



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 10/26/2017

Property Information	
Folio:	03-4129-026-0901
Property Address:	5500 GRANADA BLVD Coral Gables, FL 33146-2609
Owner	TEMPLE JUDEA
Mailing Address	5500 GRANADA BLVD CORAL GABLES, FL 33146-2609
PA Primary Zone	8600 SPECIAL USE
Primary Land Use	7144 RELIGIOUS - EXEMPT RELIGIOUS
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq Ft
Living Area	Sq Ft
Adjusted Area	46,074 Sq Ft
Lot Size	115,180 Sq Ft
Year Built	1967



Assessment Information			
Year	2017	2016	2015
Land Value	\$2,389,985	\$2,389,985	\$2,389,985
Building Value	\$3,429,253	\$2,357,342	\$2,127,271
XF Value	\$187,298	\$81,311	\$82,697
Market Value	\$6,006,536	\$4,828,638	\$4,599,953
Assessed Value	\$6,006,536	\$4,828,638	\$4,599,953

Benefits Information				
Benefit	Type	2017	2016	2015
Religious	Exemption	\$6,006,536	\$4,828,638	\$4,599,953

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

Short Legal Description	
C GABLES RIVIERA SEC 9 PB 28-29 ALL BLK 135 INCL ALLEY SHOWN THEREIN LOT SIZE 115180 SQUARE FEET	

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Version

Taxable Value Information			
	2017	2016	2015
County			
Exemption Value	\$6,006,536	\$4,828,638	\$4,599,953
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$6,006,536	\$4,828,638	\$4,599,953
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$6,006,536	\$4,828,638	\$4,599,953
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$6,006,536	\$4,828,638	\$4,599,953
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

CITY'S

EXHIBIT

5500 Granada Blvd

Owner (Registered Agent)

Temple Judea

c/o Howard J. Goldman

Registered Agent

5500 Granada Blvd

Coral Gables, FL 33146-2609

5500 GRANADA BOULEVARD




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Permits and Inspections: Search Results

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New Permit Search

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
AB-09-06-2643	06/16/2009	5500 GRANADA BLVD	BOA COMPLETE (LESS THAN \$75,000)	PAINT TWO NEW A/C UNIT WITH BM/2119-60 SILVER LINING \$300	final	06/16/2009	12/10/2009	0.00
AB-10-08-4746	08/26/2010	5500 GRANADA BLVD	BOA COMPLETE (LESS THAN \$75,000)	INSTALL HANDRAILS AT 2 ENTRANCE (ALUMINUM COLOR) \$1600	Issued	08/26/2010		0.00
AB-13-08-1594	08/26/2013	5500 GRANADA BLVD	BOA PRELIMINARY/MED BONUS/FINAL	REV #3REVISION (PERF DATE 11/25/2015) **HISTORICAL** REVISION TO ADDITION & REMODEL (TEMPLE JUDEA) \$2,300,000 ***POSTED***HW***FB	final	08/26/2013	12/02/2016	0.00
AB-16-03-6152	03/14/2016	5500 GRANADA BLVD	BOA COMPLETE (LESS THAN \$75,000)	REV#4 **RES** HISTORICAL **INSTALLATION OF PLAYGROUND EQUIPMENT \$54192 (MASTER BL14073400)	final	03/14/2016	07/18/2016	0.00
AB-17-05-2159	05/22/2017	5500 GRANADA BLVD	BOA COMPLETE (LESS THAN \$75,000)	COMMERCIAL* HISTORIC* TEMPLE JUDEA* SPORT COURT \$15,000	final	05/22/2017	10/09/2017	0.00
BL-10-04-4738	04/26/2010	5500 GRANADA BLVD	TEMPORARY TENT	TEMPORARY TENT (AFTER THE FACT PERMIT) \$1,195	final	04/30/2010	04/30/2010	0.00
BL-10-05-3305	05/04/2010	5500 GRANADA BLVD	ROOF / LIGHT WEIGHT CONC	FLAT ROOFS \$16,800 @ (GROSSMAN ROOF AREA) - GAF CONVENTIONAL BUILT UP ROOF SYSTEM FOR STEEL DECKS & @ (SILVERMAN ROOF AREA) - GAF RUBEROID MODIFIED BITUMEN ROOF SYSTEM FOR CONCRETE DECKS	final	05/05/2010	06/24/2010	0.00
BL-10-09-3722	09/03/2010	5500 GRANADA BLVD	RAILING	INSTALL HANDRAILS AT 2 ENTRANCE (ALUMINUM COLOR) \$1600	pending			0.00
BL-12-08-1976	08/30/2012	5500 GRANADA BLVD	TEMPORARY TENT	TEMPORARY TENT \$1,500 NOTE: TENT DURATION SHALL NOT EXCEED SEVENTY-TWO (72) HOURS, UNLESS EXTENDED BY THE CORAL GABLES CITY MANAGER'S OFFICE	final	11/27/2012	11/30/2012	0.00
BL-13-09-0597	09/12/2013	5500 GRANADA BLVD	TEMPORARY TENT	TEMPORARY TENT (9/21/2013 TO 9/23/2013) \$1,295	final	09/23/2013	10/07/2014	0.00
BL-14-07-3400	07/21/2014	5500 GRANADA BLVD	COMMERCIAL ADDITION	*** INCLUSIVE *** (2) LEVEL COMMERCIAL ADDITION *** SIMPLIFIED *** INTERIOR ALTERATIONS, WINDOW & DOOR REPLACEMENT, PLAYGROUNDS, COVERED CORRIDOR, STAIRS, PARKING LOT, CBS & METAL FENCE W/ GATES, LANDSCAPING (TEMPLE JUDEA) \$2,300,000 (NOTE: NO ADDITIONAL STUDENTS AS PER PLANS)	final	03/16/2015	12/02/2016	0.00
BL-15-08-4721	08/17/2015	5500 GRANADA BLVD	ROOF / LIGHT WEIGHT CONC	INSTALL LIGHT WEIGHT INSULATING CONCRETE ROOF DECK ONLY	final	08/26/2015	09/02/2015	0.00
BL-15-08-4727	08/17/2015	5500 GRANADA BLVD	ROOF / LIGHT WEIGHT CONC	NEW & RE ROOF FLAT ONLY, WATERPROOFING (INCLUSIVE FEE ONLY APPLIES TO NEW PORTION)	final	08/26/2015	05/06/2016	0.00
BL-16-03-6232	03/15/2016	5500 GRANADA BLVD	ROOF / LIGHT WEIGHT CONC	INCLUSIVE/LIGHT WEIGHT INSULATING CONCRETE ROOF INSULATION FOR REMAINING ROOF DECK \$37,500	final	03/23/2016	04/26/2016	0.00
BL-16-03-6605	03/22/2016	5500 GRANADA BLVD	MISCELLANEOUS WORK	** HISTORICAL ** INSTALLATION OF PLAYGROUND EQUIPMENT AND (2) CANOPIES ***INSPECTIONS UNDER MASTER PERMIT***	final	07/18/2016	07/18/2016	0.00
BL-17-05-2629	05/31/2017	5500 GRANADA BLVD	INT / EXT ALTERATIONS	SPORT COURT W/ BASKETBALL HOOP @ TEMPLE JUDEA \$15,000	final	07/21/2017	10/09/2017	0.00
CC-13-12-2414	12/16/2013	5500 GRANADA BLVD	CONCURRENCY INVOICE	CONCURRENCY IMPACT STATEMENT - (TEMPLE JUDEA) - (AB-13-08-1594)	final	12/16/2013	12/16/2013	0.00

CITY'S

EXHIBIT

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CC-15-02-0680	02/12/2015	5500 GRANADA BLVD	CONCURRENCY INVOICE	CONCURRENCY IMPACT STATEMENT - SEE BL14-07-3400	final	02/12/2015	02/12/2015	0.00
CE-09-07-1824	07/01/2009	5500 GRANADA BLVD	CODE ENF WARNING PROCESS	WT2822 (DMP) 105-84 CC DUMPSTER WITHOUT OBTAINING APPROVAL & PERMIT. NEED TO OBTAIN A PERMIT.	pending	07/01/2009		0.00
CE-10-09-5157	09/24/2010	5500 GRANADA BLVD	CODE ENF WARNING PROCESS	WT7531 32-8.2 MDCC (WMR) USE OF SPRINKLER SYSTEM ON UNAUTHORIZED DAY (FRIDAY)	final	09/24/2010	09/27/2010	0.00
CE-11-05-6947	05/25/2011	5500 GRANADA BLVD	CODE ENF TICKET PROCESS - NO RUNNING FINE	T37954 32-8.2 MDCC (WMR) USE OF SPRINKLER SYSTEM ON UNAUTHORIZED DAY (WEDNESDAY) ***CERT MAIL 91 7108 2133 3932 7437 9198*** CANCEL- PALM TREE REPLACEMENT*****	canceled	05/25/2011	06/10/2011	0.00
CE-11-08-7425	08/31/2011	5500 GRANADA BLVD	CODE ENF WARNING PROCESS	VERBAL WARNING 62-133B CC (ORW) BLOCKING SIDEWALK - 2 CARS SPOKE TO BOTH OWNERS AND REMOVED	final	08/31/2011	08/31/2011	0.00
DR-13-08-0678	08/12/2013	5500 GRANADA BLVD	DEVELOPMENT REVIEW COMMITTEE	ADDITION TO EXISTING TEMPLE JUDEA, ADDITIONAL 8,979 SQUARE FEET TO THE SOUTH END OF THE BUILDING	final	08/12/2013	09/18/2014	0.00
EL-09-08-1441	08/04/2009	5500 GRANADA BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	ELECTRICAL FOR THE AIR CONDITIONER WITH HEATING UNIT	final	08/07/2009	08/10/2009	0.00
EL-09-08-1442	08/04/2009	5500 GRANADA BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	WIRING OUTLETS & INSTALLATION WIRING ONLY FOR AUDIO & VIDEO CAMERA	final	08/07/2009	10/05/2009	0.00
EL-09-08-2384	08/18/2009	5500 GRANADA BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	UPGRADE EXISTING CCTV SYSTEM	final	08/18/2009	11/19/2009	0.00
EL-11-06-5572	06/01/2011	5500 GRANADA BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	3 ROUGH IN OUTLETS AND 2 SPECIAL OUTLETS	final	06/03/2011	11/07/2011	0.00
EL-11-06-7534	06/27/2011	5500 GRANADA BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	ELECTRICAL-4 COMMERCIAL ROUGH IN OUTLETS \$ 6261.33	final	06/27/2011	12/15/2011	0.00
EL-13-09-0951	09/19/2013	5500 GRANADA BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	CANCELLED REMOVED-TEMPORARY TENT #1295 100 KVA GENERATOR FOR TEMP TENT	canceled		10/07/2014	0.00
EL-14-10-4023	10/29/2014	5500 GRANADA BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	INCLUSIVE/ COMM 2 STORY ADDITION, SIMPLIFIED/ INTERIOR ALTERATIONS,WALKWAYS,LANDSCAPING, SCREEN WALL (TEMPLE JUDEA) 180 ROUGH IN OUTLETS , 225 LIGHT SOCKETS; 400 AMP SERVICE	final	03/18/2015	05/06/2016	0.00
EL-15-08-4819	08/18/2015	5500 GRANADA BLVD	ELEC LOW VOLTAGE SYSTEM	LOW VOLT FOR FIRE ALARM	final	10/08/2015	05/06/2016	0.00
EL-15-11-6143	11/23/2015	5500 GRANADA BLVD	ELEC LOW VOLTAGE SYSTEM	DOUBLE PERMIT CREATED	canceled		03/14/2016	0.00
EL-15-11-6144	11/23/2015	5500 GRANADA BLVD	ELEC LOW VOLTAGE SYSTEM	LOW VOLT FOR SECURITY FOR 2 FLOORS	final	11/23/2015	05/06/2016	0.00
EL-17-03-1512	03/09/2017	5500 GRANADA BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	SUNDAY SPECIAL EVENT 3-12-17 *TEMPLE JUDEA PURIM CARNIVAL* (11 TOTAL GENERATORS) (7) - 9,000 KW / (3) - 7,000KW / (1) - 15,000KW	final	03/10/2017	03/12/2017	0.00
EX-17-04-1711	04/13/2017	5500 GRANADA BLVD	PERMIT EXTENSION	EXTENSION FOR ME-15-08-4175 /10 TON ROOF TOP AC CHANGE OUT FOR LOBBY	final	04/14/2017	04/14/2017	0.00
FD-14-05-2970	05/13/2014	5500 GRANADA BLVD	FIRE HYDRANT FLOW TEST	HYDRANT FLOW TEST PERMIT 5-13-2014 FLOW HYDRANT #49-05 MARIUS ST & HOMESTEAD HWY	final	05/13/2014	05/13/2014	0.00
FD-15-01-1050	01/26/2015	5500 GRANADA BLVD	FIRE HYDRANT FLOW TEST	FIRE HYDRANT FLOW TEST: FLOW HYDRANT 48-12 GRANADA BLVD & HOMESTEAD HWY RESIDUAL HYDRANT 48-14 MARIUS ST & HOMESTEAD HWY	final	03/05/2015	03/05/2015	0.00
FD-15-06-5999	06/26/2015	5500 GRANADA BLVD	FIRE SPRINKLER SYSTEM	NEW FIRE SPRINKLER	final	08/05/2015	10/25/2016	0.00
FD-15-08-4801	08/18/2015	5500 GRANADA BLVD	FIRE ALARM SYSTEM	ADD DEVICES TO EXISTING FIRE ALARM SYSTEM (TEMPLE JUDEA)	final	10/08/2015	05/11/2016	0.00
ME-08-04-1003	04/17/2008	5500 GRANADA BLVD	MECH COMMERCIAL / RESIDENTIAL WORK	REPLACE 5 TON A/C CENTRAL UNIT \$7,600	final	05/08/2008	05/21/2008	0.00
ME-09-06-2805	06/18/2009	5500 GRANADA BLVD	MECH COMMERCIAL / RESIDENTIAL WORK	REPLACE (2) TON AIR CONDITIONER \$5,000	final	06/19/2009	07/02/2009	0.00
ME-09-07-2487	07/14/2009	5500 GRANADA BLVD	MECH COMMERCIAL / RESIDENTIAL WORK	INSTALL AIR CONDITIONER WITH HEATING UNIT \$2,000	final	07/17/2009	08/12/2009	0.00
ME-10-02-2965	02/08/2010	5500 GRANADA	MECH COMMERCIAL / RESIDENTIAL WORK	A/C REPLACEMENT WITH HEATING UNITS \$7,488	final	02/24/2010	02/26/2010	0.00

		BLVD							
ME-10-05-3597	05/07/2010	5500 GRANADA BLVD	MECH COMMERCIAL / RESIDENTIAL WORK	EXACT CHANGEOUT OF AN EXISTING 2.5 TON UNIT W/HEATER \$3,500	final	05/07/2010	05/17/2010	0.00	
ME-11-04-5274	04/04/2011	5500 GRANADA BLVD	MECH COMMERCIAL / RESIDENTIAL WORK	A/C REPLACEMENT \$5000	final	04/04/2011	04/12/2011	0.00	
ME-11-09-6380	09/15/2011	5500 GRANADA BLVD	MECH COMMERCIAL / RESIDENTIAL WORK	A/C CHANGE OUT OF 3 TON UNIT W HEAT \$3000	final	09/20/2011	10/06/2011	0.00	
ME-11-11-4804	11/01/2011	5500 GRANADA BLVD	MECH COMMERCIAL / RESIDENTIAL WORK	AC CHANGE OUT OF 7.5 TON UNIT	final	11/04/2011	11/07/2011	0.00	
ME-12-10-0804	10/11/2012	5500 GRANADA BLVD	MECH COMMERCIAL / RESIDENTIAL WORK	CHANGEOUT OF AN EXISTING 7.5 TON UNIT \$10,166	final	10/12/2012	10/22/2012	0.00	
ME-13-01-0405	01/10/2013	5500 GRANADA BLVD	MECH COMMERCIAL / RESIDENTIAL WORK	CHANGE OUT A/C TO 4 TON UNIT \$5493 PACXCKAGE UNIT...	final	01/11/2013	01/17/2013	0.00	
ME-13-01-0923	01/18/2013	5500 GRANADA BLVD	MECH COMMERCIAL / RESIDENTIAL WORK	A/C CHANGE OUT \$5493 4 TON 5 KW HEAT ON ROOF	final	01/23/2013	01/28/2013	0.00	
ME-13-08-0481	08/08/2013	5500 GRANADA BLVD	MECH COMMERCIAL / RESIDENTIAL WORK	A/C CHANGE OUT \$5375 7.5 KW 5 KW HEATER???	final	08/12/2013	03/17/2014	0.00	
ME-14-06-4057	06/25/2014	5500 GRANADA BLVD	MECH COMMERCIAL / RESIDENTIAL WORK	A/C CHANGE OUT OF ROOF TOP UNIT \$4000	final	07/07/2014	12/11/2014	0.00	
ME-14-10-3110	10/17/2014	5500 GRANADA BLVD	MECH COMMERCIAL / RESIDENTIAL WORK	INCLUSIVE/ COMM 2 STORY ADDITION, (TEMPLE JUDEA) ALSO INSTALL NEW DUCTWORK TO THE EXISTING A/C UNITS AND NEW BATROOM EXHAUST.	final	08/11/2015	12/16/2015	0.00	
ME-15-08-4175	08/05/2015	5500 GRANADA BLVD	MECH COMMERCIAL / RESIDENTIAL WORK	10 TON ROOF TOP AC CHANGE OUT FOR LOBBY	final	08/05/2015	04/19/2017	0.00	
ME-16-01-1799	01/08/2016	5500 GRANADA BLVD	MECH COMMERCIAL / RESIDENTIAL WORK	DUCKWORK FOR 11 PACKAGE UNITS , 5 EXHAUST FANS, DRAINS FOR PHASE 2 (TEMPLE JUDEA)	final	01/25/2016	10/14/2016	0.00	
ME-16-01-1800	01/08/2016	5500 GRANADA BLVD	MECH COMMERCIAL / RESIDENTIAL WORK	AC CHANGE OUT (3 TON) UNIT & (5 KW) HEATER \$3,500	final	01/19/2016	05/10/2016	0.00	
ME-16-01-1855	01/11/2016	5500 GRANADA BLVD	MECH COMMERCIAL / RESIDENTIAL WORK	A/C CHANGE OUT (3 TON) UNIT (5 KW) HEATER \$3,500	final	01/29/2016	05/10/2016	0.00	
ME-16-01-1860	01/11/2016	5500 GRANADA BLVD	MECH COMMERCIAL / RESIDENTIAL WORK	A/C CHANGE OUT (3TON) UNIT (5KW) HEATER \$3,500	final	05/11/2016	05/11/2016	0.00	
ME-16-01-1865	01/11/2016	5500 GRANADA BLVD	MECH COMMERCIAL / RESIDENTIAL WORK	A/C CHANGE OUT (3TON) UNIT (5KW) HEATER \$3,500	final	01/29/2016	05/10/2016	0.00	
ME-16-01-1868	01/11/2016	5500 GRANADA BLVD	MECH COMMERCIAL / RESIDENTIAL WORK	A/C CHANGE OUT (3TON) UNIT (5KW) HEATER \$3,500	final	01/29/2016	05/10/2016	0.00	
ME-16-01-1891	01/11/2016	5500 GRANADA BLVD	MECH COMMERCIAL / RESIDENTIAL WORK	A/C CHANGE OUT (5TON) UNIT (10KW) HEATER \$3,500	final	01/29/2016	05/10/2016	0.00	
ME-16-01-1895	01/11/2016	5500 GRANADA BLVD	MECH COMMERCIAL / RESIDENTIAL WORK	A/C CHANGE OUT (3TON) UNIT (5KW) HEATER \$3,500	final	01/29/2016	05/10/2016	0.00	
ME-16-01-1899	01/11/2016	5500 GRANADA BLVD	MECH COMMERCIAL / RESIDENTIAL WORK	A/C CHANGE OUT (3.5 TON) UNIT (5KW) HEATER \$3,500	final	01/29/2016	05/10/2016	0.00	
ME-16-01-1901	01/11/2016	5500 GRANADA BLVD	MECH COMMERCIAL / RESIDENTIAL WORK	A/C CHANGE OUT (3.5 TON) UNIT (5KW) HEATER \$3,500	final	01/29/2016	05/10/2016	0.00	
ME-16-01-1904	01/11/2016	5500 GRANADA BLVD	MECH COMMERCIAL / RESIDENTIAL WORK	A/C CHANGE OUT (3.5 TON) UNIT (5KW) HEATER \$3,500	final	01/29/2016	05/10/2016	0.00	
ME-16-01-1906	01/11/2016	5500 GRANADA BLVD	MECH COMMERCIAL / RESIDENTIAL WORK	A/C CHANGE OUT (3.5 TON) UNIT (5KW) HEATER \$3,500	final	01/29/2016	05/10/2016	0.00	
ME-17-04-1298	04/06/2017	5500 GRANADA BLVD	MECH COMMERCIAL / RESIDENTIAL WORK	REPLACE (2) 10 TON A/C ROOF TOP PACKAGE UNITS \$20,559	final	04/14/2017	04/19/2017	0.00	
PL-08-12-0699	12/04/2008	5500 GRANADA BLVD	PLUMB COMMERCIAL / RESIDENTIAL WORK	REPLACE HOT WATER HEATER \$2,400	final	12/10/2008	01/13/2009	0.00	
PL-15-02-0207	02/04/2015	5500 GRANADA BLVD	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR ***INCLUSIVE***COMM 2 STORY ADDITION, SIMPLIFIED/ INTERIOR ALTERATIONS	final	04/13/2015	10/27/2016	0.00	
PL-15-04-4155	04/07/2015	5500 GRANADA	PLUMB DRAINFIELD/SEPTIC	DRAINAGE & PAVING	canceled		04/08/2015	0.00	

PL-15-04-4235	04/08/2015	5500 GRANADA BLVD	BLVD TANK/ABANDONMENT PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING***SITE WORK*** FOR DRAINAGE AND SEWER LATHERALS ONLY	final	04/10/2015	10/20/2016	0.00
PL-15-09-4008	09/10/2015	5500 GRANADA BLVD	PLUMB IRRIGATION / SPRINKLER SYSTEM	NEW IRRIGATION SYSTEM \$15,000	final	10/13/2015	10/26/2016	0.00
PS-14-02-3162	02/27/2014	5500 GRANADA BLVD	TREE REMOVAL/RELOCATION	REMOVE 11 TREES AND RELOCATE 1 AS PER PLAN. REPLACE WITH 38 TREES AS PER PROPOSED LANDSCAPE PLAN	final	03/11/2014	03/11/2014	0.00
PS-15-01-0474	01/13/2015	5500 GRANADA BLVD	TREE REMOVAL/RELOCATION - PUBLIC SERVICE	REMOVE ORCHID TREE IN POOR CONDITION	final	01/13/2015	01/13/2015	0.00
PS-15-08-4923	08/20/2015	5500 GRANADA BLVD	TREE REMOVAL/RELOCATION	RELOCATE 2 OAKS AS PER PLAN. MUST WATER DAILY IMMEDIATELY AFTER TRANSPLANTING UNTIL IRRIGATION SYSTEM IS OPERATIONAL. MUST RE- ESTABLISH PROTECTION ZONES AROUND EXISTING TREES. PILE OF FILL NEXT TO EXITING PINE MUST BE REMOVED PREFERABLY BY HAND-PINE TREES WILL LIKELY DIE IF CONSTRUCTION VEHICLE COME WITHIN 20' OF THEIR TRUNKS.	final	09/02/2015	09/02/2015	0.00
PU-10-08-3730	08/10/2010	5500 GRANADA BLVD	PUBLIC RECORDS SEARCH	REQ COPY OF PERMIT 04010196 CRM INV 011099	final	08/16/2010	08/16/2010	0.00
PU-12-09-1440	09/25/2012	5500 GRANADA BLVD	PUBLIC RECORDS SEARCH	COPY PERMIT BL-10-04-4738	final	09/28/2012	09/28/2012	0.00
PU-15-05-5872	05/29/2015	5500 GRANADA BLVD	PUBLIC RECORDS SEARCH	REQ CERT COPY OF PERMIT BL14073400	final	05/29/2015	05/29/2015	0.00
PW-14-05-3481	05/20/2014	5500 GRANADA BLVD	UTILITIES (CITY GAS) PERMIT	TRENCH AND DIRECTIONAL BORE TO PLACE FIBER OPTIC \$290.00	issued	05/29/2014		0.00
PW-15-04-4500	04/13/2015	5500 GRANADA BLVD	SEWER PERMIT-WATER LINES BY PRIVATE CONTRACTORS	TAPPING SLEEVE AND ONE FIRE HYDRANT (EXTENDED UNTIL 10/14)	final	06/03/2015	10/13/2015	0.00
RC-17-10-2235	10/26/2017	5500 GRANADA BLVD	BUILDING RE CERTIFICATION	BUILDING RECERTIFICATION (1967) CONSTRUCTION REGULATION BOARD CASE #17-6715 AND UNSAFE STRUCTURES FEE	approved			980.63
RV-10-10-5355	10/22/2010	5500 GRANADA BLVD	REVISION TO PERMIT	***CANCELLED*** LOGGED IN UNDER WRONG NUMBER	final	10/22/2010	10/22/2010	0.00
RV-15-04-4487	04/13/2015	5500 GRANADA BLVD	REVISION TO PERMIT	PLUMBING REVISION	final	11/23/2016	11/23/2016	0.00
RV-15-08-5123	08/24/2015	5500 GRANADA BLVD	REVISION TO PERMIT	REVISION-CIVIL & ARCHITECTURAL PAGES	final	11/23/2015	11/23/2015	0.00
RV-15-12-5038	12/08/2015	5500 GRANADA BLVD	REVISION TO PERMIT	REVISION-CIVIL DRAWING-PAVING & DRAINAGE	final	01/12/2016	01/12/2016	0.00
SD-15-05-5768	05/27/2015	5500 GRANADA BLVD	SHOP DRAWINGS	*** INCLUSIVE *** SHOP DRAWINGS STRUCTURAL PRE-CAST MEMBERS- SECOND FLOOR & ROOF	final	09/18/2015	09/18/2015	0.00
SD-15-09-3983	09/10/2015	5500 GRANADA BLVD	SHOP DRAWINGS	*** INCLUSIVE *** SHOP DRAWINGS STOREFRONT, WINDOWS,DOORS	final	10/29/2015	10/29/2015	0.00
SD-15-12-5531	12/17/2015	5500 GRANADA BLVD	SHOP DRAWINGS	*** INCLUSIVE *** SHOP DRAWING RAILING (STAIR)	final	12/02/2016	12/02/2016	0.00
UP-16-01-1801	01/08/2016	5500 GRANADA BLVD	UPFRONT FEE	UPFRONT FEE ME-16-01-1800, AC CHANGE OUT \$38,500	final	01/08/2016	01/08/2016	0.00
UP-16-01-1856	01/11/2016	5500 GRANADA BLVD	UPFRONT FEE	UPFRONT FEE ME-16-01-1855, A/C CHANGE OUT (3 TON) UNIT (5 KW) HEATER \$3,500	final	01/26/2016	01/26/2016	0.00
UP-16-01-1861	01/11/2016	5500 GRANADA BLVD	UPFRONT FEE	UPFRONT ME-16-01-1860, A/C CHANGE OUT (3TON) UNIT (5KW) HEATER \$3,500	final	01/26/2016	01/26/2016	0.00
UP-16-01-1866	01/11/2016	5500 GRANADA BLVD	UPFRONT FEE	UPFRONT FEE ME-16-01-1865, A/C CHANGE OUT (3TON) UNIT (5KW) HEATER \$3,500	final	01/19/2016	01/19/2016	0.00
UP-16-01-1869	01/11/2016	5500 GRANADA BLVD	UPFRONT FEE	UPFRONT FEE ME-16-01-1868, A/C CHANGE OUT (3TON) UNIT (5KW) HEATER \$3,500	final	01/26/2016	01/26/2016	0.00
UP-16-01-1893	01/11/2016	5500 GRANADA BLVD	UPFRONT FEE	UPFRONT FEE ME-16-01-1891, A/C CHANGE OUT (5TON) UNIT (10KW) HEATER \$3,500	final	01/26/2016	01/26/2016	0.00
UP-16-01-1896	01/11/2016	5500 GRANADA BLVD	UPFRONT FEE	UPFRONT FEE ME-16-01-1895, A/C CHANGE OUT (3TON) UNIT (5KW) HEATER \$3,500	final	01/19/2016	01/19/2016	0.00

UP-16-01-1900	01/11/2016	5500 GRANADA BLVD	UPFRONT FEE	UPFRONT FEE ME-16-01-1899, A/C CHANGE OUT (3.5 TON) UNIT (5KW) HEATER \$3,500	final	01/19/2016	01/19/2016	0.00
UP-16-01-1902	01/11/2016	5500 GRANADA BLVD	UPFRONT FEE	UPFRONT FEE ME-16-01-1901, A/C CHANGE OUT (3.5 TON) UNIT (5KW) HEATER \$3,500	final	01/19/2016	01/19/2016	0.00
UP-16-01-1905	01/11/2016	5500 GRANADA BLVD	UPFRONT FEE	UPFRONT FEE ME-16-01-1904, A/C CHANGE OUT (3.5 TON) UNIT (5KW) HEATER \$3,500	final	01/26/2016	01/26/2016	0.00
UP-16-01-1907	01/11/2016	5500 GRANADA BLVD	UPFRONT FEE	UPFRONT FEE ME-16-01-1906, A/C CHANGE OUT (3.5 TON) UNIT (5KW) HEATER \$3,500	final	01/19/2016	01/19/2016	0.00
UP-17-04-1300	04/06/2017	5500 GRANADA BLVD	UPFRONT FEE	UPFRONT FEE ME-17-04-1298 REPLACE (2) 10 TON A/C ROOF TOP PACKAGE UNITS \$20,559	final	04/06/2017	04/06/2017	0.00
ZN-08-06-1095	06/19/2008	5500 GRANADA BLVD	PAINT / RESURFACE FL / CLEAN	EXT PAINTING \$20,000 WALLS & TRIM WHITE	final	06/20/2008	08/11/2008	0.00
ZN-09-06-2854	06/19/2009	5500 GRANADA BLVD	PAINT / RESURFACE FL / CLEAN	PAINT (2) AIR CONDITIONING UNITS (#13 & #14) BM2119-60 (SILVER LINING) \$300	final	06/19/2009	12/10/2009	0.00

The City's online services are protected with an **SSL encryption certificate**. For technical assistance, please call 305-569-2448 (8am-5pm, M-F).



**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:	Temple Judea	Inspection Date:	5/4/2017
Address:	5500 Granada Boulevard Coral Gables	Inspection Type:	AA-Tactical, Assembly
		Inspected By:	Madelaine Mendez 305-460-5563 mmendez@coralgables.com
Suite:		Occ. Sq. Ft.:	26270
		Occupant Number:	194179

No violations noted at this time.

**Company
Representative:**

Howard Goldman
Signature valid only in mobile-eyes documents

Howard Goldman
5/4/2017

Inspector:

Madelaine Mendez
53808
5/4/2017 10:44:47 AM

Signature valid only in mobile-eyes documents

Madelaine Mendez
5/4/2017

CITY'S

EXHIBIT

3



The City of Coral Gables

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

4/25/2017

VIA CERTIFIED MAIL

7015 3010 0001 0620 0068

TEMPLE JUDEA
5500 GRANADA BLVD
CORAL GABLES, FL 33146-2609

RE: 5500 GRANADA BLVD, CORAL GABLES, FL
FOLIO # 341290260901
Recertification of Building 40 Years or Older

Gentlemen:

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 1967. 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. Submittal of the Report does not constitute recertification; it must be **approved** by this department.

In addition to the Report you must submit a cover letter stating the structure meets the requirement for the building recertification. Furthermore, the Parking Lot Illumination and Guardrails Compliance forms will also be required; no additional documents or photographs are necessary.

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. Recertification will take place once a *revised* Report is 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, 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.

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

CITY'S Composite
EXHIBIT 4

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TEMPLE JUDEA
5500 GRANADA BLVD
CORAL GABLES, FL 33146-2609



9590 9403 0940 5223 8109 51

2. Article Number (Transfer from service label)

70153010000106200068

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

M. A. Hendrix ☒ Agent ☐ Addressee

B. Received by (Printed Name)

M. A. Hendrix *4/27/11*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) | |

2017 Receipt

Domestic Return Receipt

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 17-6715

vs.

TEMPLE JUDEA
c/o Howard J. Goldman
5500 Granada Boulevard
Coral Gables, Florida 33146-2609

Return receipt number:

91 7108 2133 3932 5910 7563

Respondent.

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

Date: November 20, 2017

Re: **5500 Granada Boulevard**, Coral Gables, Florida 33146-2609, and legally described as All Block 135 incl alley shown therein, of CORAL GABLES RIVIERA SECTION 9, according to the Plat thereof, as recorded in Plat Book 28, Page 29, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4129-026-0901 ("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, Coral Gables, Florida 33134, on December 11, 2017, 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.



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 17-6715

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

I, JOSE PAZ, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 5500 Granada Blvd., ON 11-20-17
AT 9:45 am.

JOSE PAZ
Employee's Printed Name

[Signature]
Employee's Signature

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

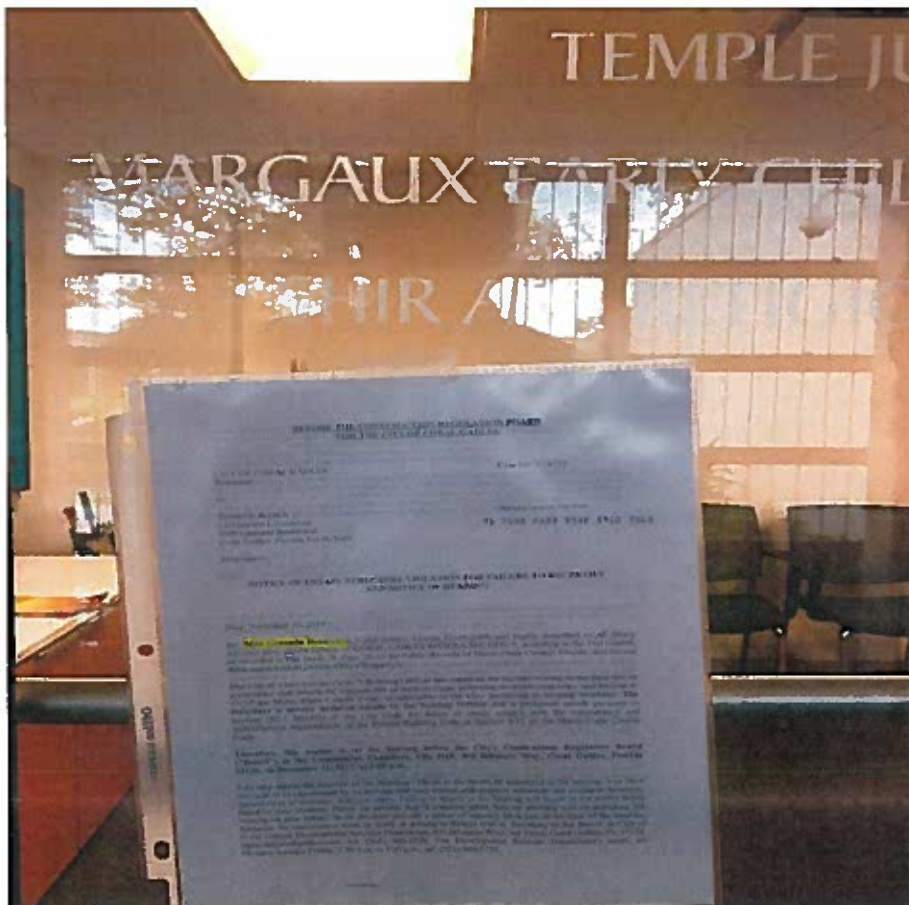
Sworn to (or affirmed) and subscribed before me this 20th day of November, in
the year 2017, by Jose Paz who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

5500 GRANADA BOULEVARD





DIVISION of
CORPORATIONS
an official State of Florida website

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

Detail by Entity Name

Florida Not For Profit Corporation

TEMPLE JUDEA

Filing Information

Document Number	711312
FEI/EIN Number	59-0791048
Date Filed	08/08/1966
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	04/13/2006
Event Effective Date	NONE

Principal Address

5500 GRANADA BLVD.
CORAL GABLES, FL 33146

Mailing Address

5500 GRANADA BLVD.
CORAL GABLES, FL 33146

Registered Agent Name & Address

GOLDMAN, HOWARD J
5500 GRANADA BLVD
CORAL GABLES, FL 33146

Name Changed: 01/08/2014

Address Changed: 10/13/1981

Officer/Director Detail

Name & Address

Title P

Greenberg, Joseph

5500 GRANADA BOULEVARD
CORAL GABLES, FL 33146

Title VP

Lambert, Julie
5500 GRANADA BLVD.
CORAL GABLES, FL 33146

Title VP

Rogers, Lisa
5500 GRANADA BLVD.
CORAL GABLES, FL 33146

Title VP

Kotler, Christine
5500 GRANADA BOULEVARD
CORAL GABLES, FL 33146

Title TREA

Hollander, Morris
5500 GRANADA BLVD.
CORAL GABLES, FL 33146

Title Financial Secretary

Debra, Siegel
5500 GRANADA BLVD.
CORAL GABLES, FL 33146

Title Secretary

Michelle, Eisenberg
5500 GRANADA BLVD.
CORAL GABLES, FL 33146

Annual Reports

Report Year	Filed Date
2016	03/02/2016
2016	09/26/2016
2017	02/16/2017

Document Images

02/10/2017 -- ANNUAL REPORT	View image in PDF format
02/26/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
03/02/2016 -- ANNUAL REPORT	View image in PDF format
06/28/2015 -- AMENDED ANNUAL REPORT	View image in PDF format
01/12/2015 -- ANNUAL REPORT	View image in PDF format
10/20/2014 -- AMENDED ANNUAL REPORT	View image in PDF format
09/23/2014 -- AMENDED ANNUAL REPORT	View image in PDF format
01/06/2014 -- ANNUAL REPORT	View image in PDF format
09/16/2013 -- AMENDED ANNUAL REPORT	View image in PDF format
06/05/2013 -- ANNUAL REPORT	View image in PDF format
05/17/2012 -- ANNUAL REPORT	View image in PDF format
05/19/2011 -- ANNUAL REPORT	View image in PDF format
05/21/2010 -- ANNUAL REPORT	View image in PDF format
05/16/2009 -- ANNUAL REPORT	View image in PDF format
06/03/2008 -- ANNUAL REPORT	View image in PDF format
06/25/2007 -- ANNUAL REPORT	View image in PDF format
06/20/2007 -- ANNUAL REPORT	View image in PDF format
08/18/2006 -- ANNUAL REPORT	View image in PDF format
04/13/2006 -- Amendment	View image in PDF format
11/01/2005 -- ANNUAL REPORT	View image in PDF format
03/15/2005 -- ANNUAL REPORT	View image in PDF format
07/01/2004 -- ANNUAL REPORT	View image in PDF format
01/17/2003 -- ANNUAL REPORT	View image in PDF format
03/28/2002 -- ANNUAL REPORT	View image in PDF format
03/01/2001 -- ANNUAL REPORT	View image in PDF format
05/16/2000 -- ANNUAL REPORT	View image in PDF format
03/01/1999 -- ANNUAL REPORT	View image in PDF format
02/06/1998 -- ANNUAL REPORT	View image in PDF format
07/30/1997 -- ANNUAL REPORT	View image in PDF format
02/14/1996 -- ANNUAL REPORT	View image in PDF format
04/07/1995 -- ANNUAL REPORT	View image in PDF format

HISTORIC PRESERVATION BOARD
CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. HPR187-LHD2013-09

A RESOLUTION DESIGNATING THEREON AS A LOCAL HISTORIC LANDMARK THE PROPERTY LOCATED AT 5500 GRANADA BOULEVARD, CORAL GABLES, FLORIDA, LEGALLY DESCRIBED AS ALL OF BLOCK 135 INCLUDING ALLEY, REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 9, 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 3, Section 3-1104 (C) (3) 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 in Section 3-1103, it shall designate the property as a local historic landmark or local historic landmark district;" and

WHEREAS, 5500 Granada Boulevard was constructed in 1965 by Temple Judea, historically the only Reform Jewish congregation in the City of Coral Gables; and

WHEREAS, Temple Judea, located at 5500 Granada Boulevard is the only Jewish Temple in the City of Coral Gables; and

WHEREAS, 5500 Granada Boulevard, is of exceptional significance as a rare excellent example of MiMo architecture designed by prominent architect Morris Lapidus within Coral Gables; and

WHEREAS, 5500 Granada Boulevard has maintained its historic integrity and continues to contribute to the historic architectural fabric of the City; and

WHEREAS, 5500 Granada Boulevard satisfies the "historical, cultural significance criteria" as stated in Article 3, Section 3-1103 of the Coral Gables Zoning Code because it is associated in a significant way with a past or continuing institution which has contributed substantially to the life of the City; and

WHEREAS, 5500 Granada Boulevard satisfies the "architectural significance criteria" as stated in Article 3, Section 3-1103 of the Coral Gables Zoning Code because it portrays the environment in an era of history characterized by one (1) or more distinctive architectural styles; and it embodies those distinguishing characteristics of an architectural style, or period, or method of construction; and

WHEREAS, 5500 Granada Boulevard satisfies the "criteria consideration" as stated in Article 3, Section 3-1103 of the Coral Gables Zoning Code because it is a property that has achieved significance within the past fifty (50) years and is of exceptional importance; 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; and

WHEREAS, upon due and proper consideration having been given to the matter it is the opinion of this Board that the subject property meets the criteria set forth in Article 3, Section 3-1103 of the Zoning Code of the City of Coral Gables, and approved that it be designated as a "Local Historic Landmark," and

WHEREAS, the Planning Director 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 135 Including Alley, Revised Plat of Coral Gables Riviera Section Part 9; and

WHEREAS, a Designation Report, Case File LHD 2013-09, prepared by the Historic Landmark Officer containing information on the historical, cultural significance, architectural significance, and criteria consideration 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 part of this resolution; and

WHEREAS, a motion to approve the historic designation of the subject property was offered by Dolly MacIntyre and seconded by Dorothy Thomson and upon a poll of the members present the vote was as follows:

<u>Board Member</u>	<u>Vote</u>
Carmen Guerrero	Aye
Dolly MacIntyre	Aye
Tony Newell	Aye
Judy Pruitt	Aye
Margaret Rolando	Absent
Alejandro Silva	Aye
Deborah Tackett	Aye
Venny Torre	Aye
Dorothy Thomson	Aye

NOW THEREFORE BE IT RESOLVED, by the Historic Preservation Board of the City of Coral Gables that the Historic Preservation Board on September 19, 2013, has designated 5500 Granada Boulevard, Coral Gables, Miami-Dade County, Florida as a Local Historic Landmark pursuant to the City of Coral Gables Historic Preservation Ordinance – Article 3, Division 11 of the Coral Gables Zoning Code and the property is subject to all rights and privileges and requirements of that ordinance.

BE IT FURTHER RESOLVED, that this designation is predicated on all the above recitations, which are incorporated herein, being true and correct, but if any section, part of section, paragraph, clause, phrase or word of this Resolution is declared invalid, the remaining provisions of this Resolution shall not be affected.

Any aggrieved party desiring to appeal a decision of the Historic Preservation Board shall, within ten (10) days from the date of such decision, file a written Notice of Appeal with the City Clerk.

PASSED AND ADOPTED THIS NINETEENTH DAY OF SEPTEMBER, A.D., 2013.


DEBORAH TACKETT
CHAIRMAN,
HISTORIC PRESERVATION BOARD

ATTEST:


DONA M. SPAIN
HISTORIC LANDMARK OFFICER

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:


BRIDGETTE N. THORNTON RICHARD,
DEPUTY CITY ATTORNEY