

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 15-4414

vs.

SKYY PROPERTIES, INC.
c/o Gregory T. Yu
Registered Agent
6435 S.W. 100th Street
Miami, Florida 33156-3351

Return receipt number:

91 7108 2133 3932 7314 2236

Respondent.

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

Date: August 31, 2016

Re: **2728 Ponce de Leon Boulevard**, Coral Gables, Florida 33134-6005 and legally described as Lot 27 to 31, Block 15, of CORAL GABLES CRAFTS SECTION, according to the Plat thereof, as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4117-005-4200 ("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-I 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 September 12, 2016, 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.

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 contact Virginia Goizueta, Building Services Coordinator, tel.: (305) 460-5250, email: vgoizueta@coralgables.com. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m.

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.

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.

ADA Assistance: The City complies with the provisions of the Americans with Disabilities Act. Individuals with disabilities requiring special accommodations or assistance should contact Dona M. Spain, ADA Coordinator, at (305) 460-5095, TTY/DD (305) 460-5010, with requests for auxiliary aids or services at least three business days before the hearing in order to request such assistance.

C:

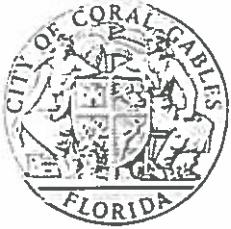
Sun Trust Bank, 303 Peachtree Street, Northeast, Atlanta, Georgia 30308-3201

Sky Properties, Inc., 7991 S.W. 40th Street, Miami, Florida 33155-6750

Sun Trust Bank, Exceptions Department, P.O. Box 406400, Ft. Lauderdale, Florida 33340-6400

2728 Ponce de Leon Boulevard





CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint Case #: 15-4414

Title of Document Posted: Construction Regulation Board Case

I, JOSE IGLESIAS, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 2728 Ponce de Leon, ON 8-31-16
AT 2:00 P.M. Blvd

JOSE IGLESIAS
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 31st day of August, in
the year 20 16, by Jose Iglesias who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

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vs.

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6435 S.W. 100th Street
Miami, Florida 33156-3351

Return receipt number:
91 7108 2133 3932 7314 2427

Respondent.

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

Date: October 3, 2016

Re: **2728 Ponce de Leon Boulevard**, Coral Gables, Florida 33134-6005 and legally described as Lot 27 to 31, Block 15, of CORAL GABLES CRAFTS SECTION, according to the Plat thereof, as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4117-005-4200 ("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-I 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 October 17, 2016, at 2:00 p.m.

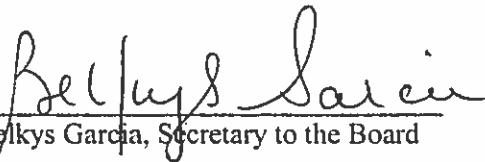
You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the 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.

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.

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Belkys Garcia, Secretary to the Board

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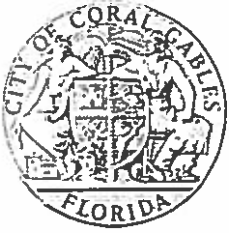
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C:

Sun Trust Bank, 303 Peachtree Street, Northeast, Atlanta, Georgia 30308-3201

Sky Properties, Inc., 7991 S.W. 40th Street, Miami, Florida 33155-6750

Sun Trust Bank, Exceptions Department, P.O. Box 406400, Ft. Lauderdale, Florida 33340-6400



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint Case #: 15-4414

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I, JOSE IGLESIAS, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 2728 Ponce de Leon Blvd. ON October 3, 2016
AT 9:05 AM

JOSE IGLESIAS
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 3rd day of October, in
the year 20 16, by Jose Iglesias who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

2728 Ponce de Leon Boulevard



This instrument prepared by and
after recording return to:
Belkys Garcia
Secretary to the Construction
Regulation Board
Development Services Department
City of Coral Gables
405 Biltmore Way, 3rd Floor
Coral Gables, FL 33134-5717

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

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vs.

SKYY PROPERTIES, INC.
c/o Gregory T. Yu, Registered Agent
6435 S.W. 100th Street
Miami, Florida 33156-3351

Return receipt number:

91 7108 2133 3932 7314 2298

Respondent.

NOTICE OF ORDER DECLARING STRUCTURE UNSAFE

This cause was brought before the Construction Regulation Board ("Board") of the City of Coral Gables ("City"), on October 17, 2016, on the Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing ("Notice"). The Board, having heard the arguments of the parties and having considered any evidence presented, hereby enters this Order Declaring Structure Unsafe ("Order") and finds, concludes, and orders as follows:

Findings of Fact

1. The City properly served all required notices on the owner, SKYY PROPERTIES, INC., and any lienholders of record for the structure located on the property at **2728 Ponce de Leon Boulevard**, Coral Gables, Florida, 33134-6005, and having folio number 03-4117-005-4200 (the "Structure").
2. As of the date this Notice the Structure has failed to comply with the inspection report requirement and minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, required by Section 8-11 of the Miami-Dade County Code ("Report"). Therefore, the Structure is presumed and is hereby declared unsafe pursuant to Section 105-186(j) (13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

Order

3. It is, therefore, **ORDERED**: The Owner shall take the Required Action as follows: a) the owner shall obtain the master permit within 60 days from the date of this Order; b) if the permit issuance requirement is not completed within the 60 days the owner shall pay a daily fine of \$250 for each day the violation continues; c) the owner shall appear at the December 12, 2016 Board hearing to provide a progress update; d) the owner shall recertify the property within 240 days after the master permit has been issued; to include all required permits and inspections and submittal of the Recertification Report.

4. *Request for compliance inspection.* It is the responsibility of the Owner to request an inspection of City records and of the Property, as applicable, to determine compliance with this Order and to notify the City of any compliance action taken.

5. *Payment of costs, fines, and demolition by City.* The Owner shall pay, within seven (7) days of the date of this Order, the City's administrative costs to date of \$600, in addition to the costs of recording this Order. If the Owner does not comply with any of the applicable deadlines above, the Building Official may immediately and without further order from this Board, 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 and the City may demolish the Structure. The City may sell as salvage or require the demolition contractor to dispose of the contents of the Structure. In addition, the Owner shall pay a fine of \$250 for each day the violation continues past the date set for compliance, for which the City shall have a lien against the Owner and the Property. The Board may also enter an order of demolition and assess all costs of the proceedings and demolition and other required action for which the City shall have a lien against the Owner and the Property. Until the Structure is recertified in compliance the terms of this Order, the City shall not issue any further development approvals for the Property, including, but not limited to, building permits, unless the development approval is required to comply with the terms of this Order.

6. *Lien for costs and notice to subsequent purchasers.* The City shall have a special assessment lien for its administrative costs, the costs of corrective action, and any fines imposed by the Board, including but not limited to, securing the Structure and demolition ("Costs"), against the real and personal property of the Owner, including the Property. The lien for Costs shall have equal dignity with a lien for taxes. In order to have this lien, the City shall record this Order and an affidavit for any additional Costs, as applicable. Once recorded in the Public Records of Miami-Dade County, Florida, a copy of this Order shall constitute notice to any subsequent purchasers, successors in interest, or assigns, and the findings herein shall be binding upon the Owner and any subsequent purchasers, successors in interest or assigns.

7. City's remedies are cumulative. This Order notwithstanding, the City may enforce its code by any other lawful means.

8. **NOTICE:** If the Respondent does not comply with the terms of this Order, the City may issue a Notice of Non-Compliance ("Notice"). The Respondent may request an administrative hearing that shall be strictly limited to determining whether the Respondent complied with the terms of this Order. Requests for a hearing 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 33134-5717, bgarcia@coralgables.com, tel: (305) 460-5229. Failure to request an administrative hearing within seven (7) days after service of the Notice shall constitute a waiver of the Respondent's right to the hearing. The Respondent shall be liable for the reasonable costs of the administrative hearing, if the Respondent does not prevail at the

hearing.

DONE AND ORDERED at the City of Coral Gables, Miami-Dade County, Florida, on this 20th day of October, 2016.

CONSTRUCTION REGULATION BOARD
OF THE CITY OF CORAL GABLES


Secretary to the Board

Notice of Deadline to Appeal

PURSUANT TO SECTION 105-192(b) OF THE CITY CODE, AN APPEAL OF THIS ORDER MAY BE FILED IN THE CIRCUIT COURT IN MIAMI-DADE COUNTY, FLORIDA, WITHIN THIRTY DAYS OF THE FILING OF THIS ORDER.

C:

Sun Trust Bank, 303 Peachtree Street, Northeast, Atlanta, Georgia 30308-3201

Skyy Properties, Inc., 7991 S.W. 40th Street, Miami, Florida 33155-6750

Sun Trust Bank, Exceptions Department, P.O. Box 406400, Ft. Lauderdale, Florida 33340-6400

This instrument prepared by and
after recording return to:
Belkys Garcia
Secretary to the Construction
Regulation Board
Development Services Department
City of Coral Gables
405 Biltmore Way, 3rd Floor
Coral Gables, FL 33134-5717

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

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1. The City properly served all required notices on the owner, SKYY PROPERTIES, INC., and any lienholders of record for the structure located on the property at **2728 Ponce de Leon Boulevard**, Coral Gables, Florida, 33134-6005, and having folio number 03-4117-005-4200 (the "Structure").
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7. City's remedies are cumulative. This Order notwithstanding, the City may enforce its code by any other lawful means.

8. **NOTICE:** If the Respondent does not comply with the terms of this Order, the City may issue a Notice of Non-Compliance ("Notice"). The Respondent may request an administrative hearing that shall be strictly limited to determining whether the Respondent complied with the terms of this Order. Requests for a hearing 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 33134-5717, bgarcia@coralgables.com, tel: (305) 460-5229. Failure to request an administrative hearing within seven (7) days after service of the Notice shall constitute a waiver of the Respondent's right to the hearing. The Respondent shall be liable for the reasonable costs of the administrative hearing, if the Respondent does not prevail at the

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OF THE CITY OF CORAL GABLES


Secretary to the Board

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Return receipt number:

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Respondent.

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

Date: November 28, 2016

Re: **2728 Ponce de Leon Boulevard**, Coral Gables, Florida 33134-6005 and legally described as Lots 27 to 31, Inc Block 15, of CORAL GABLES CRAFTS SECTION, according to the Plat thereof, as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4117-005-4200 ("Property").

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CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint Case #: 15-4414

Title of Document Posted: Construction Regulation Board Case

I, EDUARDO MARTIN, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 2728 Ponce de Leon Blvd, ON 11-28-16
AT 10:30 am.

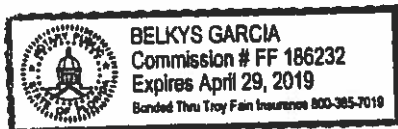
EDUARDO MARTIN
Employee's Printed Name

[Signature]
Employee's Signature

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

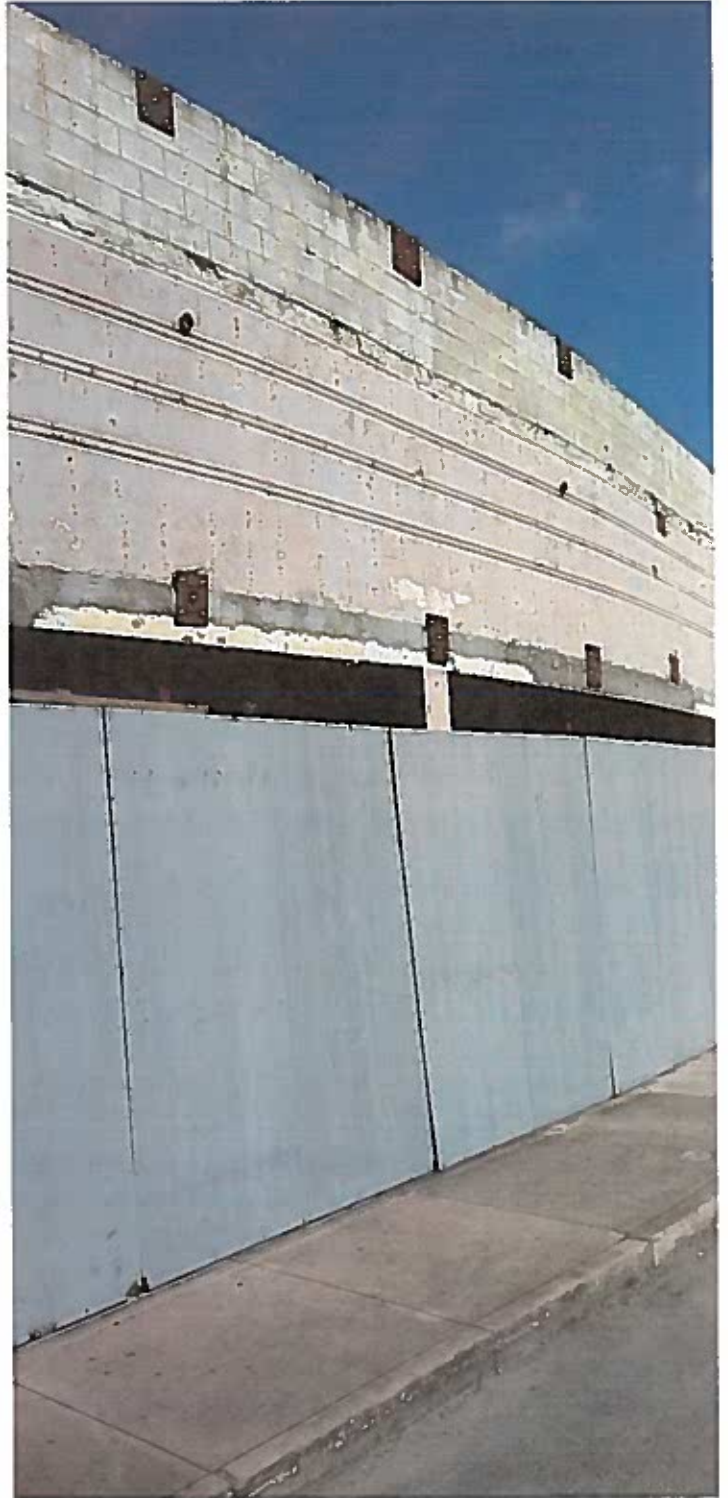
Sworn to (or affirmed) and subscribed before me this 28th day of November in
the year 20 16, by Eduardo Martin who is personally known to
me.

My Commission Expires:



[Signature]
Notary Public

2728 Ponce de Leon Boulevard



WAY
E 7
DAYS
VEHICLES OR
E TOWED AWAY
K & EXPENSE
ILAND"
G COMPANY
305-448-1726

NO
TRESPASSING





Detail by Entity Name

Florida Profit Corporation

SKYY PROPERTIES, INC.

Filing Information

Document Number	P03000110125
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State	FL
Status	ACTIVE

Principal Address

6435 SW 100TH STREET
MIAMI, FL 33156

Mailing Address

7991 SW 40TH STREET
MIAMI, FL 33155

Changed: 04/15/2005

Registered Agent Name & Address

YU, GREGORY
6435 SW 100TH STREET
MIAMI, FL 33156

Officer/Director Detail

Name & Address

Title P

YU, GREGORY
6435 SW 100TH STREET
MIAMI, FL 33156

Title V

YU, LEE CHU
6435 SW 100TH STREET
MIAMI, FL 33156

CITY'S

EXHIBIT 6

Title T

YU, WEN SHO
6435 SW 100TH STREET
MIAMI, FL 33156

Title S

YU, MEI
6435 SW 100TH STREET
MIAMI, FL 33156

Annual Reports

Report Year	Filed Date
2013	04/23/2013
2014	04/21/2014
2015	04/21/2015

Document Images

<u>04/21/2015 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/21/2014 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/23/2013 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/23/2012 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/07/2011 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/22/2010 -- ANNUAL REPORT</u>	View image in PDF format
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<u>04/25/2008 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/30/2007 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/25/2006 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/15/2005 -- ANNUAL REPORT</u>	View image in PDF format
<u>05/27/2004 -- ANNUAL REPORT</u>	View image in PDF format
<u>10/07/2003 -- Domestic Profit</u>	View image in PDF format

This Instrument Prepared by:
 Name: Arturo Fernandez De Castro, Esq.
 Address: 1010 SW 86th Court
 Property Appraisers Parcel Identification
 Folio Number(s): 03-4117-005-4200

CFN 2003R0817574
 DR Bk 21784 Pa 26887 (1pa)
 RECORDED 10/31/2003 15:53:47
 DEED DOC TAX \$,040.00
 SURTAX \$,030.00
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA
 LAST PAGE

THIS WARRANTY DEED Made and executed the 29 day of OCTOBER, 2003, by GABLES INVESTMENT GROUP, INC., a corporation existing under the laws of the State of Florida, and having its principal place of business at 1401 SW 126th Place, Miami, FL 33184 hereinafter called the grantor, to SKYY PROPERTIES INC., A FLORIDA CORPORATION; whose post office address is 6435 S.W. 100 St., Miami, FL 33156 hereinafter called the grantee:

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

WITNESSETH: That the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledge, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Miami Dade County, Florida, viz.:

LOTS 27, 28, 29, 30 AND 31, BLOCK 15 OF CORAL GABLES CRAFT SECTION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, AT PAGE 40, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY

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

TO HAVE and TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances

(CORPORATE SEAL) IN WITNESS WHEREOF the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

ATTEST: JUAN WONG, Secretary
 Signed, sealed and delivered in the presence of:

GABLES INVESTMENT GROUP INC.

[Signature]
 WITNESSES
Analia Webb - Lehmann


By: [Signature]
 JULIO SOMOZA, PRESIDENT

STATE OF FLORIDA)
 COUNTY OF DADE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared JULIO SOMOZA AND JUAN WONG, PRESIDENT AND SECRETARY, respectively of the corporation named as grantor in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation, * and who produced FL Drivers Licenses

* as identification

[Signature]
 Notary Public

 NANETTE G. PASSAFIUME
 MY COMMISSION # DD 025431
 EXPIRES: May 18, 2005
 1400-S NOTARY FL Notary Service & Bonding, Inc.



CFN 2003R0817575
 OR Bk 21784 Pgs 2689 - 2698 (10pgs)
 RECORDED 10/31/2003 15:53:47
 MTG DOC TAX 2,625.00
 INTANG TAX 1,500.00
 HARVEY RIVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

This instrument prepared by and to be returned to:

SunTrust Bank
 Exceptions Department
 P.O. Box 406400
 Ft. Lauderdale, FL 33340-6400

THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$567954.09, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE

Florida documentary stamp tax required by law in the amount of \$2,625.00 has been paid or will be paid directly to the Department of Revenue. Certificate of Registration No. 580468330.

SUNTRUST

**Commercial Mortgage and Security Agreement
 Florida**

This Mortgage and Security Agreement (hereinafter referred to as this "Mortgage") is made and entered into as of October 29, 2003 by and between Skyy Properties, Inc., Corporation, (hereinafter referred to as "Mortgagor") and SunTrust Bank, its present and future affiliates and their successors and assigns (hereinafter referred to as "Lender") in order to secure the indebtedness of Skyy Properties, Inc. (hereinafter referred to as "Obligor") in the amount of \$750,000.00 on a debt, note or other obligation dated October 29, 2003 (which indebtedness is hereinafter referred to as the "Note"). If Mortgagor and Obligor are not one and the same person or persons, the term "Mortgagor" shall refer to both the Mortgagor and the Obligor as the context may allow.

Witnesseth, that in consideration of the premises and in order to secure the payment of both the principal of, and interest and any other sums payable on the Note as defined herein or this Mortgage and the performance and observance of all of the provisions hereof and of said Note, Mortgagor hereby grants, sells, warrants, conveys, assigns, transfers, mortgages and sets over and confirms unto Lender, all of Mortgagor's estate, right, title and interest in, to and under all that certain real property situate in Miami-Dade County, Florida, known as 2728 Ponce De Leon Blvd., Coral Gables, FL 33134 and more particularly described in Exhibit A, attached hereto and made a part hereof by reference.

THIS IS NOT THE HOMESTEAD PROPERTY OF MORTGAGOR.

Together with all improvements now or hereafter located on said real property and all fixtures, appliances, apparatus, equipment, furnishings, heating and air conditioning equipment, machinery and articles of personal property and replacement thereof (other than those owned by lessees of said real property) now or hereafter affixed to, attached to, placed upon, or used in any way in connection with the complete and comfortable use, occupancy, or operation of the said real property, all licenses and permits used or required in connection with the use of said real property, all leases and sales contracts of said real property now or hereafter entered into and all right, title and interest of Mortgagor thereunder, including without limitation, cash or securities deposited thereunder pursuant to said leases or sales contracts, and all rents, issues, proceeds, and profits accruing from said real property and together with all proceeds of the conversion, voluntary or involuntary of any of the foregoing into cash or liquidated claims, including without limitation, proceeds of insurance and condemnation awards (the foregoing said real property, tangible and intangible personal property hereinafter referred to collectively as the "Mortgaged Property"). Mortgagor hereby grants to Lender a security interest in the foregoing described tangible and intangible personal property.

To have and to hold the Mortgaged Property, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and the reversion and reversions thereof and all the estate, right, title, interest, homestead, dower and right of dower, separate estate, possession, claim and demand whatsoever, as well in law as in equity, of Mortgagor and unto the same, and every part thereof, with the appurtenances of Mortgagor in and to the same, and every part and parcel thereof unto Lender.

This Mortgage secures, in addition to the indebtedness evidenced by the Note, (a) all advances made by Lender to protect or preserve the Premises or the lien hereof on the Premises, or to pay taxes or premiums for insurance on the Premises, or to

Copies: 0
 Distribution: Original - Filed in Land Records
 530681 (0001)
 For Real Estate located in Florida



[Handwritten signature]

All notices, demands and requests provided for or permitted to be given pursuant to this Mortgage must be in writing and shall be deemed to have been properly given or served if delivered in person or sent by United States certified mail, postage prepaid, return receipt requested, and addressed to the following addresses:

Lender:
SunTrust Bank
Exceptions Department
P.O. Box 408400
Ft. Lauderdale, FL 33340-8400

Mortgagor:
Skyy Properties, Inc.
6435 SW 100th Street
Miami, FL 33156

All notices, demands and requests shall be deemed given, if not sooner received, on the third calendar day following the date upon which such notice is deposited in the United States mail. Rejection or other refusal to accept or the inability to deliver because of changed address of which no notice was given shall be deemed to be receipt of the notice, demand or request sent. Mortgagor or Lender shall have the right from time to time and at any time during the term of this Mortgage to change their respective addresses by giving the other party hereto notice of such change of address.

WAIVER OF TRIAL BY JURY. MORTGAGOR AND LENDER HEREBY KNOWINGLY, VOLUNTARILY, INTENTIONALLY, AND IRREVOCABLY WAIVE THE RIGHT EITHER OF THEM MAY HAVE TO A TRIAL BY JURY IN RESPECT TO ANY LITIGATION, WHETHER IN CONTRACT OR TORT, AT LAW OR IN EQUITY, BASED HEREON, OR ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS MORTGAGE AND ANY OTHER DOCUMENT OR INSTRUMENT CONTEMPLATED TO BE EXECUTED IN CONJUNCTION HEREWITH, OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF ANY PARTY HERETO. THIS PROVISION IS A MATERIAL INDUCEMENT FOR LENDER ACCEPTING THIS MORTGAGE. FURTHER, MORTGAGOR HEREBY CERTIFIES THAT NO REPRESENTATIVE OR AGENT OF LENDER, NOR THE LENDER'S COUNSEL, HAS REPRESENTED, EXPRESSLY OR OTHERWISE, THAT LENDER WOULD NOT, IN THE EVENT OF SUCH LITIGATION, SEEK TO ENFORCE THIS WAIVER OF RIGHT TO JURY TRIAL PROVISION. NO REPRESENTATIVE OR AGENT OF THE LENDER, NOR LENDER'S COUNSEL HAS THE AUTHORITY TO WAIVE, CONDITION, OR MODIFY THIS PROVISION.

THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$567954.09, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE

In Witness Whereof, Mortgagor has executed and delivered this Mortgage under seal as of the date first above written.

Signed, sealed, and delivered in the presence of:

[Signature]
Witness Signature

Nanette G. Passafiume
Name printed or typed

[Signature]
Witness Signature

Analia Weke-Lehmann
Name printed or typed

[Signature]
Witness Signature

Nanette G. Passafiume
Name printed or typed

[Signature]
Witness Signature

Analia Weke-Lehmann
Name printed or typed

Skyy Properties, Inc.

By: [Signature]
Gregory Ye, President

And: JULIE CHU
Lee Chu Yu, Vice President

Exhibit A

Exhibit A to attached Commercial Mortgage and Security Agreement, dated October 29, 2003 by Skyy Properties, Inc. ("Mortgagor").

Lots 27, 28, 29, 30 and 31, Block 15 of CORAL GABLES CRAFT SECTION, according to the Plat thereof, as recorded in Plat Book 10, at Page 40, of the Public Records of Miami-Dade County, Florida.

Handwritten signature and number 227

Federal Deposit Insurance Corporation

Each depositor insured to at least \$250,000 per insured bank

SunTrust Bank (FDIC #: 867)

Status: Active • Insured Since January 1, 1934

SunTrust Bank is an active bank

Data as of: September 30, 2015

Overview

Locations

History

Identifications

Financials

Suntrust Banks, Inc.
Bank Holding Company

SunTrust Bank has 1473 domestic locations in 12 states, 0 locations in territories, and 5 foreign locations

SunTrust Bank
Banking Institution

Established: September 21, 1891

FDIC Certificate #: 867

Insured: January 1, 1934

Bank Charter Class: Member of the Federal Reserve System

1473 Locations
Branches (Offices)

Headquarters: 303 Peachtree Street,
Northeast
Atlanta, GA 30308
Fulton County

Regulated By: Federal Reserve Board

Consumer Assistance: <http://www.FederalReserveConsumerHelp.gov>

Corporate Website: <http://WWW.SUNTRUST.COM>

Contact the FDIC about [SunTrust Bank](#)

Silio, Antonio

From: Silio, Antonio
Sent: Monday, July 01, 2013 7:06 AM
To: 'restking@aol.com'
Subject: RE: 40 year recertification for 2728 Ponce de Leon Blvd

Mr. Yu; as per your request you have been granted additional time to complete the 40 year recertification. The new completion date for the property located at 2728 Ponce de Léon is July 31st 2013, thank you for your attention to this matter.

Antonio Silió
Plans Processor
Coral Gables
Asilio@coralgables.com
305-569-1807

From: restking@aol.com [mailto:restking@aol.com]
Sent: Thursday, June 27, 2013 10:24 PM
To: Silio, Antonio
Cc: omar@formgroup.net
Subject: 40 year recertification for 2728 Ponce de Leon Blvd

Good evening Mr. Silio,

Please accept this letter as a confirmation of your granting additional time until July 31, 2013 to complete the 40 year recertification for building located at 2728 Ponce de Leon Blvd, Coral Gables.

We are having the Form Group, Mr. Omar Morales, AIA, to help us to complete the building recertification.

Thank you very much for your consideration.

Sincerely,

Gregory Yu
Manager
Skyy Properties, Inc.

Goizueta, Virginia

From: Lopez, Manuel
Sent: Tuesday, June 09, 2015 7:23 AM
To: Goizueta, Virginia
Subject: RE: 2728 Ponce de Leon 40-Year Certification

If the building is gutted we have to wait until the work is finished, at that point they can get us the report.

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



CORAL GABLES
FLORIDA

Celebrating 90 years of a dream realized.

From: Goizueta, Virginia
Sent: Monday, June 08, 2015 3:57 PM
To: Lopez, Manuel
Subject: FW: 2728 Ponce de Leon 40-Year Certification

Manny,

How shall I proceed?

Virginia Goizueta

Building Service Coordinator

City of Coral Gables

Development Services Department

405 Biltmore Way, 3rd Floor

Coral Gables, Florida 33134

Office: 305-460-5250



CORAL GABLES
FLORIDA

Celebrating 90 years of a dream realized.

From: restking@aol.com [<mailto:restking@aol.com>]
Sent: Monday, June 08, 2015 2:16 PM
To: Goizueta, Virginia
Cc: Lopez, Manuel; omar@formgroup.net
Subject: Re: 2728 Ponce de Leon 40-Year Certification

Good afternoon Ms. Goizueta,

Thank you for your prompt response. We didn't realize that there were electrical corrections that needed to be made, we apologize.

At the present time, the interior of the building has been completely gutted, please see attached photo. We are in the process of completely refurbishing the entire building. We currently have an open demolition permit #BL-14-05-3427, and our pending building permit application is #BL-15-01-1126. Please advice on what we need to do at this time to meet requirements. Thank you for your attention.

Regards,

Greg Yu
Manager
Skyy Properties, Inc
c 305-479-6688

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

From: Goizueta, Virginia <vgoizueta@coralgables.com>
To: 'restking@aol.com' <restking@aol.com>
Cc: Lopez, Manuel <mlopez@coralgables.com>
Sent: Mon, Jun 8, 2015 10:16 am
Subject: FW: 2728 Ponce de Leon 40-Year Certification

Mr. Yu,

Please note the electrical portion of the report was rejected by the electrical official because it required ELECTRICAL CORRECTIONS in order to comply with the recertification. Our records don't show these repairs took place nor a new report was submitted.

At this point we need these corrections to take place and a new report submitted for the Electrical official's review to bring the building into compliance.

Virginia Goizueta
Building Service Coordinator
City of Coral Gables
Development Services Department
405 Biltmore Way, 3rd Floor
Coral Gables, Florida 33134
Office: 305-460-5250



Celebrating 90 years of a dream realized.

From: restking@aol.com [mailto:restking@aol.com]
Sent: Monday, June 08, 2015 5:08 AM
To: Lopez, Manuel
Cc: omar@formgroup.net
Subject: 2728 Ponce de Leon 40-Year Certification

Good morning Mr. Lopez,

Apologize for the late response, I first notice the letter (dated June 2, 2015 that you sent us) this past Friday afternoon. It actually comes as a surprise, because we thought we have completed the 40-year building recertification back in September, 2013. Enclosed please find 1) Structural report 2) Electrical report 3) City of CG receipt 4) our Architect invoice we paid.

We are currently in process of obtaining a building permit for the complete renovation of the entire building. We currently have a building demolition permit #BL-14-05-3427, and our pending building permit application is #BL-15-01-1126.

Please advice if any thing we need to do at this time to comply.
Thank you very much for your attention.

Greg Yu
Manager
Skyy Properties, Inc
c 305-479-6688

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.

**CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPT INVOICE
BUILDING RE CERTIFICATION**

405 Biltmore Way - Coral Gables, FL 33134
(305) 460-5235

City of Coral Gables
3 Building & Zoning
1324206-1 08/30/2013 BR3 T54
Fri Aug30,2013 01:13PM Trans#44-44
Name: FORM GROUP
Addr: 2728 PONCE DE LEON BLVD CORAL GA
44 \$449.23 BZPMTS - Building & Zonin
- Permits
* Customer #: 025669
* Permit #: RC-13-08-1913
1 ITEM(S): TOTAL: \$449.23
Checks (00004192) PAID \$449.23

N BLVD
3134-6005

PERMIT NUMBER: **RC-13-08-1913**

PARCEL NUMBER: **03-4117-005-4200**

LOTS 27 TO 31 INC BLK 15 LOT SIZE 10700 SQUARE FEET OR
10 2003 6 - HEINZ HAIBACH & GEORGE OLIVER 73R-286209 ISABEL

www.coralgables.com

Applicant: FORM GROUP 4300 SW 71 ST MIAMI, FL 33155	Owner: SKYY PROP INC 6435 SW 100 ST MIAMI, FL 33156-3351 Tenant:	Contractor: Qualifier: Bus. License:
---	--	---

Project Description:
40 YEAR OR OLDER BUILDING RECERTIFICATION

# OF PAGES OF DOCUMENTATION 28 UNSAFE STRUCTURES BOARD 0.0000 RECERTIFICATION YEAR 2013	
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FEES	
BUILDING RE-CERTIFICATION I	380.63
ORDINANCE 2006-27 FILING FE	28.00
DOCUMENT PRESERVATION FI	40.60
TOTAL:	\$449.23

This department must have: 24 hrs. notice for all inspections
(305) 460-5245 FAX (305) 569-1827

Issued Date:
Expiration Date: 08/30/2014

CALL BEFORE YOU DIG FOR ALL UTILITY LOCATES
SUNSHINE STATE ONE CALL
1-800-432-4770



Permits

File Edit Record Navigate Form Reports Format Job Help

Main Actions Contractors Custom Fields Fees Project Information Plan Routing Fee Summary

Permit type: 3012 COMMERCIAL ADDITION Permit #: BL-15-01-1126

Address: 2728 PONCE DE LEON BLVD Apt/Suite:

City: CORAL GABLES State: FL Zip: 33134-6005

Permit Information

Master permit: Project: Routing queue: bi040a Applied: 01/27/2015

Status: pending Approved: Issued: Closed/Final:

Description: INCLUSIVE/ COMMERCIAL 1 STORY ADDITION, SIMPLIFIED/ INTERIOR ALTERATIONS, STOREFRONT PATIO PARKING LOT RECONFIGURATION OVERHEAD DOORS, CBS DUMPSTER ENCLOSURES. \$500000

Submitted: Clock: Running Days: 156 Expires: 07/26/2016

Submitted via:

Owner

Last name: SKYY PROP INC First name: Address: 6435 SW 100 ST MIAMI FL 33156-3351

Phone: () -

Applicant

Owner is applicant? Contractor is applicant?

Last name: SKYY PROP INC First name: Address: 6435 SW 100 ST MIAMI FL 33156-3351

Phone: () - Cust #: 008617 Email:

Lender

Last name: First name: Address:

Phone: () -

Ext 60 days

Silio, Antonio

From: restking@aol.com
Sent: Saturday, June 01, 2013 12:34 AM
To: Silio, Antonio
Subject: 2728 Ponce 40year Cert. extension to 6/30/13

Good evening Sir,

Would you please pass on this e-mail to Mr. John Abbott as a written confirmation to extend the deadline to 6/30/2013 for the completion of the 40-year certification, the subject building is located at 2728 Ponce de Leon Blvd.

Thank you very much,

Gregory T. Yu
Manager
Skyy Properties Inc,
305-479-6688

2013

Skyy Properties Inc.
6435 SW 100 Street
Miami, Florida 33156

6 MONTH
EXTENSION
M/L 3/25/14

March 20, 2014

Attn: Mr. Manny Lopez
City of Coral Gables
Building Department
405 Biltmore Way
Coral Gables, FL 33134

c/c Mr. Omar Morales, Form Group

RE: Building located on 2728 Ponce de Leon Blvd
Time extension to update the electrical portion of the 40-year Building Re-certification

Dear Mr. Lopez,

Based on the 40-year building re-certification inspection we submitted back in September 2013, there are electrical works that needed be done. I am writing to ask you to give us time extension to update the electrical work portion to complete the 40-year building re-certification. We are requesting the extension because we are in the process of making the architectural and engineering drawings to submit to the City for complete renovation of the entire building. A contract has been signed on March 19, 2014 to have Form Group as the principle architect to complete re-do the building. The Form Group contact is:

Form Group - Mr. Omar Morales - 4300 SW 73 Avenue, Suite 106, Miami, Florida 33155 / tel: 305-443-4244

We already received City's Board of Architect Approval as of last week, and I am enclosing a copy of the B.O.A. # for your record. Mr. Omar Morales mentioned yesterday that we should expect to submit to the City a complete set of plan for addition and renovation of the building in about 45 days.

Thank you very much for your consideration,

Regards,

Gregory T. Yu
Managing Partner
Skyy Properties, Inc
C 305-479-6688



PAGE (3)

B.O.A. #

AB 13021667

Applic. #

Job

Description:

ADDITION + RENOVATIONS

2728

PONCE DE LEON BLVD

Via Email and Hand Delivery
bgarcia@coralgables.com

October 19, 2015

Ms. Belkys Garcia, Secretary
Construction Regulation Board
The City of Coral Gables
405 Biltmore Way
Coral Gables, Florida 33134

RE: City of Coral Gables vs. SKYY PROPERTIES, INC.
CASE NO. 15-4414
Property: 2728 Ponce de Leon Blvd.

Dear Ms. Garcia,

I am the architect and contractor for the referenced property. In 2013, I authored the Recertification Report for the building noting some electrical and structural items needing repair or modification. The owner decided to embark on a major renovation of the building and contracted me to design plans for remodeling and a small addition. I submitted the plans for this renovation and remodeling in mid 2014.

We obtained an interior demolition permit in June of 2014 which included the complete demolition of the existing electrical system. All electrical issues enumerated in the Recertification report have been address since the entire electrical system of the building has been removed. With respect to the structural issues enumerated in the Recertification report have also been eliminated due to the interior demolition of the building. The building is vacant and closed to any public activity pending completing of the renovation/remodeling work.

We are awaiting the receipt of a building permit to commence the remodeling, renovation and small addition to the building. These remodeling/renovation plans have been in permitting since 2014. All disciplines have signed off except for Zoning and Public Works. The Public Works sign off is dependent on the Zoning and Zoning is pending a review of parking requirements. The owner's attorney has been working with Ramon Trias, the Planning and Zoning Director on this. We anticipate receiving a permit very shortly.

In the event the foregoing is insufficient to close the referenced case, please accept this as our request for a deferral until your next meeting date of November 9, 2015.

Please feel free to contact me with any questions you may have or if I can be of further assistance in this matter.

Sincerely,

A handwritten signature in black ink, consisting of a large, stylized initial 'O' followed by a series of loops and a long horizontal stroke extending to the right.

Omar A. Morales, AIA
Architect: AR#14851

Cc: Virginia Goizueta, Building Services Coordinator – via email only
VGoizueta@coralgables.com
Alexander Palenzuela, Esq., City's Outside Counsel, via email only
alp@alp-law.com
Laura L. Russo, Esq., Owner's Attorney, via email only
Laura@LauraRussoLaw.com
Greg Yu, President, Skyy Properties, Inc., via email only
restking@aol.com

Law Office
of
LAURA L. RUSSO, ESQ.
2655 Le Jeune Road, Suite PH-1F
Coral Gables, Florida 33134

Tel: 305-476-8300
Fax: 305-476-8383

Email: Laura@LauraRussoLaw.com

Via Email Only Bgarcia@coralgables.com

December 21, 2015

Ms. Belkys Garcia
Secretary to the Construction Regulation Board
The City of Coral Gables
405 Biltmore Way
Coral Gables, FL 33134

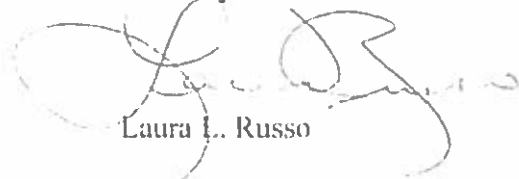
Re: Skyy Property – Zoning
Our File No.: 15L-120
Property: 2728 Ponce de Leon Blvd., Coral Gables, FL
Case No.: 15-4414

Dear Ms. Garcia,

I represent Skyy Properties, Inc., the owner of the referenced property. I am in receipt of your notice of Non-Compliance for Case No. 15-4414. Please accept this letter as our request for an administrative hearing.

Thank you.

Sincerely,



Laura L. Russo

Cc: Manuel Lopez, (via email only Mlopez@coralgables.com)
Greg Yu, President, Skyy Properties (via email only)

Garcia, Belkys

From: Garcia, Belkys
Sent: Monday, December 21, 2015 3:44 PM
To: 'Jessy Pineda'; Laura Russo
Cc: gy; Goizueta, Virginia; Figueroa, Yanneris; alp@alp-law.com
Subject: RE: Property: 2728 Ponce de Leon Blvd. - Case No.: 15-4414

Good afternoon,

I am in receipt of your request and you will be placed on the January 11, 2016 Construction Regulation Board's Agenda. the Notice will be sent to you.

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: Jessy Pineda [mailto:jessy@laurarussolaw.com]
Sent: Monday, December 21, 2015 3:33 PM
To: Garcia, Belkys
Cc: Lopez, Manuel; gy; Laura Russo
Subject: Property: 2728 Ponce de Leon Blvd. - Case No.: 15-4414

Good afternoon.

Please see the attached letter from Laura L. Russo, Esq.

Should you have any questions, please do not hesitate to call us.

Thank you,

Jessy Pineda
Assistant to Laura L. Russo, Esq.
LAURA L. RUSSO, ESQ., LLC
2655 LeJeune Road, Suite PH 1-F
Coral Gables, Florida 33134
Tel: 305-476-8300
Fax: 305-476-8383
Email: jessy@laurarussolaw.com

PLEASE NOTE OUR OFFICE WILL BE CLOSED FROM DECEMBER 24, 2015 THROUGH JANUARY 4, 2016

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Garcia, Belkys

From: Garcia, Belkys
Sent: Friday, March 04, 2016 2:44 PM
To: 'Russo Laura'
Cc: Lopez, Manuel; Goizueta, Virginia; Figueroa, Yaneris; Yu Greg; Burton Hersh
Subject: RE: 2728 Ponce de Leon Blvd - Skyy Properties - CRB
Attachments: RECORDED ORDER - FEB.pdf

Good afternoon,

Thank you for your email. We are pleased to know of the progress with this Case. Please note the next deadline is 30 days from the date the Bracing Permit was issued and within 60 days from the date of the Order (Attached).

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: Russo Laura [mailto:laura@laurarussolaw.com]
Sent: Friday, March 04, 2016 12:42 PM
To: alp@alp-law.com
Cc: Russo Laura Esq; Garcia, Belkys; Goizueta, Virginia; Figueroa, Yaneris; Yu Greg; Burton Hersh
Subject: 2728 Ponce de Leon - Skyy Properties

Good afternoon Alexander,

I am attaching for your files a copy of the Building for Shoring and Wall Stabilization required by the Construction Regulation Board's order of Feb. 17, 2016. The deadline was 30 days from the date of the order. The City issued the permit on March 2, 2016. Also attached for your records is a copy of the recorded Notice of Commencement.

We will keep you posted on the progress of the work.

Best regards,

Laura

Laura L. Russo, Esq.
2655 Leleune Road. PH 1F
Coral Gables, Florida 33134
Tel: 305-476-8300
Fax: 305-476-8383
Cell: 305-801-9002

laura@laurarussolaw.com

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Garcia, Belkys

From: Burton Hersh <BHersh@burtonhersh.com>
Sent: Monday, May 09, 2016 7:37 AM
To: Iglesias, Peter
Cc: Goizueta, Virginia; Yu Greg; Garcia, Belkys; 'Russo Laura'; Trias, Ramon
Subject: 2728 Ponce de Leon Blvd - Skyy Properties

Good morning Peter,

I met with Ramon Trias to discuss 2728 Ponce in regards to doing the demolition now. Ramon verified that the zoning code would not allow demolition of the structure prior to securing a permit for construction (partial demolition and improvements) and preserve the grandfathered area which currently does not have parking.

Ramon indicated it was a technical requirement of the zoning code.

We will be submitting permit documents for construction this week. Per Virginias suggestion we will separate the work outside of the property line as a separate permit.

Should you need any additional information or wish to discuss this further please let me know.

Thank you,
Burton

Burton H. Hersh, AIA
bhersh@burtonhersh.com

burtonhersh

130 Miracle Mile Suite 200
Coral Gables, Florida 33134
T 305.446.4877 C 305.491.1133
www.burtonhersh.com



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:	VACANT	Inspection Date:	7/1/2015
Address:	2728 Ponce De Leon Boulevard	InspectionType:	Under Construction
City:	Coral Gables	Inspected By:	Madelaine Mendez 305-460-5563 mmendez@coralgables.com
Suite:		Occ. Sq. Ft.:	5477

No violations noted at this time.

Company Representative:	Signature on file under renovation or Construction 7/1/2015
Inspector:	Signature on file Madelaine Mendez 7/1/2015

CITY'S

EXHIBIT

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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-10-04-3918	04/12/2010	2728 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	RESUBMITTAL REVERSE CHANNEL SIGN (CHU'S) \$2500	final	04/12/2010	10/01/2010	0.00
AB-13-02-1667	02/28/2013	2728 PONCE DE LEON BLVD	BOA PRELIMINARY/MED BONUS/FINAL	REV# 3 REV#1 REVISIONS TO ADDITION AND RENOVATIONS \$500000 POSTED 03/07/2013 ***FB**HW***	issued	07/01/2015		0.00
BL-09-02-2543	02/27/2009	2728 PONCE DE LEON BLVD	MISCELLANEOUS WORK	DISCARDED EXPIRED--- COMMERCIAL INTERIOR RENOVATIONS (CHU' S RESTAURANT) \$	canceled		05/08/2012	0.00
BL-10-04-4367	04/20/2010	2728 PONCE DE LEON BLVD	SIGNS	REVERSE CHANNEL SIGN (CHU'S) \$2500	final	09/21/2010	10/01/2010	0.00
BL-14-05-3427	05/20/2014	2728 PONCE DE LEON BLVD	DEMOLITION	COMMERCIAL INTERIOR DEMO (ONLY) \$ 20,000	issued	06/27/2014		0.00
BL-15-01-1126	01/27/2015	2728 PONCE DE LEON BLVD	COMMERCIAL ADDITION	INCLUSIVE/ COMMERCIAL 1 STORY ADDITION, SIMPLIFIED/, INTERIOR ALTERATIONS, STOREFRONT,PATIO,PARKING LOT RECONFIGURATION,OVERHEAD DOORS, CBS DUMPSTER ENCLOSURES,\$500,000	pending			0.00
CE-09-06-2534	06/05/2009	2728 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT56727 CH.5-1902 (D) 7 ZONING CODE (BAN) BANNERS, BALLOONS, FLAGS, OTHER ATTENTION ATTRACTORS AND ADVERTISING DEVICES ARE PROHIBITED.	final	06/05/2009	06/15/2009	0.00
CE-10-01-2592	01/03/2010	2728 PONCE DE LEON BLVD	CODE ENF TICKET PROCESS - NO RUNNING FINE	T010044 CH.5-1902 (D) 7 ZONING CODE (BAN) - CHU'S BANNERS, BALLOONS, FLAGS, OTHER ATTENTION ATTRACTORS AND ADVERTISING DEVICES ARE PROHIBITED.	final	01/03/2010	03/16/2010	0.00
CE-11-06-6015	06/07/2011	2728 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT14833 CH.105-27 CITY CODE (CPM) @ 4:15PM PROPERTY IS IN NEED OF MAINTENANACE AS FOLLOWS: REMOVE WASP NEST BY LION HEAD FOUNTAIN AND CLEAN UP GRAFFITI ON THE REAR WALL.	final	06/07/2011	06/07/2011	0.00
CE-12-03-7896	02/12/2012	2728 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT17270 CH.54-29 CITY CODE (TRA) @ 12:00PM OWNER TO MAINTAIN PREMISES FREE OF LITTER.	final	02/12/2012	03/11/2012	0.00
CE-13-03-0581	03/08/2013	2728 PONCE DE LEON BLVD	CODE ENF BOARD/MITIGATION	CASE #12991 PAYING FIRST PAYMENT OF \$1250 AS PER STIPULATION W/CITY	final	03/08/2013	03/15/2013	0.00
CE-13-05-2055	05/31/2013	2728 PONCE	CODE ENF BOARD/MITIGATION	CASE #12991 PAYING FINAL PAYMENT OF \$1250 AS PER	final		06/03/2013	0.00

CITY'S

EXHIBIT

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		DE LEON BLVD		STIPULATION W/CITY					
CE-13-08-0579	08/09/2013	2728 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT12199 54-29 CITY CODE (TRA) BOXES THROWN AT REAR OF PROPERTY MUST BE PLACED IN DUMPSTER (VERBAL WARNING GIVEN LAST WEEK)	final	08/09/2013	08/09/2013	0.00	
EL-10-04-4368	04/20/2010	2728 PONCE DE LEON BLVD	ELEC SIGNS	REVERSE CHANNEL SIGN (CHU'S) \$2500 DOUBLE FEE AND FINE	final	09/30/2010	10/01/2010	0.00	
EL-14-05-3602	05/22/2014	2728 PONCE DE LEON BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	COMMERCIAL INTERIOR DEMO (ONLY) ELECTRICAL	final	07/10/2014	10/13/2014	0.00	
EL-15-01-1137	01/27/2015	2728 PONCE DE LEON BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	40 LIGHT SOCKETS; 10 ROUGH IN OUTLETS; 54 TONS A/C;1300 AMP SERVICE	pending			0.00	
ME-14-07-2771	07/10/2014	2728 PONCE DE LEON BLVD	MECH COMMERCIAL / RESIDENTIAL WORK	MECHANICAL FOR DEMO ONLY	final	07/11/2014	03/26/2015	0.00	
ME-15-02-0086	02/03/2015	2728 PONCE DE LEON BLVD	MECH COMMERCIAL / RESIDENTIAL WORK	INCLUSIVE ADDITION. INSTALL CURB FOR TENNANT A AND TENNANT B . INSTALL 34 TONS RTU' S FOR TENNANT A ONLY.	pending			0.00	
PL-14-05-3638	05/22/2014	2728 PONCE DE LEON BLVD	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMMERCIAL INTERIOR DEMO (ONLY)	issued	07/11/2014		0.00	
PL-15-01-1177	01/27/2015	2728 PONCE DE LEON BLVD	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMMERCIAL 1 STORY INTERIOR ALTERATIONS	pending			0.00	
PS-15-04-5296	04/24/2015	2728 PONCE DE LEON BLVD	TREE REMOVAL/RELOCATION	TREE REMOVAL 1-BLACK OLIVE , 1-FICUS	final	05/06/2015	05/06/2015	0.00	
PU-09-10-1978	10/01/2009	2728 PONCE DE LEON BLVD	PUBLIC RECORDS SEARCH	REQ BLDG DWGS & CD COPY FOR PERMIT# 23207-B, 31523- B & 00050218. CRM INV#8595	final	10/02/2009	10/02/2009	0.00	
PU-11-07-6131	07/12/2011	2728 PONCE DE LEON BLVD	PUBLIC RECORDS SEARCH	REQ COPY OF PERMIT 31523B CRM INV 013771	final	07/13/2011	07/13/2011	0.00	
PU-11-07-6698	07/19/2011	2728 PONCE DE LEON BLVD	PUBLIC RECORDS SEARCH	REQ COPY OF PERMIT 8144B CRM INV 013801	canceled		01/09/2014	0.00	
PU-12-08-1215	08/21/2012	2728 PONCE DE LEON BLVD	PUBLIC RECORDS SEARCH	REQ COPY OF PERMITS 23292B 31523B 23207B 00050218	final	08/22/2012	08/22/2012	0.00	
PU-15-02-1267	02/25/2015	2728 PONCE DE LEON BLVD	PUBLIC RECORDS SEARCH	REQ COPY OF PERMITS 7757 8144	final	02/25/2015	02/25/2015	0.00	
PW-12-11-1540	11/28/2012	2728 PONCE DE LEON BLVD	OBSTRUCTION OF ROW PERMIT	OBSTRUCTION OF ROW METERED SPACES REQUIRE PERMIT FROM PARKING DEPT	final	11/28/2012	05/21/2013	0.00	
PW-15-02-1441	02/27/2015	2728 PONCE DE LEON BLVD	OBSTRUCTION OF ROW PERMIT	TEMPORARY CONSTRUCTION BARRIER ON SWK BOND PAID BY SKYY PROPERTIES INC.	issued	03/03/2015		0.00	
RC-13-08-1913	08/30/2013	2728 PONCE DE LEON BLVD	BUILDING RE CERTIFICATION	40 YEAR OR OLDER BUILDING RECERTIFICATION	issued	08/30/2013		0.00	
RV-12-11-1334	11/26/2012	2728 PONCE DE LEON BLVD	REVISION TO PERMIT	REVISION TO PERMIT TO CHANGE COLOR TO BM 050 (LIGHT BEIGE/PINK) AND TRIM WHITE AND REPAIR OF FOAM CASING AROUND DOORS	final	11/28/2012	11/28/2012	0.00	
ZN-12-11-0944	11/15/2012	2728	PAINT / RESURFACE	REPAIR STUCCO ON	final	11/19/2012	12/18/2012	0.00	

		PONCE DE LEON BLVD	FL / CLEAN	OVERHANG, SOFFIT, PAINT EXT - LT BEIGE (SW 6112), TRIM - WHITE \$2,300				
ZN-14-07-2591	07/09/2014	2728 PONCE DE LEON BLVD	DUMPSTER / CONTAINER	DUMPSTER	final	07/14/2014	07/14/2014	0.00

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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-10-04-3918	04/12/2010	2728 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	RESUBMITTAL REVERSE CHANNEL SIGN (CHU'S) \$2500	final	04/12/2010	10/01/2010	0.00
AB-13-02-1667	02/28/2013	2728 PONCE DE LEON BLVD	BOA PRELIMINARY/MED BONUS/FINAL	REV#4 REV# 3 REV#1 REVISIONS TO ADDITION AND RENOVATIONS \$500000 POSTED 03/07/2013 ***FB**HW***	issued	07/01/2015		76.13
BL-09-02-2543	02/27/2009	2728 PONCE DE LEON BLVD	MISCELLANEOUS WORK	DISCARDED EXPIRED--- COMMERCIAL INTERIOR RENOVATIONS (CHU' S RESTAURANT) \$	canceled		05/08/2012	0.00
BL-10-04-4367	04/20/2010	2728 PONCE DE LEON BLVD	SIGNS	REVERSE CHANNEL SIGN (CHU'S) \$2500	final	09/21/2010	10/01/2010	0.00
BL-14-05-3427	05/20/2014	2728 PONCE DE LEON BLVD	DEMOLITION	COMMERCIAL INTERIOR DEMO (ONLY) \$ 20,000	issued	06/27/2014		0.00
BL-15-01-1126	01/27/2015	2728 PONCE DE LEON BLVD	COMMERCIAL ADDITION	INCLUSIVE/ COMMERCIAL 1 STORY ADDITION, SIMPLIFIED/, INTERIOR ALTERATIONS, STOREFRONT,PATIO,PARKING LOT RECONFIGURATION,OVERHEAD DOORS, CBS DUMPSTER ENCLOSURES,\$500,000	pending			0.00
CE-09-06-2534	06/05/2009	2728 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT56727 CH.5-1902 (D) 7 ZONING CODE (BAN) BANNERS, BALLOONS, FLAGS, OTHER ATTENTION ATTRACTORS AND ADVERTISING DEVICES ARE PROHIBITED.	final	06/05/2009	06/15/2009	0.00
CE-10-01-2592	01/03/2010	2728 PONCE DE LEON BLVD	CODE ENF TICKET PROCESS - NO RUNNING FINE	T010044 CH.5-1902 (D) 7 ZONING CODE (BAN) - CHU'S BANNERS, BALLOONS, FLAGS, OTHER ATTENTION ATTRACTORS AND ADVERTISING DEVICES ARE PROHIBITED.	final	01/03/2010	03/16/2010	0.00
CE-11-06-6015	06/07/2011	2728 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT14833 CH.105-27 CITY CODE (CPM) @ 4:15PM PROPERTY IS IN NEED OF MAINTENANACE AS FOLLOWS: REMOVE WASP NEST BY LION HEAD FOUNTAIN AND CLEAN UP GRAFFITI ON THE REAR WALL.	final	06/07/2011	06/07/2011	0.00
CE-12-03-7896	02/12/2012	2728 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT17270 CH.54-29 CITY CODE (TRA) @ 12:00PM OWNER TO MAINTAIN PREMISES FREE OF LITTER.	final	02/12/2012	03/11/2012	0.00
CE-13-03-0581	03/08/2013	2728 PONCE DE LEON BLVD	CODE ENF BOARD/MITIGATION	CASE #12991 PAYING FIRST PAYMENT OF \$1250 AS PER STIPULATION W/CITY	final	03/08/2013	03/15/2013	0.00
CE-13-05-2055	05/31/2013	2728	CODE ENF	CASE #12991 PAYING FINAL	final		06/03/2013	0.00

CE-13-08-0579	08/09/2013	2728 PONCE DE LEON BLVD	BOARD/MITIGATION CODE ENF WARNING PROCESS	PAYMENT OF \$1250 AS PER STIPULATION W/CITY WT12199 54-29 CITY CODE (TRA) BOXES THROWN AT REAR OF PROPERTY MUST BE PLACED IN DUMPSTER (VERBAL WARNING GIVEN LAST WEEK)	final	08/09/2013	08/09/2013	0.00
EL-10-04-4368	04/20/2010	2728 PONCE DE LEON BLVD	ELEC SIGNS	REVERSE CHANNEL SIGN (CHU'S) \$2500 DOUBLE FEE AND FINE	final	09/30/2010	10/01/2010	0.00
EL-14-05-3602	05/22/2014	2728 PONCE DE LEON BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	COMMERCIAL INTERIOR DEMO (ONLY) ELECTRICAL	final	07/10/2014	10/13/2014	0.00
EL-15-01-1137	01/27/2015	2728 PONCE DE LEON BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	40 LIGHT SOCKETS; 10 ROUGH IN OUTLETS; 54 TONS A/C,1300 AMP SERVICE	pending			0.00
ME-14-07-2771	07/10/2014	2728 PONCE DE LEON BLVD	MECH COMMERCIAL / RESIDENTIAL WORK	MECHANICAL FOR DEMO ONLY	final	07/11/2014	03/26/2015	0.00
ME-15-02-0086	02/03/2015	2728 PONCE DE LEON BLVD	MECH COMMERCIAL / RESIDENTIAL WORK	INCLUSIVE ADDITION. INSTALL CURB FOR TENNANT A AND TENNANT B . INSTALL 34 TONS RTU 'S FOR TENNANT A ONLY.	pending			0.00
PL-14-05-3638	05/22/2014	2728 PONCE DE LEON BLVD	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMMERCIAL INTERIOR DEMO (ONLY)	final	07/11/2014	10/16/2015	0.00
PL-15-01-1177	01/27/2015	2728 PONCE DE LEON BLVD	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMMERCIAL 1 STORY INTERIOR ALTERATIONS	pending			0.00
PS-15-04-5296	04/24/2015	2728 PONCE DE LEON BLVD	TREE REMOVAL/RELOCATION	TREE REMOVAL 1-BLACK OLIVE , 1-FICUS	final	05/06/2015	05/06/2015	0.00
PU-09-10-1978	10/01/2009	2728 PONCE DE LEON BLVD	PUBLIC RECORDS SEARCH	REQ BLDG DWGS & CD COPY FOR PERMIT#23207-B, 31523- B & 00050218. CRM INV#8595	final	10/02/2009	10/02/2009	0.00
PU-11-07-6131	07/12/2011	2728 PONCE DE LEON BLVD	PUBLIC RECORDS SEARCH	REQ COPY OF PERMIT 31523B CRM INV 013771	final	07/13/2011	07/13/2011	0.00
PU-11-07-6698	07/19/2011	2728 PONCE DE LEON BLVD	PUBLIC RECORDS SEARCH	REQ COPY OF PERMIT 8144B CRM INV 013801	canceled		01/09/2014	0.00
PU-12-08-1215	08/21/2012	2728 PONCE DE LEON BLVD	PUBLIC RECORDS SEARCH	REQ COPY OF PERMITS 23292B 31523B 23207B 00050218	final	08/22/2012	08/22/2012	0.00
PU-15-02-1267	02/25/2015	2728 PONCE DE LEON BLVD	PUBLIC RECORDS SEARCH	REQ COPY OF PERMITS 7757 8144	final	02/25/2015	02/25/2015	0.00
PW-12-11-1540	11/28/2012	2728 PONCE DE LEON BLVD	OBSTRUCTION OF ROW PERMIT	OBSTRUCTION OF ROW METERED SPACES REQUIRE PERMIT FROM PARKING DEPT	final	11/28/2012	05/21/2013	0.00
PW-15-02-1441	02/27/2015	2728 PONCE DE LEON BLVD	OBSTRUCTION OF ROW PERMIT	TEMPORARY CONSTRUCTION BARRIER ON SWK BOND PAID BY SKYY PROPERTIES INC.	issued	03/03/2015		0.00
PW-15-11-5741	11/16/2015	2728 PONCE DE LEON BLVD	OBSTRUCTION OF ROW PERMIT	TEMPORARY CONSTRUCTION BARRIER ON SWK BOND PAID BY SKYY PROPERTIES INC. RENEWAL OF PW15021441	issued	11/16/2015		0.00
RC-13-08-1913	08/30/2013	2728 PONCE DE LEON BLVD	BUILDING RE CERTIFICATION	40 YEAR OR OLDER BUILDING RE CERTIFICATION	issued	08/30/2013		0.00
RC-15-10-5497	10/22/2015	2728	BUILDING RE	CONSTRUCTION REGULATION	issued	11/10/2015		37.50

		PONCE DE LEON BLVD	CERTIFICATION	BOARD CASE #15-4414 UNSAFE STRUCTURES FEE					
RV-12-11-1334	11/26/2012	2728 PONCE DE LEON BLVD	REVISION TO PERMIT	REVISION TO PERMIT TO CHANGE COLOR TO BM 050 (LIGHT BEIGE/PINK) AND TRIM WHITE AND REPAIR OF FOAM CASING AROUND DOORS	final	11/28/2012	11/28/2012	0.00	
ZN-12-11-0944	11/15/2012	2728 PONCE DE LEON BLVD	PAINT / RESURFACE FL / CLEAN	REPAIR STUCCO ON OVERHANG, SOFFIT, PAINT EXT - LT BEIGE (SW 6112), TRIM - WHITE \$2,300	final	11/19/2012	12/18/2012	0.00	
ZN-14-07-2591	07/09/2014	2728 PONCE DE LEON BLVD	DUMPSTER / CONTAINER	DUMPSTER	final	07/14/2014	07/14/2014	0.00	

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Permit #: BL-15-01-1126
Master permit #:

Permit type: b1013 - COMMERCIAL ADDITION
Routing queue: b1040a - 11 LEVEL PLAN REVIEW/PP/

Address: 2728 PONCE DE LEON BLVD
CORAL GABLES, FL 33134-6005

Group # - Name	Action Code	Action Description	Completion Date	Completion Code	Completed By	Comments
1 - BOA PLAN REVIEW	pradmin	ADMINISTRATIVE BOARD OF ARCHI	5/13/2015	apvd	cmindreau	
1 - BOA PLAN REVIEW	pradmin	ADMINISTRATIVE BOARD OF ARCHI	7/7/2015	apvd	cmindreau	
1 - BOA PLAN REVIEW	pradmin	ADMINISTRATIVE BOARD OF ARCHI	11/3/2015	apvd	cmindreau	
1 - BOA PLAN REVIEW	prboa	BOARD OF ARCHITECTS PLAN REV	1/22/2015	apvd	jray	
1 - BOA PLAN REVIEW	prboa	BOARD OF ARCHITECTS PLAN REV	10/15/2015	apvd	jray	
2 - BUILDING PLAN REVIEW	prbuild	BUILDING PLAN REVIEW	2/20/2015	reject	mlopez	IS THERE A SITTING PLAN OR IS INTERIOR TO BE DONE UNDER SEPARATE PERMIT? For "Building Shell Only", per R/A's note.
2 - BUILDING PLAN REVIEW	prbuild	BUILDING PLAN REVIEW	7/23/2015	apvd	cramos	
2 - BUILDING PLAN REVIEW	prbuild	BUILDING PLAN REVIEW	10/22/2015	apvd	mlopez	
2 - BUILDING PLAN REVIEW	prbuild	BUILDING PLAN REVIEW	5/27/2016	apvd	mlopez	
3 - CONCURRENCY PLAN F	prconc	CONCURRENCY PLAN REVIEW				

Permit #: BL-15-01-1126 Permit type: bi013 - COMMERCIAL ADDITION Address: 2728 PONCE DE LEON BLVD
 Master permit #: Routing queue: bi040a - 11 LEVEL PLAN REVIEW/PP/ CORAL GABLES, FL 33134-6005

Group # - Name	Action Code	Action Description	Completion Date	Completion Code	Completed By	Comments
3 - CONCURRENCY PLAN F	prconc	CONCURRENCY PLAN REVIEW	8/15/2016	reject	sbrown	<p>DID THIS PROJECT GO BEFORE THE DEVELOPMENT REVIEW COMMITTEE (DRC)?</p> <p>MUST PROVIDE MINIMUM PARKING SPACES REQUIRED FOR THE RESTAURANT ADDITION.</p> <p>MUST TAKE PLANS TO MIAMI-DADE DERM PLAN REVIEW SECTION, LOCATED AT 11805 CORAL WAY, MIAMI, FL - (786) 315-2800) OR 701 NW 1ST COURT - (305) 372-6789.</p> <p>PRIOR TO TAKING PLANS TO DERM, SUBMIT A DERM SEWER CAPACITY CERTIFICATION APPLICATION TO THE CITY OF CORAL GABLES PUBLIC WORKS DEPARTMENT, SANITARY SEWER DIVISION, LOCATED AT 2800 S.W. 72ND AVENUE - (305) 460-5002.</p> <p>OBTAIN AN ALLOCATION LETTER FROM MIAMI-DADE SANITARY SEWER DIVISION, LOCATED AT 11805 CORAL WAY AND 3575 S. LE JEUNE ROAD - (305) 669-7701.</p> <p>PROVIDE A COPY OF THE SERVICE AGREEMENT OR BILLING RECEIPT FROM MIAMI-DADE WATER & SEWER DEPT., LOCATED AT 11805 CORAL WAY AND 3575 LE JEUNE ROAD.</p> <p>TAKE PLANS TO THE MIAMI-DADE ROAD IMPACT FEE OFFICE FOR PAYMENT OF ROAD IMPACT FEES, LOCATED AT 11805 CORAL WAY.</p> <p>TENANT MUST OBTAIN A CERTIFICATE OF USE - PROCESSING FEE \$114.19. (NOTE: AFTER THE BUILDING PERMIT HAS BEEN ISSUED, MUST TAKE CU APPLICATION TO (DERM) FOR APPROVAL. (CONTACT CONCURRENCY ADMINISTRATOR WHEN READY TO PROCEED</p>

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Group # - Name	Action Code	Action Description	Completion Date	Completion Code	Completed By	Comments
4 - ELECTRICAL PLAN REV	prelec	ELECTRICAL PLAN REVIEW	1/27/2015	apvd	areyes	<p>WITH THIS PROCESS).</p> <p>APPLY FOR A CONCURRENCY IMPACT STATEMENT - CONTACT CONCURRENCY ADMINISTRATOR WHEN READY TO PROCEED WITH THIS PROCESS. PROCESSING FEE - \$190.31.</p> <p>CONCURRENCY FEES ARE APPLICABLE AT \$0.30 PER GROSS SQUARE FOOT FOR THE ADDITION. (NOTE: FEES ARE DUE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT).</p> <p>WASTE MANAGEMENT APPROVAL REQUIRED - STAFF WILL CONTACT WASTE MGMT. AFTER DERM HAS APPROVED THE PLANS.</p> <p>FURTHER REVIEW REQUIRED.</p> <p>Sebrina Brown Concurrency Administrator PH: 305-460-5236 E-Mail Add.: Sbrown@coralgables.com</p> <p>PROVIDE ORIGINAL PLANS</p> <p>1. PROVIDE FIRE EXTINGUISHERS PER NFPA 101 AND 10 2. PROVIDE 6 INCH BUILDING NUMBERS VISIBLE TO STREET VIEW AND UNIT NUMBERS TO EACH SPACE VISIBLE TO STREET VIEW 3. PROVIDE KNOXBOX #3200 SERIE AT FRONT OF BUILDING WITH EACH UNIT SPACE KEY FOR EMERGENCY USE. KNOXBOX CAN BE PURCHASED AT WWW.KNOXBOX.COM</p>
4 - ELECTRICAL PLAN REV	prelec	ELECTRICAL PLAN REVIEW	5/26/2016	reject	areyes	
4 - ELECTRICAL PLAN REV	prelec	ELECTRICAL PLAN REVIEW	8/9/2016	apvd	areyes	
5 - FIRE PLAN REVIEW	prfire2	AUTOMATIC SPRINKLER SYSTEM R	2/2/2015	yes	tdaniel	
5 - FIRE PLAN REVIEW	prfire3	FIRE ALARM	2/2/2015	yes	tdaniel	
5 - FIRE PLAN REVIEW	prfire	FIRE PLAN REVIEW	2/2/2015	apvd	tdaniel	
5 - FIRE PLAN REVIEW	prfire	FIRE PLAN REVIEW	10/16/2015	reject	coms	
5 - FIRE PLAN REVIEW	prfire	FIRE PLAN REVIEW				
5 - FIRE PLAN REVIEW	prfire	FIRE PLAN REVIEW				
5 - FIRE PLAN REVIEW	prfire	FIRE PLAN REVIEW				

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Group # - Name	Action Code	Action Description	Completion Date	Completion Code	Completed By	Comments
9 - PUBLIC WORKS PLAN F	prpworks	PUBLIC WORKS PLAN REVIEW	7/14/2015	reject	emunoz	1. INDICATE PROPOSED DRAINAGE ON THE NEW PARKING ALLEY AREAS 2. CONTACT LINA OR YAMILET FOR MEETING ABOUT PARKING SPACES IN ALLEY 1-PROVIDE DERM APPROVAL.
9 - PUBLIC WORKS PLAN F	prpworks	PUBLIC WORKS PLAN REVIEW	10/28/2015	reject	lhickman	2- DOOR ON PAGE A-100 (REV 3) AND ANY OTHER DOOR MUST BE RECESSED, THEY CANNOT OPEN TOWARDS THE SIDEWALK
9 - PUBLIC WORKS PLAN F	prpworks	PUBLIC WORKS PLAN REVIEW	8/4/2016	reject	lhickman	3- SHOW PROPERTY LINES ON SECTIONS 1-PROVIDE DERM APPROVAL 2-BACK FLOW PREVENTER TO BE LOCATED WITHIN PRIVATE PROPERTY 3- COMMISSION APPROVAL FOR OVERHANG, BRICK VENEER, LIGHTING AND POSSIBLE TREE GRATES AND LANDSCAPING WILL BE REQUIRED.. 4- DOOR ON PAGE A-100 (REV 3) AND ANY OTHER DOOR MUST BE RECESSED, THEY CANNOT OPEN TOWARDS THE SIDEWALK 5-PARKING TO COMPLY WITH ZONING CODE INCLUDING 22 FEET AISLE WIDTH TO BACK OUT (ALLEY + 2 FEET INSIDE PROPERTY). 6-CONTACT JORGE ACEVEDO AT 305460-5006 TO VERIFY IF NEW SIX INCH DIAMETER PVC-900 IS REQUIRED
10 - PUBLIC SERVICE PLAN	prpubserv	PUBLIC SERVICE PLAN REVIEW				
11 - STRUCTURAL PLAN RE	prstr	STRUCTURAL PLAN REVIEW				
11 - STRUCTURAL PLAN RE	prstr	STRUCTURAL PLAN REVIEW	2/6/2015	reject	dgonzalez2	This is a Level III alteration that does not appear to be feasible to achieve in a reasonable an economic manner. Submitted plans do not address a Level III alteration. Met with EOR Alex Kondrat, P.E. and discussed structural requirements. EOR to meet and discuss with Architect and Owner. Review terminated.

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Master permit #:

Group # - Name	Action Code	Action Description	Completion Date	Completion Code	Completed By	Comments
11 - STRUCTURAL PLAN RE	prstr	STRUCTURAL PLAN REVIEW	5/28/2015	reject	dgonzalez2	<p>COMMENTS:</p> <ol style="list-style-type: none"> 1) Comment remains. This is a Level III alteration. <ol style="list-style-type: none"> a) Check adequacy of existing roof framing. b) Reflect roof drainage on plans. Check existing joists for ponding. Provide/detail overflow scuppers as applicable. Comply with FBC Section 1617. c) Some parapets appear to be 8.75-feet above roof level. Check structural adequacy of existing parapets. Check ASCE 7-10 for special loads applicable to parapets. Submit calculations. d) Specify weight of A/C units. Submit calculations for A/C unit supports. Provide unit's spec sheet. Address FBC Section 1609.8. Provide section(s) and detail all connections. 2) Provide copy of original as-built drawings and any subsequent alteration in vicinity of proposed work. Copy may be obtained from microfilm section at 305-460-5262. 3) Specify/Detail slab on grade control joints. 4) Eccentric footing WF-42: <ol style="list-style-type: none"> a) Provide load breakdown for wall footing. b) Calculations for (eccentric) WF-42 do not address how eccentric load is counterbalanced. Submit calculations. 5) Nominal 8" masonry and beams are 7-5/8" wide. Check width of steel plates. 6) Specify proposed/existing top of roof elevations along roof edges. 7) Some joists mistyped as 6K9. Revise. 8) Specify elevations on sections to better understand intent. 9) Overhangs may be treated as a shop drawing submittal but connections to supports and adequacy of same is by EOR. Provide sufficient detailing of future supports for overhangs. Check structural adequacy of existing parapets for superimposed loads. Submit calculations. 10) Provide section(s) at location indicated by Plans Examiner on Office Copy submittal (no

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pmPermitActions
9/1/2016 7:59:21AM

CITY OF CORAL GABLES

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11 - STRUCTURAL PLAN RE	prsr	STRUCTURAL PLAN REVIEW	7/20/2015	apvd	dgonzalez2	11) Special Inspector required for all structural exceptions). work.
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Group # - Name	Action Code	Action Description	Completion Date	Completion Code	Completed By	Comments
11 - STRUCTURAL PLAN RE	prstr	STRUCTURAL PLAN REVIEW	7/7/2016	reject	dgonzalez2	PLEASE COMPLY WITH ALL THE INSTRUCTIONS THAT FOLLOW: " MANDATORY FOR RE-REVIEW: PROVIDE WRITTEN RESPONSES TO ALL COMMENTS (PLANS WILL NOT BE REVIEWED OTHERWISE). " AVOID GENERIC RESPONSES SUCH AS "SEE PLANS" OR "SEE CALCULATIONS". FOR PLANS, PROVIDE DRAWING NUMBER AND SPECIFIC PLAN, SECTION OR DETAIL. FOR CALCULATIONS, PROVIDE PAGE NUMBER. " NO INK MARKS, WHITE OUTS, OR STICK-ONS PERMITTED ON DRAWINGS. MAKE CHANGES TO ORIGINALS AND RESUBMIT MECHANICALLY REPRODUCED COPIES.

COMMENTS:

- 1) Provide copy of original as-built drawings and any subsequent alteration in vicinity of proposed work. Copy may be obtained from microfilm section at 305-460-5262.
- 2) Check design loads on S1.000; it refers to "RAIN" and "OCCUPANCY".
- 3) Indicate Level III alteration; Show compliance with FBC Existing 2014, Section 907 requirements. Submit engineering analysis and report.
- 4) Provide SOG control joints at perimeter slab.
- 5) Provide crack control diagonal reinforcing at perimeter slab. See markings on Office Copy.
- 6) Detail 1/S-500: This detail refers you to 2/S-500 which has conflicting information. Revise.
- 7) Check 6/S-501 per previous comment.
- 8) Detail 3/S-500: Specify wedge anchors.
- 9) Provide heavier line type for columns/roof drains/existing steel beam at roof level to make it easier to read and microfilm.
- 10) Clearly specify joist spacing on roof plans.
- 11) Specify maximum design weight for each/all roof top equipment/units, either on plan or on a schedule.

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Group # - Name	Action Code	Action Description	Completion Date	Completion Code	Completed By	Comments
						<p>12) Detail connection of W21x68 to exterior wall. Section called on plan does not apply.</p> <p>13) Detail connection of bottom chord bearing joists to existing steel beam supports. Section called on plan is mislabeled.</p> <p>14) What is the actual lengths of the bottom chord bearing joists?</p> <p>15) Specify size of existing steel beam.</p> <p>16) Sections 4/S-500 and 4/S-502 conflict. Revise plans.</p> <p>17) Section 3/S-502: Canopy design moments are being transferred to HSS tube but also need to be resisted by roof structure for stability. Submit design calculations and detail connections as required.</p> <p>18) Section 8/S-502: Label all structural sections. Coordinate with architecture (1/A-604). Sections differ drastically.</p> <p>19) Where is the attachment of the T&G decking to joists? Shouldn't it be on plan where ever everyone can read it instead in some hidden note?</p> <p>20) Submit supporting literature for diaphragm design of T&G decking to bar joists.</p> <p>21) Provide actual elevations at location requested.</p> <p>22) Specify on plans size(s) of existing members (beams, columns, footings, etc.)</p> <p>23) Provide, in structural plans, all necessary dimensions to define size, location and configuration of all structural elements. Structural shell will be built from structural plans, which must be self-sufficient for that purpose. DO NOT refer to architectural drawings for required structural dimensions.</p> <p>24) Calculation pages must be numbered and both cover sheet and index must be signed and sealed with statement that assumes responsibility for both manual and computer generated calculations and shows the total number of calculation pages, to comply with State Rule 61G15-23.</p> <p>25) Provide signed and sealed index for</p>

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12 - ZONING PLAN REVIEW	pizoning	ZONING PLAN REVIEW				calculations. 26) Special Inspector required for all structural work. Submittal incomplete, review terminated (to be continued).

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12 - ZONING PLAN REVIEW	pizoning	ZONING PLAN REVIEW	2/19/2015	defer	etejera	

1) NEED AN ORIGINAL SIGNED AND SEALED SURVEY, PLANS HAVE ONLY A PHOTO COPY OF A SURVEY.

2) MUST COMPLY WITH ALL REQUIREMENTS OF SECTION 5-119 (OUTDOOR DINING) SUCH AS,

A. THE OPEN-AIR DINING AREA SHALL NOT OCCUPY AN AREA OF MORE THAN THIRTY (30%) PERCENT OF THE PUBLIC INDOOR AREA OF THE PRIMARY RESTAURANT OPERATION.

B. THAT THE OPEN-AIR DINING AREA SHALL BE UNENCLOSED AND SHALL BE OPEN EXCEPT THAT IT MAY BE COVERED WITH A CANVAS COVER OR STRUCTURAL CANOPY OF A BUILDING'S ARCADE, LOGGIA OR OVERHANG.

C. A PERMIT ISSUED FOR AN OPEN-AIR DINING LOCATED ON PUBLIC PROPERTY SHALL BE ISSUED FOR A PERIOD OF ONE (1) YEAR, RENEWABLE ANNUALLY BY THE PLANNING DEPARTMENT. SUCH PERMIT SHALL NOT BE TRANSFERABLE IN ANY MANNER.

D. THERE SHALL BE MAINTAINED A MINIMUM OF FIVE (5) FOOT CLEAR DISTANCE OF PUBLIC SIDEWALK, FREE OF ALL OBSTRUCTIONS, IN ORDER TO ALLOW ADEQUATE PEDESTRIAN MOVEMENT. THE MINIMUM DISTANCE SHALL BE MEASURED FROM THE PORTION OF THE OPEN-AIR DINING AREA NEAREST EITHER THE CURB-LINE OR THE NEAREST OBSTRUCTION.

E. NO AWNING, CANOPY OR COVERING OF ANY KIND, EXCEPT INDIVIDUAL TABLE UMBRELLAS, SHALL BE ALLOWED OVER ANY

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						<p>PORTION OF THE OPEN-AIR DINING AREA LOCATED ON PUBLIC PROPERTY EXCEPT AS ALLOWED UNDER SEPARATE COVENANT PROCESS.</p> <p>F. NO PERIMETER STRUCTURES SUCH AS FENCES, RAILINGS, PLANTERS OR OTHER SUCH BARRIERS SHALL SURROUND THE OPEN-AIR DINING AREA WHICH WOULD RESTRICT THE FREE AND UNOBSTRUCTED PEDESTRIAN FLOW OR DISCOURAGE THE FREE USE OF THE TABLES OR CHAIRS BY THE GENERAL PUBLIC.</p> <p>G. THE STANDARDS FOR NIGHTTIME USES IN ARTICLE 4, DIVISION 3 ARE MET.</p> <p>H. PLANS MUST INDICATE THAT OUTDOOR DINING WILL BE ON A SEPARATE PERMIT.</p> <p>I. AND MORE (SEE ARTICLE 5, SECTION 5-119).</p> <p>3) AS PER SECTION 5-302 (AWNINGS IN A COMMERCIAL DISTRICT) "AWNINGS AND ENTRANCE CANOPIES PLACED UPON, ATTACHED TO, OR FORMING ANY PART OF ANY BUILDING IN ANY COMMERCIAL DISTRICT MAY BE MADE OF CANVAS, CLOTH, NATURAL MATERIALS OR OTHER SIMILAR MATERIALS AND OF FIBERGLASS, PLASTIC OR NON-FERROUS METALS, BUT IN NO CASE SHALL ANY SUCH AWNINGS, SHELTER CANOPIES, ENTRANCE CANOPIES OR CARPORT CANOPIES BE MADE OF WOOD OR WOOD PRODUCTS OR OF MASONITE OR SIMILAR MATERIALS; IN ALL CASES SUCH AWNINGS, SHELTER CANOPIES, ENTRANCE CANOPIES OR CARPORT CANOPIES SHALL</p>

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Group # - Name	Action Code	Action Description	Completion Date	Completion Code	Completed By	Comments
						<p>GENERALLY SIMULATE THE APPEARANCE OF CANVAS AWNINGS, AND MUST NOT BE CORRUGATED OR SLATTED OR WITH HOLES OR OTHER VISIBLE SPACES OR GAPS."</p> <p>4) WILL NEED A P.W. ENCROACHMENT COVENANT FOR AWNING OVER SIDEWALK.</p> <p>A. SECTION 5-1911. ENCROACHMENTS OVER PUBLIC RIGHTS-OF-WAY, AWNINGS WHICH ENCROACH OVER PUBLIC RIGHTS-OF-WAY SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS AND RESTRICTIONS: THE PROPERTY OWNER SHALL EXECUTE A RESTRICTIVE COVENANT PREPARED BY THE CITY ATTORNEY, WHICH SHALL RUN WITH THE TITLE OF THE LAND, AGREEING TO PROVIDE PUBLIC LIABILITY INSURANCE COVERAGE FOR THE ENCROACHMENT IN THE MINIMUM LIMITS REQUIRED BY THE CITY, AND NAMING THE CITY AS ADDITIONAL INSURED UNDER THE POLICY. AN EXECUTED COPY OF THE RESTRICTIVE COVENANT, TOGETHER WITH CERTIFICATE OF REQUIRED INSURANCE, SHALL BE PRESENTED TO THE BUILDING OFFICIAL, PRIOR TO THE ISSUANCE OF ANY PERMITS FOR SUCH WORK.</p> <p>5) PLANS MUST PROVIDE A MINIMUM OF 10% OPEN LANDSCAPING, SEE SECTION 5-1101.</p> <p>6) PLANS MUST PROVIDE A NOTE INDICATING THAT "PROJECT WILL COMPLY WITH LANDSCAPE DIVISION 11."</p> <p>7) PROJECT MUST PROVIDE PARKING FOR ADDITION. IF ADDITION IS 943' SQUARE FEET THEN PROJECT WILL NEED A MINIMUM OF 12 SPACES (11.3 AS PER CALC.), PLANS ONLY</p>

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Group # - Name	Action Code	Action Description	Completion Date	Completion Code	Completed By	Comments
						SHOW 9 SPACES WITHIN PRIVATE PROPERTY. IF OFF-STREET PARKING IS BEING USED IT MUST COMPLY WITH SECTION 5-1408 AND BE APPROVED BY THE DEVELOPMENT SERVICE DIRECTOR.
						8) AS PER SECTION 5-1403, PARKING SPACES MUST BE A MINIMUM OF 18" FROM SIDE PROPERTY LINE.
						9) AS PER SECTION 5-1701 "NEW COMMERCIAL CONSTRUCTION OR RENOVATION OF AN EXISTING COMMERCIAL STRUCTURE, THE USE OF WHICH INVOLVES FOOD PRODUCTS (SUCH AS RESTAURANTS, CAFETERIAS, ETC.), WHERE THE CUMULATIVE COST OF SUCH RENOVATION IS IN EXCESS OF TWENTY-FIVE (25%) PERCENT OF THE ASSESSED VALUE OF THE EXISTING COMMERCIAL STRUCTURE SHALL MAKE PROVISIONS FOR THE INSTALLATION OF AN AIR CONDITIONING SYSTEM FOR COMMERCIAL TRASH CONTAINERS." NEED PLANS TO INDICATE THAT THE CUMULATIVE COST OF SUCH RENOVATION WILL NOT EXCEED TWENTY-FIVE (25%) PERCENT OF THE ASSESSED VALUE OF THE EXISTING COMMERCIAL STRUCTURE.
						10) AS PER SECTION 5-1702 THE TRASH CONTAINER ROOM MUST BE EASILY ACCESSIBLE FOR SERVICING. PLANS SHOW PARKING SPACES BLOCKING ACCESS.
						11) WHEN MORE THAN ONE PLATTED LOT IS INVOLVED A COVENANT IN LUE OF A UNITY OF TITLE MUST BE FILED WITH THE CITY ATTORNEY'S OFFICE. AS PER ZONING'S RECORDS WE DO NOT HAVE A UNITY OF TITLE

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12) FURTHER REVIEW REQUIRED ONCE CHANGES ARE DONE TO PLANS.

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12 - ZONING PLAN REVIEW	pizoning	ZONING PLAN REVIEW	8/4/2015	defer	etejera	

1) AS PER CORAL GABLES ZONING CODE SECTION 4-402, A, "PROHIBITED USES ON CERTAIN STREET", THE OUTDOOR BAR / OUTDOOR CAFE WINDOW WILL NOT BE ALLOWED UPON LOTS OR PREMISES ABUTTING PONCE DE LEON BOULEVARD BETWEEN SOUTHWEST 8TH STREET AND BIRD ROAD.

A. "EXCEPT AS PROVIDED IN SECTION 4-403(F), NO BUSINESS CONDUCTED OUTSIDE A BUILDING AND/OR RESTAURANTS SHALL BE PERMITTED ON ANY LOTS OR PREMISES ABUTTING CORAL WAY (A PORTION OF WHICH IS KNOWN AS MIRACLE MILE), OR BILTMORE WAY, OR UPON LOTS OR PREMISES ABUTTING PONCE DE LEON BOULEVARD BETWEEN SOUTHWEST 8TH STREET AND BIRD ROAD." (SEE SHEET A-302 FOR CLARIFICATION).

2) AS PER SECTION 5-302, B (AWNING IN A COMMERCIAL DISTRICT) "AWNINGS ENTRANCE CANOPIES OR CARPORT CANOPIES SHALL GENERALLY SIMULATE THE APPEARANCE OF CANVAS AWNINGS, AND MUST NOT BE CORRUGATED OR SLATTED OR WITH HOLES OR OTHER VISIBLE SPACES OR GAPS."

3) NEED TO SHOW CHAIRS AND TABLES FOR OUTDOOR SEATING.

4) WILL NEED A P.W. ENCROACHMENT COVENANT FOR AWNING AND TRELIS OVER SIDEWALK.

A. SECTION 5-1911. ENCROACHMENTS OVER PUBLIC RIGHTS-OF-WAY.AWNINGS WHICH

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Group # - Name	Action Code	Action Description	Completion Date	Completion Code	Completed By	Comments
						<p>ENCROACH OVER PUBLIC RIGHTS-OF-WAY SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS AND RESTRICTIONS: THE PROPERTY OWNER SHALL EXECUTE A RESTRICTIVE COVENANT PREPARED BY THE CITY ATTORNEY, WHICH SHALL RUN WITH THE TITLE OF THE LAND, AGREEING TO PROVIDE PUBLIC LIABILITY INSURANCE COVERAGE FOR THE ENCROACHMENT IN THE MINIMUM LIMITS REQUIRED BY THE CITY, AND NAMING THE CITY AS ADDITIONAL INSURED UNDER THE POLICY. AN EXECUTED COPY OF THE RESTRICTIVE COVENANT, TOGETHER WITH CERTIFICATE OF REQUIRED INSURANCE, SHALL BE PRESENTED TO THE BUILDING OFFICIAL, PRIOR TO THE ISSUANCE OF ANY PERMITS FOR SUCH WORK.</p> <p>5) PLANS MUST PROVIDE A MINIMUM OF 10% OPEN LANDSCAPING, SEE SECTION 5-1101. IF LOT IS 10,537 SQUAR FEET THEN THE REQUIRED MINIMUM LANDSCAPING IS 1,053.7 VS. 195 SHOWN ON PLANS.</p> <p>6) PROJECT MUST PROVIDE PARKING FOR ADDITION. ZONING LEGEND ON COVER PAGE INDICATES A REDUCTION IN SQUARE FOOTAGE BUT FLOOR PLAN DIMENSION ON SHEET A-101 ARE THE SAME. SHEET A-101 DOES SHOW A CHANGE IN THE ENTRANCE AREA FOR TENANT "C" BUT THE CHANGE IS A REDUCED ENTRANCE, THIS WILL INCREASE THE SQUARE FOOTAGE.</p> <p>A. IF ADDITION IS 943' SQUARE FEET THEN PROJECT WILL NEED A MINIMUM OF 12 SPACES (11.3 AS PER CALC.), PLANS ONLY SHOW 9 SPACES WITHIN PRIVATE PROPERTY. IF OFF-STREET PARKING IS BEING USED IT</p>

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						MUST COMPLY WITH SECTION 5-1408 AND BE APPROVED BY THE DEVELOPMENT SERVICE DIRECTOR.
						7) NEED TO SHOW THAT ALL PARTS OF PARKING SPACES SHALL BE SET BACK FROM BUILDING ENTRANCES AND EXITS A DISTANCE OF AT LEAST THREE (3) FEET FROM THE OUTSIDE EDGE OF THE OPEN DOOR.
						8) AS PER SECTION 5-1403, PARKING SPACES MUST BE A MINIMUM OF 18" FROM SIDE PROPERTY LINE, NEED TO SHOW DIMENSIONS ON PLAN.
						9) AS PER SECTION 5-1701 "NEW COMMERCIAL CONSTRUCTION OR RENOVATION OF AN EXISTING COMMERCIAL STRUCTURE, THE USE OF WHICH INVOLVES FOOD PRODUCTS (SUCH AS RESTAURANTS, CAFETERIAS, ETC.), WHERE THE CUMULATIVE COST OF SUCH RENOVATION IS IN EXCESS OF TWENTY-FIVE (25%) PERCENT OF THE ASSESSED VALUE OF THE EXISTING COMMERCIAL STRUCTURE SHALL MAKE PROVISIONS FOR THE INSTALLATION OF AN AIR CONDITIONING SYSTEM FOR COMMERCIAL TRASH CONTAINERS." NEED PLANS TO INDICATE THAT THE CUMULATIVE COST OF SUCH RENOVATION WILL NOT EXCEED TWENTY-FIVE (25%) PERCENT OF THE ASSESSED VALUE OF THE EXISTING COMMERCIAL STRUCTURE.
						10) WHEN MORE THAN ONE PLATTED LOT IS INVOLVED A COVENANT IN LUE OF A UNITY OF TITLE MUST BE FILED WITH THE CITY ATTORNEY'S OFFICE. AS PER ZONING'S RECORDS WE DO NOT HAVE A UNITY OF TITLE

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ON FILE.

12 - ZONING PLAN REVIEW pr zoning ZONING PLAN REVIEW 10/20/2015 defer etejera

11) TRELLIS MUST INDICATE A ZONING CODE APPROVED MATERIAL AND SHOW ALL CONNECTORS AS CONCEALED.
 AS PER EMAIL WITH LAURA RUSSO:

The proposed covenant indicates the new area as "Retail", but the proposed plans still show the addition as "Restaurant Use". The use designated to the new square footage is what will determine the required parking, please have the plans revised to reflect the language on the proposed covenant.

We will need a clear separation from "restaurant" and "retail". Also, in order for that new "retail" area to have a sign it will need to have street frontage.

Permit #: BL-15-01-1126

Permit type: bi013 - COMMERCIAL ADDITION

Address: 2728 PONCE DE LEON BLVD
CORAL GABLES, FL 33134-6005

Master permit #:

Routing queue: bi040a - 11 LEVEL PLAN REVIEW/PPA/

Group # - Name	Action Code	Action Description	Completion Date	Completion Code	Completed By	Comments
12 - ZONING PLAN REVIEW	przoning	ZONING PLAN REVIEW	6/21/2016	defer	etejera	SAME AS PREVIOUS COMMENTS.

AS PER EMAIL WITH LAURA RUSSO:

1) THE PROPOSED COVENANT INDICATES THE NEW AREA AS "RETAIL", BUT THE PROPOSED PLANS STILL SHOW THE ADDITION AS "RESTAURANT USE". THE USE DESIGNATED TO THE NEW SQUARE FOOTAGE IS WHAT WILL DETERMINE THE REQUIRED PARKING, PLEASE HAVE THE PLANS REVISED TO REFLECT THE LANGUAGE ON THE PROPOSED COVENANT.

A. NEED TO PROVIDE A COPY OF THE APPROVED AND RECORDED COVENANT INDICATING PROPOSED USE AND PARKING CALCULATIONS.

2) WE WILL NEED A CLEAR SEPARATION FROM "RESTAURANT" AND "RETAIL". ALSO, IN ORDER FOR THAT NEW "RETAIL" AREA TO HAVE A SIGN IT WILL NEED TO HAVE STREET FRONTAGE.

Permit #: BL-15-01-1126 Permit type: b1013 - COMMERCIAL ADDITION Address: 2728 PONCE DE LEON BLVD
 Master permit #: Routing queue: b1040a - 11 LEVEL PLAN REVIEW/PP/ CORAL GABLES, FL 33134-6005

Group # - Name	Action Code	Action Description	Completion Date	Completion Code	Completed By	Comments
12 - ZONING PLAN REVIEW	przoning	ZONING PLAN REVIEW	6/27/2016	defer	etejera	<p>1) SHEET A-202 & A-603 SHOW TWO METAL CANOPIES ENCROACHING OVER THE PROPERTY LINE. NEED TO PROVIDE AWNING ENCROACHMENT COVENANT FOR PROJECTION.</p> <p>2) SHEET A-603 MUST SHOW CLEARANCE OVER SIDEWALK. ZONING CODE REQUIRES A MINIMUM CLEARANCE OF 7'-6" FROM RIGID PART OF AWNING TO THE ESTABLISHED GRADE OF THE SIDEWALK.</p> <p>3) AS PER ZONING CODE "PLAZAS, COURTYARDS, ARCADES AND LOGGIAS PAVED WITH A PERVIOUS MATERIAL MAY BE CONSIDERED OPEN SPACE AND COUNTED AS SUCH TOWARD THE OPEN SPACE REQUIREMENT UP TO A MAXIMUM OF SEVENTY-FIVE (75%) PERCENT." NEED TO HAVE CITY ARCHITECT APPROVE PERVIOUS PAVERS.</p> <p>4) NEED TO PROVIDE A DISK WITH AUTOCAD P-LINES OF THE PROPOSED ADDITION IN ORDER TO VERIFY NEW SQUARE FOOTAGE.</p> <p>5) PROJECT MUST PROVIDE PARKING FOR ADDITION. IF ADDITION IS 967' SQUARE FEET THEN PROJECT WILL NEED A MINIMUM OF 12 SPACES (11.3 AS PER CALC.). PLANS ONLY SHOW 6 SPACES WITHIN PRIVATE PROPERTY. IF OFF-STREET PARKING IS BEING USED IT MUST COMPLY WITH SECTION 5-1408 AND BE APPROVED BY THE DEVELOPMENT SERVICE DIRECTOR.</p> <p>6) ALL PARTS OF PARKING SPACES SHALL BE SET BACK FROM BUILDING ENTRANCES AND EXITS A DISTANCE OF AT LEAST THREE (3)</p>

Permit #: BL-15-01-1126 Permit type: bi013 - COMMERCIAL ADDITION Address: 2728 PONCE DE LEON BLVD
 Master permit #: Routing queue: bi040a - 11 LEVEL PLAN REVIEW/PP/ CORAL GABLES, FL 33134-6005

Group # - Name	Action Code	Action Description	Completion Date	Completion Code	Completed By	Comments
13 - PLAN PROCESSING	ppappl	APPLICATION/LICENSE/OWNERSHIP				
13 - PLAN PROCESSING	calc fees	CALCULATE FEES				
13 - PLAN PROCESSING	ppcstaging	CONSTRUCTION STAGING PLAN APPROVAL				
13 - PLAN PROCESSING	ppdemo	DEMOLITION OF EXISTING STRUCTURE				
13 - PLAN PROCESSING	ppderm	DERM PLAN REVIEW				
13 - PLAN PROCESSING	ppimpfees	MIAMI-DADE COUNTY IMPACT FEES				
13 - PLAN PROCESSING	ppsewer	SEWER ALLOCATION LETTER FROM				
13 - PLAN PROCESSING	ppwater	WATER VERIFICATION FORM				
14 - CASHIER	collect	COLLECT FEES				
15 - NOTICE OF COMMENCEMENT	ppnoc	NOTICE OF COMMENCEMENT				
16 - BUILDING INSPECTION	bi002	ARCHIVING REVIEW SOIL CONDITION				
16 - BUILDING INSPECTION	bi004	BASE - COMMERCIAL PKG LOT				
16 - BUILDING INSPECTION	bi005	BEAMS 01 FLOOR				
16 - BUILDING INSPECTION	bi006	BEAMS 02 FLOOR				
16 - BUILDING INSPECTION	bi007	BEAMS 03 FLOOR				
16 - BUILDING INSPECTION	bi023	CAPS 01 FLOOR				
16 - BUILDING INSPECTION	bi024	CAPS 02 FLOOR				
16 - BUILDING INSPECTION	bi025	CAPS 03 FLOOR				
16 - BUILDING INSPECTION	bi040	CEILING FRAMING 01 FLOOR				
16 - BUILDING INSPECTION	bi041	CEILING FRAMING 02 FLOOR				
16 - BUILDING INSPECTION	bi042	CEILING FRAMING 03 FLOOR				
16 - BUILDING INSPECTION	bi058	COLUMNS 01 FLOOR				
16 - BUILDING INSPECTION	bi059	COLUMNS 02 FLOOR				
16 - BUILDING INSPECTION	bi060	COLUMNS 03 FLOOR				

FEET FROM THE OUTSIDE EDGE OF THE OPEN DOOR, NEED TO SHOW DIMENSION ON PLANS.
 7) AS PER SECTION 5-1403, PARKING SPACES MUST BE A MINIMUM OF 18" FROM SIDE PROPERTY LINE, NEED TO SHOW DISTANCE ON PLANS.
 8) AS PER SECTION 5-1702 THE TRASH CONTAINER ROOM MUST BE EASILY ACCESSIBLE FOR SERVICING. PLANS SHOW PARKING SPACES BLOCKING ACCESS.