



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 11/13/2018

Property Information	
Folio:	03-4120-006-1230
Property Address:	136 FROW AVE Coral Gables, FL 33133-4861
Owner	ST MARYS BAPTIST CHURCH
Mailing Address	PO BOX 331874 MIAMI, FL 33233-1874
PA Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	7144 RELIGIOUS - EXEMPT : RELIGIOUS
Beds / Baths / Half	0 / 0 / 0
Floors	2
Living Units	0
Actual Area	Sq Ft
Living Area	Sq Ft
Adjusted Area	4,166 Sq Ft
Lot Size	5,000 Sq Ft
Year Built	1958



Assessment Information			
Year	2018	2017	2016
Land Value	\$1,475	\$1,075	\$988
Building Value	\$189,101	\$189,101	\$180,096
XF Value	\$16,500	\$16,500	\$16,500
Market Value	\$207,076	\$206,676	\$197,584
Assessed Value	\$207,076	\$206,676	\$197,584

Benefits Information				
Benefit	Type	2018	2017	2016
Religious	Exemption	\$207,076	\$206,676	\$197,584

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

Short Legal Description
MAC FARLANE HOMESTEAD PB 5-81 LOT 16 BLK 2-A LOT SIZE 50 000 X 100

Taxable Value Information			
	2018	2017	2016
County			
Exemption Value	\$207,076	\$206,676	\$197,584
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$207,076	\$206,676	\$197,584
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$207,076	\$206,676	\$197,584
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$207,076	\$206,676	\$197,584
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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

136 Frow Avenue

<p><u>Owner (Sunbiz principal and mailing addresses)</u> St. Mary First Missionary Baptist Church of Coral Gables, Inc. 136 Frow Avenue Miami, FL 33133-4861</p>	<p><u>Owner (Registered Agent)</u> St Mary First Missionary Baptist Church of Coral Gables, Inc. c/o John H. Hatcher Registered Agent 495 NE 164 Ter Miami, FL 33162-3543</p>
<p><u>Mortgagee (mortgage address)</u> Grove Bank & Trust f/k/a Coconut Grove Bank 2701 S Bayshore Dr Miami, FL 33133-5309</p>	

136 FROW AVENUE





Home Citizen Services Business Services Back to Coral Gables.com

Permits and Inspections: Search Results

Logon Help Contact

New Permit Search

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
AB-13-11-1978	11/05/2013	136 FROW AVE	BOA COMPLETE (LESS THAN \$75,000)	REVISION TO PERMIT ***HISTORICAL*** DRIVEWAY & SIDEWALK REPAIR \$1,000	final	11/06/2013	10/19/2015	0.00
AB-14-04-2987	04/17/2014	136 FROW AVE	BOA COMPLETE (LESS THAN \$75,000)	FRONT DOOR \$4,000	final	04/22/2014	06/23/2014	0.00
BL-13-11-1997	11/06/2013	136 FROW AVE	DRIVEWAY/WALKWAY	***HISTORICAL*** RE-GRAVEL EXISTING DRIVEWAY, INSTALL LANDSCAPE ALONG THE NORTH AND EAST SIDE OF CHURCH, REPLACE WALKWAY AND INSTALL NEW ASPHALT APPROACH \$1,000	final	11/08/2013	10/19/2015	0.00
BL-14-04-3204	04/22/2014	136 FROW AVE	DOOR/GARAGE DOOR/SHUTTER/WINDOW	FRONT DOOR REPLACEMENT \$4,000	final	05/08/2014	06/23/2014	0.00
BL-15-11-5198	11/06/2015	136 FROW AVE	MISCELLANEOUS WORK	REPAIR OF IRON RAILINGS AT BUILDING ENTRANCE \$350	final	11/09/2015	12/16/2015	0.00
EL-09-04-2654	04/21/2009	136 FROW AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	INSTALL 7 LIGHT FIXTURES \$2,150	final	04/23/2009	06/23/2009	0.00
PS-13-11-1976	11/05/2013	136 FROW AVE	TREE REMOVAL/RELOCATION	REMOVE TWO DEAD TREES.	final	11/08/2013	11/08/2013	0.00
RC-18-06-4175	06/25/2018	136 FROW AVE	BLDG RECERT / CRB	BUILDING RECERTIFICATION (1958) CONSTRUCTION REGULATION BOARD CASE #18-8169 AND UNSAFE STRUCTURES FEE	issued	06/25/2018		600.00
RV-15-10-4551	10/05/2015	136 FROW AVE	REVISION TO PERMIT	REVISION TO ***HISTORICAL*** RE-GRAVEL EXISTING DRIVEWAY, INSTALL LANDSCAPE ALONG THE NORTH AND EAST SIDE OF CHURCH, REPLACE WALKWAY AND INSTALL NEW ASPHALT APPROACH \$1,000	final	10/19/2015	10/19/2015	0.00

CITY'S

EXHIBIT

2

ZN-12-12-0157	12/04/2012	136 FROW AVE	PAIN / RESURFACE FL / CLEAN	PAIN EXT WALLS - final WHITE, CROSS & TRIM -SW 6068 (BROWN) \$2,300	02/26/2013	11/27/2013	0.00
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The City's online services are protected with an [SSL encryption certificate](#). For technical assistance, please call 305 569-2448 (8am-5pm, M-F).



City of Coral Gables Fire Department

Fire Prevention Division

2815 Salzedo Street, Coral Gables, FL 33134
Fax (305) 460-5598

The items noted below are in violation of the Florida Fire Prevention Code and/or the Florida Administrative Code. Nothing in this report supersedes any previously written, still existing violations for this occupancy/building. You are directed to comply with corrective measures as indicated.

Occupant Name:	St. Mary's Baptist Church	Inspection Date:	11/19/2018
Address:	136 Frow Avenue Coral Gables	Inspection Type:	AA-Tactical, Assembly
		Inspected By:	Madelaine Mendez 305-460-5563 mmendez@coralgables.com
Suite:		Occ. Sq. Ft.:	4166
		Occupant Number:	193254

Insp. Result	Location	Code Set	Code
Fail	Floor 1	NFPA 25 2014 Chapter 4 General Requirements	4.1.1 - Owner responsibility for Inspection, testing, and maintenance of the sprinkler.

Comment: Responsibility for Inspection, Testing, Maintenance, and Impairment. The property owner or designated representative shall be responsible for properly maintaining a water-based fire protection system.

Standpipe & Hose System --- must be tested and inspected immediately

Hose tested in 6/18/16
Standpipe-not tagged

Fail	Floor 1	FL NFPA 01 2015 Fire extinguishers	13.6.4.7.1.1 - Fire Extinguisher Recharge/Re-Certify
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Comment: All rechargeable-type fire extinguishers shall be recharged after any use or when the need is indicated by an inspection or servicing. [10:7.7.1.1]

Fail	Floor 1	FL NFPA 01 2015 Means of Egress	4.4.3.2.2 - Means of egress - not clearly marked
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Comment: Each means of egress, in its entirety, shall be arranged or marked so that the way to a place of safety is indicated in a clear manner.

Provide "REFLECTIVE" Exit Sign by 2nd Floor Stairs

A re-inspection will occur on or after 12/21/2018.

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

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

CITY'S
EXHIBIT 3

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

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

Company Representative:


Signature valid only in mobile-eyes documents

John Hatcher
11/19/2018

Inspector:


Signature valid only in mobile-eyes documents

Madelaine Mendez
11/19/2018



The City of Coral Gables

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

March 6, 2018

VIA CERTIFIED MAIL

ST MARYS BAPTIST CHURCH
PO BOX 331874
MIAMI, FL 33233-1874

91 7108 2133 3932 5910 7846

RE: 136 FROW AVE
FOLIO # 0341200061230
Recertification of Building 40 Years or Older

To whom it may concern:

As 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 1958. 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 to this Department within ninety (90) calendar days from the date of this letter. A completed Report includes the Building Structural Report, the Building Electrical Report, cover letter(s) stating the structure meets the electrical and structural requirements for recertification, the Parking Lot Illumination Standards Form and the 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). Submittal of the Report does not constitute recertification; it must be approved by this Department.

In the event 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/propertyrecertification.asp. The Recertification Report fee of \$380.63 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 please 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. 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 Department's working hours are Monday through Friday, 7:30am to 3:30pm, tel: (305) 460-5235.

Thank you for your prompt attention to this matter.

Handwritten signature of Manuel Z. Lopez

Manuel Z. Lopez, P.E.
Building Official

CITY'S Composite
EXHIBIT 4

ALERT: ALL USPS® RETAIL LOCATIONS WILL BE CLOSED ON WED., DEC. 5 TO HON...

USPS Tracking® FAQs > (<https://www.usps.com/faqs/uspstracking-faqs.htm>)

Track Another Package +

Tracking Number: 9171082133393259107846

Remove X

Your item was delivered at 3:28 pm on March 21, 2018 in MIAMI, FL 33133.

 **Delivered**

March 21, 2018 at 3:28 pm

Delivered

MIAMI, FL 33133

Feedback

Tracking History

March 21, 2018, 3:28 pm

Delivered

MIAMI, FL 33133

Your item was delivered at 3:28 pm on March 21, 2018 in MIAMI, FL 33133.

March 12, 2018

In Transit to Next Facility

March 9, 2018, 1:40 am

Departed USPS Regional Facility

MIAMI FL DISTRIBUTION CENTER

March 7, 2018, 9:47 pm
Arrived at USPS Regional Facility
MIAMI FL DISTRIBUTION CENTER

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 (<https://www.usps.com/faqs/uspstracking-faqs.htm>)

Feedback

The easiest tracking number is the one you don't have to know.

With Informed Delivery®, you never have to type in another tracking number. Sign up to:

Garcia, Belkys

From: John <jhatche7@bellsouth.net>
Sent: Monday, June 4, 2018 12:17 PM
To: Garcia, Belkys
Subject: St. Mary Baptist Church, Folio#0341200061230: Recertification of Building 40 Years or Older

Attn: Belkys Garcia

It was a pleasure speaking with you this morning. As per our conversation, St. Mary Baptist Church, in a letter dated March 4, 2018, was requested to have a 40 year recertification inspection conducted by a licensed, professional engineer. The church had the recertification inspection done on May 21, 2018 conducted by Miami Engineering and Inspections. The report contains 8 pages including a cover sheet. The due date to submit the report to the Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables is today, June 4, 2018.

However, St. Mary Baptist Church does not have the \$380.63 fee nor the additional filing fees today, but we will give priority to get these funds so that we can submit the report to the Development Services Department. Therefore, we would like to request a two-week extension to submit the report with the necessary fees.

Your consideration and approval of this request is appreciated. If additional information is needed, I am available at (786) 277-6094 to answer any questions or email me at jhatche7@bellsouth.net

John H. Hatcher, Deacon
St. Mary First Missionary Baptist Church.



The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

June 4, 2018

St. Mary's Baptist Church
P.O. Box 331874
Miami, Florida 33233-1874

ADDRESS: 136 Frow Avenue
PROPERTY FOLIO #: 03-4120-006-1230

Dear Property Owner/Manager:

This Department has received your request for an extension to provide the Building Recertification Report ("Report") for the above property address. By these means, I am granting you thirty (30) calendar days from the date of this letter to provide the Recertification Report. Please note we will not be able to grant additional extensions; therefore, repairs to comply with the recertification criteria shall take place during these thirty (30) calendar days.

If you have any questions I can be reached at 305-460-5242.

Sincerely,

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

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



The City of Coral Gables

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

June 26, 2018

St. Mary's Baptist Church
P.O. Box 331874
Miami, Florida 33233-1874

ADDRESS: 136 Frow Avenue
PROPERTY FOLIO #: 03-4120-006-1230

Dear Property Owner/Manager:

This Department has received the Building Recertification Report ("Report") you submitted for the above property address. Please note the Report indicates remedial repairs must be done to the structure in order for it to meet minimum requirements stipulated for safe occupancy as prescribed in the Miami-Dade County Code, Section 8-11.

By these means, I am granting you sixty (60) calendar days from the date of this letter to provide a new, completed and revised Recertification Report. Please note we will not be able to grant additional extensions; therefore, repairs to comply with the recertification criteria shall take place during these sixty (60) calendar days.

If you have any questions I can be reached at 305-460-5242.

Sincerely,

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

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

Garcia, Belkys

From: Garcia, Belkys
Sent: Wednesday, July 11, 2018 2:47 PM
To: 'John'
Subject: RE: Building Recertification Report - 136 Frow Avenue, Property Folio #: 03-4120-006-1230
Attachments: 136 FROW AVE (3).pdf

Good afternoon,

You've been granted a third administrative extension to recertify the above Subject address which expires October 26, 2018. Please see Attached.

Let me know if you have any questions.

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 [mailto:jhatche7@bellsouth.net]
Sent: Wednesday, July 11, 2018 11:30 AM
To: Garcia, Belkys <bgarcia@coralgables.com>
Subject: RE: Building Recertification Report - 136 Frow Avenue, Property Folio #: 03-4120-006-1230

Ms. Garcia,

Due to the nature and number of repairs needing correction as outlined in the report and the cost associated right now will cause a hardship for us. The repairs range from a new roof, retrofit all windows, electrical issues, etc. Therefore, the request for a meeting to discuss other options. My initial email said Thursday, July 18 should read Thursday, July 19, 2018. Thank you for your consideration of this request.

From: Garcia, Belkys [mailto:bgarcia@coralgables.com]
Sent: Wednesday, July 11, 2018 11:13 AM
To: John <jhatche7@bellsouth.net>
Cc: Lopez, Manuel <mlopez@coralgables.com>
Subject: RE: Building Recertification Report - 136 Frow Avenue, Property Folio #: 03-4120-006-1230

Good morning,

Please reply to this email and let us know the reason you require and additional extension. The current extension granted by the Deputy Building Official expires August 27, 2018.

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 [<mailto:jhatche7@bellsouth.net>]

Sent: Wednesday, July 11, 2018 11:08 AM

To: Garcia, Belkys <bgarcia@coralgables.com>

Subject: Building Recertification Report - 136 Frow Avenue, Property Folio #: 03-4120-006-1230

Good morning, Ms. Garcia:

My name is John Hatcher with St. Mary Baptist Church, 136 Frow Avenue, Property Folio #: 03-4120-006-12303. I am writing in response to the letter received from your office dated June 26, 2018 regarding remedial repairs that must be done to the structure in order to meet minimum requirements for safe occupancy. The letter further states that St. Mary has to complete these repairs within sixty (60) calendar days from the date of the letter sent. This sixty day timeframe creates a great hardship for us, and we would like to meet to discuss if there are any other options available to resolve this matter. If your calendar permits, we (Rev Zachary Royal and John Hatcher) would like to meet next Thursday, July 18, 2018 at 11 a.m. or whatever time you are available. I await your response, and thank you for your assistance.

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.



The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

July 11, 2018

St. Mary's Baptist Church
P.O. Box 331874
Miami, Florida 33233-1874

ADDRESS: 136 Frow Avenue
PROPERTY FOLIO #: 03-4120-006-1230

Dear Property Owner/Manager:

This Department has received your request for a third administrative extension to provide the Building Recertification Report ("Report") for the above property address. By these means, I am granting you an additional sixty (60) calendar days from the date of the last extension granted. Therefore, the deadline to provide the Recertification Report is October 26, 2018. Please note we will not be able to grant additional extensions; therefore, repairs to comply with the recertification criteria shall take place by Friday, October 26, 2018.

If you have any questions I can be reached at 305-460-5242.

Sincerely,

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

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

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 18-8169

vs.

ST. MARY FIRST MISSIONARY BAPTIST CHURCH
OF CORAL GABLES, INC.
136 Frow Avenue
Coral Gables, Florida 33133-4861

Return receipt number:

7018 0680 0001 3977 3040

Respondent.

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

Date: December 18, 2018

Re: **136 Frow Avenue**, Coral Gables, Florida 33133-4861 and legally described as Lot 16, Block 2-A, of MAC FARLANE HOMESTEAD, according to the Plat thereof, as recorded in Plat Book 5, Page 81, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4120-006-1230 ("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 105-1 86(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 Floor, Coral Gables, Florida 33134, on January 14, 2019, at 2:00 p.m.

You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, bgarcia@coralgables.com, tel: (305) 460-5229. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m., tel: (305) 460-5235.

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.


Belkys Garcia, 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.

Presentations made to this Board are subject to the City's False Claims Ordinance, Chapter 39 of the City of Coral Gables Code.

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:

St. Mary First Missionary Baptist Church of Coral Gables, Inc., c/o John H. Hatcher, 495 N.E. 164th Terrace, Miami, Florida 33162-3543

Grove Bank & Trust, f/k/a, Coconut Grove Bank, 2701 S. Bayshore Drive, Miami, Florida 33133-5309



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 18-8169

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

I, JOE PAZ, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 136 FROW AVENUE, ON DECEMBER 18, 2018
AT 11:20 AM.

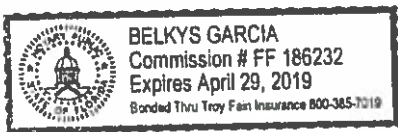
JOE PAZ
Employee's Printed Name


Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 18th day of December in
the year 2018, by JOSE PAZ who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

136 FROW AVENUE





8850 SW 25 ST, MIAMI, FL 33165
OFF: 305-905-9601: FAX: 786-703-8774
www.meinspections.com: mei@meinspections.com
State License: CA 30641

Date: 05/21/2018

Property Address: 136 FROW AVE Coral Gables, FL 33133

Folio No.: 03-4120-006-1230

Owner Name: ST MARYS BAPTIST CHURCH

To CITY OF CORAL GABLES Building Department

Dear Building Official:

I, Ricardo A. Neyra, P.E. with registration in the State of Florida, having performed the required recertification inspections on the above referenced building (136 FROW AVE Coral Gables, FL 33133), hereby attest to the best of my knowledge, belief and professional judgment, that based on the conditions observed on the date of the inspection the subject building:

IS NOT Structurally Safe for the specified use and present occupancy

Destructive tests were not performed.

The inspection report contains 8 sheets written data including this one and N/A photographs, all of them signed and sealed.

Should you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,

Engineer: RICARDO A. NEYRA
License No.: 78475
PH: 305-905-9601
Mailing Address: 8850 SW 25 ST, MIAMI, FL 33165
Email: MEI@MEINSPECTIONS.COM

Ricardo A. Neyra
05/23/18

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING'S STRUCTURAL RECERTIFICATION

Inspection Commenced Date: 05/21/2018

Inspection Completed Date: 05/21/2018

INSPECTION REPORT PREPARED BY:

Print Name: RICARDO A NEYRA, P.E.

Registration Number: 78475

Telephone Number: (305) 905-9601

Email Address: MEI@MEInspections.com

Mailing Address: 8850 SW 25 ST, MIAMI, FL 33165

a.	Name of Title: ST MARYS BAPTIST CHURCH
b.	Street Address: 136 FROW AVE Coral Gables, FL 33133
c.	Legal Description: MAC EARLANE HOMESTEAD PB 5-81 LOT 16 BLK 2-A LOT SIZE 50X100
d.	Owners Name: ST MARYS BAPTIST CHURCH
e.	Owner's Mailing Address: PO BOX 331874 MIAMI, FL 33233-1874
f.	Folio Number of Building: 03-4120-006-1230
g.	Building Code Occupancy Classification: ASSEMBLY A-3
h.	Present Use: CHURCH
i.	General Description, Type of Construction, Size, Number of Stories, and Special Features, Comments

BUILDING TWO STORIES, BUILT IN 1958, SLAB ON GRADE FOUNDATION, CBS WALLS WITH STUCCO FINISH, SLOPED ASPHALT SHINGLE ROOF OVER WOOD DECK, WITH 4166 Sq.Ft ADJUSTED AREA AS A MIAMI DADE COUNTY PROPERTY APPRAISER'S RECORDS

j. Additions to original structure:

NO

Ricardo A. Neyra
05/23/18

1. PRESENT CONDITION OF STRUCTURE
a. General alignment (not good, fair, poor, explain if significant)
I- Bulging: FAIR
II- Settlement: FAIR
III- Defections: FAIR
IV- Expansion: FAIR
V- Contraction: FAIR
b. Portion showing distress (Note, beams, columns, structural walls, floors, roofs, other): NONE NOTED
c. Surface conditions – describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration & stains: FAIR CONDITION
d. Cracks – note location in significant members. Identify crack size as HAIRLINE if barely dissemble: FINE if less than 1 mm in width: MEDIUM if between 1 and 2 mm in width; WIDE if over 2mm: NONE
e. General extent of deterioration – cracking or spalling of concrete or masonry; oxidation of metals, rot or borer attack in wood: NONE NOTED
f. Previous patching or repairs: NONE NOTED
g. Nature of present loading, indicate residential, commercial, other estimate magnitude: COMMERCIAL

RICARDO A. VEYRA
05/23/18

2. INSPECTION	
a. Date of notice of required inspection:	UNKNOW
b. Date(s) of actual inspection:	05/21/2018
c. Name and qualification of individual submitting inspection report:	RICARDO A. NEYRA, FLORIDA PE
d. Description of any laboratory or other formal testing, if required, rather than manual or visual procedures:	NO LABORATORY ANALYSIS OR OTHER FORMAL TESTING PERFORMED/REQUIRED
e. Structural repair note appropriate line:	
I- None required	
II- Required (describe and indicate acceptance)	X
NEEDS NEW ROOF, NEEDS REPLACE BROKEN PLEXIGLASS AND SEAL WITH SILICONE CAULKING ALL WINDOWS FRAMES	

3. SUPPORTING DATA	
a. sheet written data:	SEE THIS REPORT
b. photographs:	0
c. drawings or sketches:	N/A



Ricardo A. Neyra
05/23/18

4. MASONRY BEARING WALL = Indicate on appropriate lines	GOOD	FAIR	POOR
a. Concrete masonry units:		X	
b. Clay tile or Terra Cotta units:			
b. Reinforced concrete tile columns:			
d. Reinforced concrete tile beams:			
e. Lintel:		X	
f. Other type bond beams:			
g. Masonry finishes - exterior			
I- Stucco:		X	
II- Veneer:			
III- Paint only:			
IV- Other:			
h. Masonry finishes - interior			
I- Vapor barrier:			
II- Furring and plaster:		X	
III- Paneling:			
IV- Paint only:			
V- Other:			
i. Cracks	NONE NOTED		
I- Location - note beams, columns, other:			
II- Description:			
j. Spalling	NONE NOTED		
I- Location - note beams, columns, other:			
II- Description:			
k. Rebar corrosion - check appropriate line			
I- None visible:			X
II- Minor-patching will suffice:			
III- Significant-but patching will suffice:			
IV- Significant-structural repairs required:			
l. Samples chipped out for examination in spall areas			
I- No			X
II- Yes - describe color texture, aggregate, general quality			

Ricardo A. Neyra
05/23/18

5. FLOOR AND ROOF SYSTEM	
a. Roof:	
I- Describe (flat, slope, type roofing, type roof deck, condition): SLOPED ASPHALT SHINGLE ROOF OVER WOOD DECK, POOR CONDITION, ACTIVE LEAKS IN MANY PLACES	
II- Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of Support: NONE	
III- Note types of drains and scupper and conditioning cooling towers, air condition: NONE	
b. Floor systems(s)	
I- Describe (type of system framing, material, spans, condition): CONCRETE SLAB ON GRADE FOUNDATION, WOOD DECK IN 2ND FLOOR, IN FAIR CONDITION	
c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members: NO AREAS REQUIRED OPENING FOR INSPECTION, TYPICAL STRUCTURAL MEMBER WERE READILY ACCESIBLE	
6. STEEL FRAMING SYSTEM	NOT APPLICABLE
a. Description:	
b. Exposed Steel - describe condition of paint & degree of corrosion:	
c. Concrete or other fireproofing – note any cracking or spalling, and note where any covering was removed for inspection:	
d. Elevator sheave beams & connections, and machine floor beams – note condition:	

Ricardo A. Neyra
05/23/18

7. CONCRETE FRAMING SYSTEM	
a. Full description of structural system CBS WALLS WITH REINFORCED CONCRETE COLUMNS AND TIE-BEAMS	
b. Cracking	
I- Not significant	X
II- Location and description of members affected and type cracking	
c. General condition FAIR CONDITION	
d. Rebar corrosion - check appropriate line:	
I- Non visible	X
II- Location and description of members affected and type cracking	
III- Significant but patching will suffice	
IV- Significant - structural repairs required (describe)	
e. Samples chipped out in spall areas:	
I- No.	X
II- Yes, describe color, texture, aggregate. general quality:	

8. WINDOWS	
a. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other) ALUMINUM, AWNING TYPE, POOR CONDITION, BROKEN PLEXIGLASS	
b. Anchorage – type & condition of fasteners and latches: METALS SCREW, FAIR CONDITION	
c. Sealant – type of condition of perimeter sealant & at mullions: SILICONE CAULKING, IN POOR CONDITION, WATER PENETRATION THROUGH THE WINDOWS	
d. Interiors seals – type & condition at operable vents: RUBBER GASKET/SEALS, FAIR COND.	

Ricardo A. Neyera
05/23/18

9. WOOD FRAMING

**a. Type – fully describe if mill construction, light construction, major spans, trusses;
ROOF AND 2ND FLOOR WITH TRUSSES FRAMING,**

**b. Note metal fitting i.e., angles, plates, bolts, split pintles, pintles, other, and note
condition:
PLATES AND BOLTS (ENCLOSED), FAIR CONDITION**

**c. Joints – note if well fitted and still closed:
JOINTS WELL FITTED AND CLOSED(ENCLOSED)**

**d. Drainage – note accumulations of moisture:
NONE MOISTURE ACCUMULATION**

**e. Ventilation –note any concealed spaces not ventilated:
WELL VENTILED**

**f. Note any concealed spaces opened for inspection:
NONE**

THE INSPECTION IS PERFORMED FOLLOWING THE MINIMUM INSPECTION PROCEDURAL GUIDELINES. THE INSPECTOR DOES NOT INSPECT FOR ANY DEFICIENCY ON ELEMENTS OR AREAS, WHICH ARE NOT EXPOSED TO VIEW, ARE CONCEALED, ARE INACCESSIBLE, OR OTHERWISE DIFFICULT TO INSPECT AND CANNOT BE VISUALLY EXAMINED. THIS INSPECTION DOES NOT INCLUDE ANY DESTRUCTING TEST OR DISMANTLING AND IS LIMITED TO READILY VISIBLE DEFECTS. ANY FORENSIC INVESTIGATION FOR DETERMINATION OF LATENT DEFECTS AND SCOPE OF REPAIRS IS OUTSIDE THE SCOPE OF THIS INSPECTION. THE REPORT DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE. IT IS EXPRESSLY UNDERSTOOD AND AGREED TO THAT LIABILITY FOR DAMAGES RESULTING DIRECTLY FROM ANY ERRORS AND OMISSIONS IN THE SERVICES PROVIDED IN CONNECTION WITH THIS REPORT SHALL BE LIMITED TO THE FEES PAID FOR THE INSPECTION. THE LIABILITY OF THE INSPECTORS, AGENTS AND EMPLOYEES IS ALSO LIMITED TO THE FEES PAID. 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 REASONABLE POSSIBLE.

Ricardo A. Neyrona
05/23/18

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

DATE: 05/22/2018

RE: Case No.: _____ Folio: 03-4120-006-1230

Property Address: 136 FROW AVE Coral Gables, FL 33133

Owner Name: ST MARYS BAPTIST CHURCH

Building Description: BLDG TWO STORIES W/ADJ AREA OF 4166 SQFT

The undersigned states the following:

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

On the above referenced date, I inspected the parking lot(s) servicing the above referenced building for compliance with Section 8C-6 and determined the following (check one)

The parking lot(s) 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.

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. I have advised the property owner that he/she must obtain a permit for the installation of a guardrail and obtain all required inspection approvals to avoid enforcement action not later than _____.

NO PARKING AREA IN THIS FOLIO

*RICARDO A NEYRA
05/23/18*

Engineer: RICARDO A NEYRA

License No.: 78475

Telephone No.: 305 905 9601

Email address: MEI@MEInspections.com

Mailing address: 8850 SW 25 ST, MIAMI, FL 33165





8850 SW 25 ST, MIAMI, FL 33165
OFF: 305-905-9601: FAX: 786-703-8774
www.meinspections.com: mei@meinspections.com
State License: CA 30641

Date: 05/22/2018

Property Address: 136 FROW AVE Coral Gables, FL 33133

Folio No.: 03-4120-006-1230

Owner Name: ST MARYS BAPTIST CHURCH

To CITY OF CORAL GABLES Building Department

Dear Building Official:

I, Ricardo A. Neyra, P.E. with registration in the State of Florida, having performed the required recertification inspections on the above referenced building (136 FROW AVE Coral Gables, FL 33133), hereby attest to the best of my knowledge, belief and professional judgment, that based on the conditions observed on the date of the inspection the subject building:

IS NOT Electrically Safe for the specified use and present occupancy

Destructive tests were not performed.

The inspection report contains 6 sheets written data including this one and N/A photographs, all of them signed and sealed.

Should you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,

Engineer: RICARDO A. NEYRA
License No.: 78475
PH: 305-905-9601
Mailing Address: 8850 SW 25 ST, MIAMI, FL 33165
Email: MEI@MEINSPECTIONS.COM

Ricardo A. Neyra
05/23/18

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING'S ELECTRICAL RECERTIFICATION

Inspection Commenced Date: 05/21/2018

Inspection Completed Date: 05/21/2018

INSPECTION REPORT PREPARED BY:

Print Name: RICARDO A NEYRA

Registration Number: 78475

Telephone Number: (305) 905-9601

Email Address: MEI@MEInspections.com

Mailing Address: 8850 SW 25 ST, MIAMI, FL 33165

a.	Name of Title: ST MARYS BAPTIST CHURCH
b.	Street Address: 136 FROW AVE Coral Gables, FL 33133
c.	Legal Description: MAC FARLANE HOMESTEAD PB 5-81 LOT 16 BLK 2-A LOT SIZE 50X100
d.	Owners Name: ST MARYS BAPTIST CHURCH
e.	Owner's Mailing Address: PO BOX 331874 MIAMI, FL 33233-1874
f.	Folio Number of Building: 03-4120-006-1230
g.	Building Code Occupancy Classification: ASSEMBLY A-3
h.	Present Use: CHURCH

i. General Description, Type of Construction, Size, Number of Stories, and Special Features, Comments

BUILDING TWO STORIES, BUILT IN 1958, SLAB ON GRADE FOUNDATION, CBS WALLS WITH STUCCO FINISH, SLOPED ASPHALT SHINGLE ROOF OVER WOOD DECK, WITH 4166 Sq.Ft ADJUSTED AREA AS A MIAMI DADE COUNTY PROPERTY APPRAISER'S RECORDS

RICARDO A NEYRA
05/23/18

1. ELECTRIC SERVICE						
1. Size	Amperage	250	Fuses		Breakers	X
2. Phase	Three Phase				Single Phase	X
3. Condition:	Good		Fair		Needs Repair	X

4. Comments

NEED IDENTIFY MAINS DISCONNECTIVE BY PANELS LOCATION

2. METER AND ELECTRIC ROOM						
Clearance	Good	X	Fair		Requires Correction	

Comments:

NONE

3. GUTTERS						
1. Location:	Good	X			Requires Repair	
2. Taps and Fill:	Good	X			Requires Repair	

Comments

NONE

4. ELECTRICAL PANELS						
1. Panel # 1	Location: (A-B)INSIDE		Good	X	Needs Repair	
2. Panel # 2	Location:		Good		Needs Repair	
3. Panel # 3	Location:		Good		Needs Repair	

Comments:

NONE

5. BRANCH CIRCUITS						
1. Identified:			Yes	X	Must be identified	
2. Conductors:	Good	X	Deteriorated		Must be replaced	

Comments:

NONE

Ricardo A. Neyra
05/23/18

6. GROUNDING OF SERVICE			
Condition:	Good	X	Repairs Required

Comments:
NONE

7. GROUNDING OF EQUIPMENT			
Condition:	Good	X	Repairs Required

Comments:
NONE

8. SERVICE CONDUITS/RACEWAYS			
Condition:	Good	X	Repairs Required

Comments:
NONE

9. SERVICE CONDUCTORS AND CABLES			
Condition:	Good	X	Repairs Required

Comments:
NONE

10. TYPES OF WIRING METHODS			
Condition:			
Conduit Raceways:	Good	X	Repairs Required
Conduit PVC:	Good	X	Repairs Required
NM Cable	Good	X	Repairs Required
BX Cable	Good	X	Repairs Required

Comments:
NONE

11. FEEDER CONDUCTORS			
Condition:	Good	X	Repairs Required

Comments: NONE

RICARDO A. DEYMA
05/23/18

12. EMERGENCY LIGHTING			
Condition:	Good	X	Repairs Required

Comments:
NONE

13. BUILDING EGRESS ILLUMINATION			
Condition:	Good	X	Repairs Required

Comments:
NONE

14. FIRE ALARM SYSTEM		N/A	
Condition:	Good		Repairs Required

Comments:
NOT REQUIRED BY CODE

15. SMOKE DETECTORS			
Condition:	Good		Repairs Required X

Comments:
SMOKE DETECTORS NEEDS REPLACE BATTERY

16. EXIT LIGHTS			
Condition:	Good	X	Repairs Required

Comments:
NONE

MIAMI ENGINEERING & INSPECTIONS

17. EMERGENCY GENERATOR		N/A	
Condition:	Good		Repairs Required

Comments:

18. WIRING IN OPEN OR UNDERCOVER PARKING GARAGE AREAS		N/A	
Condition:	Good		Repairs Required

Comments:

RICARDO A. NEYRA
05/23/18

19. OPEN OR UNDERCOVER PARKING SURFACE AND SECURITY LIGHTING			
Condition:	Good	Illumination required	X

Comments

DEFECTIVE EXISTING EXTERIOR LIGHT AT REAR, MUST BE REPLACED, NO PARKING AREA IN THIS FOLIO

20. SWIMMING POOL WIRING		N/A	
Condition:	Good	Repairs Required	

Comments:

21. WIRING OF MECHANICAL EQUIPMENT			
Condition:	Good	X	Repairs Required

Comments:

NONE

22. GENERAL ADDITIONAL COMMENTS
--

THE INSPECTION IS PERFORMED FOLLOWING THE MINIMUM INSPECTION PROCEDURAL GUIDELINES. THE INSPECTOR DOES NOT INSPECT FOR ANY DEFICIENCY ON ELEMENTS OR AREAS, WHICH ARE NOT EXPOSED TO VIEW, ARE CONCEALED, ARE INACCESSIBLE, OR OTHERWISE DIFFICULT TO INSPECT AND CANNOT BE VISUALLY EXAMINED. THIS INSPECTION DOES NOT INCLUDE ANY DESTRUCTING TEST OR DISMANTLING AND IS LIMITED TO READILY VISIBLE DEFECTS. ANY FORENSIC INVESTIGATION FOR DETERMINATION OF LATENT DEFECTS AND SCOPE OF REPAIRS IS OUTSIDE THE SCOPE OF THIS INSPECTION. THE REPORT DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE. IT IS EXPRESSLY UNDERSTOOD AND AGREED TO THAT LIABILITY FOR DAMAGES RESULTING DIRECTLY FROM ANY ERRORS AND OMISSIONS IN THE SERVICES PROVIDED IN CONNECTION WITH THIS REPORT SHALL BE LIMITED TO THE FEES PAID FOR THE INSPECTION. THE LIABILITY OF THE INSPECTORS, AGENTS AND EMPLOYEES IS ALSO LIMITED TO THE FEES PAID. 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 REASONABLE POSSIBLE.

Ricardo A. Neypa
05/23/18

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

DATE: 05/22/2018

RE: Case No.: _____ Folio: 03-4120-006-1230

Property Address: 136 FROW AVE Coral Gables, FL 33133

Owner Name: ST MARYS BAPTIST CHURCH

Building Description: BLDG TWO STORIES W/ADJ AREA OF 4166 SQFT

The undersigned states the following:

1. I am a Florida registered professional engineer or architect with active license.
2. On _____ at _____, I measured the level of illumination in the parking lot(s) serving the above referenced building.
3. Maximum foot candle per SF: _____
Minimum foot candle per SF: _____
Minimum to Maximum ratio: _____ : _____
Average foot candle per SF: _____
4. The level of illumination provided in the parking lot(s) _____ the minimum standards for the occupancy classification of the building as established in Section 8C-3 of the Code of Miami Dade County.
5. The level of outdoor lighting overspill meets the limitations established in section 33-4.1 of the Code of Miami-Dade County

NO PARKING LOT IN THIS FOLIO, PARKING ON THE STREET RIGHT OF WAY

Ricardo A Neyra
05/23/18

Engineer: RICARDO A NEYRA

License No. 78475





**City of Coral Gables
Development Services**



RC-18-06-4175

136 FROW AVE #

Folio #: 03-4120-006-1230
Permit Description: BUILDING
RECERTIFICATION (BUILT 1958)

EL _____
ME _____
PL _____

OFFICE SET

Section	Approved	
	By	Date
<input checked="" type="checkbox"/> BUILDING		
<input type="checkbox"/> CONCURRENCY		
<input checked="" type="checkbox"/> ELECTRICAL		
<input type="checkbox"/> FEMA		
<input type="checkbox"/> FIRE		
<input type="checkbox"/> HANDICAP		
<input type="checkbox"/> HISTORICAL		
<input type="checkbox"/> LANDSCAPE		
<input type="checkbox"/> MECHANICAL		
<input type="checkbox"/> PLUMBING		
<input type="checkbox"/> PUBLIC WORKS		
<input type="checkbox"/> STRUCTURAL		
<input type="checkbox"/> ZONING		
<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.

R

RC-067/18

Special Inspector required for the following:

- Special Inspector for PILING
- Special Inspector for REINFORCED MASONRY
- Special Inspector for _____

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

RC-18-06-4175



RC-18-06-4175





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Not For Profit Corporation

ST. MARY FIRST MISSIONARY BAPTIST CHURCH OF CORAL GABLES, INC.

Filing Information

Document Number	N05247
FE/EIN Number	59-1097893
Date Filed	09/20/1984
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	10/27/2006
Event Effective Date	NONE

Principal Address

136 FROW AVE.
CORAL GABLES, FL 33134

Changed: 04/26/1995

Mailing Address

136 Frow Avenue
MIAMI, FL 33133

Changed: 04/28/2013

Registered Agent Name & Address

HATCHER, JOHN H
495 NE 164 TERRACE
MIAMI, FL 33162

Name Changed: 04/28/2010

Address Changed: 04/28/2010

Officer/Director Detail

Name & Address

Title P

ROYAL, ZACHARY W
350 SOUTH MIAMI AVENUE, APT. 2202
MIAMI, FL 33132

Title SD

WEST, MAE T
3350 THOMAS AVENUE
MIAMI, FL 33133

Title VP

HATCHER, JOHN H
495 NE 164 TERRACE
MIAMI, FL 33162

Annual Reports

Report Year	Filed Date
2017	04/24/2017
2018	04/24/2018
2018	08/27/2018

Document Images

08/27/2018 -- AMENDED ANNUAL REPORT	View image in PDF format
04/24/2018 -- ANNUAL REPORT	View image in PDF format
04/24/2017 -- ANNUAL REPORT	View image in PDF format
04/06/2016 -- ANNUAL REPORT	View image in PDF format
04/23/2015 -- ANNUAL REPORT	View image in PDF format
05/19/2014 -- AMENDED ANNUAL REPORT	View image in PDF format
02/26/2014 -- ANNUAL REPORT	View image in PDF format
04/28/2013 -- ANNUAL REPORT	View image in PDF format
03/19/2012 -- ANNUAL REPORT	View image in PDF format
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04/28/2010 -- ANNUAL REPORT	View image in PDF format
03/21/2009 -- ANNUAL REPORT	View image in PDF format
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05/07/2007 -- ANNUAL REPORT	View image in PDF format
10/27/2005 -- Amendment	View image in PDF format
05/10/2006 -- ANNUAL REPORT	View image in PDF format
04/23/2005 -- ANNUAL REPORT	View image in PDF format

08/16/2004 -- ANNUAL REPORT	View image in PDF format
04/14/2003 -- ANNUAL REPORT	View image in PDF format
04/30/2002 -- ANNUAL REPORT	View image in PDF format
04/05/2001 -- ANNUAL REPORT	View image in PDF format
04/23/2000 -- ANNUAL REPORT	View image in PDF format
04/20/1999 -- ANNUAL REPORT	View image in PDF format
05/05/1998 -- ANNUAL REPORT	View image in PDF format
02/18/1997 -- ANNUAL REPORT	View image in PDF format
03/01/1996 -- ANNUAL REPORT	View image in PDF format
04/26/1995 -- ANNUAL REPORT	View image in PDF format
09/20/1984 -- Filings Prior to 1995	View image in PDF format



CFN 2008R0675051
 DR Bk 26528 Pgs 1447 - 1460; (14pgs)
 RECORDED 08/20/2008 08:39:29
 MTG DDC TAX 262.50
 INTANG TAX 150.00
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

RECORDATION REQUESTED BY:
 Coconut Grove Bank
 Coconut Grove
 2701 South Bayshore Drive
 Miami, FL 33133

WHEN RECORDED MAIL TO:
 Coconut Grove Bank
 2701 South Bayshore Drive
 Miami, FL 33133

This Mortgage prepared by:

Name: Yoko Gutierrez, Loan Documentation Specialist
 Company: Coconut Grove Bank
 Address: 2701 South Bayshore Drive, Miami, FL 33133

MORTGAGE

MAXIMUM LIEN. The total amount of indebtedness secured by this Mortgage may decrease or increase from time to time, but the maximum amount of principal indebtedness which may be outstanding at any one time shall not exceed \$75,000.00., plus interest, and amounts expended or advanced by Lender for the payment of taxes, levies or insurance on the Property, and interest on such amounts.

THIS MORTGAGE dated July 25, 2008, is made and executed between St Mary's Baptist Church, an Ecclesiastical Society, whose address is 136 Frow Ave, Miami, FL 33133 (referred to below as "Grantor") and Coconut Grove Bank, whose address is 2701 South Bayshore Drive, Miami, FL 33133 (referred to below as "Lender").

GRANT OF MORTGAGE. For valuable consideration, Grantor mortgages to Lender all of Grantor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights, watercourses and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in Miami-Dade County, State of Florida:

Lot Sixteen³ (16) of Block 2-A, MAC FARLANE HOMESTEAD, according to the combined and supplemental plat of a part of the MacFarlane Homestead and St. Alban's Park, being subdivisions of parts of south half (S1/2) of northeast quarter (NE1/4) and north half (N1/2) of North half (N1/2) of northeast quarter (NE1/4) of southeast quarter (SE1/4) of Section twenty (20), Township fifty-four (54) South, Range forty-one (41) East, according to a plat thereof recorded in Plat Book 5 at Page 81 of the Public Records of Dade County, Florida and according to a dedication of such plat duly of record in said Dade County, Florida; now known as Miami-Dade County, Florida.

The Real Property or its address is commonly known as 136 Frow Ave, Coral Gables, FL 33133. The Real Property tax identification number is 03-4120-006-1230.

REVOLVING LINE OF CREDIT. This Mortgage secures the indebtedness including, without limitation, a revolving line of credit under which, upon request by Borrower, Lender at Lender's option, within twenty (20) years from the date of this Mortgage, may make future advances to Borrower. Such future advances, together with interest thereon, are secured by this Mortgage.

Grantor presently assigns to Lender all of Grantor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. In addition, Grantor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

THIS MORTGAGE, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF ANY AND ALL OBLIGATIONS UNDER THE NOTE IN THE ORIGINAL PRINCIPAL AMOUNT OF \$75,000.00, THE RELATED DOCUMENTS, AND THIS MORTGAGE. THIS MORTGAGE IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

GRANTOR'S WAIVERS. Grantor waives all rights or defenses arising by reason of any "one action" or "anti-deficiency" law, or any other law which may prevent Lender from bringing any action against Grantor, including a claim for deficiency to the extent Lender is otherwise entitled to a claim for deficiency, before or after Lender's commencement or completion of any foreclosure action, either judicially or by

14

MORTGAGE
(Continued)

Loan No: 0187449363

Page 9

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MORTGAGE, AND GRANTOR AGREES TO ITS TERMS.

GRANTOR:

ST MARY'S BAPTIST CHURCH

By: Zachary W. Royal
Zachary W Royal, President of St Mary's Baptist Church

By: Marva Williams
Marva Williams, Chairman Finance of St Mary's Baptist Church

WITNESSES:

x Xiomara Villaverde
x Brian Spinks

CORPORATE ACKNOWLEDGMENT

STATE OF Florida

COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 29th day of July, 2008
by Zachary W Royal, President of St Mary's Baptist Church and Marva Williams, Chairman Finance of St Mary's Baptist Church, a
license corporation, each on behalf of the corporation. They are personally known to me or have produced POWER
as identification.

Xiomara Villaverde
(Signature of Person Taking Acknowledgment)
(Name of Acknowledger, Typed, Printed) XIOMARA VILLAVARDE
(Title or Rank) Comm# DD0701020
Expires 8/1/2011
Florida Notary Assn., Inc
(Serial Number, if any)

RECORDATION REQUESTED BY:

Grove Bank & Trust
Coconut Grove
2701 South Bayshore Drive
Miami, FL 33133

WHEN RECORDED MAIL TO:

Grove Bank & Trust
Coconut Grove
2701 South Bayshore Drive
Miami, FL 33133

SEND TAX NOTICES TO:

Grove Bank & Trust
Coconut Grove
2701 South Bayshore Drive
Miami, FL 33133

This Modification of Mortgage prepared by:

Name: Kimberly Campbell, Loan Operations Specialist II
Company: Grove Bank & Trust
Address: 2701 South Bayshore Drive, Miami, FL 33133



MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated November 9, 2018, is made and executed between St Mary First Missionary Baptist Church of Coral Gables Inc, a Florida Non Profit Corporation, whose address is 136 Frow Avenue, Coral Gables, FL 33133 (referred to below as "Grantor") and Grove Bank & Trust, whose address is 2701 South Bayshore Drive, Miami, FL 33133 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated July 25, 2008 (the "Mortgage") which has been recorded in Miami-Dade County, State of Florida, as follows:

Recorded on 8-20-2008 in Official Records Book 26528, Page 1447, of the Public Records of Miami-Dade County, Florida together with all of its modifications thereof.

REAL PROPERTY DESCRIPTION. The Mortgage covers the following described real property located in Miami-Dade County, State of Florida:

Lot Sixteen (16) of Block 2-A, MAC FARLANE HOMESTEAD, according to the combined and supplemental plat of a part of the MacFarlane Homestead and St. Alban's Park, being subdivisions of parts of south half (S1/2) of northeast quarter (NE1/4) and north half (N1/2) of north half (N1/2) of northeast quarter (NE1/4) of southeast quarter (SE1/4) of Section twenty (20), Township fifty four (54) South, Range forty-one (41) East, according to a plat thereof recorded in Plat Book 5 at Page 81 of the Public Records of Dade County, Florida now known as Miami-Dade County, Florida.

The Real Property or its address is commonly known as: 136 Frow Avenue, Coral Gables, FL 33133. The Real Property tax identification number is 03 120 006-1230.

MODIFICATION. Lender and Grantor hereby modify the Mortgage as follows:

Extending the Maturity Date to 11-9-2019.

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect and are legally valid, binding, and enforceable in accordance with their respective terms. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Mortgage as changed above nor obligate Lender to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the promissory note or other credit agreement secured by the Mortgage (the "Note"). It is the intention of Lender to retain as liable all parties to the Mortgage and all parties, makers and endorsers to the Note, including accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, shall not be released by virtue of this Modification. If any person who signed the original Mortgage does not sign this Modification, then all persons signing below acknowledge that this Modification is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions of this Modification or otherwise will not be released by it. This waiver applies not only to any initial extension or modification, but also to all such subsequent actions.

**MODIFICATION OF MORTGAGE
(Continued)**

Loan No: 187449363

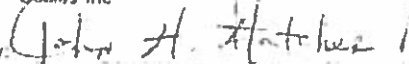
Page 2

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED NOVEMBER 9, 2018.


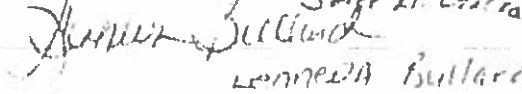
GRANTOR:

ST MARY FIRST MISSIONARY BAPTIST CHURCH OF CORAL GABLES INC

By: 
Zachary W Royal, President of St Mary First Missionary Baptist Church of Coral Gables Inc


By: 
John H Hatcher, Vice President of St Mary First Missionary Baptist Church of Coral Gables Inc

WITNESSES:

X  Jorge A. Guerra
X  Lorraine Bullard

LENDER:

GROVE BANK & TRUST

X 
Authorized Signer Jorge A. Guerra

Loan No: 187449363

MODIFICATION OF MORTGAGE
(Continued)

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CORPORATE ACKNOWLEDGMENT

STATE OF Florida)
)
) SS
COUNTY OF Miami Dade)

The foregoing instrument was acknowledged before me this 31st day of November, 2018 by Zachary W Royal, President of St Mary First Missionary Baptist Church of Coral Gables Inc and John H Hatcher, Vice President of St Mary First Missionary Baptist Church of Coral Gables Inc, a Florida corporation, each on behalf of the Corporation. They are personally known to me or have produced IDs as identification.



[Signature]
(Signature of Person Taking Acknowledgment)
Diana Ayure
(Name of Acknowledger Typed, Printed or Stamped)

(Title or Rank)

(Serial Number, if any)

LENDER ACKNOWLEDGMENT

STATE OF Florida)
)
) SS
COUNTY OF Miami Dade)

This instrument was acknowledged before me this 31st day of November, 2018 by [Signature] of Grove Bank & Trust. He or she is personally known to me or has produced IDs as identification.



[Signature]
(Signature of Person Taking Acknowledgment)
Diana Ayure
(Name of Acknowledger Typed, Printed or Stamped)

(Title or Rank)

(Serial Number, if any)

Coconut Grove Bank (FDIC # 8018)

Active Insured Since January 1, 1934

Renamed to Grove Bank & Trust

Data as of: December 5, 2018

Coconut Grove Bank has changed its legal name and is currently doing business as Grove Bank & Trust

Contact the FDIC about:

Coconut Grove Bank or Grove Bank & Trust

Locations

History

Identifications

Financials

Other Names /
Websites

Location information is not available for inactive or renamed banks

Grove Bank & Trust (FDIC # 8018)

Active Insured Since January 1, 1934

Data as of: December 5, 2018

Grove Bank & Trust is an active bank

FDIC Certificate#:	8018	Established:	July 12, 1926	Corporate Website:	
Headquarters:	2701 South Bayshore Drive Miami, FL 33133 Miami-Dade County	Insured:	January 1, 1934		http://www.grovebankandtrust.com
		Bank Charter Class:	Member of the Federal Reserve System	Consumer Assistance:	http://www.FederalReserveConsumerHelp.gov
Locations:	5 domestic in 1 states, 0 in territories, and 0 in foreign locations	Primary Federal Regulator:	Federal Reserve Board	Contact the FDIC about:	Grove Bank & Trust
		Secondary Federal Regulator:	N/A		

- Locations
- History
- Identifications
- Financials
- Other Names / Websites

Showing 1 to 5 of 5 entries

UNINUM	Number	Name	Address	County	City	State	Zip	Service Type	Established Date	Acquired Date
447940	4	Aventura Branch	20801 Biscayne Boulevard	Miami-Dade	Aventura	FL	33180	Full Service Brick and Mortar Office	02/06/2006	
453035	5	Coral Gables Branch	2151 South Le Jeune Road Suite 100	Miami-Dade	Coral Gables	FL	33134	Full Service Brick and Mortar Office	08/01/2005	
5101		Grove Bank & Trust	2701 South Bayshore Drive	Miami-Dade	Miami	FL	33133	Full Service Brick and Mortar Office	07/12/1926	
364357	3	Palmetto Bay Branch	14695 South Dixie Highway	Miami-Dade	Miami	FL	33176	Full Service Brick and Mortar Office	03/04/2002	
493107	6	South Miami Branch	6400 S.Dixie Highway	Miami-Dade	South Miami	FL	33143	Full Service Brick and Mortar Office	12/15/2008	



CFN 20050712988
OR Bk 23556 Pgs 1223 - 1224 (2pgs)
RECORDED 07/11/2005 11:05:44
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

HISTORIC PRESERVATION BOARD
CITY OF CORAL GABLES

RESOLUTION NO. HPR19-LHD2003-12

A RESOLUTION AMENDING AND REDEFINING THE BOUNDARIES OF THE LOCAL HISTORIC DISTRICT ENTITLED "THE MACFARLANE HOMESTEAD SUBDIVISION." THE DISTRICT WILL INCLUDE ALL OF BLOCK 1-A, "MACFARLANE HOMESTEAD SUBDIVISION"; ALL OF BLOCK 2-A, "MACFARLANE HOMESTEAD SUBDIVISION"; ALL OF BLOCK 3-A, "MACFARLANE HOMESTEAD SUBDIVISION"; LOTS 1-8 INCLUSIVE, 18, AND 19, BLOCK 2-B, "MACFARLANE HOMESTEAD SUBDIVISION"; LOTS 1-6 INCLUSIVE, 28 AND 29, BLOCK 1-B, "MACFARLANE HOMESTEAD AND ST. ALBANS PK COMB AND SUPPLEM"; AND LOTS 1 AND 2, BLOCK 1, "ANNIE CLARKE SUBDIVISION" AND REPEALING ALL RESOLUTIONS INCONSISTENT HEREWITH.

WHEREAS, a public hearing of the Coral Gables Historic Preservation Board was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard; and

WHEREAS, Article 31 of the "Coral Gables Zoning Code" states that if after a public hearing the Historic Preservation Board finds that the proposed local historic landmark or proposed local historic landmark district meets the criteria set forth, it shall designate the property as a local historic landmark or local historic landmark district; and

WHEREAS, it is the policy of the City of Coral Gables to preserve its architectural heritage by designating certain properties as local historic landmarks/districts; and

WHEREAS, upon due and proper consideration having been given to the matter it is the opinion of this board that the subject properties meet the criteria set forth in Article 31 of the "Zoning Code of the City of Coral Gables," and approved that the MacFarlane Homestead Subdivision Historic District be amended and redefined. The new district includes all of Block 1-A, "MacFarlane Homestead Subdivision"; all of Block 2-A, "MacFarlane homestead subdivision"; all of Block 3-a, "MacFarlane Homestead Subdivision"; Lots 1-8 inclusive, 18, and 19, block 2-B, "MacFarlane Homestead Subdivision"; Lots 1-6 inclusive, 28 and 29, Block 1-B, "MacFarlane Homestead and St. Albans Pk Comb and Supplem"; and Lots 1 and 2, Block 1, "Annie Clarke Subdivision"; and

WHEREAS, the Planning Director and or the Director's designee has determined that there is no effect on the City's Comprehensive Plan or any other adopted planning and zoning policies; and

WHEREAS, the legal description of the property is as follows: All of Block 1-A, "MacFarlane Homestead Subdivision"; all of Block 2-A, "MacFarlane homestead subdivision"; all of Block 3-a, "MacFarlane Homestead Subdivision"; Lots 1-8 inclusive, 18, and 19, block 2-B, "MacFarlane Homestead Subdivision"; Lots 1-6 inclusive, 28 and 29, Block 1-B, "MacFarlane Homestead and St. Albans Pk Comb and Supplem"; and Lots 1 and 2, Block 1, "Annie Clarke Subdivision"; and

WHEREAS, a Designation Report, Case File LHD2003-12, prepared by the Historical Resources Director containing information on the historic and architectural significance of the property and which incorporates a Review Guide for use as a reference in determining the impact of future building permits, shall by reference be made a part of this resolution; and

WHEREAS, a motion to approve the application was offered by John Fullerton and seconded by Gay Bondurant, and upon a poll of the members present the vote was as follows:

<u>Board Member</u>	<u>Vote</u>
Lisa Bennett	Aye
Michael Beeman	Aye
Gay Bondurant	Aye
John Fullerton	Aye
Edmund Parnes, DMD	Aye
Ernesto Santos	Aye
Kendell Turner	Aye

NOW, THEREFORE, BE IT RESOLVED, by the Historic Preservation Board of the City of Coral Gables that the "MacFarlane Homestead Subdivision Historic District" is hereby amended and redefined. The new district includes all of Block 3-a, "MacFarlane Homestead Subdivision"; Lots 1-8 inclusive, 18, and 19, block 2-B, "MacFarlane Homestead Subdivision"; Lots 1-6 inclusive, 28 and 29, Block 1-B, "MacFarlane Homestead and St. Albans Pk Comb and Supplem"; and Lots 1 and 2, Block 1, "Annie Clarke Subdivision" pursuant to the City of Coral Gables Historic Preservation Ordinance – Article 31 of the Coral Gables Zoning Code and the property is subject to all rights, privileges and requirements of that ordinance.

BE IT FURTHER RESOLVED, that this designation is predicated on all the above recitations being true and correct and incorporated herein.

Any aggrieved party desiring to appeal a decision of the Historic Preservation Board shall, not less than five (5) days and within fourteen (14) days from the date of such decision, file a written Notice of Appeal with the City Clerk.

PASSED AND ADOPTED THIS FIFTEENTH DAY OF JANUARY, A.D., 2003.

EDMUND PARNES, DMD
CHAIRMAN, HISTORIC PRESERVATION BOARD

ATTEST:

DONA M. LUBIN
HISTORIC LANDMARK OFFICER

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

ELIZABETH M. HERNANDEZ, CITY ATTORNEY

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I, HEREBY CERTIFY that the foregoing
is a true and correct copy of the original
of the same on file in my office.

Date: 1/15/03

City Clerk