



OFFICE OF THE PROPERTY APPRAISER

Summary Report

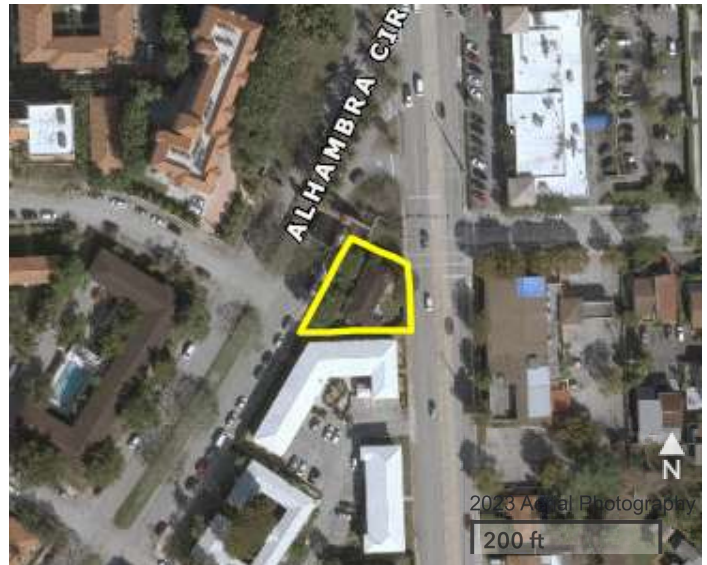
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PROPERTY INFORMATION	
Folio	03-4108-007-3820
Property Address	4 ALHAMBRA CIR CORAL GABLES, FL 33134-4627
Owner	INFINITY NET INVESTMENTS LLC
Mailing Address	3030 N ROCKY POINT DR 150A TAMPA, FL 33607
Primary Zone	3801 MULTI-FAMILY MED DENSITY
Primary Land Use	0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths /Half	8 / 5 / 0
Floors	2
Living Units	4
Actual Area	3,540 Sq.Ft
Living Area	3,540 Sq.Ft
Adjusted Area	3,116 Sq.Ft
Lot Size	7,720 Sq.Ft
Year Built	Multiple (See Building Info.)

ASSESSMENT INFORMATION			
Year	2024	2023	2022
Land Value	\$1,158,000	\$1,158,000	\$926,400
Building Value	\$265,683	\$252,490	\$459,484
Extra Feature Value	\$10,411	\$10,535	\$0
Market Value	\$1,434,094	\$1,421,025	\$1,385,884
Assessed Value	\$1,079,367	\$981,243	\$1,174,518

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
Non-Homestead Cap	Assessment Reduction	\$354,727	\$439,782	\$211,366
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION	
CORAL GABLES SEC L PB 8-85	
BLKS 40 & 41	
ON DOUGLAS RD & ALHAMBRA CIRCLE	
LOT SIZE 7720 SQ FT M/L	



TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,079,367	\$981,243	\$1,174,518
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,434,094	\$1,421,025	\$1,385,884
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,079,367	\$981,243	\$1,174,518
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,079,367	\$981,243	\$1,174,518

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
08/29/1977	\$30,000	9790-0594	Sales which are qualified
11/04/1969	\$26,500	6635-0683	Sales which are qualified
03/09/2018	\$1,075,000	30909-0949	Qual on DOS, multi-parcel sale
11/14/2012	\$950,000	28364-1671	Qual on DOS, multi-parcel sale

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>

4 Alhambra Cir

<u>Owner (Property Appraiser and deed address)</u> Infinity Net Investments LLC 3030 N. Rocky Point Dr 150A Tampa, FL 33607-5803	<u>Owner (Sunbiz principal and mailing address)</u> Infinity Net Investments LLC 2720 W 1st Ave Hialeah, FL 33010-1704
<u>Owner (Sunbiz principal and mailing address)</u> Infinity Net Investments LLC c/o Silvia La Villa Registered Agent 1013 NW 106 Ave Cir Miami, FL 33172-3120	



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Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
BL-11-05-6816	05/23/2011	4 ALHAMBRA CIR	BLDG PERMIT CHANGE OF CONTRACTOR	REPLACE 2 EXTERIOR DOORS & SLAB, A/C SCREEN WALL (CBS) \$10,000 ****CHANGE OF CONTRACTOR AND WINTegrate CONVERSION P# 07080412**** ****NOTE: ELECTRICAL & PLUMBING SUB- PERMITS ATTACHED****	final	05/24/2011	08/17/2011	0.00
PU-11-03-6730	03/25/2011	4 ALHAMBRA CIR	PUBLIC RECORDS SEARCH	REQ COPY OF ALL OPEN PERMITS APPLICATIONS CRM INV 012893	final	03/28/2011	03/28/2011	0.00
PU-11-03-5449	03/08/2011	4 ALHAMBRA CIR	PUBLIC RECORDS SEARCH	REQ INSPECTION COPIES FOR PERMIT 06100121 CRM INV 012819	final	03/08/2011	03/08/2011	0.00
PU-11-03-4856	03/01/2011	4 ALHAMBRA CIR	PUBLIC RECORDS SEARCH	REQ CERT COPY OF PERMITS 93090407 05090141 005090276 06100121 07080413 CRM INV 012655	final	03/02/2011	03/02/2011	0.00
PU-11-03-4853	03/01/2011	4 ALHAMBRA CIR	PUBLIC RECORDS SEARCH	REQ CERT COPIES OF PERMITS 05100011 06100102 07080415 CRM INV 012653	final	03/02/2011	03/02/2011	0.00
PU-11-03-4851	03/01/2011	4 ALHAMBRA CIR	PUBLIC RECORDS SEARCH	REQ CERT COPY OF PERMITS 05100012 06100103	final	03/02/2011	03/02/2011	0.00

				07080416 CRM INV 012657					
PU-11-03-4850	03/01/2011	4 ALHAMBRA CIR	PUBLIC RECORDS SEARCH	REQ CERT COPY OF PERMITS 05100010 06100100 07080414 CRM INV 012656	final	03/02/2011	03/02/2011	0.00	
PU-11-02-6040	02/24/2011	4 ALHAMBRA CIR	PUBLIC RECORDS SEARCH	REQ COPIES OF PERMIT 07080412 CRM INV 012645	final	02/24/2011	02/24/2011	0.00	
PU-10-08-3264	08/03/2010	4 ALHAMBRA CIR	PUBLIC RECORDS SEARCH	REQ COPY OF PERMIT APPLICATIONS CRM INV 011065	final	08/05/2010	08/05/2010	0.00	
CE-10-08-3262	08/02/2010	4 ALHAMBRA CIR	CODE ENF WARNING PROCESS	HURRICANE WARNING NOTICE POSTED	final	08/02/2010	08/02/2010	0.00	



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Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
PL-18-09-2845	09/20/2018	4 ALHAMBRA CIR	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMM. INTERIOR RENOVATIONS @ BATHROOM	final	12/13/2018	12/19/2018	0.00
BL-18-07-3959	07/26/2018	4 ALHAMBRA CIR	DOOR/GARAGE DOOR/SHUTTER/WINDOW	COMMERCIAL* REPLACE EXTERIOR FRONT DOOR AND SIDE PANELS AND BACK DOOR- COLOR: FULL VIEW GLASS/ WHITE FRAMES \$6,554	final	09/04/2018	11/29/2018	0.00
UP-18-07-3825	07/25/2018	4 ALHAMBRA CIR	UPFRONT FEE - THIS IS NOT A PERMIT	UPFRONT FEE FOR BL18073823 INSTALL SOUNDPROOFING & FLOOR TILE, RETILE BATHROOM SHOWER \$2000	final	07/25/2018	07/25/2018	0.00
BL-18-07-3823	07/25/2018	4 ALHAMBRA CIR	COMMERCIAL FLOORING (INTERIOR ONLY)	INSTALL SOUNDPROOFING & FLOOR TILE, RETILE BATHROOM SHOWER \$2000	final	10/08/2018	12/27/2018	0.00
AB-18-07-3364	07/17/2018	4 ALHAMBRA CIR	BOA COMPLETE (LESS THAN \$75,000)	COMMERCIAL* REPLACE EXTERIOR FRONT DOOR AND SIDE PANELS AND BACK DOOR- COLOR: FULL VIEW GLASS/ WHITE FRAMES \$6554	final	07/17/2018	11/30/2018	0.00
BL-18-07-2747	07/05/2018	4 ALHAMBRA CIR	DRIVEWAY/WALKWAY	COMMERCIAL *KEystone WALKWAY \$896	final	08/01/2018	08/07/2018	0.00
ZN-18-06-4379	06/28/2018	4 ALHAMBRA CIR	PAINT / RESURFACE FL / CLEAN	PAINTING EXT WALLS: SW 6106 KILIM BEIGE & TRIM: SW 7015 PURE WHITE \$1,500	final	06/28/2018	12/04/2018	0.00
AB-18-06-4376	06/28/2018	4 ALHAMBRA CIR	BOA COMPLETE (LESS THAN \$75,000)	COMMERCIAL *KEystone WALKWAY \$896	final	06/28/2018	08/07/2018	0.00
BL-18-05-4096	05/24/2018	4 ALHAMBRA CIR	MISCELLANEOUS WORK	RETILE FRONT DOOR STEP / LANDING \$500	final	06/21/2018	06/25/2018	0.00
AB-18-05-3645	05/16/2018	4 ALHAMBRA CIR	BOA COMPLETE (LESS THAN \$75,000)	COMMERCIAL *RETILE FRONT DOOR STEP \$400	final	05/16/2018	11/30/2018	0.00
EL-18-05-3527	05/15/2018	4 ALHAMBRA CIR	ELEC LOW VOLTAGE SYSTEM	LOW VOLTAGE - INSTALL NEW LIGHTS ON BUILDING OVERHANG - \$1,200	final	05/15/2018	06/18/2018	0.00
BL-18-05-3167	05/08/2018	4 ALHAMBRA CIR	COMMERCIAL FLOORING (INTERIOR ONLY)	INTERIOR FLOORING AND SOUND PROOF. (TILE) \$2,400	final	05/11/2018	08/08/2018	0.00

UP-18-04-3689	04/20/2018	4 ALHAMBRA CIR	UPFRONT FEE - THIS IS NOT A PERMIT	UPFRONT FEE FOR PL- 18-04-3688 INSTALL FOUR (4) SUBMITTERS ON LINE WITH 3/4 PRE WATER SERVICE- \$3,000	final	04/20/2018	04/20/2018	0.00
PL-18-04-3688	04/20/2018	4 ALHAMBRA CIR	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR THE INSTALLATION OF (4) NEW SUB-METERS AT EXISTING WATER SERVICE LINE	final	04/24/2018	04/26/2018	0.00
CE-18-03-3157	03/02/2018	4 ALHAMBRA CIR	CODE ENF LIEN SEARCH	LIEN SEARCH	final	03/15/2018	03/15/2018	0.00
CE-18-03-3156	03/02/2018	4 ALHAMBRA CIR	CODE ENF LIEN SEARCH	LIEN SEARCH	final	03/15/2018	03/15/2018	0.00
CE-18-03-3155	03/02/2018	4 ALHAMBRA CIR	CODE ENF LIEN SEARCH	LIEN SEARCH	final	03/15/2018	03/15/2018	0.00
CE-18-03-3153	03/02/2018	4 ALHAMBRA CIR	CODE ENF LIEN SEARCH	LIEN SEARCH	final	03/15/2018	03/15/2018	0.00
PS-15-03-5403	03/31/2015	4 ALHAMBRA CIR	TREE REMOVAL/MITIGATION	TREE REMOVAL 1-DEAD PINE	final	04/06/2015	04/06/2015	0.00
CE-15-01-0072	01/05/2015	4 ALHAMBRA CIR	CODE ENF LIEN SEARCH	LIEN SEARCH	final	01/13/2015	01/13/2015	0.00
CE-15-01-0070	01/05/2015	4 ALHAMBRA CIR	CODE ENF LIEN SEARCH	LIEN SEARCH	final	01/13/2015	01/13/2015	0.00
CE-15-01-0069	01/05/2015	4 ALHAMBRA CIR	CODE ENF LIEN SEARCH	LIEN SEARCH	final	01/13/2015	01/13/2015	0.00
CE-14-12-4484	12/29/2014	4 ALHAMBRA CIR	CODE ENF LIEN SEARCH	LIEN SEARCH	final	03/19/2018	03/19/2018	145.00
CE-14-12-4476	12/26/2014	4 ALHAMBRA CIR	CODE ENF LIEN SEARCH	LIEN SEARCH	final	01/06/2015	01/06/2015	0.00
CE-12-11-0397	11/07/2012	4 ALHAMBRA CIR	CODE ENF LIEN SEARCH	LIEN SEARCH	final	11/08/2012	11/08/2012	0.00
CE-12-11-0282	11/06/2012	4 ALHAMBRA CIR	CODE ENF LIEN SEARCH	LIEN SEARCH	final	11/07/2012	11/07/2012	0.00
CE-12-11-0281	11/06/2012	4 ALHAMBRA CIR	CODE ENF LIEN SEARCH	LIEN SEARCH	final	11/07/2012	11/07/2012	0.00
CE-12-11-0262	11/05/2012	4 ALHAMBRA CIR	CODE ENF LIEN SEARCH	LIEN SEARCH	final	11/07/2012	11/07/2012	0.00
CE-11-09-6822	09/22/2011	4 ALHAMBRA CIR	CODE ENF TICKET PROCESS DAILY RUNNING FINE	T41115 SEC 34-112 CITY CODE (GRA) GRAFFITI ON CEMENT POST - DOUGLAS RD SIDE - MUST REMOVE. NUMEROUS E-MAILS, WARNING 9/8/11, TICKET 9/14/11	final	09/22/2011	02/27/2013	0.00
CE-11-09-6278	09/14/2011	4 ALHAMBRA CIR	CODE ENF TICKET PROCESS - NO RUNNING FINE	***CONVERTED TO WARNING PER WILLIAM ORTIZ ***** T41106 SEC 34-112 CITY CODE (GRA) MUST REMOVE GRAFFITI FROM CEMENT POST - DOUGLAS RD SIDE. E- MAILS SENT 8/5/11, 8/23/11, & 8/30/11 - WARNING ISSUED 9/8/11	final	09/14/2011	08/27/2013	0.00
CE-11-09-5863	09/08/2011	4 ALHAMBRA CIR	CODE ENF WARNING PROCESS	WT6904 SEC 34-112 CITY CODE (GRA) MUST REMOVE GRAFFITI FROM CEMENT POST -	final	09/08/2011	09/08/2011	0.00

					DOUGLAS ROAD SIDE. E-MAILS SENT 8/15/11, 8/23/22 & 8/30/11				
PS-11-07-7228	07/25/2011	4 ALHAMBRA CIR	TREE REMOVAL/RELOCATION - PUBLIC SERVICE	REMOVE FICUS SPP & SCHEFFLERA TREE DESTROYING WALL	final	07/25/2011	07/25/2011	0.00	
EL-11-06-7917	06/30/2011	4 ALHAMBRA CIR	ELEC COMMERCIAL / RESIDENTIAL WORK	TEMP FOR TEST FOR 4 APARTMENTS AND 1 COMMON ARE (FIVE METERS TOTAL) TEST ONLY NO OCCUPANCY OF ANY KIND PERMITTED	final	07/05/2011	07/29/2011	0.00	
CE-11-06-7540	06/27/2011	4 ALHAMBRA CIR	CODE ENF BOARD/MITIGATION	CASE #12265 - PAYING \$75 ADMIN. COST.	issued	06/27/2011		0.00	
CE-11-06-7115	06/21/2011	4 ALHAMBRA CIR	CODE ENF WARNING PROCESS	HURRICANE WARNING NOTICE	final	06/21/2011	06/21/2011	0.00	
PL-11-05-6864	05/24/2011	4 ALHAMBRA CIR	PLUMB CHANGE OF CONTRACTOR	PLUMBING CHANGE OF CONTRACTOR FROM WINTEGRATE #07080414	final	06/22/2011	08/08/2011	0.00	
ME-11-05-6891	05/24/2011	4 ALHAMBRA CIR	MECH CHANGE OF CONTRACTOR	CHANGE OF CONTRACTOR FROM WINTEGRATE #09086066 FOR A/C WORK	final	06/06/2011	06/23/2011	0.00	
ME-11-05-6877	05/24/2011	4 ALHAMBRA CIR	MECH CHANGE OF CONTRACTOR	CHANGE OF CONTRACTOR FROM WINTEGRATE #09086068 FOR A/C WORK	final	06/22/2011	06/23/2011	0.00	
ME-11-05-6868	05/24/2011	4 ALHAMBRA CIR	MECH CHANGE OF CONTRACTOR	CHANGE OF CONTRACTOR FOR WINTEGRATE #09086067 FOR A/C WORK	final	06/06/2011	07/14/2011	0.00	
ME-11-05-6845	05/24/2011	4 ALHAMBRA CIR	MECH CHANGE OF CONTRACTOR	CHANGE OF CONTRACTOR FROM WINTEGRATE #08036345 FOR A/C WORK	final	06/06/2011	06/23/2011	0.00	
EL-11-05-6888	05/24/2011	4 ALHAMBRA CIR	ELEC CHANGE OF CONTRACTOR	ELECTRICAL CHANGE OF CONTRACTOR FROM WINTEGRATE #07126024	final	06/15/2011	06/27/2011	0.00	
EL-11-05-6875	05/24/2011	4 ALHAMBRA CIR	ELEC CHANGE OF CONTRACTOR	ELECTRICAL CHANGE OF CONTRACTOR FROM WINTEGRATE #07126036	final	06/15/2011	07/22/2011	0.00	
EL-11-05-6867	05/24/2011	4 ALHAMBRA CIR	ELEC CHANGE OF CONTRACTOR	ELECTRICAL CHANGE OF CONTRACTOR FROM WINTEGRATE #07126030	final	06/15/2011	06/27/2011	0.00	
EL-11-05-6844	05/24/2011	4 ALHAMBRA CIR	ELEC CHANGE OF CONTRACTOR	ELECTRICAL CHANGE OF CONTRACTOR FROM WINTEGRATE #07126029	final	06/15/2011	08/19/2011	0.00	
EL-11-05-6833	05/24/2011	4 ALHAMBRA CIR	ELEC CHANGE OF CONTRACTOR	ELECTRICAL CHANGE OF CONTRACTOR FROM WINTEGRATE #07126028	final	06/15/2011	06/23/2011	0.00	
BL-11-05-6886	05/24/2011	4 ALHAMBRA CIR	BLDG PERMIT CHANGE OF CONTRACTOR	REPLACE KITCHEN CABINETS, REPLACE WINDOWS & DOOR, INTERIOR ALTERATIONS & GENERAL REPAIRS ***CHANGE OF CONT & CONVERT WINT., P#05100012 - P#06100103 - P#07080416 *** ELEC - MECH - SUB-PERMIT ATT...	final	05/24/2011	08/17/2011	0.00	
BL-11-05-6871	05/24/2011	4 ALHAMBRA	BLDG PERMIT CHANGE OF CONTRACTOR	REPLACE KITCHEN CABINETS, REPLACE	final	05/24/2011	08/17/2011	0.00	

			CIR		WINDOWS & DOOR, INTERIOR ALTERATIONS & GENERAL REPAIRS, ***CHANGE OF CONT. & CONVERT WINT. P#05100011 - P#06100102 - P#07080415 *** ELEC. AND MECH SUB- PERMITS ATT..				
BL-11-05-6854	05/24/2011	4	ALHAMBRA CIR	BLDG PERMIT CHANGE OF CONTRACTOR	REPLACE KITCHEN CABINETS, REPLACE WINDOWS & DOOR, INTERIOR ALTERATIONS & GENERAL REPAIRS****CHANGE OF CONT & CONVERT FROM WINT. P#05100010 - P#06100100 - P#07080414**** ELEC, MECH, PLUMB SUB-PERMIT ATT..	final	05/24/2011	08/17/2011	0.00
BL-11-05-6839	05/24/2011	4	ALHAMBRA CIR	BLDG PERMIT CHANGE OF CONTRACTOR	REPLACE KITCHEN CABINETS, REPLACE WINDOWS & DOOR, INTERIOR ALTERATIONS & GENERAL REPAIRS...****CHANGE OF CONTRACTOR & CONVERT FROM WINT. P#05090276 - P#06100121 - P#07080413**** MECH & ELEC SUB-PERMITS ATT.	final	05/24/2011	08/19/2011	0.00
PL-11-05-6819	05/23/2011	4	ALHAMBRA CIR	PLUMB CHANGE OF CONTRACTOR	SEWER NEW / REPLACE (PLUMBING) ****CHANGE OF CONTRACTOR FROM WINTEGRATE #07080412	final	06/22/2011	08/05/2011	0.00



Advanced Search

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Showing 1 - 1 of 1 Records (PERMITS IN A PARCEL)

<input type="checkbox"/>	Parcel Number	Permit Number	Address	Permit Type	Permit Description	Permit Status
<input type="checkbox"/>	0341080073820	RECT-24-07-0385	4 ALHAMBRA CIR CORAL GABLES, FL 33134-4627	Building Recertification	BUILDING RECERTIFICATION (YEAR BUILT 1944) CRB CASE # 24-7811	Submitted



CITY OF CORAL GABLES
Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FL 33134

1/31/2024

VIA CERTIFIED MAIL

INFINITY NET INVESTMENTS LLC
3030 N ROCKY POINT DR 150A
TAMPA, FL 33607

7022 2410 0002 9151 6943

RE: 4 ALHAMBRA CIR
FOLIO # 03-4108-007-3820

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

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is thirty (30) years old, or older, having been built in 1944. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a qualified individual must inspect said building and a **completed** Recertification Report ("Report") must be submitted by you to this Department within **ninety (90) calendar days** from the **date of this letter**. A completed Report includes 1) Cover letters stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be **approved** and the Letter of Recertification must be issued by this Department.

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

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

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

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

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

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

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

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

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

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

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

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

Failure to submit the required Report within the allowed time will result in **declaring the structure unsafe** and referring the matter to the City's Construction Regulation Board ("Board") without further notice and a \$600.00 administrative fee will be imposed at that time. The Board may impose additional fines of \$250.00 for each day the violation continues, may enter an order of demolition, and may assess all costs of the proceedings along with the cost of demolition and any other required action.

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

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

Manuel Z. Lopez, P.E.
Building Official

Tracking Number:

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70222410000291516943

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TAMPA, FL 33607

February 5, 2024, 1:31 pm

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FAQs



CITY OF CORAL GABLES

DEVELOPMENT SERVICES DEPARTMENT
427 BILTMORE WAY
CORAL GABLES, FL 33134

5/10/2024

VIA CERTIFIED MAIL

INFINITY NET INVESTMENTS LLC 7019 1640 0001 2647 3883
3030 N ROCKY POINT DR 150A
TAMPA, FL. 33607

RE: 4 ALHAMBRA CIR
FOLIO # 03-4108-007-3820

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

Dear Property Owner:

In a certified letter dated 1/31/2024, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). The letter informed you it was necessary to submit to this Department a completed Report prepared by a qualified individual within ninety (90) calendar days certifying the structure meets the requirements for recertification.

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

See original notice for additional information.

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

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

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

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

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

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

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

Please govern yourself accordingly.

Sincerely,

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

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

Tracking Number:

Remove X

70191640000126473883

Copy Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

Your item has been delivered to the original sender at 10:24 am on May 24, 2024 in MIAMI, FL 33134.

Get More Out of USPS Tracking:

USPS Tracking Plus[®]

Delivered
Delivered, To Original Sender
MIAMI, FL 33134
May 24, 2024, 10:24 am

See All Tracking History

[What Do USPS Tracking Statuses Mean?](https://faq.usps.com/s/article/Where-is-my-package) (<https://faq.usps.com/s/article/Where-is-my-package>)

Feedback

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Need More Help?

Contact USPS Tracking support for further assistance.

FAQs



CITY OF CORAL GABLES

7019 1640 0001 2647 4972

DEVELOPMENT SERVICES DEPARTMENT

427 BILTMORE WAY

CORAL GABLES, FL 33134

INFINITY NET INVESTMENTS LLC

3030 N ROCKY POINT DR 150A

TAMPA, FL 33607

6/17/2024

RE: 4 ALHAMBRA CIR

FOLIO # 03-4108-009-0100

Notice of Required Inspection For Recertification of Building – FINAL NOTICE

Dear Property Owner:

In a certified letter dated 1/31/2024, 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 5/10/2024, informed you it was necessary to submit to this Department a completed Report prepared by a qualified individual within thirty (30) calendar days certifying the structure meets the requirements for recertification.

See previous correspondence for additional information.

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 blue ink, appearing to read "Manuel Z. Lopez".

Manuel Z. Lopez, P.E.
Building Official

Tracking Number:

Remove X

70191640000126474972

Copy

Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

Your item has been delivered and is available at a PO Box at 8:57 am on June 27, 2024 in MIAMI, FL 33134.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, PO Box

MIAMI, FL 33134

June 27, 2024, 8:57 am

See All Tracking History

[What Do USPS Tracking Statuses Mean?](https://faq.usps.com/s/article/Where-is-my-package) (<https://faq.usps.com/s/article/Where-is-my-package>)

Feedback

Text & Email Updates



USPS Tracking Plus®



Product Information



See Less ^

Track Another Package



Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 24-7811
RECT-24-07-0385

vs.

Infinity Net Investments LLC
3030 N. Rocky Point Dr 150A
Tampa, FL 33607-5803
Respondent.

Return receipt number:

7019 1640 0001 2642 8814

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

Date: August 1, 2024

Re: 4 ALHAMBRA CIR., CORAL GABLES, FL. 33134-4627, BLKS 40 & 41, CORAL GABLES SEC L, PB 8-85 and 03-4108-007-3820 ("Property").

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 8-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. **The Structure is hereby declared unsafe** by the Building Official and is presumed unsafe pursuant to Section 105-89 (10)(m) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code; as follows:

To date, the Owner has not submitted an inspection report conforming to the minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, pursuant to Section 8-11(f) of the Miami-Dade County Code ("Report"), stating that the Structure now meets the minimum code requirements ("Required Action").

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Fairchild Tropical Board Room, 427 Biltmore Way, 1st floor, Coral Gables, Florida 33134, on August 12, 2024, 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, Virginia Goizueta, at City of Coral Gables, Development Services Department, 427 Biltmore Way, 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.

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

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.

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 Human Resources (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.

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.

cc: Infinity Net Investments LLC., 2720 W 1st Ave, Hialeah, FL 33010-1704

7019 1640 0001 2642 8821

Infinity Net Investments LLC., c/o Silvia La Villa, Registered Agent, 1013 NW 106 Ave Cir., Miami, FL 33172-3120

7019 1640 0001 2642 8838



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Title of Document Posted: Notice of Pending Building Recertification

I, Sebastian Ramos, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 4 Alhambra Cir. , ON 8/1/24 AT 9:13 am.

Sebastian Ramos

Employee's Printed Name

Employee's Signature

STATE OF FLORIDA)

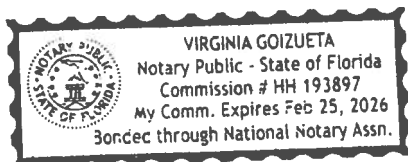
ss.

COUNTY OF MIAMI-DADE)

Sworn to (or affirmed) and subscribed before me this 1st day of August, in the year 2024, by

Sebastian Ramos who is personally known to me.

My Commission Expires:



Notary Public

4 ALHAMBRA CIR



BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 24-7811
RECT-24-07-0385

vs.

Infinity Net Investments LLC
3030 N. Rocky Point Dr 150A
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Respondent.

Return receipt number:

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Prepared by:

Marco E. Rojas
Attorney at Law
R&S International Law Group, LLP
1000 Brickell Avenue, Suite 400
Miami, FL 33131
305-349-1500
File Number: 16051.00020
Return to:
Lincoln Title Company
9192 Coral Way, Suite 201
Miami, FL 33165

Tax Folio Numbers:

03-4108-007-3820
03-4108-007-3821
03-4108-007-3822
03-4108-007-3823

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 9 day of March, 2018 between Winds of Coral Gables LLC, a Florida limited liability company whose post office address is 3333 S. Moorings Way, Coconut Grove, FL 33133, grantor, and Infinity Net Investments, LLC, a Florida limited liability company whose post office address is 3030 N. Rocky Point Drive, Suite 150A, Tampa, FL 33607, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Miami-Dade County, Florida to-wit:

All of Block 40 and all of Block 41, which adjoins Block 40, REVISED PLAT OF CORAL GABLES SECTION "L", according to the Plat thereof, recorded in Plat Book 8, Page 85, Public Records of Miami-Dade County, Florida.

Parcel Identification Number: 03-4108-007-3820 and
Parcel Identification Number: 03-4108-007-3821 and
Parcel Identification Number: 03-4108-007-3822 and
Parcel Identification Number: 03-4108-007-3823

Subject to taxes for 2018 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any, without intending to reimpose same.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2017.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Winds of Coral Gables LLC, a Florida limited liability company

By: Sanalejo Real Estate Holdings Corp, a Florida corporation

By: Maria Catalina Convers
Maria Catalina Convers, President

Witness Name: Luis Antonio Velazquez C.

Witness Name: Suzana Torres

(Corporate Seal)

Country of Colombia)
Capital District)
City of Bogotá) SS:
Embassy of the)
United States of America)

The foregoing instrument was acknowledged before me this 09th day of March, 2018 by Maria Catalina Convers, President of Sanalejo Real Estate Holdings Corp, a corporation, on behalf of the limited liability company for Winds of Coral Gables LLC, a Florida limited liability company. He/she ☐ is personally known to me or ☒ has produced Colombian Passport as identification.

[Official Seal]

Consul of the United States of America

Printed Name:

My Commission Expires:

Matthew W. Spengler
Vice Consul
Embassy Bogotá

INDEFINITELY

AMERICAN EMBASSY BOGOTÁ, COLOMBIA



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

Detail by Entity Name

Florida Limited Liability Company
INFINITY NET INVESTMENTS LLC

Filing Information

Document Number	L17000202169
FEI/EIN Number	82-2980961
Date Filed	09/29/2017
State	FL
Status	ACTIVE
Last Event	LC STMNT OF RA/RO CHG
Event Date Filed	11/02/2020
Event Effective Date	NONE

Principal Address

2720 W 1st Ave
Hialeah, FL 33010

Changed: 02/05/2024

Mailing Address

2720 W 1st Ave
Hialeah, FL 33010

Changed: 02/05/2024

Registered Agent Name & Address

LA VILLA, SILVIA
1013 NW 106 AVE CIR
MIAMI, FL 33172

Name Changed: 11/02/2020

Address Changed: 03/25/2019

Authorized Person(s) Detail

Name & Address

Title AP

LA VILLA, SILVIA
1013 NW 106 AVENUE CIRCLE
MIAMI, FL 33172

Annual Reports

Report Year	Filed Date
2022	04/06/2022
2023	02/06/2023
2024	02/05/2024

Document Images

02/05/2024 -- ANNUAL REPORT	View image in PDF format
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03/26/2018 -- ANNUAL REPORT	View image in PDF format
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