar corrosion – check appropriate line.
 - 1. None visible **X**
 - 2. Minor – Patching will suffice
 - 3. Significant but patching will suffice
 - 4. Significant – structural repair (describe).
- e. Samples chipped out in spall areas: **NA**
 - 1. No **X**
 - 2. Yes – describe color, texture, aggregate, general quality:

9. WINDOWS

- a. Type (wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other). **Aluminum awning and steel fixed windows. (See photograph #1, #2, #9 and #10)**
- b. Anchorage – type and condition of fasteners and latches: **Screw anchors in jamb, sill and head in good condition. (See photographs #9 and #10)**
- c. Sealants – type and condition of perimeter and sealants & at mullions: **Rubber and silicone in fair condition.**
- d. Interior seals – type & condition at operable vents: **NA**
- e. General condition: **Good to fair.**

Thomas J. Cooper

**MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR AMERICAN LEGION POST No. 98.
BUILDING STRUCTURAL RECERTIFICATION-2015**

THOMAS T. COOPER, ARCHITECT-AR # 0004486-4498 NE Skyline Drive, Jensen Beach, FL 34957-Tel. (305) 667-2009
thomastcooper@gmail.com

Page 6 of 6
11/11/15

10. WOOD FRAMING

- a. Type – fully describe mill construction, light construction, major spans, and trusses: **Floor and roof construction of Dade County pine joist and 6 inch tongue and groove decking in good condition. The previous termite damage of the wood joist and beams in parking courtyard appear to be sound. Approximately 30 plus probes of the wood members were made. All wood appeared to be strong and dense. (See photographs #4, #5 and #8)**
- b. Note metal fittings i.e., angles, plates, bolts, split rings, pintles, other and note condition: **All observed attachments were as per acceptable building practices of 1924. All wood structural members were toe nailed together for attachment and support.**
- c. Joists – note if well fitted and still closed: **All observed joists were well fitted.**
- d. Drainage – note accumulations of moisture: **No accumulation of moisture.**
- e. Ventilation – note any concealed spaces not ventilated: **All spaces appeared ventilated.**
- f. Note any concealed spaces opened for inspection: **All spaces were accessible.**

As a routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to the extent reasonably possible.


Thomas T. Cooper #0004486

NOV. 11, 2015
Date



American Legion Post No. 98 Photographs



Photograph #1 of Dr.'s Office entrance with stucco and applied stone over CBS.



Photograph #2 of south wall of Legion Post #98 with stucco over CBS.

Thomas T. Cooper
#4486
NOV. 11, 2015



Photograph #3 of Parking

Courtyard at rear of building.



Photograph # 4 of wood joist,

decking and beam at Parking Courtyard roof.



Photograph #5 of previous termite damage at Parking Courtyard Shelter roof joist and deck.

Thomas J. Cooper



Photograph #6 of underside of concrete slab over main meeting hall first floor roof south wall.



Photograph #7 underside of concrete slab over main meeting hall first floor roof looking north.



Photograph #8 of wood structure at second floor roof.

Thomas T. Cooper

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR AMERICAN LEGION POST No. 98.

BUILDING STRUCTURAL RECERTIFICATION-2015 Photographs

THOMAS T. COOPER, ARCHITECT-AR # 0004486-4498 NE Skyline Drive, Jensen Beach, FL 34957-Tel. (305) 667-2009

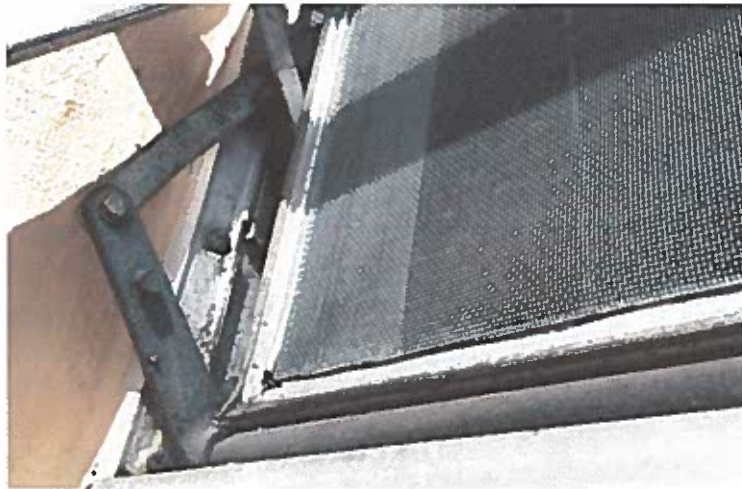
thomastcooper@gmail.com

Page 4 of 4

11/10/15



Photograph #9 of aluminum awning window in Legion Hall south wall.



Photograph #10 of attachments in aluminum awning window in Legion Hall south wall.

Thomas J. Cooper



TCAPA
CONSULTING ENGINEERS
FL:CA-7055, GA, TN, VA DBA Florida Corporation
tcarmstrong@tcapa.com

T:305-598-4030 F:/33
C: 305-205-2900

40-YEAR ELECTRICAL RE-CERTIFICATION

American Legion Post 98

**301-303 Alhambra Circle
Coral Gables, Florida 33134-5003
FOLIO # 03-4108-006-2430**



**Tomas C. Armstrong, P.E.
November 17, 2015**

7990 S.W. 117th Ave., Suite 140 • Miami, Florida 33183





TCAPA

CONSULTING ENGINEERS

FL:CA-7055, GA, TN, VA DBA Florida Corporation
tcarmstrong@tcapa.com

T:305-598-4030 F:33
C: 305-205-2900

November 17, 2015

TO:
Chief Electrical Inspector
Building Department
40 year Building Recertification Section

Matter: 40-year Inspection Electrical Recertification letter.
Reference: American Legion Post # 98
Address: 301-303 Alhambra Circle, Coral Gables, Florida 33134-5003
FOLIO # 03-4108-006-2430

ELECTRICAL CERTIFICATION LETTER

Dear Chief Electrical Inspector:

During the period ending on **November 16, 2015** I conducted electrical inspections on the above referenced building for compliance with the 40-year certification requirements. See attached Report.

I have found the electrical system in the building to be in good condition and therefore I recommend that the building be re-certified and that the City take this action. As per the 40-year electrical inspection, **this building is electrically safe for continued use and continued occupancy.**

ILLUMINATION

On 11-16-2015 I conducted a night survey and photometric readings on the parking lot to the west of the building and found it very dark and not in compliance with M-D 8C-3.

PARKING LOT #1

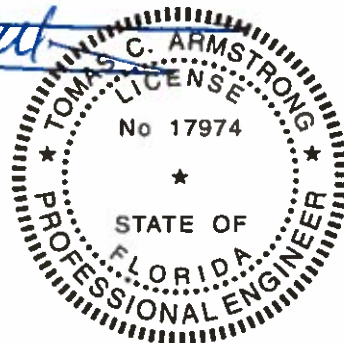
PARKING LOT #1 is the parking lot on the north side and adjacent to the building with an overhang where the automobiles park under the overhang. The photometric night survey found that **THIS AREA COMPLIES** with Miami-Dade Code Section 8C-3. Refer to the Illumination Certification Form included.

PARKING LOT # 2

PARKING LOT # 2 is an independent parking lot, to the north of the building but separated from the building by an alley. There is no private luminaire covering this parking lot. The photometric night survey found that this area **DOES NOT COMPLY** with Miami-Dade Code Section 8C-3. Refer to the Illumination Certification Form included.

See attached Miami-Dade form on Parking Lot Illumination

Tomas C. Armstrong, P.E.
President
TCAPA
PE# 17974



7990 S.W. 117th Ave., Suite 140 • Miami, Florida 33183



TCAPA
Consulting Engineers- CA # 7055
7990 S.W.117 Ave,S-140, Miami, FL 33183
Tel 305-598-4030 Fax /33 Cell: 305-205-2900
TOMAS C. ARMSTRONG P.E.# 17974
DATE 11-17-2015





**DEPARTMENT OF REGULATORY
 AND ECONOMIC RESOURCES**

**CERTIFICATION OF COMPLIANCE WITH PARKING LOT ILLUMINATION
 STANDARDS IN CHAPTER 8C OF THE CODE OF MIAMI-DADE COUNTY**

Date: 11-17-2015

Case Number:

Property Address: 301-303 Alhambra Circle, Coral Gables, Florida 33134-5003

Folio Number **03-4108-006-2430**

Building Description: Two story Hall & Office + one story single tenant

- 1.- I am a Florida registered professional engineer or architect with an active license.
- 2.- On 11-16-2015 I measured the level of illumination in the two independent parking lots serving the above reference building.

PARKING LOT # 1 (UNDER THE PARTIAL CANOPY AND AJACENT TO THE BUILDING)

3A.- Maximum 6.4 foot candle per SF, Minimum 1.2 foot candle per SF, Minimum to Maximum ratio 5.3 and 3.8 foot candle average per SF.

4A.- The level of illumination provided in the parking lot (s) meets / does not meet the minimum standards for the occupancy classification of the building as established in Section 8C-3 of the Code of Miami-Dade County.

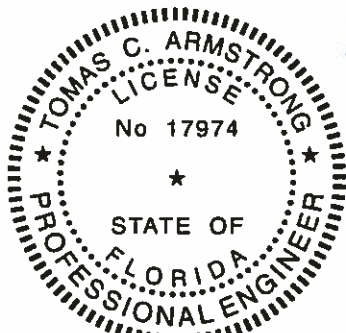
Complies with M-D 8C-3 Does NOT Comply with M-D 8C-3

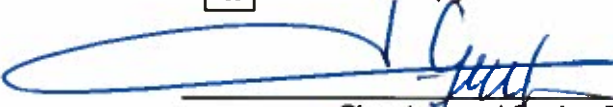
PARKING LOT # 2 (SEPARATED FROM THE BUILDING AND ACROSS THE ALLEY)

3B.- Maximum 0.3 foot candle per SF, Minimum 0.0 foot candle per SF, Minimum to Maximum ratio N/A and N/A foot candle average per SF.

4B.- The level of illumination provided in the parking lot (s) meets / does not meet the minimum standards for the occupancy classification of the building as established in Section 8C-3 of the Code of Miami-Dade County.

Complies with M-D 8C-3 Does NOT Comply with M-D 8C-3




 Signature and Seal of Engineer
Tomas C. Armstrong, P. E. PE # 17974
 Print Name


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Note:
 To comply with Chapter 8C of the Miami-Dade County Code section 8C-3 the illumination data was obtained at night using a calibrated extech Light meter model # 401120 mounted on a mobile Light Rover specially built for this purpose. The Maximum, Minimum and Average illumination reading were obtained by switching the Extech Light Meter to RECORD mode, scan the parking lot recording the illumination at grade level, and then switch the meter to RECALL to read the recorded illumination levels for Max, Min and Average. Also, when possible, with the meter in SINGLE mode I verify that the overspill of illumination levels onto adjacent properties does not exceed the 0.5 foot-candle horizontal illumination at grade level.





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DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

CERTIFICATION OF COMPLIANCE WITH PARKING LOT GUARDRAILS REQUIREMENTS IN CHAPTER 8C OF THE CODE OF MIAMI-DADE COUNTY

Date: 08-03 2015

RE: Case No.:

Property Address: 301-303 Alhambra Circle, Coral Gables, Florida 33134-5003

Folio # 03-4108-006-2430

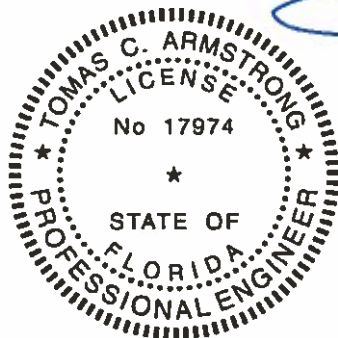
Building Description: Two story American Legion Hall & office + one story single tenant

The undersigned states the following:

I am a Florida registered professional engineer or architect with an active license.

On November 16, 2015 I inspected the seven parking lots servicing the above referenced buildings for compliance with Section 8C-6 and determined the following (check only one):

- The parking lot in the building property is not adjacent** to or abutting a canal, lake or other body of water.
- The parking lot(s) is adjacent to or abutting a canal, lake or other body of water and parked vehicles **are protected by a guardrail** that complies with Section 8C-6 of the Miami-Dade County Code. (*)
- The parking lot(s) is adjacent to or abutting a canal, lake or other body of water and parked vehicles **are not protected** by a guardrail that complies with Section 8C-6 of the Miami-Dade County Code. I have advised the property owner that he/she must obtain a permit for the installation of the guardrail and obtain all required inspection approvals to avoid enforcement action.



Signature and Seal of Engineer

Tomas C. Armstrong, P. E. PE # 17974
Print Name



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Note:

When Guardrails are present and as an electrical engineer I can only certify, by visual observations, that there is indeed a Guardrail installed protecting the parking vehicles and that the Guardrail appears to be, on visual observation, in fair condition with no section in disrepair. Structural observations and structural certification are not part of this report.





MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING'S ELECTRICAL RECERTIFICATION

INSPECTION COMMENCED

Date: 11-07-2015

INSPECTION MADE BY: Tomas C. Armstrong, P.E.

SIGNATURE: _____

INSPECTION COMPLETED

Date: 11-17-2015

PRINT NAME: Tomas C. Armstrong, P.E.

TITLE: Professional Engineer

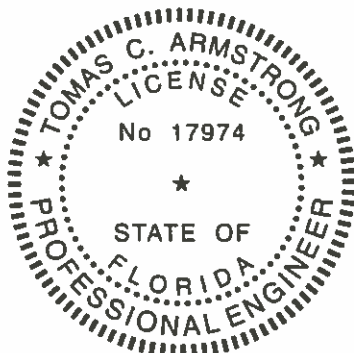
ADDRESS:



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TOMAS C. ARMSTRONG, P.E.# 17974 & GA, TN, VA
DATE: 11-17-2015

DESCRIPTION OF STRUCTURE

a.-	Name of Title:	American Legion Post # 98
b.-	Street Address:	301-303 Alhambra Circle, Coral Gables, Florida 33134-5003
c.-	Legal Description:	CORAL GABLES SEC X PB 8-33 LOTS 23 & 24 & E6FT OF LOT 22 & LOTS 25 TO 28 INC BLK 26 LOT SIZE IRREGULAR
d.-	Owners Name:	American Legion Post # 98
e.-	Owners Mailing Address:	PO BOX 224, CORAL GABLES, FL 33114-0224
f.-	Folio Number or Property on which Building is Located:	03-4108-006-2430
g.-	Building Area;	7,683 Sq. Ft
h.-	Floors:	2
i.-	Living Units:	0
j.-	Building Code Occupancy	6600 COMMERCIAL - LIBERAL
k.-	Present Use:	Residential 7742 BENEVOLENT - EXEMPT : CLUB OR HALL - PRIVATE
l.-	General Description, Type of Construction, Size, Number of Stories, and Special Features	

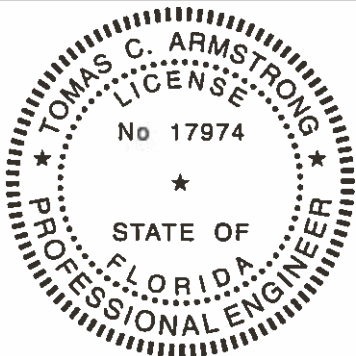


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BULDING- AMERICAN LEGION POST # 98



301 TENANT



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ADDITIONAL COMMENTS

BUILDING

American Legion # 98 area

The building is situated the northwest corner of the intersection of Alhambra Circle and Salzedo St., Coral Gables. Large part of the building is occupied by the American Legion # 98. There is a parking lot on the north side of the building with an overhang where the automobiles park under the overhang. The Main Entrance to the American Legion # 98 space is from the parking lot on the north side.

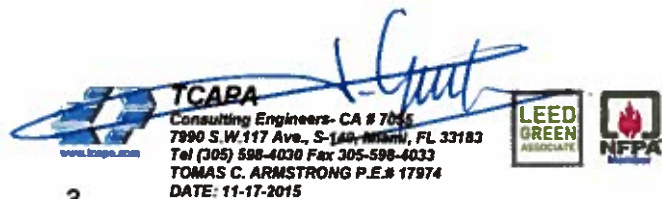
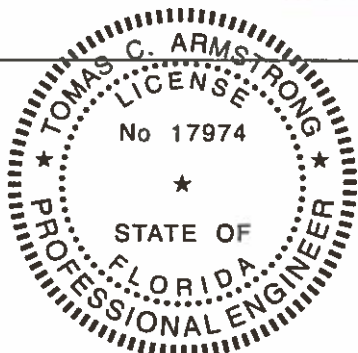
Fernando Hernandez MD tenant area.

Small tenant area is occupied by the medical office of Fernando Hernandez MD. The Main Entrance to the medical office of Fernando Hernandez MD space is from the south side of the building by Alhambra Circle.

PARKING LOTS

Parking Lot #1 is the parking lot on the north side and adjacent to the building with an overhang where the automobiles park under the overhang

Parking lot # 2 is an independent parking lot, to the north of the building but separated from the building by an alley.



GUIDELINES AND INFORMATION FOR RECERTIFICATION OF ELECTRICAL SYSTEMS OF FORTY (40) YEAR STRUCTURES

1. ELECTRIC SERVICE

1. Size	Amperage	225 + 200+ 200	Fuses	()	Breakers	(X)
2. Phase:	Three Phase	(X)	Single Phase	(X)		()
3. Condition:	Good	(X)	Fair	(X)	Needs Repair	()

3. Comments:

ELECTRIC SERVICE FOR AMERICAN LEGION # 98

AERIAL SERVICE

The FPL aerial service originates at the FPL Pole Transformer at the northwest corner of the building. The service is aerial to the west side wall. See photos 03 & 04. The FPL aerial service connects to the Service Conductors at the Weather Head. See photos 05 & 06. The vertical Mast Conduit is securely attached to the wall. See photo 06.

The FPL aerial service, the Service Entrance, the Weather Head and the vertical Mast conduit appeared in good condition.

The Meter appeared to be a double lug meter;

- 1.- **The first lateral service** is run from the Meter to the 120v/208v 3 ϕ -225a exterior mounted NEMA 3R Main Breaker 1 of 2 (installed next to the Meter). See photo 07, 11 & 12
- 2.- **The second lateral service** is run from the Meter to the 120v/208v 1 ϕ -200a interior Main Panel B installed on the north wall next to the entry door and labeled Main 2 of 2 because it contains a 120v/208v 200a 1 ϕ Main Breaker 2/2. See photos 42 & 43

ELECTRIC SERVICE FOR FERNANDO HERNANDEZ MD MEDICAL OFFICE.

AERIAL SERVICE

This service is totally separated and independent from the American Legion aerial service

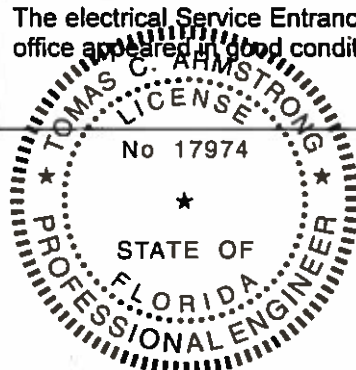
The FPL service also originates at the FPL Pole Transformer at the northwest corner of the building but the service is to the north side of the tenant wall. See photo 72. The FPL aerial service connects to the Service Conductors at the Weather Head. The vertical Mast Conduit protrudes above the roof and it is securely attached to the wall. See photo 72. The FPL aerial service, the Service Entrance, the Weather Head and the vertical Mast conduit appeared in good condition.

The service is 120/208 1 ϕ 200 amp

The vertical Service Conduit terminates at the FPL meter and then into a Main Electrical Panel with 6 Main Breakers. This Main Electrical Panel is used to power A/C units and a Main Breaker that serves an exterior Sub-Panel which powers the medical office.

Conclusion

The electrical Service Entrance or the American Legion # 98 and for Fernando Hernandez MD medical office appeared in good condition.



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2. METER AND ELECTRIC ROOM

1. Clearances: Good (X) Fair () Requires Correction ()

2. Comments:

There are NO meter room or electrical rooms

ELECTRIC METER AND SWITCHGEAR FOR AMERICAN LEGION #98

The vertical Service Conduit terminates at the exterior FPL meter. From the Meter two service laterals are run, one to an exterior 3φ-225a Main Breaker 1/1 NEMA 3R mounted on the outside west wall and the other one to Panel B, inside the tenant area which contains Main Breaker 2/2/. See photo 07, 11 & 12.

ELECTRIC METER AND SWITCHGEAR FOR HERNANDEZ MD MEDICAL OFFICE.

The vertical Service Conduit terminates at the exterior FPL meter and into an exterior Main Electrical Panel mounted on the north wall.

The Main Electrical Panel has **6 Main Breakers**. The Main Electrical Panel is used to power A/C units and has a Main Breaker that serves an exterior Sub-Panel, also mounted on the north exterior wall. The Sub Panel is mounted adjacent to the Main Electrical Panel and powers the medical office. See photos 73 & 74.

3. GUTTERS

Location: A/C Gutter on the exterior wall Good (X) Requires Repair ()

Taps and Fill: See Photos 12,& 18 Good (X) Requires Repair ()

Comments:

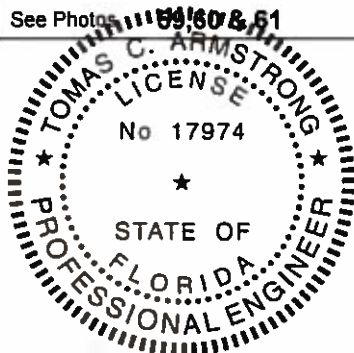
Exterior Gutter mounted next to the Main Breaker for American Legion was in good condition

4. ELECTRICAL PANELS

Panel # A Location: American Legion ground floor Back room
See Photos 28, 29, 30,31, 32, 33 Good: (X) Needs Repair ()

Panel # B Location: American Legion North Wall
The Panel is labeled Main 2 of 2 because it contains the 200a Main Breaker 2/2
See Photos 42, 43 Good: (X) Needs Repair ()

Sub-Panel # C Location: American Legion 2nd floor storage room
See Photos 49,50 & 51 Good: (X) Needs Repair ()



Panel # A/C **Location: Dr. Hernandez MD medical office outside back wall**
(Main Panel with 6 Main disconnects)
See Photos **73,74,75** Good: () Needs Repair ()

Sub-Panel # A **Location: Dr. Hernandez MD medical office outside back wall**
(Connected to Panel A/C above)
See Photos **73,74,75** Good: () Needs Repair ()

2. Panel Comments:
The cover of the panels were removed to inspect the internal wiring. Connections, wiring and branch circuits appeared in good condition. Conductors inside the panels are in fair condition and properly connected. Panels appeared in good condition.

5. BRANCH CIRCUITS:

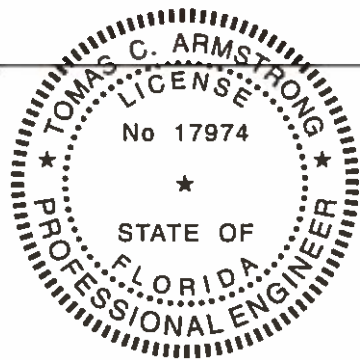
- 1. Identified: Yes () Must be identified ()
- 2. Conductors: Good () Deteriorated () Must be replaced ()

3. Comments:
Branch circuits originating at the Panels appeared in fair condition
The removal of the covers of switches and receptacles showed branch circuits in fair condition.

6. GROUNDING OF SERVICE

Condition: Good () Repairs Required ()

Comments:
GROUNDING OF SERVICE FOR THE AMERICAN LEGION #98 SERVICE ENTRANCE
The Main Service has been grounded at the FPL Meter. Grounding via 2 grounding electrode and to the water pipe. See photos 08, 09, 10
GROUNDING OF SERVICE FOR DR. HERNANDEZ SERVICE ENTRANCE
The Main Service has been grounded at the exterior Main Electrical. Grounding via grounding electrode but buried and cannot be readily seen. See photos 73



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7. GROUNDING OF EQUIPMENT

Condition: Good (X) Repairs Required ()

Comments:

The Main Service Switchgear is properly grounded and bonded via green grounding and bonding conductors. The feeders to the panels in the tenant spaces are grounded via the metal conduit. See photos 17 29 & 33

8. SERVICE CONDUITS/RACEWAYS

Condition: Good (X) Repairs Required ()

Comments:

The vertical **Service Conduits** from the Weather Head to the Meter and to the Main Disconnect for American Legion or from the Weather Head to the Meter and to the Main Electrical Panel with 6 Main Breakers for Dr. Hernandez appeared in good condition.

9. SERVICE CONDUCTORS AND CABLES

Good (X) Repairs Required ()

Comments:

The **Service Conductors** from the Weather Head to the Meter and to the Main Breaker 1/2 for American Legion is a short distance because the Breaker is installed next the double lug Meter. It appeared in good condition

The **Service Conductors** from the double lug Meter to the Main Breaker 2/2 inside Panel B also serving the American Legion appeared in good condition

The **Service Conductors** from the Weather Head to the Meter and to the Main Electrical Panel with 6 Main Breakers for Dr. Hernandez appeared in good condition.

10. TYPE OF WIRING METHODS:

Conduit Raceways: Good (X) Repairs Required ()

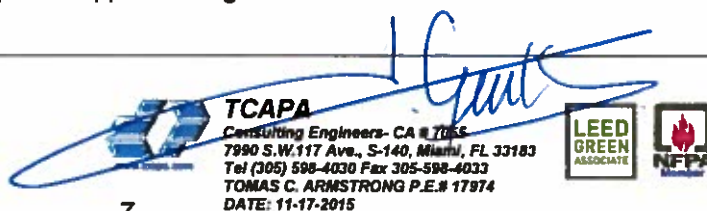
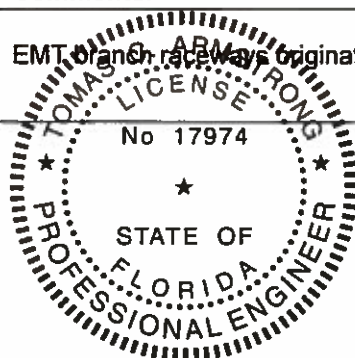
Conduit PVC: Good () Repairs Required ()

NM Cable: Good () Repairs Required ()

BX Cable: Good () Repairs Required ()

Comments:

EMT branch raceways originating at the panels appeared in good condition.



11. FEEDER CONDUCTORS

Condition: Good (X) Repairs Required ()

Comments:

The Feeder Conductors from the Main Disconnects to the tenant Panels appeared in fair condition. This condition was observed when the covers of Panels were removed. See Photos 29, 30 33

12. EMERGENCY LIGHTING

Condition: Good (X) Repairs Required (X)

Comments:

Emergency Lights appeared in good condition and properly working. See photos 52, 55, 57, 79

13. BUILDING EGRESS ILLUMINATION

Condition: Good () Repairs Required (X)

Comments:

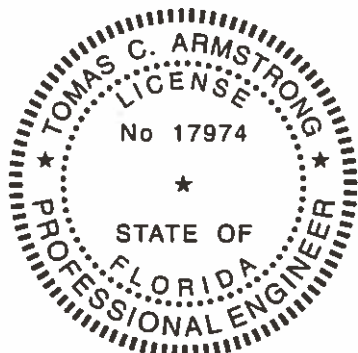
Both areas, the American Legion # 98 area and Dr. Hernandez area have adequate egress illumination

14. FIRE ALARM SYSTEM

Condition: Good (X) Repairs Required ()

Comments:

The building has a working Fire Alarm System
The Fire alarm Panel is a Fire-Lite MS4 Control Panel
Last inspection was on March 2015 by Monarch Systems
See Photos 63, 64 & 65




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15. SMOKE DETECTORS, STROBES, HORN STROBES & PULL STATIONS

Condition: Good (X) Repairs Required ()

Comments:
Smoke Detectors, Strobes, Horn Strobes and Pull Stations were found and working.
See Photos 38, 40,41, 53, 55, 58, 66, 70, 76 & 77

16. EXIT LIGHTS

Condition: Good (X) Repairs Required ()

Comments:
Exit Lights appeared in good condition and properly working.
See photos 39, 54,57,66,70,76,77

17. EMERGENCY GENERATOR

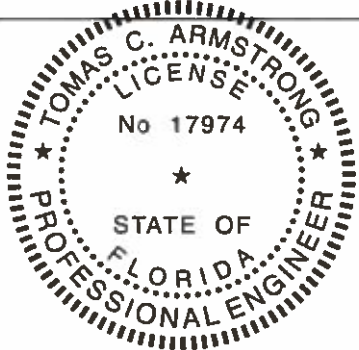
Condition: Good (X) Repairs Required ()

Comments:
No Emergency Generator was found

18. WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS

Condition: Good (X) Repairs Required ()

Comments:
PARKING LOT FLUORESCENT LUMINAIRES UNDER THE OVERHANG
Wiring to fluorescent luminaires mounted under the overhang to provide illumination to the vehicles parking spaces appeared in good condition. See photos 25, 26
METAL HALIDE LUMINAIRE
Metal Halide Luminaire mounted on the edge of the roof to illuminate the parking lot driveway appeared in good condition. See photos 27
OTHER WALL MOUNTED LUMINAIRES
Other wall mounted luminaires appeared in fair condition. See photos 22 & 23

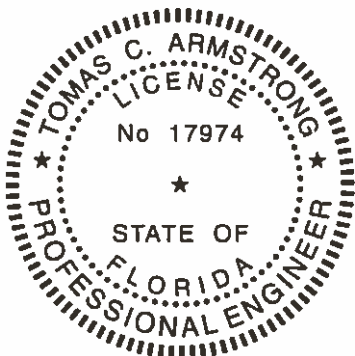


19. OPEN OR UNDERCOVER SURFACE AND SECURITY LIGHTING		
Condition:	Good ()	Illumination Required ()
Comments: SEE MIAMI -DADE PARKING LOT ILLUMINATION CERTIFICATION FORM		
<p>A night survey was conducted to verify compliance with Miami-Dade Code Section 8C-3.. There are two (2) independent parking lot areas.</p> <p>PARKING LOT #1 is the parking lot on the north side and adjacent to the building with an overhang where the automobiles park under the overhang. The photometric night survey found that this area complies with Miami-Dade Code Section 8C-3. Refer to the Illumination Certification Form included.</p> <p>PARKING LOT # 2 is an independent parking lot, to the north of the building but separated from the building by an alley. There is no private luminaire covering this parking lot. The photometric night survey found that this area DOES NOT COMPLY with Miami-Dade Code Section 8C-3. Refer to the Illumination Certification Form included.</p> <p>See attached Miami-Dade form on Parking Lot Illumination</p>		

20. SWIMMING POOL WIRING		
Condition:	N/A	Good () Repairs Required ()
Comments:		
No swimming pool		

21. WIRING OF MECHANICAL EQUIPMENT		
Condition:	Good (X)	Repairs Required ()
Comments:		
The wiring of the mechanical units, the A/C compressor and the AHU appeared in fair condition		

22. WIRING IN PUMP ROOM		
Condition:	N/A	Good () Repairs Required ()
Comments:		
No pump room		






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23.- GENERAL ADDITIONAL COMMENTS

Note: The building department with jurisdiction requires that any electrical changes, upgrades and repairs described in this report be performed with a certified electrician under an electrical permit.

THIS IS A LIST OF ITEMS THAT NEED TO BE INSTALLED, REPAIRED OR REPLACED

ELECTRICAL

The electrical system in this building is in good condition. Electrically this building passes the 40-year electrical inspection as per the MD County guidelines.

ILLUMINATION

On 01-09-2015 I conducted a night survey and photometric readings on the parking lot to the west of the building and found it very dark and not in compliance with M-D 8C-3.

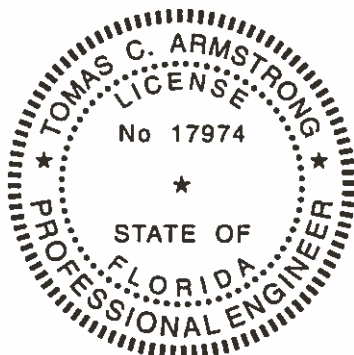
PARKING LOT #1

PARKING LOT #1 is the parking lot on the north side and adjacent to the building with an overhang where the automobiles park under the overhang. The photometric night survey found that this area complies with Miami-Dade Code Section 8C-3. Refer to the Illumination Certification Form included.

PARKING LOT # 2

PARKING LOT # 2 is an independent parking lot, to the north of the building but separated from the building by an alley. There is no private luminaire covering this parking lot. The photometric night survey found that this area **DOES NOT COMPLY** with Miami-Dade Code Section 8C-3. Refer to the Illumination Certification Form included.

See attached Miami-Dade form on Parking Lot Illumination




Custom: Miami Dade County Form No.
ID:rs:vcmb:nc:1:8/6/2011:40yrtrackingssystem



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40-year Electrical Re-Certification Inspection - Photo 01



40-year Electrical Re-Certification Inspection - Photo 03



40-year Electrical Re-Certification Inspection - Photo 02



40-year Electrical Re-Certification Inspection - Photo 04



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40-year Electrical Re-Certification Inspection - Photo 05



40-year Electrical Re-Certification Inspection - Photo 06



40-year Electrical Re-Certification Inspection - Photo 07



40-year Electrical Re-Certification Inspection - Photo 08



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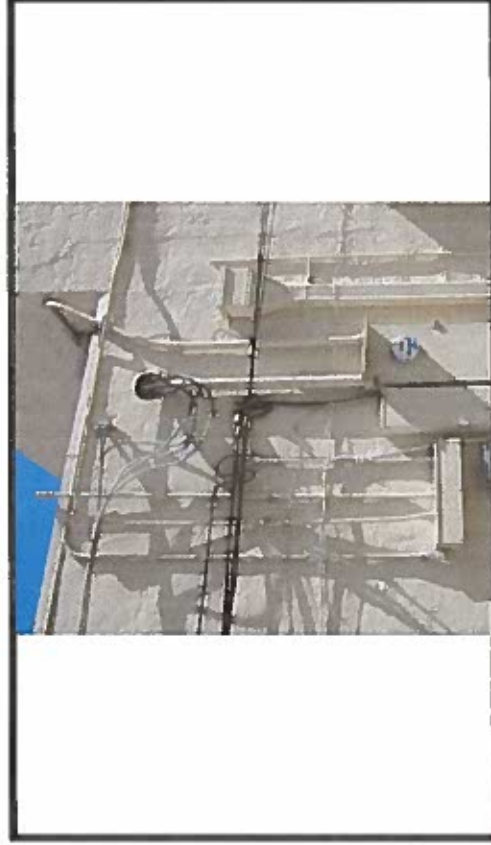


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40-year Electrical Re-Certification Inspection - Photo 10A



40-year Electrical Re-Certification Inspection - Photo 10B



40-year Electrical Re-Certification Inspection - Photo 10C



40-year Electrical Re-Certification Inspection - Photo 10D



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40-year Electrical Re-Certification Inspection - Photo 09



40-year Electrical Re-Certification Inspection - Photo 10



40-year Electrical Re-Certification Inspection - Photo 11



40-year Electrical Re-Certification Inspection - Photo 12



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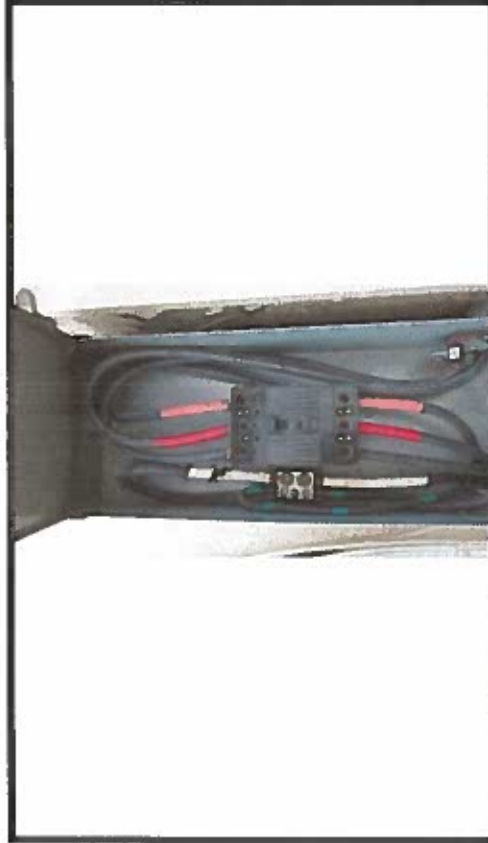
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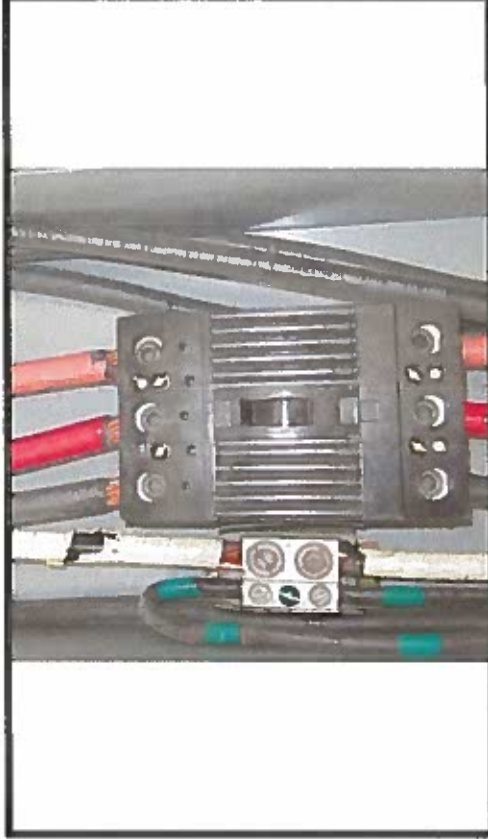
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tcapmstron@tcapa.com

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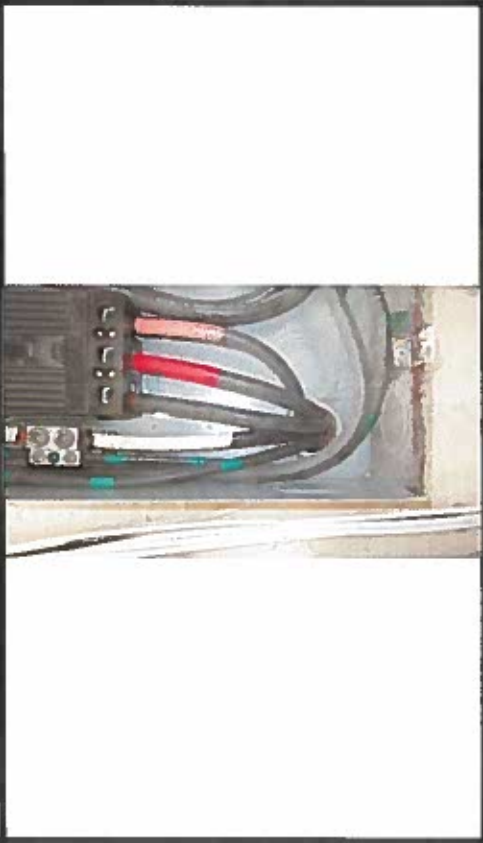
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40-year Electrical Re-Certification Inspection - Photo 13



40-year Electrical Re-Certification Inspection - Photo 14



40-year Electrical Re-Certification Inspection - Photo 15



40-year Electrical Re-Certification Inspection - Photo 16



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40-year Electrical Re-Certification Inspection - Photo 17



40-year Electrical Re-Certification Inspection - Photo 18



40-year Electrical Re-Certification Inspection - Photo 19



40-year Electrical Re-Certification Inspection - Photo 20



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40-year Electrical Re-Certification Inspection - Photo 21



40-year Electrical Re-Certification Inspection - Photo 22



40-year Electrical Re-Certification Inspection - Photo 23



40-year Electrical Re-Certification Inspection - Photo 24



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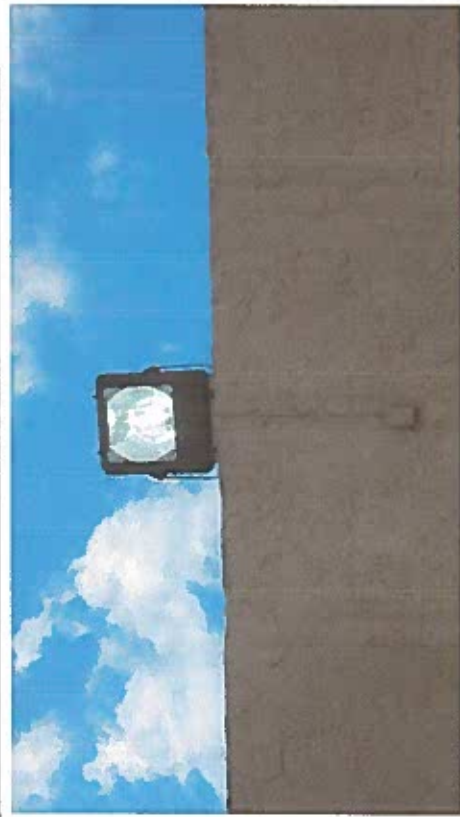
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40-year Electrical Re-Certification Inspection - Photo 25



40-year Electrical Re-Certification Inspection - Photo 26



40-year Electrical Re-Certification Inspection - Photo 27



40-year Electrical Re-Certification Inspection - Photo 28



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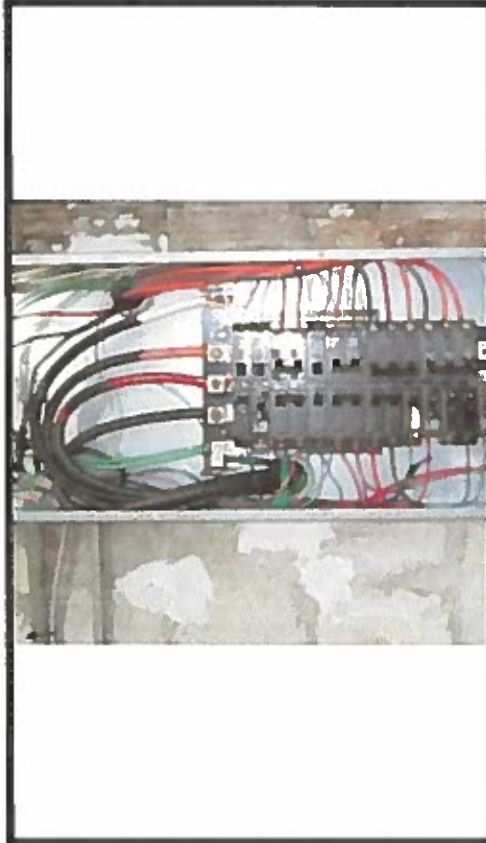
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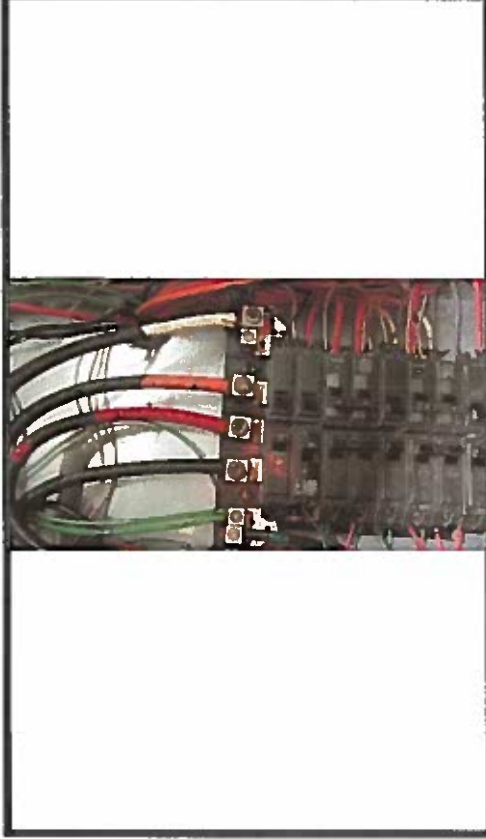
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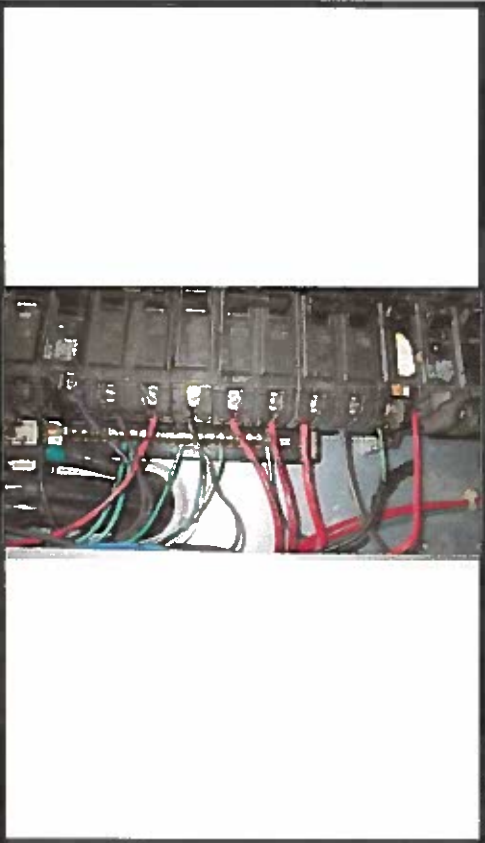
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40-year Electrical Re-Certification Inspection - Photo 29



40-year Electrical Re-Certification Inspection - Photo 30



40-year Electrical Re-Certification Inspection - Photo 31



40-year Electrical Re-Certification Inspection - Photo 32



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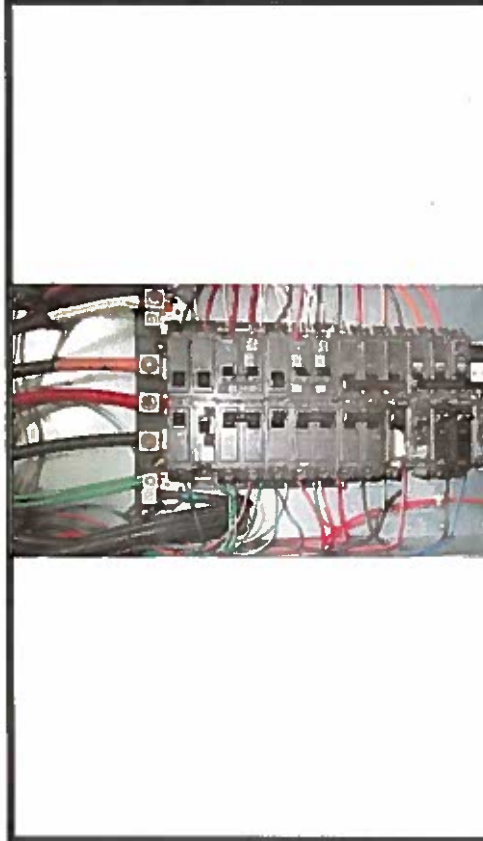
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40-year Electrical Re-Certification Inspection - Photo 33



40-year Electrical Re-Certification Inspection - Photo 34



40-year Electrical Re-Certification Inspection - Photo 35



40-year Electrical Re-Certification Inspection - Photo 36



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40-year Electrical Re-Certification Inspection - Photo 37



40-year Electrical Re-Certification Inspection - Photo 38



40-year Electrical Re-Certification Inspection - Photo 39



40-year Electrical Re-Certification Inspection - Photo 40



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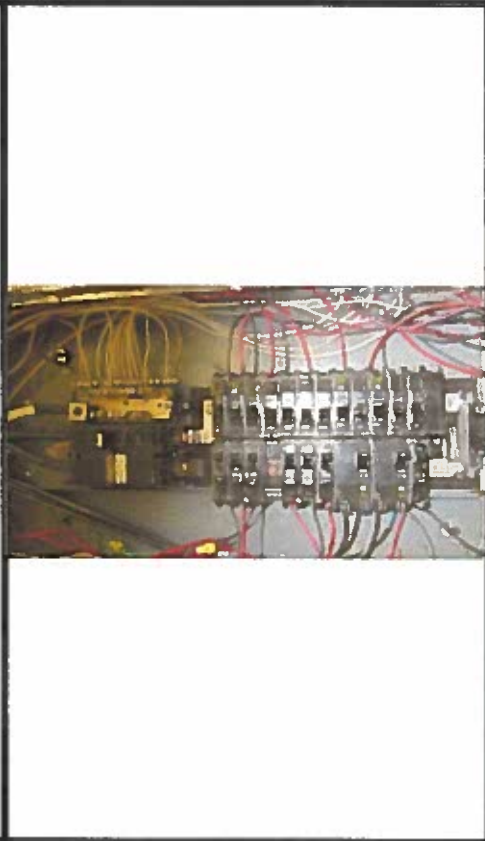
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40-year Electrical Re-Certification Inspection - Photo 41



40-year Electrical Re-Certification Inspection - Photo 42



40-year Electrical Re-Certification Inspection - Photo 43



40-year Electrical Re-Certification Inspection - Photo 44



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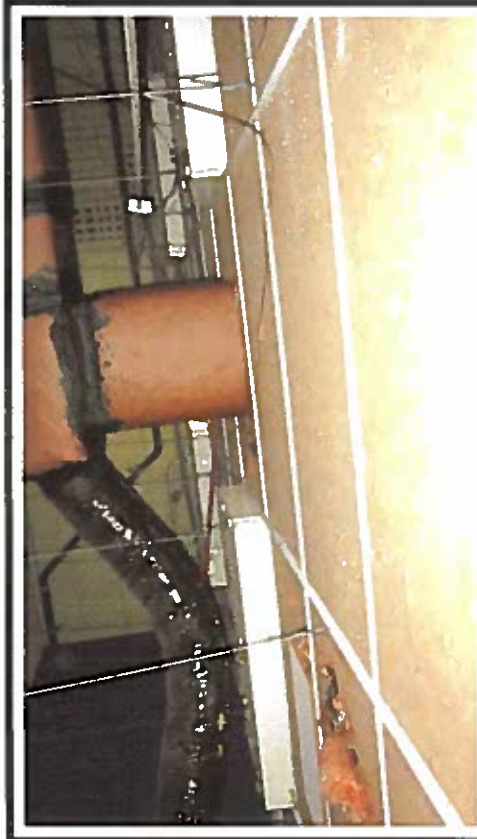
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40-year Electrical Re-Certification Inspection - Photo 45



40-year Electrical Re-Certification Inspection - Photo 46



40-year Electrical Re-Certification Inspection - Photo 47



40-year Electrical Re-Certification Inspection - Photo 48



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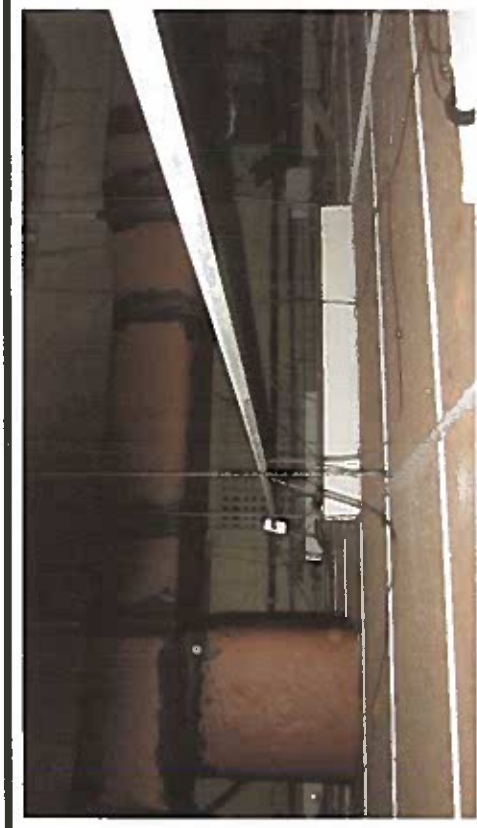
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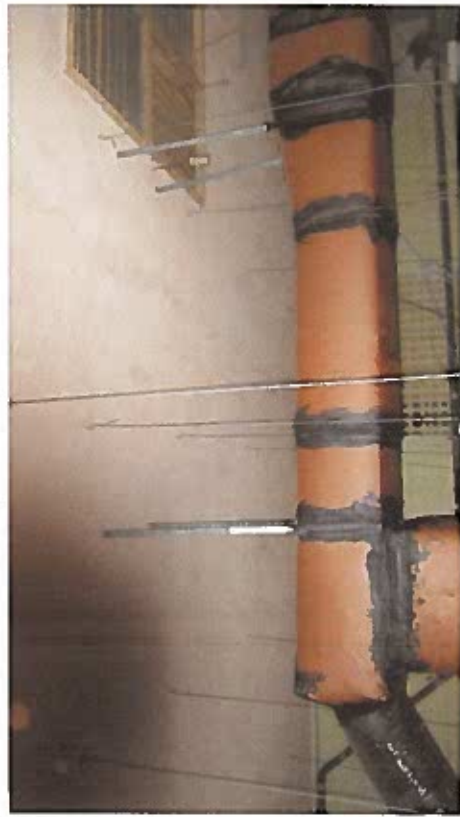
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40-year Electrical Re-Certification Inspection - Photo 49



40-year Electrical Re-Certification Inspection - Photo 50



40-year Electrical Re-Certification Inspection - Photo 51



40-year Electrical Re-Certification Inspection - Photo 52



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40-year Electrical Re-Certification Inspection - Photo 53



40-year Electrical Re-Certification Inspection - Photo 54



40-year Electrical Re-Certification Inspection - Photo 55



40-year Electrical Re-Certification Inspection - Photo 56

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40-year Electrical Re-Certification Inspection - Photo 57



40-year Electrical Re-Certification Inspection - Photo 58



40-year Electrical Re-Certification Inspection - Photo 59



40-year Electrical Re-Certification Inspection - Photo 60



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40-year Electrical Re-Certification Inspection - Photo 61



40-year Electrical Re-Certification Inspection - Photo 62



40-year Electrical Re-Certification Inspection - Photo 63



40-year Electrical Re-Certification Inspection - Photo 64



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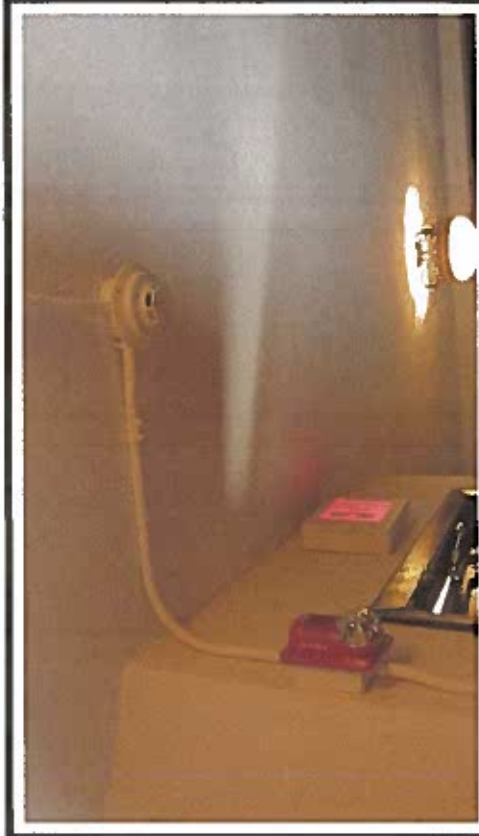
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40-year Electrical Re-Certification Inspection - Photo 65



40-year Electrical Re-Certification Inspection - Photo 66



40-year Electrical Re-Certification Inspection - Photo 67



40-year Electrical Re-Certification Inspection - Photo 68



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40-year Electrical Re-Certification Inspection - Photo 69



40-year Electrical Re-Certification Inspection - Photo 70



40-year Electrical Re-Certification Inspection - Photo 71



40-year Electrical Re-Certification Inspection - Photo 72

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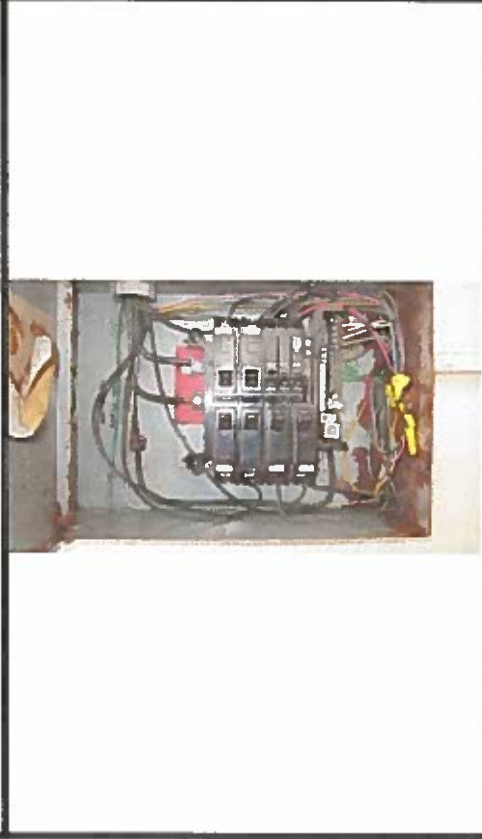
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40-year Electrical Re-Certification Inspection - Photo 73



40-year Electrical Re-Certification Inspection - Photo 74



40-year Electrical Re-Certification Inspection - Photo 75



40-year Electrical Re-Certification Inspection - Photo 76



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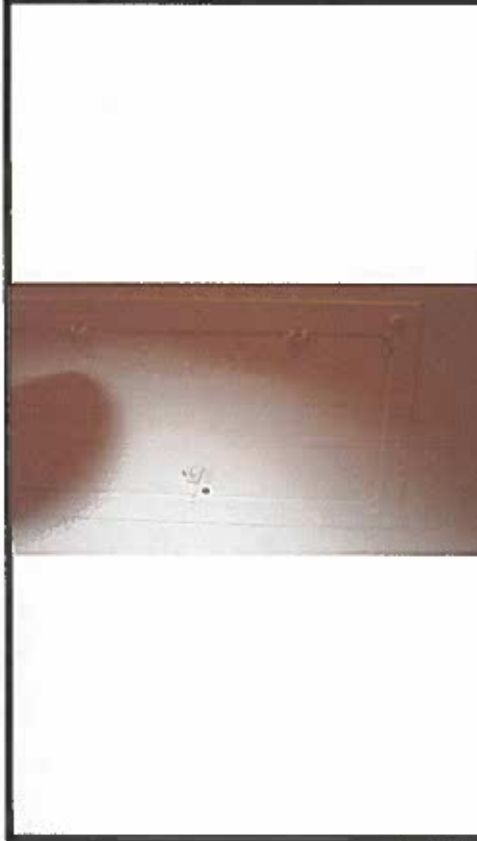
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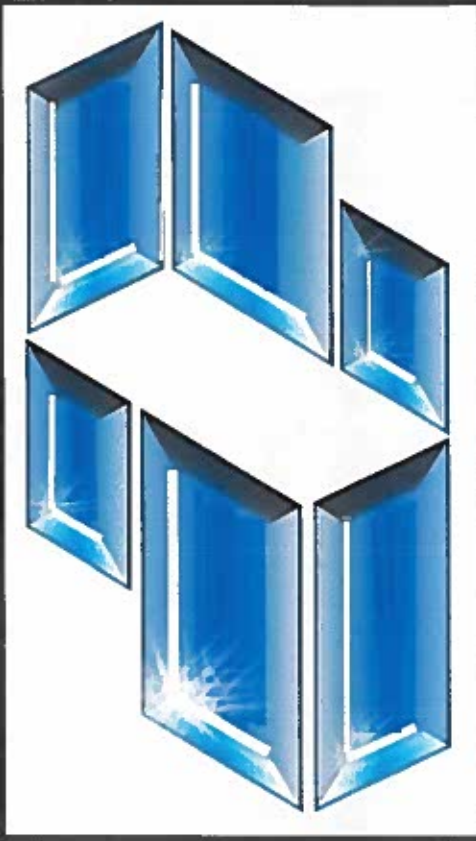
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40-year Electrical Re-Certification Inspection - Photo 78



40-year Electrical Re-Certification Inspection - Photo 79



40-year Electrical Re-Certification Inspection - Photo 80



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RC-15-11-5548

303 ALHAMBRA CIR #

Folio #: 03-4108-006-2430
Permit Description: 40 YEAR BUILDING
RECERTIFICATION OR OLDER BUILT (1924)

EL _____
ME _____
PL _____

OFFICE SET

Section	Approved	
	By	Date
<input checked="" type="checkbox"/> BUILDING	<i>left</i>	<i>11/20/15</i>
<input type="checkbox"/> CONCURRENCY		
<input checked="" type="checkbox"/> ELECTRICAL		<i>R-11/20/15</i>
<input type="checkbox"/> FEMA		
<input type="checkbox"/> FIRE		
<input type="checkbox"/> HANDICAP		
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<input type="checkbox"/> PUBLIC WORKS		
<input type="checkbox"/> STRUCTURAL		
<input type="checkbox"/> ZONING		
<input type="checkbox"/>		
<input type="checkbox"/>		
<input type="checkbox"/>		
<input type="checkbox"/> OWNER BUILDER		

Subject to compliance with all Federal, State, County and City rules and regulations. City assumes no responsibility for accuracy of or results from these plans.
THIS COPY OF PLANS MUST BE AVAILABLE ON BUILDING SITE OR AN INSPECTION WILL NOT BE MADE.

APPROVAL OF THIS SET OF PLANS DOES NOT CONSTITUTE APPROVAL OF ANY STRUCTURE OR CONDITION NOT IN COMPLIANCE WITH ANY APPLICABLE CODES

RC-15-11-5548



Permit #: RC-15-11-5548 Permit type: rc010 - BUILDING RE CERTIFICATION Address: 301 ALHAMBRA CIR
 Master permit #: Routing queue: rc012 - STRUCTURE CERTIFICATION CORAL GABLES, FL 33134-5003

Group # - Name	Action Code	Action Description	Completion Date	Completion Code	Completed By	Comments
1 - BOARDS - GENERATE F	calc fees	CALCULATE FEES	11/12/2015	comp	cgonzalez	
2 - CASHIER	collect	COLLECT FEES	11/19/2015		iwebuser	
3 - PLAN REVIEW	prbuild	BUILDING PLAN REVIEW	11/20/2015	apvd	mlopez	
3 - PLAN REVIEW	prelec	ELECTRICAL PLAN REVIEW				
3 - PLAN REVIEW	prelec	ELECTRICAL PLAN REVIEW				
4 - RE CERTIFIED LETTER	collect	COLLECT FEES	11/20/2015	reject	areyes	REPAIRS REQUIRED AS PER REPORT
4 - RE CERTIFIED LETTER	letter	GENERATE LETTER				

CITY'S
EXHIBIT

9