



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 6/22/2022

Property Information	
Folio:	03-4108-007-1880
Property Address:	101 ALHAMBRA CIR Coral Gables, FL 33134-4502
Owner	SOUTHERN BELL TEL & TEL CO % BELLSOUTH CORPORATION
Mailing Address	PO BOX 7207 BEDMINSTER, NJ 07921
PA Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	9163 UTILITY : UTILITY
Beds / Baths / Half	0 / 0 / 6
Floors	3
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	66,627 Sq.Ft
Lot Size	31,868 Sq.Ft
Year Built	1972



Assessment Information			
Year	2021	2020	2019
Land Value	\$3,346,140	\$3,505,480	\$3,186,800
Building Value	\$2,575,767	\$2,575,767	\$2,503,390
XF Value	\$654,024	\$664,736	\$676,450
Market Value	\$6,575,931	\$6,745,983	\$6,366,640
Assessed Value	\$6,575,931	\$6,745,983	\$6,366,640

Benefits Information				
Benefit	Type	2021	2020	2019
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
8 54 41 CORAL GABLES SEC L PB 8-85 LOTS 19 TO 23 INC BLK 21 LOT SIZE IRREGULAR

Taxable Value Information			
	2021	2020	2019
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$6,575,931	\$6,745,983	\$6,366,640
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$6,575,931	\$6,745,983	\$6,366,640
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$6,575,931	\$6,745,983	\$6,366,640
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$6,575,931	\$6,745,983	\$6,366,640

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
12/01/1971	\$350,000	00000-00000	Sales which are qualified

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:

CITY'S

EXHIBIT

1

- 1) 101 Alhambra Cir – This property was acquired by the owner before 11-16-1976, the date when the electronic title records database was established in Miami-Dade County, so the deed is not readily available. Please rely on the property appraiser's records to establish ownership.

<u>Owner (Property Appraiser address)</u> Southern Bell Telephone & Telegraph Co. c/o BellSouth Corporation P.O. Box 7207 Bedminster, NJ 07921-7207	<u>Sunbiz mailing address</u> Southern Bell Telephone & Telegraph Co. c/o BellSouth Corporation 675 W. Peachtree St. NW, Room 43-044 Atlanta, GA 30375-0001
<u>Lienholder</u> Miami-Dade County, Code Enforcement 111 NW 1 St, Ste 1750 Miami, FL 33128-1905	

CITY'S

EXHIBIT

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City of Coral Gables

ONLINE SERVICES

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New Permit Search

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
PW-19-03-6066	03/27/2019	101 ALHAMBRA CIR	OBSTRUCTION OF THE ROW PERMIT	OBSTRUCTION OF ROW W/BOOM LIFT DAYS TO WORK 04/11 - 04/19	final	05/07/2019	05/22/2019	0.00
ZN-19-03-5905	03/25/2019	101 ALHAMBRA CIR	PAINT / RESURFACE FL / CLEAN	PRESSURE CLEAN, SAND & PAINT METAL LOUVERS TO MATCH EXISTINGH COLOR BM 2109-60 PORTLAND GRAY - \$18,000	final	03/25/2019	05/08/2019	0.00
PW-17-07-1560	07/13/2017	101 ALHAMBRA CIR	OBSTRUCTION OF ROW W/CRANE PERMIT	CRANE ON ROW - AVOID SCHOOL DROP OFF 8:20 AM TO 1:30 PM PICK UP NO TEMPORARY MARKINGS RENEWAL OF PW17062699	final	07/13/2017	10/10/2019	0.00
PW-17-06-2699	06/30/2017	101 ALHAMBRA CIR	OBSTRUCTION OF ROW W/CRANE PERMIT	CRANE ON ROW - AVOID SCHOOL DROP OFF 8:20 AM TO 1:30 PM PICK UP NO TEMPORARY MARKINGS RENEWAL OF PW17032578	final	06/30/2017	07/13/2017	0.00
ZN-17-06-1061	06/02/2017	101 ALHAMBRA CIR	CHAIN LINK FENCE / FENCE REPAIRS / TEMP FENCE	TEMPORARY CONSTRUCTION FENCE FOR TEMPORARY HVAC CHILLER @ ALHAMBRA & MINORCA SIDE OF PROPERTY	final	06/05/2017	11/14/2017	0.00
PW-17-03-2578	03/27/2017	101 ALHAMBRA CIR	OBSTRUCTION OF ROW W/CRANE PERMIT	CRANE ON ROW - AVOID SCHOOL DROP OFF 8:20 AM TO 1:30 PM PICK UP NO TEMPORARY MARKINGS	final	05/02/2017	08/02/2017	0.00
CE-12-12-0005	12/02/2012	101	CODE ENF	WT13876 34-	final	12/02/2012	12/02/2012	0.00

CITY'S

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		ALHAMBRA CIR	WARNING PROCESS	124(13) CITY CODE (NOISE) @ 8:55AM CHILLER AND/OR EXHAUST FAN CREATING AN USUAL NOISE (NUISANCE) IN A RESIDENTIAL ZONE, WHICH IS PROHIBITED.				
CE-12-12-0004	12/02/2012	101 ALHAMBRA CIR	CODE ENF WARNING PROCESS	WT13875 105- 26 CITY CODE (CON) @ 8:55AM PERFORMING WORK OUTSIDE OF ALLOWABLE CONSTRUCTION HOURS. M-F 7:30-6PM, SAT 9AM-5PM, SUN OR HOLIDAYS NO WORK ALLOWED.	final	12/02/2012	12/02/2012	0.00
FD-12-11-0973	11/16/2012	101 ALHAMBRA CIR	FIRE ALARM SYSTEM	INTER/EXTER ALTERATIONS TO REMOVE EXIST CHILLER AND REPLACE WITH NEW 159.5 CHILLER ***THIS WORK OCCURS AT THE 115 ALHAMBRA ADDRESS**** \$545,000----- --FIRE ALARM PERMIT ISSUED 11/16/2012	final	11/16/2012	12/13/2012	0.00
PW-12-10-1861	10/29/2012	101 ALHAMBRA CIR	OBSTRUCTION OF ROW W/CRANE PERMIT	OBSTRUCTION OF ROW W/CRANE LICENSE AND PERMIT BOND GIVEN BY SIEMENS INDUSTRY RENEWAL OF PW12081856	final	10/29/2012	04/18/2013	0.00
PW-12-08-1856	08/29/2012	101 ALHAMBRA CIR	OBSTRUCTION OF ROW W/CRANE PERMIT	OBSTRUCTION OF ROW W/CRANE LICENSE AND PERMIT BOND GIVEN BY SIEMENS INDUSTRY RENEWAL OF PW12068745	final	08/29/2012	10/11/2012	0.00
PW-12-06-8745	06/11/2012	101 ALHAMBRA CIR	OBSTRUCTION OF ROW W/CRANE PERMIT	OBSTRUCTION OF ROW W/CRANE LICENSE AND PERMIT BOND GIVEN BY SIEMENS INDUSTRY	final	08/02/2012	04/18/2013	0.00
ZN-12-03-7683	03/07/2012	101 ALHAMBRA CIR	CHAIN LINK FENCE / FENCE REPAIRS / TEMP FENCE	TEMPORARY CHAIN LINK CONSTRUCTION FENCE	final	03/08/2012	06/14/2012	0.00

CE-12-02-8044	02/27/2012	101 ALHAMBRA CIR	CODE ENF TICKET PROCESS - NO RUNNING FINE	T41169 SEC 34- 112 CITY CODE (GRA) MUST REMOVE GRAFFITI FROM NW SIDE OD BUILDING. WARNING ISSUED 2/17/12.	final	02/27/2012	04/06/2012	0.00
CE-12-02-8043	02/27/2012	101 ALHAMBRA CIR	CODE ENF WARNING PROCESS	WT7311 SEC 54-29 CITY CODE (TRA) MUST REMOVE ALL EXCESS TRASH & DEBRIS FROM PROPERTY - DEAD FOLIAGE, CUPS, PAPERS, ETC.	final	02/27/2012	02/27/2012	0.00
CE-12-02-7481	02/17/2012	101 ALHAMBRA CIR	CODE ENF WARNING PROCESS	WT7304 SEC 34-112 CITY CODE (GRA) GRAFFITI ON SIDE OF BUILDING (NW SIDE) MUST BE REMOVED.	final	02/17/2012	02/17/2012	0.00
EL-12-01-7775	01/31/2012	101 ALHAMBRA CIR	ELEC COMMERCIAL / RESIDENTIAL WORK	ELECTRICAL TO REPLACE CHILLER WITH NEW 159.5TON CHILLER	final	05/17/2012	12/07/2012	0.00
CE-12-01-7806	01/31/2012	101 ALHAMBRA CIR	CODE ENF WARNING PROCESS	WT12378 SEC 5-1404 ZONING CODE (PAK) PARKING ON UNAPPROVED SURFACE - YARD - UNPAVED	final	01/31/2012	01/31/2012	0.00
CE-12-01-7707	01/30/2012	101 ALHAMBRA CIR	CODE ENF WARNING PROCESS	WT12375 SEC 5-1404 ZONING CODE (PAK) VERBAL WARNING	final	01/30/2012	01/30/2012	0.00
ME-11-12-6809	12/29/2011	101 ALHAMBRA CIR	MECH COMMERCIAL / RESIDENTIAL WORK	INTER/EXTER ALTERATIONS TO REMOVE EXIST CHILLER AND REPLACE WITH NEW 159.5 CHILLER ***THIS WORK OCCURS AT THE 115 ALHAMBRA ADDRESS**** 545000	final	04/10/2012	12/20/2012	0.00
BL-11-12-6229	12/16/2011	101 ALHAMBRA CIR	INT / EXT ALTERATIONS	INTER/EXTER ALTERATIONS TO REMOVE EXIST CHILLER AND REPLACE WITH NEW 159.5 CHILLER ***THIS WORK OCCURS AT THE 115 ALHAMBRA ADDRESS**** \$545,000	final	03/02/2012	05/02/2013	0.00
AB-11-12-5035	12/01/2011	101	BOA	REVISIONS TO	issued	12/01/2011		0.00

		ALHAMBRA CIR	PRELIMINARY/MED BONUS/FINAL	REMOVE EXIST CHILLER AND REPLACE WITH NEW 159.5 CHILLER ***THIS WORK OCCURS AT THE 115 ALHAMBRA ADDRESS*** 545000				
CE-11-01-4820	01/13/2011	101 ALHAMBRA CIR	CODE ENF WARNING PROCESS	WT8425 SEC 4- 411 ZC (TRU) MAINTAINING A TRAILER W/O PERMIT PROHIBITED. MUST REMOOVE TRAILER OR OBTAIN PERMIT	final	01/13/2011	01/13/2011	0.00
CE-10-12-3901	12/09/2010	101 ALHAMBRA CIR	CODE ENF WARNING PROCESS	WT8835 SEC 34-21 CC MUST REMOVE ALL DEAD FOLIAGE FROM PROPERTY.	final	12/09/2010	12/09/2010	0.00
CE-10-12-3298	12/01/2010	101 ALHAMBRA CIR	CODE ENF WARNING PROCESS	WT8825 SEC 105 CC (CPM) MUST REMOVE GRAFFITI FROM BUILDING.	final	12/01/2010	12/01/2010	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).

Public Information

Search Permit for 101 alhambra

Exact Phrase Search Advanced Reset Export

Found 1 result

Sort Permit Number Ascending

Next Top | Paging Options | Main Menu

Permit Number PWKS-22-02-0334

Type Sidewalk

Project Name

Status Approved/Pay Fees

Main Parcel 0341080071880

Address 101 ALHAMBRA CIR Coral Gables, FL 33134-450

Description Pressure cleaning of sidewalk

Applied Date 02/01/2022

Issued Date 05/26/2022

Expiration Date 06/27/2022

Finalized Date





The City of Coral Gables

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

1/3/2022

VIA CERTIFIED MAIL

7020 3160 0001 1022 0614

SOUTHERN BELL TEL & TEL CO
C/O BELL SOUTH CORPORATION
PO BOX 7207
BEDMINSTER, NJ 7921

RE: 101 ALHAMBRA CIR
FOLIO # 03-4108-007-1880

Notice of Required Inspection For Recertification of 40 Years or Older Building

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is forty (40) years old, or older, having been built in 1972. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a Florida Registered Architect or Professional Engineer must inspect said building and a **completed** Recertification Report ("Report") must be submitted by you to this Department within **ninety (90) calendar days** from the **date of this letter**. A completed Report includes 1) cover letter(s) 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 and 5) Parking Lot Guardrails Requirements Form. Note all paperwork submitted must be the original signed and sealed documents (no copies). Submittal of the Report does not constitute recertification; it must be **approved** by this Department and the Letter of Recertification must be issued.

Once a completed Report is submitted to this Department and repairs or modifications are found to be necessary, the Building Official is able to grant an extension of one hundred fifty (150) calendar days from the date of this letter to obtain the necessary permits and perform the repairs. The structure will be recertified once a *revised* Report is submitted and approved, and all required permits are closed.

The Architect or Engineer may obtain the required Form, "*Minimum Inspection Procedural Guidelines for Building Recertification*," from the following link: http://www.miamidade.gov/pa/property_recertification.asp. **The Recertification Report fee of \$500.00 and additional document and filing fees shall be submitted to the Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, Florida, 33134. In order to avoid delays submit in person in order to calculate the fees accordingly.**

Failure to submit the required Report within the allowed time will result in **declaring the structure unsafe** and referring the matter to the City's Construction Regulation Board ("Board") without further notice; a \$600.00 administrative fee will be imposed 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.

The completed Report may be submitted Monday through Friday, 7:30am to 3:20pm to this Department. Contact Virginia Goizueta at vggoizueta@coralgables.com if any questions regarding building recertification.

Thank you for your prompt attention to this matter.

Manuel Z. Lopez, P.E.
Building Official

CITY'S

EXHIBIT

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Track Another Package +

Tracking Number: 70203160000110220614

Remove X

Your item was delivered to the front desk, reception area, or mail room at 12:08 pm on January 7, 2022 in BEDMINSTER, NJ 07921.

USPS Tracking Plus® Available ▾

 **Delivered, Front Desk/Reception/Mail Room**

January 7, 2022 at 12:08 pm
BEDMINSTER, NJ 07921

Feedback

Get Updates ▾

Text & Email Updates	▾
Tracking History	▾
USPS Tracking Plus®	▾
Product Information	▾

See Less ^

Can't find what you're looking for?

Go to our FAQs section to find answers to your tracking questions.

FAQs

Feedback



The City of Coral Gables

Development Services Department
CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134
SOUTHERN BELL TEL & TEL CO
C/O BELL SOUTH CORPORATION
PO BOX 7207
BEDMINSTER, NJ 07921

4/4/2022

7021 2720 0001 4958 9797

RE: 101 ALHAMBRA CIR
FOLIO # 03-4108-007-1880

Notice of Required Inspection For Recertification of 40 Years or Older Building – SECOND NOTICE

Dear Property Owner:

In a certified letter dated 1/3/2022, 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 licensed architect or engineer within ninety (90) calendar days certifying the structure meets the requirements for recertification provided under the Minimum Inspection Procedural Guidelines for Building 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 letter(s) stating the structure meets the electrical and structural requirements for recertification from a Florida Registered Architect or Professional Engineer that inspects said building, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form and 5) Parking Lot Guardrails Requirements Form; no additional documents or photographs are necessary. Note all paperwork submitted must be the original signed and sealed documents (no copies). **Additionally you will need to register in the new permitting system to submit report, see the instructions attached.**

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. The completed Report may be submitted Monday through Friday, 7:30am to 2:30pm to this Department. Contact Virginia Goizueta at vgoizueta@coralgables.com if any questions regarding building recertification.

Please govern yourself accordingly.

Sincerely,

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

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

Track Another Package +

Tracking Number: 70212720000149589797

Remove X

Your item has been delivered and is available at a PO Box at 8:54 am on April 15, 2022 in MIAMI, FL 33134.

USPS Tracking Plus® Available ▾

✓ Delivered, PO Box

April 15, 2022 at 8:54 am
MIAMI, FL 33134

Feedback

Get Updates ▾

Text & Email Updates	▾
Tracking History	▾
USPS Tracking Plus®	▾
Product Information	▾

See Less ^

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Go to our FAQs section to find answers to your tracking questions.

FAQs

Feedback



The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

6/9/2022

SOUTHERN BELL TEL & TEL CO
C/O BELL SOUTH CORPORATION
PO BOX 7207
BEDMINSTER, NJ 07921

7021 1970 0000 4016 1470

RE: 101 ALHAMBRA CIR
FOLIO # 03-4108-007-1880

Notice of Required Inspection For Recertification of 40 Years or Older Building – **FINAL NOTICE**

Dear Property Owner:

In a certified letter dated 1/3/2022, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). A Second Notice, dated 4/4/2022, informed you it was necessary to submit to this Department a completed Report prepared by a licensed architect or engineer within thirty (30) calendar days certifying the structure meets the requirements for recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

As of this date, the completed Report has not been submitted and the **structure remains unsafe** due to non-compliance. Please be advised the matter will be forwarded to the City's Construction Regulation Board ("Board"); a \$600.00 Administrative Fee will be imposed once the Case is scheduled. The Board may impose additional fines of \$250.00 for each day the violation continues, may also enter an order of revocation of the Certificate of Occupancy and/or demolition and assess all costs of the proceedings along with the cost of demolition and any other required action for which the City shall have a lien against the Property Owner and the Property. The completed Report may be submitted Monday through Friday, 7:30am to 2:30pm to this Department. Contact Virginia Goizueta at vgoizueta@coralgables.com if any questions regarding building recertification.

Please govern yourself accordingly.

Sincerely,

A handwritten signature in black ink, appearing to read "Manuel Z. Lopez", is written over a horizontal line.

Manuel Z. Lopez, P.E.
Building Official

Track Another Package +

Tracking Number: 70211970000040161470

Remove X

Your package is moving within the USPS network and is on track to be delivered to its final destination. It is currently in transit to the next facility.

USPS Tracking Plus® Available ✓

In Transit to Next Facility

June 21, 2022

Feedback

Get Updates ✓

Text & Email Updates	✓
Tracking History	✓
USPS Tracking Plus®	✓
Product Information	✓

See Less ^

Can't find what you're looking for?

Go to our FAQs section to find answers to your tracking questions.

FAQs

Feedback

Goizueta, Virginia

From: Mary@BergquistServices.com
Sent: Tuesday, July 5, 2022 11:08 AM
To: Goizueta, Virginia
Cc: melody@bergquistservices.com
Subject: RE: SECOND REQUEST : ATT 101 ALHAMBRA CIRCLE - FOLIO # 30-4108-007-1880 - RFI

CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you.

Is there a form for the Hardship Extension Request for the hearing? If so please provide and I will work on completing it.

ATT would like a hardship extension for this hearing

Regards

M

Mary Bergquist, CGC, LEED AP BD&C

BERGQUIST SERVICES

2428 NE 6 Ave

Wilton Manors, FL 33305

Telephone (305) 219-4837 FAX (305) 387-7739

Offering Permit Processing, Project Management and Consulting Services since 1983

From: Goizueta, Virginia <vgoizueta@coralgables.com>
Sent: Tuesday, July 5, 2022 10:34 AM
To: Mary@BergquistServices.com
Cc: melody@bergquistservices.com
Subject: RE: SECOND REQUEST : ATT 101 ALHAMBRA CIRCLE - FOLIO # 30-4108-007-1880 - RFI

Extension will be granted once the Building Recertification report has been submitted and repairs are required.

You can request extensions at the hearing based on hardship. The City requires the Miami-Dade forms.

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

From: Mary@BergquistServices.com <Mary@BergquistServices.com>
Sent: Tuesday, July 5, 2022 10:29 AM
To: Goizueta, Virginia <vgoizueta@coralgables.com>
Cc: melody@bergquistservices.com
Subject: RE: SECOND REQUEST : ATT 101 ALHAMBRA CIRCLE - FOLIO # 30-4108-007-1880 - RFI

CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you for your prompt response.

Can you please advise if I can request an extension – and provide the paperwork if an extension of this hearing is possible.

Also, can you please advise if the City of Coral Gables has created their own "RECERTIFICATON " package? If so I simply don't see the link on the website.

Thank you again, for all that you do.

M

Mary Bergquist, CGC, LEED AP BD&C

BERGQUIST SERVICES

2428 NE 6 Ave

Wilton Manors, FL 33305

Telephone (305) 219-4837 FAX (305) 387-7739

Offering Permit Processing, Project Management and Consulting Services since 1983

From: Goizueta, Virginia <vgoizueta@coralgables.com>
Sent: Tuesday, July 5, 2022 10:22 AM
To: Mary@BergquistServices.com
Cc: melody@bergquistservices.com
Subject: RE: SECOND REQUEST : ATT 101 ALHAMBRA CIRCLE - FOLIO # 30-4108-007-1880 - RFI

Good morning,

Please see the link below. The Building Recertification is overdue.

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

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

From: Mary@BergquistServices.com <Mary@BergquistServices.com>
Sent: Tuesday, July 5, 2022 10:17 AM
To: Goizueta, Virginia <vgoizueta@coralgables.com>
Cc: melody@bergquistservices.com
Subject: SECOND REQUEST : ATT 101 ALHAMBRA CIRCLE - FOLIO # 30-4108-007-1880 - RFI
Importance: High

CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Ms. Goizueta:
Have you had an opportunity to review this email?
ATT takes these letters very seriously, and I would like to discuss this with you today. I have also left you a vm.

Thank you!

Mary Bergquist, CGC, LEED AP BD&C

BERGQUIST SERVICES

2428 NE 6 Ave
Wilton Manors, FL 33305
Telephone (305) 219-4837 FAX (305) 387-7739
Offering Permit Processing, Project Management and Consulting Services since 1983

From: Mary@BergquistServices.com <Mary@BergquistServices.com>
Sent: Thursday, June 30, 2022 3:42 PM
To: 'vgoizueta@coralgables.com' <vgoizueta@coralgables.com>
Cc: 'melody@bergquistservices.com' <melody@bergquistservices.com>
Subject: ATT 101 ALHAMBRA CIRCLE - FOLIO # 30-4108-007-1880 - RFI
Importance: High

Ms. Goizueta:
I am reaching out to you on behalf of ATT regarding an unsafe structure posted violation on our property case # 22-4335 at 101 Alhambra Circle.

I wanted to confirm the type of Violation that this notice represents, and discuss options.
I am typically available between 9-5 Monday-Friday. If I don't happen to answer, please leave a message and I will return the call.

Thank you and I look forward to working with you to resolve this issue.

Mary Bergquist, CGC, LEED AP BD&C

BERGQUIST SERVICES

2428 NE 6 Ave
Wilton Manors, FL 33305

Telephone (305) 219-4837 FAX (305) 387-7739

Offering Permit Processing, Project Management and Consulting Services since 1983

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

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

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 22-4335

vs.

SOUTHERN BELL TELEPHONE & TELEGRAPH CO.
C/O BELLSOUTH CORPORATION
PO BOX 7207
BEDMINISTER, NJ 07921-7207
Respondent.

Return receipt number:

7021 1970 0000 4016 2071

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

Date: June 29, 2022

Re: 101 ALHAMBRA CIRCLE, CORAL GABLES, FL. 33134-4502 LEGAL DESCRIPTION: CORAL GABLES SEC L PB 8-85, LOTS 19 TO 23 INC BLK 2 FOLIO NO.: 03-4108-007-1880 ("Property")

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

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, 2nd Florida, Coral Gables, Florida 33134, on July 11, 2022, 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, Secretary to Virginia Goizueta the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, vgoizueta@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.

CITY'S

EXHIBIT 

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.


Virginia Goizueta
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, Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (E-mail: relejabarrieta@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

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

c: SOUTHERN BELL TELEPHONE & TELEGRAPH CO./O BELLSOUTH CORPORATION
675 W. PEACHTREE ST. NW, ROOM 43-044 ATLANTA, GA 30375-001; MIAMI DADE COUNTY, CODE
ENFORCEMENT, 111 NW 1 ST, STE 1750, MIAMI, FL 33128-1905



DEVEL

**CITY OF CORAL GABLES
HUMAN SERVICES DEPARTMENT
Affidavit of Posting**

Case #: 22-4335

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

I, EDUARDO MARTIN, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 101 Alhambra Cir. , ON June 29, 2022 AT 9:30 a.m. AND WAS
ALSO POSTED AT CITY HALL.

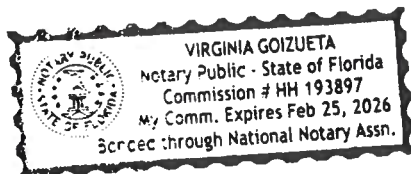
EDUARDO MARTIN
Employee's Printed Name


Employee's Signature

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

Sworn to (or affirmed) and subscribed before me by means of X physical presence or online
notarization, this 29 day of June, in the year 2022, by
Eduardo Martil who is personally known to me.

My Commission Expires:




Notary Public

EXHIBIT

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101 Alhambra Cir.









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

Detail by Entity Name

Foreign Profit Corporation

BELLSOUTH TELECOMMUNICATIONS, INC.

Filing Information

Document Number P00329
FEI/EIN Number 58-0436120
Date Filed 12/19/1983
State GA
Status INACTIVE
Last Event WITHDRAWAL
Event Date Filed 07/20/2011
Event Effective Date NONE

Principal Address

675 W PEACHTREE ST., NE
SUITE 4500
ATLANTA, GA 30375

Changed: 03/15/2011

Mailing Address

675 W. PEACHTREE STREET NW, ROOM 43-044
ATLANTA, GA 30375

Changed: 07/20/2011

Registered Agent Name & Address

NONE

Officer/Director Detail

Name & Address

Title PD

DANIEL, ROBERT D
675 WEST PEACHTREE ST., NW, #4510
ATLANTA, GA 30375

Title VSGC

CITY'S

EXHIBIT

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PEED, MARY JO
675 W PEACHTREE STREET, NW, # 4300
ATLANTA, GA 30375

Title CFO

KOCH, TOM
1010 N. SAINT MARYS ST. - RM. 11X01
SAN ANTONIO, TX 78215

Title VPT

BLIZZARD, TERESA
1025 LENOX PARK BLVD. NE - ROOM C362
ATLANTA, GA 30319

Title VP T

KLUG, JONATHAN P
208 S. AKARD ST. - SUITE 2701
DALLAS, TX 75202

Annual Reports

Report Year	Filed Date
2009	04/09/2009
2010	04/01/2010
2011	03/15/2011

Document Images

07/20/2011 -- Withdrawal	View image in PDF format
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BOARD OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

3



CFN 2012R0762716
OR Bk 28328 Pgs 0430 - 431 (2pgs)
RECORDED 10/25/2012 07:45:38
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

COUNTY CLERK
DIVISION

NOTICE OF LIEN
CODE ENFORCEMENT

CASE NUMBER
201112007196

LIEN NUMBER
201112007196L

RE: SOUTHERN BELL T & T CO
% BELLSOUTH CORP ROOM 15H08
ADDRESS: PO BOX 7207
BEDMINSTER NJ 07921

Prepared by: ESTHER DE JESUS

Department: Regulatory and Economic Resources

Pursuant to Section 8CC-7, Code Miami-Dade County, notice is hereby given that there has been assessed, Pursuant to the provisions of said law, against the above named personal/business at the above address, Owner of the property described as:

LEGAL: 30-4910-003-0993 / 1380 SW 139 AVE / AKA 10 54 39 .43 AC J G HEADS FARMS SUB
PB 46-44 E132.75FT OF TR 54 LESS N165FT & LESS S25FT A/K/A TR A OR 12484-47 0485 1
OR 12484-0047 0485 00, MIAMI-DADE COUNTY, FLORIDA

civil penalties and costs of an administrative hearing, if applicable, in the sum of \$1,131.00 which after demand for payment thereof remains unpaid, and by the virtue of the above mentioned law, the amount constitutes a lien in favor of Miami-Dade County upon the title to and interest in, whether legal or equitable, property herein above described; said lien shall be prior in dignity to all other liens, except County Taxes and liens of equal dignity there with. Miami-Dade County may foreclose or otherwise execute on the lien as provided for the law.

CVN(S): T022317

WITNESS: The official seal of Miami-Dade County and the hand of the Deputy Clerk thereof, Miami, FL.

HARVEY RUVIN
CLERK OF COURTS

BY:


ESTHER DE JESUS
Lien Collection Processor

DATE:

10/23/2012



Regulatory and Economic Resources Lien &
Collection Section
11805 SW 26 STREET, SUITE 230
MIAMI, FL 33175
786-315-2777

THIS INSTRUMENT WAS PREPARED BY
CLAUDIA FLORES
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY
AND ECONOMIC RESOURCES

TMMRP_LIEN_NOTICE_LIEN_CVN_EN

COUNTY CLERK
DIVISION

ORDER
OF THE
CODE ENFORCEMENT
HEARING OFFICER

CASE NUMBER:

201112007196

NAME OF VIOLATOR(S)

SOUTHERN BELL T & T CO %
BELLSOUTH CORP

CIVIL VIOLATION: T022317

CODE SECTION #: 21-30.01(F)

REFERENCE # 1354

MAILING ADDRESS

1155 PEACHTREE ST NE
ATLANTA, GA 30376

LOCATION OF VIOLATION IF DIFFERENT: (Folio #, Address or Legal description)
FOLIO No. 30-4910-003-0993 / 1380 SW 139 AVE

DATE OF VIOLATION:

10/03/2011

TIME:

01:52 PM

DEADLINE FOR COMPLIANCE: (INDICATED ON TICKET)

10/27/2011

NAME OF INSPECTOR:

CARL HIRE-MILLER

BADGE:

112A

DEPT. ISSUING VIOLATION:

Regulatory and Economic Resources

A REVIEW OF APPLICABLE RECORDS INDICATES THAT:

THE VIOLATION HAS BEEN CORRECTED. NO APPEAL HAS BEEN FILED BY THE
VIOLATOR. THE VIOLATOR HAS FAILED TO PAY THE INITIAL CIVIL PENALTY
AND/OR CONTINUING PENALTY. ~~STATE AFFIDAVIT FILED BY CODE INSPECTOR~~

THE CLERK OF THE COURT hereby certifies that the foregoing is a true and correct copy of the
original on file in this office. *Oct. 24* AD 20 *12*

HARVEY RUVIN, Clerk of Circuit and County Courts

Deputy Clerk *Helma Barton*



IN ACCORDANCE WITH THE ABOVE:

A. IT IS THE DETERMINATION OF THE HEARING OFFICER THAT THE SUBJECT VIOLATION

☒ WAS ... ☐ WAS NOT ... ISSUED IN ACCORDANCY WITH THE PROVISIONS OF MIAMI-
DADE COUNTY.

B. BASED ON THE FOREGOING, THIS HEARING OFFICER FINDS THE VIOLATOR(S)...

☒ GUILTY ... ☐ NOT GUILTY ... OF THE SUBJECT VIOLATION

C. IT IS HEREBY ORDERED THAT THE FOLLOWING ACTIONS BE TAKEN::

Violator(s) shall pay to the Clerk, civil penalties and administrative cost totaling **\$1,131.00**

NOTE: If the full amount of the civil penalty incurred and administrative costs assessed remains unpaid after the execution of this order, a certified copy of said order may be recorded in the Public Records of Dade County which shall constitute a Lien against the violator's property, real or personal. Dade County may foreclose on any such lien which remains unpaid after one year from the time the lien is filed.

Date Decision Rendered:

10/01/2012

Hearing Officer Signature:

ROLANDO J BEHAR