

My Home



**miamidade.gov**

ACTIVE TOOL: SELECT



Show Me:

[Property Information](#)

Search By:

[Select Item](#)

[Text only](#)

[Property Appraiser Tax Estimator](#)

[Property Appraiser Tax](#)

[Comparison](#)

Summary Details:

Folio No:	03-4117-005-4200
Property:	2728 PONCE DE LEON BLVD
Mailing Address:	SKYY PROP INC 6435 SW 100 ST MAM FL 33156-3351

Property Information:

Primary Zone:	6400 COMMERCIAL - CENTRAL
CLUC:	0011 RETAIL OUTLET
Beds/Baths:	0/0
Floors:	1
Living Units:	0
Adj Sq Footage:	5,477
Lot Size:	10,700 SQ FT
Year Built:	1943
Legal Description:	C GABLES CRAFTS SEC PB 10-40 LOTS 27 TO 31 INC BLK 15 LOT SIZE 10700 SQUARE FEET OR 18506-3173 0399 1 COC 21784-2688 10 2003 6 OR 21784-2688 1003 03

Assessment Information:

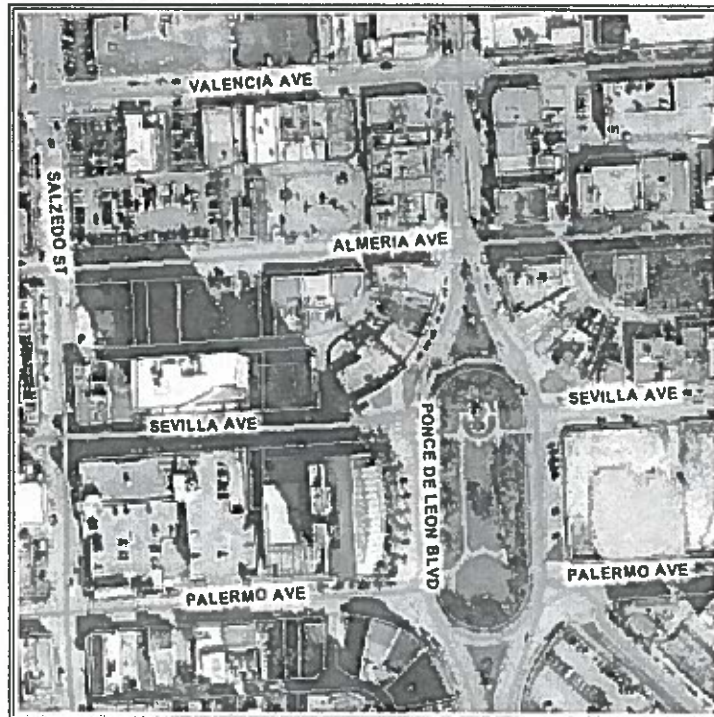
Year:	2012	2011
Land Value:	\$1,498,000	\$1,498,000
Building Value:	\$1,095,400	\$1,095,400
Market Value:	\$2,593,400	\$2,593,400
Assessed Value:	\$2,593,400	\$2,439,906

Taxable Value Information:

Year:	2012	2011
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$2,593,400	\$0/\$2,439,906
County:	\$0/\$2,593,400	\$0/\$2,439,906
City:	\$0/\$2,593,400	\$0/\$2,439,906
School Board:	\$0/\$2,593,400	\$0/\$2,593,400

Sale Information:

Sale Date:	10/2003
Sale Amount:	\$1,340,000
Sale O/R:	21784-2688
Sales Qualification Description:	Other disqualified
<a href="#">View Additional Sales</a>	



Aerial Photography - 2012

0 — 114 ft

Legend

- Property Boundary
- Selected Property
- Street
- Highway
- Miami-Dade County
- Water



[My Home](#) | [Property Information](#) | [Property Taxes](#)  
| [My Neighborhood](#) | [Property Appraiser](#)

[Home](#) | [Using Our Site](#) | [Phone Directory](#) | [Privacy](#) | [Disclaimer](#)

If you experience technical difficulties with the Property Information application, or wish to send us your comments, questions or suggestions please email us at [Webmaster](#).

Web Site  
© 2002 Miami-Dade County.  
All rights reserved.

CITY'S  
EXHIBIT 1





The City of Coral Gables

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

3/1/2013

EXT TO 7/31  
SEE EMAIL  
ATT

Resent Regular mail  
4-3-13  
SEE ATTACH

Ext. to June 30,  
2013

SKYY PROP INC  
6435 SW 100 ST  
MIAMI, FL 33134-5903

VIA CERTIFIED MAIL  
91 7108 2133 3932 6146 6108

305-479-6688  
Grey

RE: 2728 PONCE DE LEON BLVD, CORAL GABLES, FL  
Folio # 03-4117-005-4200  
Recertification of Building 40 Years or older

Gentlemen:

This Department has been advised that the subject building is forty (40) years old, or older, having been built in 1943.

In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a Florida Registered Architect or Professional Engineer must inspect said building and a report must be furnished to this Department with ninety (90) days from the date of this letter, indicating that the building meets the requirements of building recertification under the Code. In the event that repairs or modifications are found to be necessary resulting from the recertification inspection, the owner shall have a total of 150 days from the date of this Notice in which to complete indicted repairs or modifications.

The architect or engineer that you choose to do the inspection may obtain the required forms: "Minimum Inspection Procedural Guidelines for Building Recertification," from this link: <http://www.miamidade.gov/building/form-checklist.asp> to access the interactive structural and electrical forms. In addition to the forms, a cover letter must state that the property meets the requirement for building recertification; no additional documents or photographs are necessary.

The certification report, along with the filing fee in the amount of \$380.63; plus, \$2.45 per page document preservation fee must be paid with a check, or credit card payment to the "City of Coral Gables," and sent/delivered to:

BUILDING RECERTIFICATION SECTION  
Coral Gables Building & Zoning Department  
405 Biltmore Way  
Coral Gables, FL 33134

Any questions may be directed to (305) 460-5228. Thank you for your prompt consideration.

Sincerely,

*Manuel Z. Lopez*

Manuel Z. Lopez, P.E.  
Building Official

CITY'S

EXHIBIT 2



## The City of Coral Gables

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

June 2, 2015

SKY PROPERTIES INC      **\*\*FINAL NOTICE\*\***  
6435 SW 100 ST  
MIAMI, FL 33156

**VIA CERTIFIED MAIL**

91 7108 2133 3932 7095 9653

Re: Building Recertification  
2728 PONCE DE LEON BLVD  
Folio # 03-4117-005-4200

Dear Property Owner:

In a certified letter dated 3/1/2013, this Department notified you the property referenced above requires a 40-year building recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). The letter informed you it was necessary to furnish this Department a report prepared by a licensed architect or engineer within 90-days specifying the building meets the requirements for building recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

Please be advised that as of 6/1/2015 the report will be overdue and this building will be deemed to be in NON-COMPLIANCE. This may result in the revocation of the Certificate of Occupancy, as well as, being subject to other penalties as provided in the Code.

**Failure to contact us before 7/6/2015, will result in our forwarding this building information to the Miami-Dade County Unsafe Structures Board for further determination.**

Please govern yourself accordingly.

Sincerely,

*Manuel Z. Lopez*

Manuel Z. Lopez, P.E.  
Building Official

E-mailed



## The City of Coral Gables

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

July 8, 2015

### VIA CERTIFIED MAIL

91 7108 2133 3932 5924 9225

Sky Properties Inc  
Greg Yu, Manager.  
6435 SW 100 St  
Miami, Fl. 33156

Re: 2728 Ponce de Leon Blvd  
Folio # 03-4117-005-4200

Dear Property Owner/Manager:

This Department has received your request dated June 8, 2015 for an extension to provide us with the Recertification Report for the above referenced property.

By these means, I am granting you sixty (60) days from the date of this letter to provide the Recertification Report. If you have further questions please contact me at (305) 460-5242.

Sincerely,

*Manuel Z. Lopez*

Manuel Z. Lopez, P.E.  
Building Official



RC-13-08-1913

**FORMGROUP**  
architecture + planning

August 28, 2013

Miami-Dade County Building Official  
Miami-Dade County Building and Zoning Department  
Attention: Permitting and Inspections Center  
11805 SW 26<sup>th</sup> Street  
Miami, FL 33175

Re: 40 Year Recertification  
2728 Ponce De Leon Blvd, Coral Gables, FL 33134 – Folio no. 03-4117-005-4200

Dear Building Official,

I am a Florida registered Architect with an active license, no AR14851. I have been retained to perform an inspection of the above referenced building for compliance with Section 8-11(f) of Miami-Dade County Code for 40year recertification. I have over 15 years experience practicing in the South Florida Market and consider myself qualified to perform these inspections.

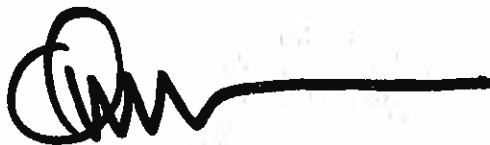
I performed a series of visual inspections from August 25th through August 27, 2013. Several concealed spaces were uncovered in order to provide visual access during my inspections. I did not find material deterioration warranting extensive material or laboratory testing and none were performed. The detailed findings of my report are found on the attached inspection report.

Ralph Pena Sr., from RPJ Engineering performed electrical inspections as per Section 8-11 requirements and his report is attached herein. Minor electrical repairs are recommended.

Based on my inspections, I hereby certify that the above referenced property meets the minimum standards for occupancy classification of the building as established in Section 8-11(f) of the code of Miami- Dade County and that the building is structurally sound for it's intended use and occupancy.

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

Sincerely,



Omar A. Morales, AIA  
Architect: AR#14851

CITY'S  
EXHIBIT 3



MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING STRUCTURAL RECERTIFICATION

INSPECTION COMMENCED Date: 8-25-13

INSPECTION MADE BY: FORMGROUP, Inc. SIGNATURE:

INSPECTION COMPLETED Date: 8-27-13

PRINT NAME: Omar A. Morales TITLE: President / Principal Architect

ADDRESS: FORMGROUP, Inc. 4300 SW 73 Avenue, Suite 106 Miami, FL 33155

1. DESCRIPTION OF STRUCTURE

Table with 2 columns: Field (a-h) and Value. Fields include Name on Title, Street Address, Legal Description, Owner's Name, Mailing Address, Folio Number, Building Code, Present Use, and General Description.

Additional Comments: One story CBS building, approximately 5,477s.f., original construction date is unknown (approx. 1929) last major remodeling done in 2000 included extensive facade renovations, new parapets, and new AC equipment. Building structure is made up of exterior load bearing masonry walls supported on continuous spread footings, interior steel columns supported on pad foundations, concrete slab on grade with 2x8 wood rafter roof system. Structure is generally in good condition with notable features as described herein.

Handwritten signature and date: 8/28/13

Additions to original structure:

**Minor one-story addition made to rear of building for use as storage room.**

## 2. PRESENT CONDITION OF STRUCTURE

a. General alignment (not good, fair, poor, explain if significant) **Good**

1. Bulging **None noted**

2. Settlement **None noted**

3. Defections **None noted**

4. Expansion **Minor stucco expansion on front facade, not significant**

5. Contraction **None noted**

b. Portion showing distress (Note, beams, columns, structural walls, floors, roofs, other)

**Roof appears to be approximately 20 years old, minor deterioration noted at parapet flashing along West wall.**

c. Surface conditions – describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration & stains.

**Exterior surfaces appear in generally good condition, recent stucco repairs apparent to South (front) facade appear to be in good condition with exception of minor expansion/cracking above arches.**

  
8/29/13



d. Cracks – note location in significant members. Identify crack size as HAIRLINE if barely discernible; FINE if less than 1 mm in width; MEDIUM if between 1 and 2 mm in width; WIDE if over 2 mm.

**No cracks noted in slab, walls, beams. Minor ceiling stucco damage at interior dining room.**

e. General extent of deterioration – cracking or spalling of concrete or masonry; oxidation of metals; rot or borer attack in wood.

**General deterioration noted at exterior electrical closet - wood deterioration at door jambs.  
Electrical closet does not appear to meet electrical clearance requirements.  
Electrical closet should be demolished/removed**

f. Previous patching or repairs **Minor interior ceiling patches noted, not significant**

g. Nature of present loading indicate residential, commercial, other estimate magnitude.

**Present use is Restaurant, 50psf.**

### 3. INSPECTIONS

a. Date of notice of required inspection

b. Date(s) of actual inspection **8-25-13 through 8-27-13**

c. Name and qualifications of individual submitting inspection report:

**Omar A. Morales, AIA, State registered Architect and General Contractor (AR#0014851)**

d. Description of any laboratory or other formal testing, if required, rather than manual or visual procedures

**None**

e. Structural repair-note appropriate line:

1. None required **X**

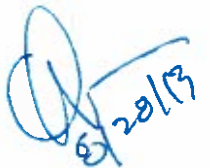
2. Required (describe and indicate acceptance)

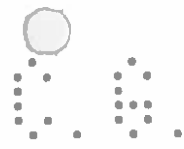
### 4. SUPPORTING DATA

a. \_\_\_\_\_ sheet written data

b. **X** \_\_\_\_\_ photographs

c. **X** \_\_\_\_\_ drawings or sketches:





**5. MASONRY BEARING WALL = Indicate good, fair, poor on appropriate lines**

a. Concrete masonry units	<b>Good</b>
b. Clay tile or terra cotta units	<b>None</b>
c. Reinforced concrete tie columns	<b>Good</b>
d. Reinforced concrete tie beams	<b>Good</b>
e. Lintel	<b>Good</b>
f. Other type bond beams	<b>none</b>
g. Masonry finishes - exterior	
1. Stucco	<b>Fair</b>
2. Veneer	<b>Good - keystone framing details</b>
3. Paint only	<b>Good</b>
4. Other(describe)	
h. Masonry finishes - interior	
1. Vapor barrier	<b>Good</b>
2. Purring and plaster	<b>Fair - minor repairs required</b>
3. Paneling	<b>None</b>
4. Paint only	<b>Good</b>
5. Other (describe)	
i. Cracks:	
1. Location - note beams, columns, other	<b>South facade - above arches</b>
2. Description	<b>Minor surface cracks associated with expansion</b>
j. Spalling: <b>None noted</b>	
1. Location - note beams, columns, other	
2. Description	
k. Rebar corrosion-check appropriate line:	
1. None visible	<b>X</b>
2. Minor-patching will suffice	
3. Significant-but patching will suffice	
4. Significant-structural repairs required	

*[Handwritten signature]*  
2/28/13

1. Samples chipped out for examination in spall areas:

1. No. **X**

2. Yes - describe color, texture, aggregate, general quality

## 6. FLOOR AND ROOF SYSTEM

a. Roof:

1. Describe (flat, slope, type roofing, type roof deck, condition).

**Low slope, built-up roofing over plywood deck**

**Fair condition with signs of wear associated with age. Parapet flashing in poor condition.**

2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support:

**Existing AC condensing units on alumn roof stands, flashing in fair condition.**

3. Note types of drains and scuppers and condition:

**Roof slopes to gutter/downspouts on North wall - drainage appears good.**

b. Floor system(s)

1. Describe (type of system framing, material, spans, condition)

**Concrete slab on grade with tile overlay. Generally good condition, not spalling noted.**

**Trench drain in kitchen in poor condition should be repaired or replaced.**

c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members

**Ceiling access over bathrooms was used to examine roof structure. Framing appears to be in good to fair condition.**

## 7. STEEL FRAMING SYSTEM

a. Description

**Structural steel interior columns support girder trusses at interior span.  
Appear to be in good condition.**

  
2/28/13

b. Exposed Steel - describe condition of paint & degree of corrosion:

None

08/29/13

c. Concrete or other fireproofing – note any cracking or spalling, and note where any covering was removed for inspection

None

d. Elevator sheave beams & connections, and machine floor beams – note condition:

None

**8. CONCRETE FRAMING SYSTEM**

a. Full description of structural system

N/A

b. Cracking

1. Not significant

2. Location and description of members affected and type cracking

c. General condition

d. Rebar corrosion - check appropriate line:

1. None visible

2. Location and description of members affected and type cracking

3. Significant but patching will suffice

4. Significant - structural repairs required (describe)

e. Samples chipped out in spall areas:

1. No.

2. Yes, describe color, texture, aggregate, general quality:

08/29/13

## 9. WINDOWS

- |  |   |
|--|---|
| a. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other) | <b>Aluminum</b>   |
| b. Anchorage – type & condition of fasteners and latches:  | <b>Anchor screws into wood jambs, fair condition</b>              |
| c. Sealant – type of condition of perimeter sealant & at mullions:   | <b>Caulking, fair condition</b>                                   |
| d. Interiors seals – type & condition at operable vents:   | <b>Caulking, fair condition</b>                                   |
| e. General condition:  | <b>Fair condition, additional maintenance should be performed</b> |

## 10. WOOD FRAMING

- |   |  |
|---|--|
| a. Type – fully describe if mill construction, light construction, major spans, trusses;              | <b>See response below</b>  |
| b. Note metal fitting i.e., angles, plates, bolts, split pintles, pintles, other, and note condition: | <b>See response below</b>  |
| c. Joints – note if well fitted and still closed:   | <b>Joints at rafter and beam in good condition</b>                       |
| d. Drainage – note accumulations of moisture:   | <b>None noted</b>  |
| e. Ventilation –note any concealed spaces not ventilated:   | <b>Roof attic vented at perimeter exterior wall</b>                      |
| f. Note any concealed spaces opened for inspection:   | <b>Attic access at restroom ceiling and storage room were available.</b> |

SD.rs.vc.mb.js.rtc1.2/11/2010.40yrtrackingsystem

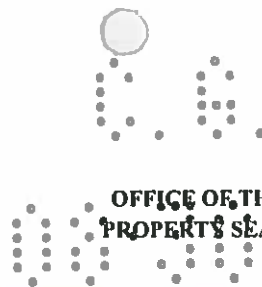
**Response 10a. Roof framing consists of 2x8 rafters at 24" o.c., supported by intermediate wood beam 2x12(?). Limited access.**

**Response 10b. Rafters supported in masonry pockets at exterior wall with roofing paper base flashing. No metal supports noted.**

  
8/28/13






  
**MIAMI-DADE COUNTY**  
**OFFICE OF THE PROPERTY APPRAISER**  
**PROPERTY SEARCH SUMMARY REPORT**  
*Carlos Lopez-Centers*  
*Property Appraiser*

<b>Property Information:</b>				
Folio	03-4117-005-4200			
Property Address	2728 PONCE DE LEON BLVD			
Owner Name(s)	SKYY PROP INC			
Mailing Address	6435 SW 100 ST MIAMI FL 33156 -3351			
Primary Zone	6400 COMMERCIAL - CENTRAL			
Use Code	0011 RETAIL OUTLET			
Beds/Baths/Half	0/0/0			
Floors	1			
Living Units	0			
Adj. Sq. Footage	5,477			
Lot Size	10,700 SQ FT			
Year Built	1943			
Full Legal Description	C GABLES CRAFTS SEC PB 10-40 LOTS 27 TO 31 INC BLK 15 LOT SIZE 10700 SQUARE FEET OR 18506-3173 0399 1 COC 21784-2688 10 2003 6			
<b>Assessment Information:</b>				
	Current	Previous	Previous 2	
<b>Year</b>	<b>2013</b>	<b>2012</b>	<b>2011</b>	
Land Value	\$1,498,000	\$1,498,000	\$1,498,000	
Building Value	\$1,095,400	\$1,095,400	\$1,021,420	
Market Value	\$2,593,400	\$2,593,400	\$2,519,420	
Assessed Value	\$2,593,400	\$2,593,400	\$2,439,906	
<b>Benefits Information:</b>				
	Current	Previous	Previous 2	
<b>Benefit</b>	<b>2013</b>	<b>2012</b>	<b>2011</b>	
Non-Homestead Caps	Assessment Reduction	\$0	\$0	\$79,514
<i>Note: not all benefits are applicable to all Taxable Values (ie County, School Board, City, Regional).</i>				



Aerial Photography 2012

<b>Taxable Value Information:</b>			
	Current	Previous	Previous 2
<b>Year</b>	<b>2013</b>	<b>2012</b>	<b>2011</b>
	Exemption/ Taxable	Exemption/ Taxable	Exemption/ Taxable
County	\$0/\$2,593,400	\$0/\$2,593,400	\$0/\$2,439,906
School Board	\$0/\$2,593,400	\$0/\$2,593,400	\$0/\$2,519,420
City	\$0/\$2,593,400	\$0/\$2,593,400	\$0/\$2,439,906
Regional	\$0/\$2,593,400	\$0/\$2,593,400	\$0/\$2,439,906
<b>Sale Information:</b>			
<b>Date</b>	<b>Amount</b>	<b>OR Book-Page</b>	<b>Qualification Code</b>
10/2003	\$1,340,000	21784-2688	Other disqualified
3/1999	\$950,000	18506-3173	Sales which are qualified
12/1986	\$800,000	13118-1750	Sales which are qualified
11/1973	\$374,000	00000-0000	Sales which are qualified

**Disclaimer:**

The Office of the Property Appraiser and Miami-Dade County are continually editing and updating the tax roll and GIS data to reflect the latest property information and GIS positional accuracy. No warranties, expressed or implied, are provided for data and the positional or thematic accuracy of the data herein, its use, or its interpretation. Although this website is periodically updated, this information may not reflect the data currently on file at Miami-Dade County's systems of record. The Property Appraiser and Miami-Dade County assumes no liability either for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any information provided herein. See Miami-Dade County full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>.

Property Information inquiries, comments, and suggestions email: [pawebmail@miamidade.gov](mailto:pawebmail@miamidade.gov)

GIS inquiries, comments, and suggestions email: [gis@miamidade.gov](mailto:gis@miamidade.gov)

Generated on: Tue Aug 20 2013

*Handwritten signature and date: 8/28/13*



FRONT ELEVATION





17  
8/29/13

WEST (SIDE)  
ELEVATION



**NORTH (REAR)  
ELEVATION**

*Handwritten signature*  
5/2/21





meter closet



parapet flashing

*Handwritten signature and date:*  
2/29/17



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

DATE:

8/28/13

Re: Case No.

Property Address: Bldg. No.: , Sq. Ft.:

Building  
Description:

2728 PONCE DELEON BLVD. CORAL GABLES, FL.

The undersigned states the following:

I am a Florida registered professional engineer or architect with an active license. On AUG 27, 2013, I inspected the parking lots servicing the above referenced building for compliance with Section 8C-6 and determined the following (check only one):

- The parking lot(s) is not adjacent to or abutting a canal, lake or other body of water.
- The parking lot(s) is adjacent to or abutting a canal, lake or other body of water and parked vehicles are protected by a guardrail that complies with Section 8C-6 of the Miami-Dade County Code.
- The parking lot(s) is adjacent to or abutting a canal, lake or other body of water and parked vehicles are not protected by a guardrail that complies with Section 8C-6 of the Miami-Dade County Code. I have advised the property owner that he/she must obtain a permit for the installation of the guardrail and obtain all required inspection approvals to avoid enforcement action.



Signature and Seal  
of Architect or Engineer

OMAR A. MORALES

(Print Name)



MIAMI-DADE COUNTY, FLORIDA



### MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING'S ELECTRICAL RECERTIFICATION

INSPECTION COMMENCED

DATE: AUGUST 27, 2013

INSPECTION COMPLETED

DATE: AUGUST 27, 2013

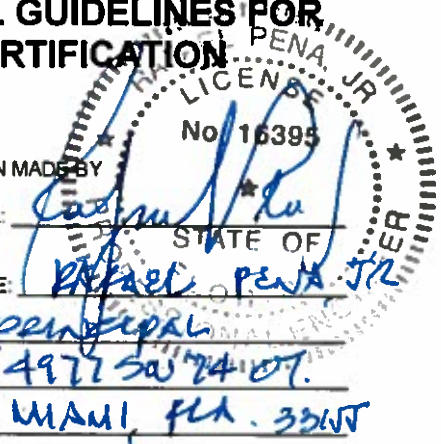
INSPECTION MADE BY

SIGNATURE: *Rafael Pena Jr*

PRINT NAME: *Rafael Pena Jr*

TITLE: *Principal*

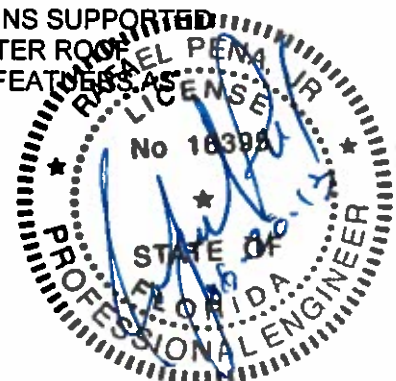
ADDRESS: *4977 SW 74 ST.  
MIAMI, FLA. 33147*



- a. Name of Title: SKYY PROPERTIES, INC.
- b. Street Address: 2728 PONCE DE LEON BLVD., CORAL GABLES, FL 33134
- c. Legal Description: CORAL GABLES CRAFTS SEC PH 10-40
- d. Owners Name: SKYY PROPERTIES, INC.
- e. Owner's Mailing Address: 6435 S.W. 100 STREET – MIAMI, FL 33156-3351
- f. Folio Number of Building: 03-4117-005-4200
- g. Building Code Occupancy Classification: 03-4117-005-4200
- h. Present Use: A-2 ASSEMBLY (RESTAURANT OVER 50 SEATS)

i. General Description, Type of Construction, Size, Number of Stories, and Special Features  
 Additional Comment: ONE STORY CBS BUILDING, APPROXIMATELY 5477 SQ. FT. ORIGINAL CONSTRUCTION DATE IS UNKNOWN (APPROXIMATELY 1929) LAST MAJOR REMODELING DONE IN 2000 INCLUDED EXTENSIVE FAÇADE RENOVATIONS, NEW PARAPETS, AND NEW AC EQUIPMENT.

BUILDING STRUCTURE IS MADE UP OF EXTERIOR LOAD BEARING MASONRY WALLS SUPPORTED ON CONTINUOUS SPREAD FOOTINGS, INTERIOR STEEL COLUMNS SUPPORTED ON PAD FOUNDATIONS, CONCRETE SLAB ON GRADE WITH 2 X 8 WOOD RAFTER ROOF SYSTEM. STRUCTURE IS GENERALLY IN GOOD CONDITION WITH NOTABLE FEATURES AS DESCRIBED HEREIN.



# GUIDELINES AND INFORMATION FOR RECERTIFICATION OF ELECTRICAL SYSTEMS OF FORTY (40) YEAR STRUCTURES

## 1. ELECTRIC SERVICE: 120/240V, 3 Ø, 4W (OPEN DELTA)

1. Size: Amperage ( ) Fuses ( ) Breakers ( X )  
2. Phase: Three Phase ( X ) Single Phase ( )  
3. Condition: Good ( ) Fair ( ) Needs Repair ( X )  
4. Comments: THE BUILDING HAS TWO FPL POINT OF SERVICE TO TWO SEPERATE ELECTRICAL CLOSETS IN BACK OF THE BUILDING. ELECTRICAL CLOSET # 1 WITH ONE 200 AMPS SERVICE AND THE ELECTRICAL CLOSET # 2 WITH TWO 200 AMPS SERVICES (REFER ADDITIONAL COMMENTS AND PHOTOS).

## 2. METER AND ELECTRIC ROOM

1. Clearances: Good ( ) Fair ( ) Requires Correction ( X )  
2. Comments: THE CODE REQUIRES CLEARANCES AT BOTH ELECTRICAL CLOSETS. DOES NOT COMPLY WITH CODE (REFER TO ADDITIONAL COMMENTS).

## 3. GUTTERS: N/A

1. Location: Good ( ) Requires Repair ( )  
2. Taps and Fill: Good ( ) Requires Repair ( )  
3. Comments:

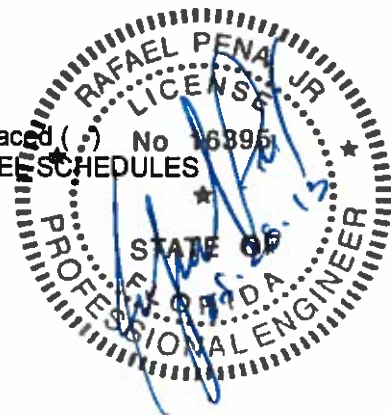
## 4. ELECTRICAL PANELS:

1. Panel # ( A ) Location: ELECTRICAL CLOSET # 1.  
Good ( ) Needs Repair ( X )  
2. Panel # ( B ) Location: ELECTRICAL CLOSET # 2.  
Good ( ) Needs Repair ( X )  
3. Panel # ( C ) Location: KITCHEN / BATH  
Good ( ) Needs Repair ( X )  
4. Panel # ( D ) Location: DINNING AREA CLOSET  
Good ( ) Needs Repair ( X )  
5. Panel # ( ) Location:  
Good ( ) Needs Repair ( )

6. Comments: PANEL C IS LOCATED INSIDE THE KITCHEN BATHROOM FACING THE TOILET. THIS PANEL LOCATION IS A CODE VIOLATION AND SHALL BE RELOCATED TO A NEW LOCATION TO COMPLY WITH CODE.

## 5. BRANCH CIRCUITS

1. Identified: Yes ( ) Must be identified ( X )  
2. Conductors: Good ( X ) Deteriorated ( ) Must be replaced ( )  
3. Comments: ALL THE EXISTING PANELS SHALL BE PROVIDED WITH NEW PANEL SCHEDULES WITH THE PROPER IDENTIFICATION OF EACH BRANCH BREAKER.



**6. GROUNDING OF SERVICE**

Condition: Good (X) Repairs Required (X)  
Comments: THE GROUNDING AT THE ELECTRICAL CLOSET #2 IS IN GOOD CONDITION. ELECTRICAL CLOSET # 1 IS BEEN USED AS A STORAGE ROOM AND IT WAS IMPOSSIBLE TO VERIFY THE GROUNDING CONDITION. (REFER TO ATTACHED PHOTOS).

**7. GROUNDING OF EQUIPMENT**

Condition: Good (X) Repairs Required ( )  
Comments: THE GROUNDING OF THE EQUIPMENT AT THE CLOSET # 2 IS IN GOOD CONDITION. ELECTRICAL CLOSET # 1 IS BEEN USED AS A STORAGE ROOM AND IT WAS IMPOSSIBLE TO VERIFY THE CONDITION OF THE EQUIPMENT GROUNDING. (REFER TO ATTACHED PHOTOS).

**8. SERVICE CONDUITS/RACEWAYS**

Condition: Good (X) Repairs Required ( )  
Comments:

**9. SERVICE CONDUCTORS AND CABLES**

Condition: Good (X) Repairs Required ( )  
Comments:

**10. TYPES OF WIRING METHODS**

Condition:  
Conduit Raceways: Good (X) Repairs Required ( )  
Conduit PVC: Good ( ) Repairs Required ( )  
NM Cable: Good ( ) Repairs Required ( )  
BX Cable: Good ( ) Repairs Required (X)

Comments: THERE ARE SOME EXISTING ELECTRICAL INSTALLATIONS DONE WITH BX CABLE THAT NEED TO BE REPAIRED AND THE EXISTING INSTALLATIONS WITH EXTENSION CORDS SHALL BE REPLACED WITH NEW PERMANENT CONNECTIONS.

**11. FEEDER CONDUCTORS**

Condition: Good (X) Repairs Required ( )  
Comments:

**12. EMERGENC LIGHTING**

Condition: Good (X) Repairs Required (X)

Comments: AN ELECTRICAL CONTRACTOR SHALL VERIFY THE WORKING CONDITIONS OF ALL THE EXISTING EMERGENCY LIGHTS. NEW EMERGENCY LIGHTS SHALL BE INSTALLED AT THE KITCHEN AREA. THE DINNING AREA IN FRONT OF THE KITCHEN, AT THE MENS AND WOMENS BATHROOM, AND ALL THE EXISTING ROOMS OF THE WEST SIDE OF THE BUILDING.



**13. BUILDING EGRESS ILLUMINATION**

Condition: Good ( ) Repairs Required (X)  
Comments: THE BUILDING DOES NOT HAVE BUILDING EGRESS ILLUMINATIONS AT ALL BUILDING EXIT DOORS, PROVIDE NEW LIGHT FIXTURE AT EACH EXIT DOOR.

**14. FIRE ALARM SYSTEM: N/A**

Condition: Good ( ) Repairs Required ( )  
Comments: THE BUILDING DOES NOT HAVE A FIRE ALARM SYSTEM.

**15. SMOKE DETECTORS**

Condition: Good ( ) Repairs Required (X)  
Comments: THERE ARE SMOKE DETECTORS IN SOME OF THE ROOMS; ELECTRICAL CONTRACTOR SHALL VERIFY WORKING CONDITIONS AND REPLACE THE ONES THAT ARE REFLECTIVE..

**16. EXIT LIGHTS**

Condition: Good (X) Repairs Required (X)  
Comments: THERE IS ONE EXIT SIGN AT THE LARGE DINING AREA THAT IS BROKEN AND HAS TO BE REPLACED. NEW EXIT SIGNS SHALL BE PROVIDED AT THE BUILDING WEST SIDE AREA AND AT ALL EXIT DOORS. (REFER TO ATTACHED PHOTOS).

**17. EMERGENCY GENERATOR: N/A**

Condition: Good ( ) Repairs Required ( )  
Comments:

**18. WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS: N/A**

Condition: Good ( ) Repairs Required ( )  
Comments:

**19. OPEN OR UNDERCOVER PARKING SURFACE AND SECURITY LIGHTING**

Condition: Good ( ) Illumination Required (X)  
Comments: PROVIDE NEW LIGHT FIXTURES TO COMPLY WITH THE MIAMI-DADE COUNTY MUNICIPAL CODE 8C.

**20. SWIMMING POOL WIRING: N/A**

Condition: Good ( ) Repairs Required ( )  
Comments:





**21. WIRING OF MECHANICAL EQUIPMENT**

Condition:                      Good ( X )    Repairs Required  
Comments:

09  
08-30-13

**22. GENERAL ADDITIONAL COMMENTS:** THE OWNER SHALL CONTRACT A LICENCING ELECTRICAL CONTRACTOR TO DO ALL NECESSARY REPAIRS INDICATED IN THIS REPORT AND TO OBTAIN NECESSARY PERMITS. REPAIR WORK WILL BE REINSPECTED AFTER COMPLETION.



**ADDITIONAL COMMENTS:**

**ELECTRICAL SERVICE AND METER AND ELECTRICAL ROOM:**

**A. ELECTRICAL CLOSET # 1:**

1. ELECTRICAL CLOSET HAS ONE 200 AMPS, 3Ø, 4W (OOPEN DELTA) FPL DROP TO AN EXISTING ELECTRICAL METER. THE MTER IS LOCATED UP IN THE WALL NEXT TO AN EXPOSE WOOD STRUCTURES, THERE IS SIGN OF WATER LIKING FROM THE ROOF ABOVE THE METER AND THE EXISTING DISTRIBUTION PANEL, THAT NEEDS TO BEL REPAIRED AND BRING TO CODE. (REFER TO ATTACHED PHOTOS).
2. THE EXISTING 200 AMPS, 3Ø, DISTRIBUTION PANEL NEEDS TO BE CLEANED AND PAINTED WITH ANTIRUST PAINT.
3. THE CLEARANCE IN FRONT OF THE ELECTRICAL EQUIPMENT DOES NOT COMPLY WITH THE 3'-0" REQUIRED BY CODE. THE PROPER CLEARANCE SHALL BE PROVIDED.
4. ELECTRICAL CLOSET IS BEEN USED AS STORAGE ROOM. STORAGE ITEMS SHALL BE REMOVED. (REFER TO ATTACHED PHOTOS).
5. THE DOOR OF THE CLOSET DOES NOT HAVE THE PROPER SIGN INDICATING THAT IS AN ELECTRICAL CLOSET.

**B. ELECTRICAL CLOSET # 2:**

1. ELECTRICAL CLOSET HAS TWOP SEPARATE 200 AMPS, 3Ø, 4W (OPEN DELTA) FPL DROPS, EACH ONE TO ONE ELECTRICAL METER. ONE SERVICE HAS THE METER AND ONE 3P-200 AMPS MAIN CIRCUIT BREAKER, THAT THE LOCATION DOES NOT COMPLY WITH THE 3'-0" CLEARANCE REQUIRED BY CODE, AND THE COVER IS BROKEN AND RUSTED. THIS MAIN CIRCUIT BREAKER SHALL BE REPLACED AND RELOCATED. (REFER TO ATTACHED PHOTOS).

THE SECOND FPL DROP FEEDS A SECOND METER AND A 200 AMPS 3Ø DISTRIBUTION PANEL (IN NEMA - 3R ENCLOSURE) WITH A 3P-200 AMPS M.C.B. THE INTERIOR COVER OF THE PANEL HAS BEEN REMOVED AND NEED TO BE INSTALLED. (REFER TO ATTACHED PHOTOS).

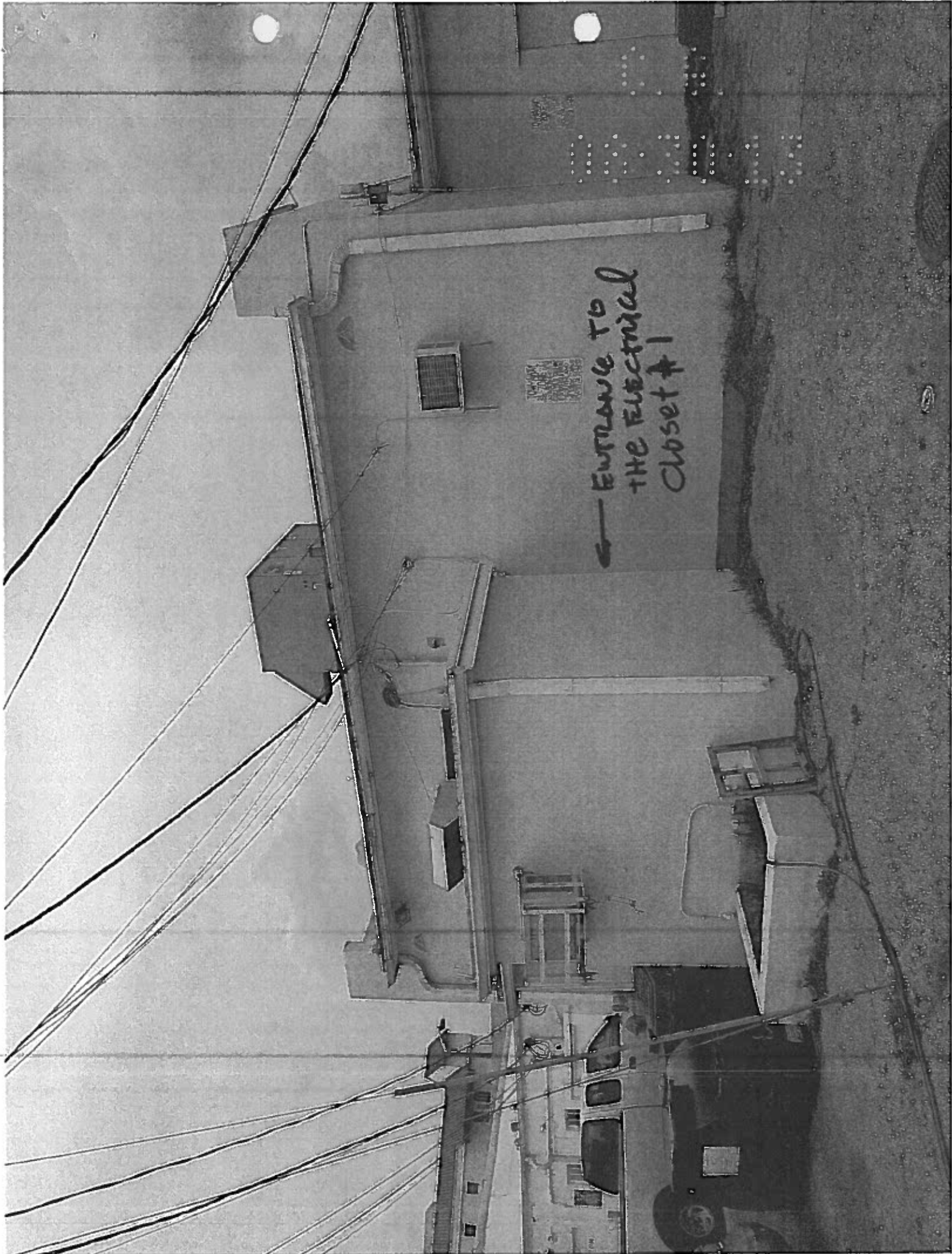


2. THE REQUIRED IDENTIFICATION OF EACH MAINS HAS NOT BEEN PROVIDED.
3. THE DOOR OF THE CLOSED DOES NOT HAVE THE PROPER SIGN INDICATING THAT IS AN ELECTRICAL CLOSET

C. A SIGN INDICATING THAT THIS BUILDING HAVE TWO SEPARATE POINT OF SERVICE SHALL BE PROVIDED AT EACH ELECTRICAL CLOSET DOORS.



Entrance to  
the Electrical  
Closet #1





meter

PANEL A

ELECTRICAL  
Closet # 1

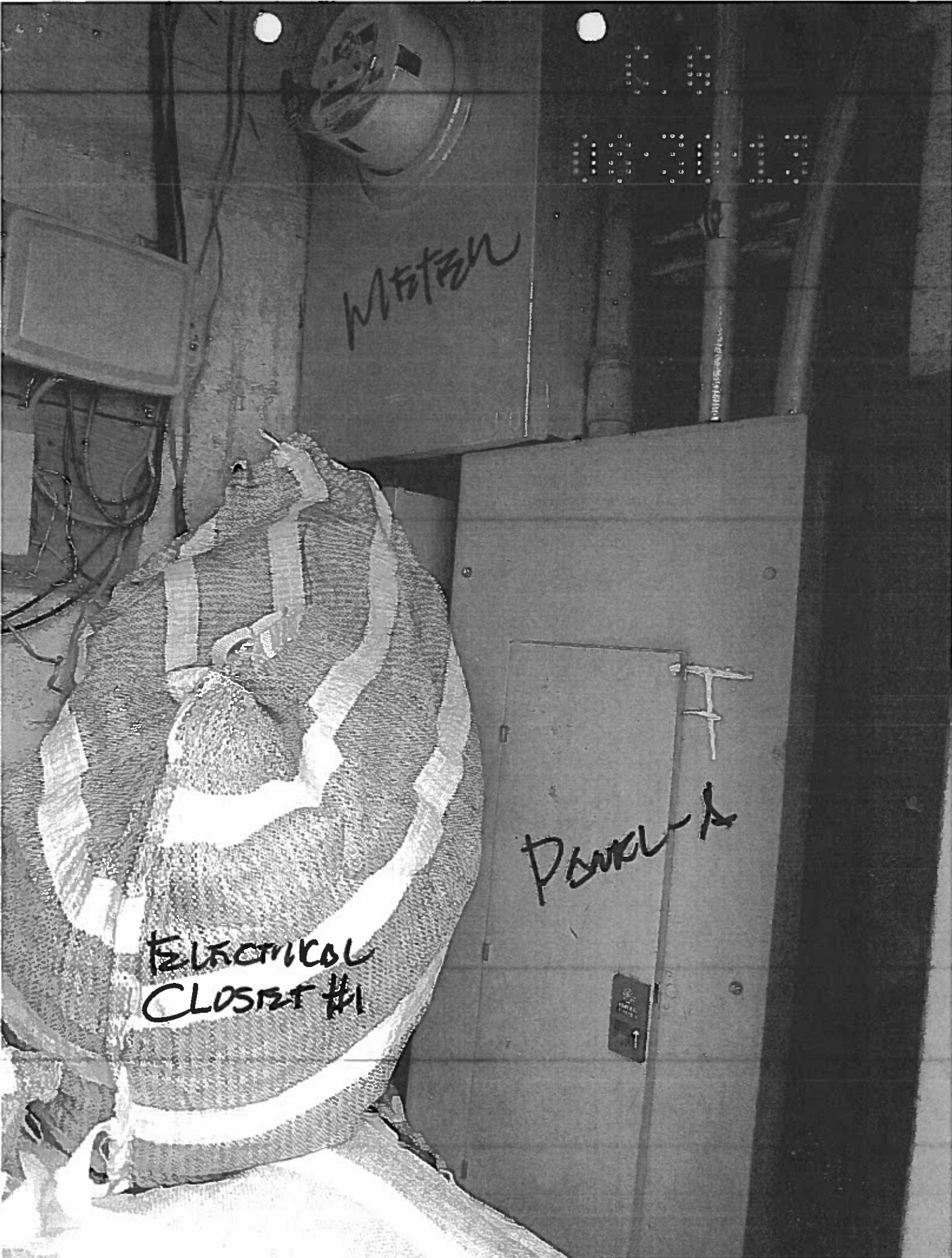




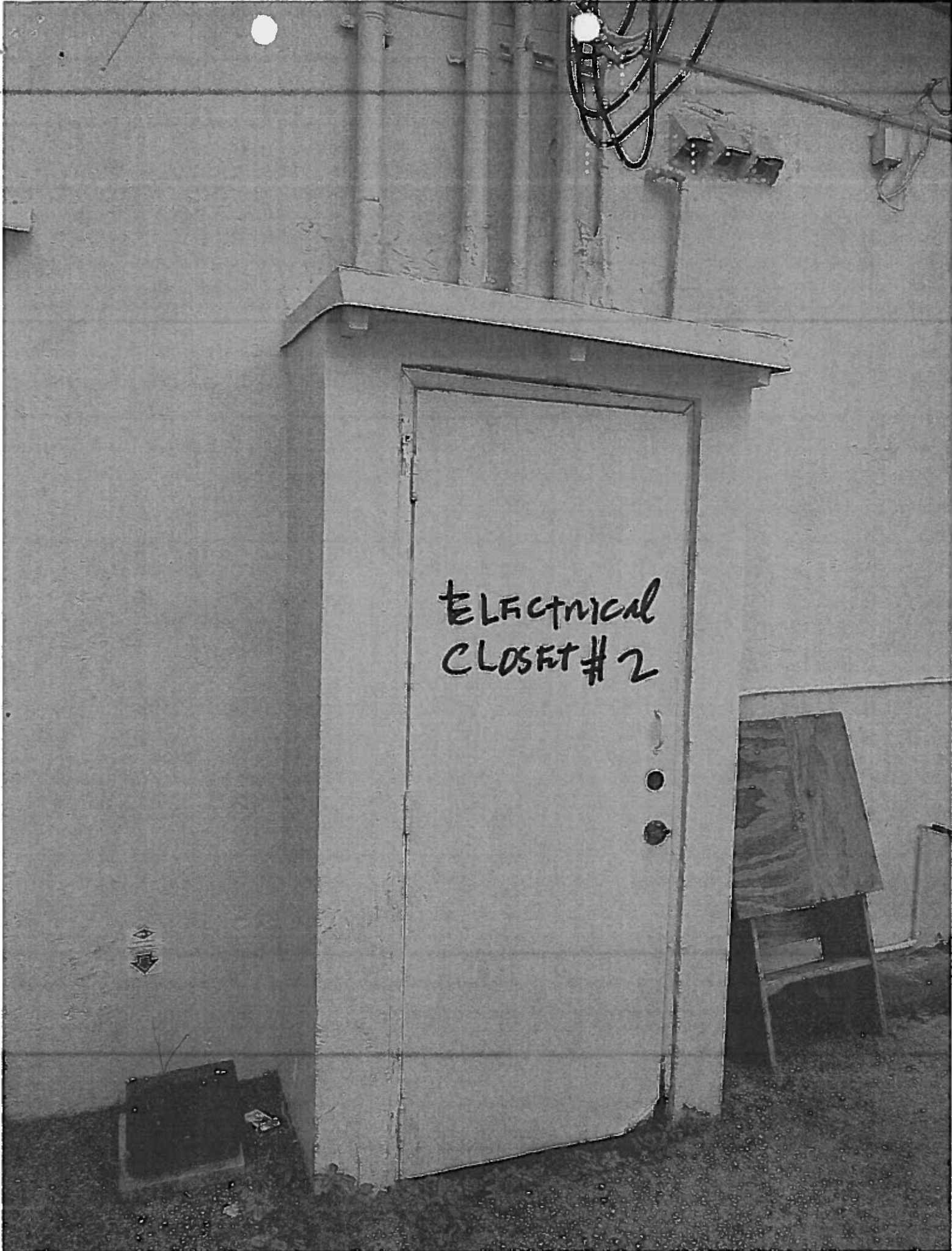
METER

Panel A

ELECTRICAL  
CLOSET #1



ELECTRICAL  
CLOSET # 2





MAIN CIRCUIT  
BREAKER THAT  
IS BROKEN AND  
NOT COMPLY  
WITH CODE

ELECTRICAL  
CLOSET # 2

PANEL  
"B"





Electrical Closet #2

ASKED TO  
WITHOUT  
THE PAPER  
COVER



Broken Exit  
Sign to be  
replaced.



010000

City of Coral Gables  
Building & Zoning Department

Permit #: RC-13-08-1913

Address: 2728 Ponce de Leon

Category	By	Date
HISTORY		
APPROVAL		
PERMITS		
ZONING		
PLANNING		
ENGINEERING		
FINANCE		
LEGAL		
IT		
ADMINISTRATIVE		
INSPECTION		
SALES		
TRAINING		
RECORDS		
GENERAL		
OTHER		

→ 2-9/13/13

→ M/T 8/30/13

Permit Action Report  
CITY OF CORAL GABLES

pmPermitActions  
10/13/2015 3:08:46PM

Permit #: RC-13-08-1913  
Master permit #:

Permit type: rc010 - BUILDING RE CERTIFICATION  
Routing queue: rc012 - STRUCTURE CERTIFICATION

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 - BOARDS - GENERATE F	calc fees	CALCULATE FEES	8/30/2013	comp	asilo	
2 - CASHIER	collect	COLLECT FEES	8/30/2013		iwebuser	
3 - PLAN REVIEW	prbuild	BUILDING PLAN REVIEW	8/30/2013	apvd	mlopez	
3 - PLAN REVIEW	prelec	ELECTRICAL PLAN REVIEW				
3 - PLAN REVIEW	prelec	ELECTRICAL PLAN REVIEW				
4 - RE CERTIFIED LETTER	letter	GENERATE LETTER	9/3/2013	reject	areyes	ELECTRICAL CORRECTIONS REQUIRED

CITY'S  
EXHIBIT

4

CITY OF CORAL GABLES,

Case # 15-4414

Petitioner,

vs.

SKYY PROPERTIES, INC.  
a Florida corporation

Respondent.

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

Date: October 8, 2015

To:

**Owner (Registered Agent)**

Skyy Properties, Inc.  
c/o Gregory T. Yu  
Registered Agent  
6435 SW 100 Street  
Miami, FL 33156-3351

Return receipt number:

91 7108 2133 3932 6009 7334

**Mortgagee**

SunTrust Bank  
303 Peachtree Street, Northeast  
Atlanta, Georgia 30308-3201

Return receipt number:

91 7108 2133 3932 6009 7327

and sent via email to Laura Russo at  
[laura@laurarussolaw.com](mailto:laura@laurarussolaw.com)

CITY'S

EXHIBIT

5



<p><b><u>Owner</u></b>  Skyy Properties, Inc.  7991 SW 40 Street  Miami, FL 33155-6750</p> <p>Return receipt number:  91 7108 2133 3932 6009 7310</p>	<p><b><u>Mortgagee</u></b>  SunTrust Bank  Exceptions Department  P.O. Box 406400  Ft. Lauderdale, Florida 33340-6400</p> <p>Return receipt number:  91 7108 2133 3932 6009 7303</p>
---	--

Re: The one-story office building (“Structure”) built in 1943 and located at 2728 Ponce de Leon Blvd., Coral Gables, FL 33134-6005, legally described as Lots 27, 28, 29, 30 and 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 (“Property”).

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

On March 1, 2013, the City sent the Property Owner a 90-day Notice of Required Inspection requesting an inspection report conforming to the minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, pursuant to Section 8-11(f) of the Miami-Dade County Code (“Report”).

The Report, submitted to the City on August 30, 2013, stated that the Structure did not meet the minimum requirements to be recertified as structurally and electrically safe. The Report noted that the following items required repair or modification: **Electrical:** 1) clearances in electrical closets do not comply with code, 2) electrical closets, not property marked, 3) electrical panels need repair, 4) panel in kitchen bathroom must be relocated, 5) branch circuits must be identified, 6) electrical closets are being used for storage, 7) BX cable must be replaced and extension cords shall be replaced with new permanent connections, 8) electrical contractor must verify working of emergency lights, 9) new emergency lights required in specified locations, 10) new light fixtures required at exit doors, 11) building lacks a fire alarm system, and 12) new light fixtures required in parking lot.

On June 2, 2015, the City notified the Owner that it must [complete the repairs] and submit a letter from the architect or engineer who prepared the Report stating that the Structure now meets the minimum requirements (“Compliance Report”).

To date, the Owner has not completed the required repairs and has not submitted a Compliance Report ("Required Action").

**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 19, 2015, 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](mailto: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 to prevent further occupancy until the Required Action is completed. The Building Official may also order demolition of the Structure and 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 appeal the decision of the Building Official, the Construction Regulation Board may 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 Property and the Property Owner.

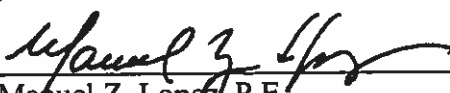
Please address any questions to Virginia Goizueta, Building Services Coordinator, Telephone: (305) 460-5250, or Manuel Z. Lopez, P.E., Building Official, Telephone: (305) 460-5242, Monday through Friday, 7:30 a.m. to 3:30 p.m.

Please govern yourself accordingly.

  
Manuel Z. Lopez, P.E.  
Building Official

#### CERTIFICATE OF SERVICE

I HEREBY CERTIFY that, on October 8, 2015, a true and correct copy of the foregoing notice was served via certified mail, return receipt requested, on all of the parties listed above and by hand delivery or posting at the Property.

  
Manuel Z. Lopez, P.E.  
Building Official

## 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 American with Disabilities Act. Individuals with disabilities requiring special accommodations or assistance should contact Ernesto Pino, Assistant Public Works Director, at (305) 460-5004, with requests for auxiliary aids or services at least one business day before the hearing in order to request such assistance.



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Complaint/Case #: 15-4414

Title of Document Posted: Construction Regulation Board Case

I, Claudio Ramos, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 2728 Ponce de Leon Blvd, ON 10-9-15.  
AT 11 am.

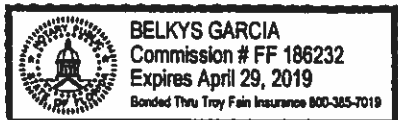
Claudio Ramos  
Employee's Printed Name

[Signature]  
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 12<sup>th</sup> day of October, in the  
year 2015, by Claudio Ramos who is personally known to me  
or has produced \_\_\_\_\_ as identification.

My Commission Expires:



Belkys Garcia  
Notary Public



CITY OF CORAL GABLES,

Case #

Petitioner,

vs.

SKYY PROPERTIES, INC.  
a Florida corporation

Respondent.

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

Date: October 8, 2013

<b>To:</b> <b>Owner (Registered Agent)</b> Skyy Properties, Inc. c/o Gregory T. Yu Registered Agent 6433 SW 100 Street Miami, FL 33156-3151	<b>Mailroom</b> SunTrust Bank 101 Peachtree Street, Northwest Atlanta, Georgia 30303-3201
<b>Return receipt number</b> 95 7208 2332 2912 6704 7327	<b>Return receipt number</b> 95 7208 2332 2912 6704 7327
and sent via email to Laura Regan at <a href="mailto:laura@cityofcoral.com">laura@cityofcoral.com</a>	

**City of Coral Gables**  
**Official Seal**



## Detail by Entity Name

### Florida Profit Corporation

SKYY PROPERTIES, INC.

### Filing Information

Document Number	P03000110125
FEI/EIN Number	20-0281249
Date Filed	10/07/2003
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**

<b>Report Year</b>	<b>Filed Date</b>
2013	04/23/2013
2014	04/21/2014
2015	04/21/2015

**Document Images**

<u>04/21/2015 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>04/21/2014 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>04/23/2013 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>04/23/2012 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>03/07/2011 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>03/22/2010 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>06/16/2009 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>04/25/2008 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>04/30/2007 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>04/25/2006 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>04/15/2005 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>05/27/2004 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>10/07/2003 -- Domestic Profit</u>	<a href="#">View image in PDF format</a>



CFN 2003R0817574  
 DR Bk 21784 Ps 26881 (1ps)  
 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

The Instruments Prepared by:  
 Name: Anuro Fernandez De Castro, Esq.  
 Address: 1010 SW 86<sup>th</sup> Court  
 Property Appraisers Parcel Identification  
 Foto Number (s): 03-4117-005-4200

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 126<sup>th</sup> 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:

*(Whoever 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

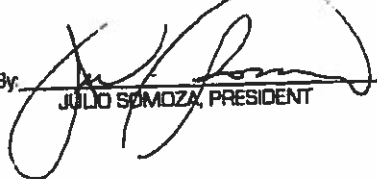
(CORPORATE SEAL)

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

GABLES INVESTMENT GROUP INC.

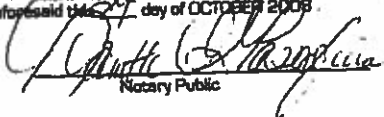
  
 Witness  
 Analia Wells - Lehmann

By:   
 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 JULIAN 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 license  
 WITNESS my hand and official seal in the County and State last aforesaid this 29 day of OCTOBER 2003

\* as identification

  
 Notary Public







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

This instrument prepared by and to be returned to:

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

THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$667,954.09, 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. 580466330.



**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 "Obligtor") 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  
 10/31/2003  
 For Real Estate located in Florida



*Handwritten signature/initials*

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 33340-6400

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 MORTGAGOR 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:

[Handwritten Signature]  
Witness Signature

MARIE G. PASSAFIUME  
Name printed or typed

[Handwritten Signature]  
Witness Signature

Analia Weke Lehmann  
Name printed or typed

[Handwritten Signature]  
Witness Signature

MARIE G. PASSAFIUME  
Name printed or typed

[Handwritten Signature]  
Witness Signature

Analia Weke Lehmann  
Name printed or typed

Skyy Properties, Inc.

By: [Handwritten Signature]  
Gregory Yu, President

And: Y. VLZECHU  
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.

*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  
Banking Institution**

**1473 Locations  
Branches (Offices)**

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

**Established:** September 21, 1891

**FDIC Certificate #:** 867

**Insured:** January 1, 1934

**Bank Charter Class:** Member of the Federal Reserve System

**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 31<sup>st</sup> 2013, thank you for your attention to this matter.

Antonio Silió  
Plans Processor  
Coral Gables  
[Asilio@coralgables.com](mailto:Asilio@coralgables.com)  
305-569-1807

**From:** [restking@aol.com](mailto:restking@aol.com) [<mailto:restking@aol.com>]  
**Sent:** Thursday, June 27, 2013 10:24 PM  
**To:** Silio, Antonio  
**Cc:** [omar@formgroup.net](mailto: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, 3<sup>rd</sup> Floor  
Coral Gables Florida, 33134  
305-460-5242



*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, 3<sup>rd</sup> Floor  
Coral Gables, Florida 33134  
Office: 305-460-5250



*Celebrating 90 years of a dream realized.*

**From:** [restking@aol.com](mailto:restking@aol.com) [<mailto:restking@aol.com>]  
**Sent:** Monday, June 08, 2015 2:16 PM  
**To:** Goizueta, Virginia  
**Cc:** Lopez, Manuel; [omar@formgroup.net](mailto: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](mailto:vgoizueta@coralgables.com)>  
**To:** 'restking@aol.com' <[restking@aol.com](mailto:restking@aol.com)>  
**Cc:** Lopez, Manuel <[mlopez@coralgables.com](mailto: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, 3<sup>rd</sup> Floor  
Coral Gables, Florida 33134  
Office: 305-460-5250



*Celebrating 90 years of a dream realized.*

**From:** [restking@aol.com](mailto:restking@aol.com) [<mailto:restking@aol.com>]  
**Sent:** Monday, June 08, 2015 5:08 AM  
**To:** Lopez, Manuel  
**Cc:** [omar@formgroup.net](mailto: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

www.coralgables.com

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

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

**Project Description:**  
40 YEAR OR OLDER BUILDING RECERTIFICATION

# OF PAGES OF DOCUMENTATION 28 UNSAFE STRUCTURES BOARD 0.0000 RECERTIFICATION YEAR 2013	
---	--

FEES	
BUILDING RE-CERTIFICATION I	380.63
ORDINANCE 2006-27 FILING FE	28.00
DOCUMENT PRESERVATION FI	40.60
<b>TOTAL:</b>	<b>\$449.23</b>

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 Tab Help

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

Permit type: **bl012** 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: **bl040s** 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  
MFL 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. #

AB13021667

Applic. #

Job

Description:

ADDITION + RENOVATIONS

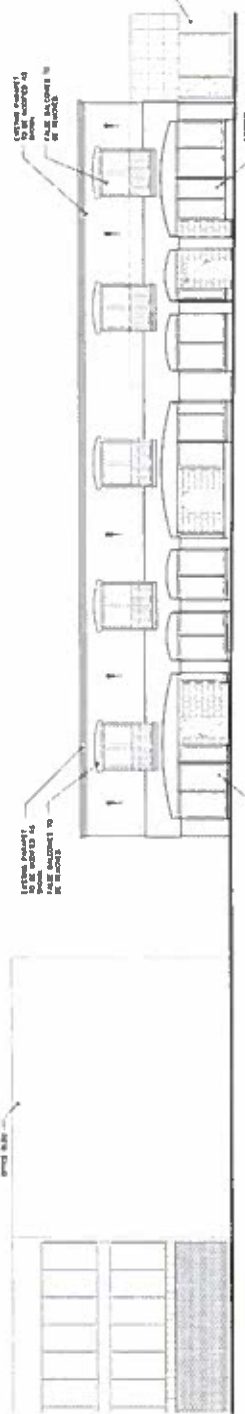
2728

PONCE DE LEON BLVD



**(A) PROPOSED SOUTH ELEVATION.**  
 ELEVATION SHOWN  
 FLAT FOR REFERENCE

- 4. 1/2" LIGHT ANGLE
- 7. 1/2" LIGHT ANGLE
- EXTERIOR W/PA
- WOOD GRANT
- WOOD GRANT
- WOOD GRANT
- WOOD GRANT



**(B) EXISTING SOUTH ELEVATION.**  
 ELEVATION SHOWN  
 FLAT FOR REFERENCE

- 4. 1/2" LIGHT ANGLE
- EXTERIOR W/PA
- WOOD GRANT
- WOOD GRANT
- WOOD GRANT
- WOOD GRANT
- WOOD GRANT

**PROPOSED BUILDING RENOVATION FOR  
 2778 PONCE DE LEON BLVD**  
 2778 PONCE DE LEON BLVD, CORAL GABLES, FL 33134

**FORM GROUP**  
 FORM GROUP, INC.  
 1000 BAYVIEW BLVD, SUITE 1000  
 MIAMI, FL 33134  
 (305) 358-1000  
 WWW.FORMGROUP.COM

DATE: 08/20/2018  
 DRAWING NO: A-102



WOOD SOUTH OVER-ARCANE



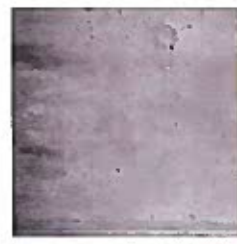
ALUMINUM STOREFRONT SYSTEM



ANCHORED STEEL PLATE



SLIDING PANEL DOORS



ROUGH STUCCO FINISH



## 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.

---

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

---

**No violations noted at this time.**

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

CITY'S

EXHIBIT

9



Home Citizen Services Business Services Back to Coral Gables.com

Permits and Inspections: Search Results

Logon Help Contact

New Permit Search

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
AB-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 MAINTENANCE 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 10

		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

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

Permit Action Report  
CITY OF CORAL GABLES

pmPermitActions  
10/7/2015 10:59:31AM

Permit #: BL-14-05-3427  
Master permit #:

Permit type: b1122 - DEMOLITION  
Routing queue: b1024a - 11 LEVEL PLAN REV/PP/CAS

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

Group # - Name	Action Code	Action Description	Completion Date	Completion Code	Completed By	Comments
2 - BUILDING PLAN REVIEW	prbuild	BUILDING PLAN REVIEW	5/20/2014	reject	milopez	DERM APPROVAL
2 - BUILDING PLAN REVIEW	prbuild	BUILDING PLAN REVIEW	6/23/2014	apvd	milopez	
4 - ELECTRICAL PLAN REV	prelec	ELECTRICAL PLAN REVIEW	5/22/2014	apvd	areyes	
5 - FIRE PLAN REVIEW	prfire	FIRE PLAN REVIEW	5/21/2014	apvd	coms	
7 - MECHANICAL PLAN REV	prmech	MECHANICAL PLAN REVIEW	5/23/2014	waived	gruggiano	
8 - PLUMBING PLAN REVIE	prplbg	PLUMBING PLAN REVIEW	5/22/2014	apvd	gurgelles	
12 - PLAN PROCESSING	calc fees	CALCULATE FEES	6/26/2014	comp	jray	
12 - PLAN PROCESSING	ppderm	DERM PLAN REVIEW	6/23/2014	apvd	jray	
12 - PLAN PROCESSING	ppappl	APPLICATION/LICENSE/OWNERSHI	6/26/2014	comp	jray	
13 - CASHIER	collect	COLLECT FEES	6/27/2014		iwebuser	
14 - NOTICE OF COMMENC	ppnoc	NOTICE OF COMMENCEMENT	12/19/2014	comp	anivera2	
15 - INSPECTION	fi905	FINAL FIRE (BLDG PERMIT)				
15 - INSPECTION	fi905	FINAL FIRE (BLDG PERMIT)	12/19/2014	cancel	anivera2	
15 - INSPECTION	bi084	FINAL STRUCTURAL				
15 - INSPECTION	bi084	FINAL STRUCTURAL	6/9/2015	cancel	ebermudez1	

Permit #: EL-14-05-3602 Permit type: e1499 - ELEC COMMERCIAL / RESIDE Address: 2728 PONCE DE LEON BLVD  
 Master permit #: BL-14-05-3427 Routing queue: b1005aa - TRADE QUEUE/NOC CORAL GABLES, FL 33134-6005

Group # - Name	Action Code	Action Description	Completion Date	Completion Code	Completed By	Comments
1 - PERMIT PROCESSING	applaccept	APPLICATION ACCEPTANCE	7/10/2014	comp	ldavidson	
1 - PERMIT PROCESSING	calc fees2	CALCULATE FEES	7/10/2014	comp	ldavidson	
1 - PERMIT PROCESSING	apelec	ELECTRICAL APPLICATION REVIEW	5/22/2014	apvd	areyes	PENDING MASTER PERMTI
2 - CASHIER	collect	COLLECT FEES	7/10/2014		iwebuser	
3 - NOTICE OF COMMENCE	ppnoc	NOTICE OF COMMENCEMENT	5/22/2014	waived	areyes	
4 - INSPECTION	e1179	FINAL ELECTRICAL	10/13/2014	apvd	agarcia3	

Permit #: ME-14-07-2771      Permit type: MECH COMMERCIAL / RESIC      Address: 2728 PONCE DE LEON BLVD  
 Master permit #: BL-14-05-3427      Routing queue: b1005aa - TRADE QUEUE/NOC      CORAL GABLES, FL 33134-6005

Group # - Name	Action Code	Action Description	Completion Date	Completion Code	Completed By	Comments
1 - PERMIT PROCESSING	applaccept	APPLICATION ACCEPTANCE	7/10/2014	comp	idavidsen	
1 - PERMIT PROCESSING	calc fees2	CALCULATE FEES	7/10/2014	comp	idavidsen	
1 - PERMIT PROCESSING	apmech	MECHANICAL APPLICATION REVIEW	7/11/2014	apvd	gruggiano	
2 - CASHIER	collect	COLLECT FEES	7/11/2014		iwebuser	
4 - INSPECTION	me001	FINAL MECHANICAL	3/26/2015	apvd	gruggiano	

Permit #: PL-14-05-3638

Permit type: p1707 - PLUMB COMMERCIAL / RESIC  
 Address: 2728 PONCE DE LEON BLVD  
 CORAL GABLES, FL 33134-6005

Master permit #: BL-14-05-3427

Routing queue: b1005aa - TRADE QUEUE/NOC

Group # - Name	Action Code	Action Description	Completion Date	Completion Code	Completed By	Comments
1 - PERMIT PROCESSING	applaccept	APPLICATION ACCEPTANCE	7/9/2014	comp	jhitchman	
1 - PERMIT PROCESSING	calc fees2	CALCULATE FEES	7/10/2014	comp	gurgelles	
1 - PERMIT PROCESSING	applbg	PLUMBING APPLICATION REVIEW	7/10/2014	apvd	gurgelles	
2 - CASHIER	collect	COLLECT FEES	7/11/2014		iwebuser	
3 - NOTICE OF COMMENCE	ppnoc	NOTICE OF COMMENCEMENT				
4 - INSPECTION	pi001	FINAL PLUMBING				





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

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

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	prboa	BOARD OF ARCHITECTS PLAN REV	1/22/2015	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	
3 - CONCURRENCY PLAN F	prconc	CONCURRENCY PLAN REVIEW	1/27/2015	apvd	areyes	
4 - ELECTRICAL PLAN REV	prelec	ELECTRICAL PLAN REVIEW	2/2/2015	no	tdaniel	
5 - FIRE PLAN REVIEW	prfire2	AUTOMATIC SPRINKLER SYSTEM R	2/2/2015	no	tdaniel	
5 - FIRE PLAN REVIEW	prfire3	FIRE ALARM	2/2/2015	no	tdaniel	
5 - FIRE PLAN REVIEW	prfire	FIRE PLAN REVIEW	2/2/2015	apvd	tdaniel	
7 - MECHANICAL PLAN REV	prmech	MECHANICAL PLAN REVIEW	2/3/2015	appon	gruggiano	ONLY TENNANT A HAS A/C UNITS. TENNANT B IS ONLY CURBS.
8 - PLUMBING PLAN REVIE	prplbg	PLUMBING PLAN REVIEW	1/27/2015	reject	gurgelles	1.PROVIDE DERM APPROVAL 2.PROVIDE WASA WATER VERIFICATION LETTER 3. PROVIDE GAS ISO WITH TABLE BEING USED 4.HOW IS RAIN WATER BEING MAINTAINED ON PROPERTY. TAKE RAIN WATER TO C.B.? 5.PROVIDE ROOF PLAN WITH R.T.U'S AND PROPOSED CONDENSATE TERMINATION AND OVERFLOW SYSTEM 6.PROVIDE NARATIVE WITH RESUBMITTAL SEE SAME COMMENTS DATED 1/27/15
8 - PLUMBING PLAN REVIE	prplbg	PLUMBING PLAN REVIEW	7/10/2015	reject	gurgelles	
9 - PUBLIC WORKS PLAN F	insurance	INS COMPLIANCE				
9 - PUBLIC WORKS PLAN F	legalsuff	LEGALLY SUFFICIENT				
9 - PUBLIC WORKS PLAN F	prpworks	PUBLIC WORKS PLAN REVIEW				

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
9 - PUBLIC WORKS PLAN F	prpworks	PUBLIC WORKS PLAN REVIEW	1/29/2015	reject	lthickman	1.SHOW FRONT PROPERTY LINE - DOORS CANNOT SWING TOWARDS THE SIDEWALK (RIGHT OF WAY) PAGE A-101  2.LIGHT FIXTURES IF ENCRROACHING MORE THAN 9" INTO THE RIGHT OF WAY REQUIRE COMMISSION APPROVAL (LOW VOLTAGE ENCRROACHING LESS THAN 9" REQUIRES HOLD HARMLESS-RESTRICTIVE COVENANT. PAGE E-100
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
10 - PUBLIC SERVICE PLAN	prpubserv	PUBLIC SERVICE 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.

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
11 - STRUCTURAL PLAN RE	prstr	STRUCTURAL PLAN REVIEW	5/28/2015	reject	dgonzalez2	<p>COMMENTS:</p> <ol style="list-style-type: none"> <li>1) Comment remains. This is a Level III alteration.                             <ol style="list-style-type: none"> <li>a) Check adequacy of existing roof framing.</li> <li>b) Reflect roof drainage on plans. Check existing joists for ponding. Provide/detail overflow scuppers as applicable. Comply with FBC Section 1617.</li> <li>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.</li> <li>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.</li> </ol> </li> <li>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.</li> <li>3) Specify/Detail slab on grade control joints.</li> <li>4) Eccentric footing WF-42.                             <ol style="list-style-type: none"> <li>a) Provide load breakdown for wall footing.</li> <li>b) Calculations for (eccentric) WF-42 do not address how eccentric load is counterbalanced. Submit calculations.</li> </ol> </li> <li>5) Nominal 8" masonry and beams are 7-5/8" wide. Check width of steel plates.</li> <li>6) Specify proposed/existing top of roof elevations along roof edges.</li> <li>7) Some joists mistyped as 6K9. Revise.</li> <li>8) Specify elevations on sections to better understand intent.</li> <li>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.</li> <li>10) Provide section(s) at location indicated by Plans Examiner on Office Copy submittal (no</li> </ol>

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
11 - STRUCTURAL PLAN RE	prstr	STRUCTURAL PLAN REVIEW	7/20/2015	apvd	dgonzalez2	exceptions). 11) Special Inspector required for all structural work.
12 - ZONING PLAN REVIEW	insurance	INS COMPLIANCE				
12 - ZONING PLAN REVIEW	legalsuff	LEGALLY SUFFICIENT				
12 - ZONING PLAN REVIEW	przoning	ZONING PLAN REVIEW				



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	pizoning	ZONING PLAN REVIEW	2/19/2015	defer	elejera	<p>1) NEED AN ORIGINAL SIGNED AND SEALED SURVEY. PLANS HAVE ONLY A PHOTO COPY OF A SURVEY.</p> <p>2) MUST COMPLY WITH ALL REQUIREMENTS OF SECTION 5-119 (OUTDOOR DINING) SUCH AS,</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>E. NO AWNING, CANOPY OR COVERING OF ANY KIND, EXCEPT INDIVIDUAL TABLE UMBRELLAS, SHALL BE ALLOWED OVER ANY</p>

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
						<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 (AWNING 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>

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
						<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>

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
						<p>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.</p> <p>8) AS PER SECTION 5-1403, PARKING SPACES MUST BE A MINIMUM OF 18" FROM SIDE PROPERTY LINE.</p> <p>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.</p> <p>10) AS PER SECTION 5-1702 THE TRASH CONTAINER ROOM MUST BE EASILY ACCESSIBLE FOR SERVICING. PLANS SHOW PARKING SPACES BLOCKING ACCESS.</p> <p>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</p>

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/A      CORAL GABLES, FL 33134-6005

Group # - Name	Action Code	Action Description	Completion Date	Completion Code	Completed By	Comments
----------------	-------------	--------------------	-----------------	-----------------	--------------	----------

ON FILE.

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



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	pizoning	ZONING PLAN REVIEW	8/4/2015	defer	etejera	<p>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.</p> <p>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).</p> <p>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."</p> <p>3) NEED TO SHOW CHAIRS AND TABLES FOR OUTDOOR SEATING.</p> <p>4) WILL NEED A P.W. ENCROACHMENT COVENANT FOR AWNING AND TRELIS OVER SIDEWALK.</p> <p>A. SECTION 5-1911. ENCROACHMENTS OVER PUBLIC RIGHTS-OF-WAY,AWNINGS WHICH</p>

Permit #: BL-15-01-1126

Permit type: b1013 - COMMERCIAL ADDITION

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

Master permit #:

Routing queue: b1040a - 11 LEVEL PLAN REVIEW/PP/

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>

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/A      CORAL GABLES, FL 33134-6005

Group # - Name	Action Code	Action Description	Completion Date	Completion Code	Completed By	Comments
						<p>MUST COMPLY WITH SECTION 5-1408 AND BE APPROVED BY THE DEVELOPMENT SERVICE DIRECTOR.</p> <p>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.</p> <p>8) AS PER SECTION 5-1403, PARKING SPACES MUST BE A MINIMUM OF 18" FROM SIDE PROPERTY LINE, NEED TO SHOW DIMENSIONS ON PLAN.</p> <p>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.</p> <p>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</p>

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/ Address: 2728 PONCE DE LEON BLVD  
 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 AF				
13 - PLAN PROCESSING	ppdemo	DEMOLITION OF EXISTING STRUCT				
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 COMMENC	ppnoc	NOTICE OF COMMENCEMENT				
16 - BUILDING INSPECTION	b1002	ARCH/ENG REVIEW SOIL CONDITIC				
16 - BUILDING INSPECTION	b1004	BASE - COMMERCIAL PKG LOT				
16 - BUILDING INSPECTION	b1005	BEAMS 01 FLOOR				
16 - BUILDING INSPECTION	b1006	BEAMS 02 FLOOR				
16 - BUILDING INSPECTION	b1007	BEAMS 03 FLOOR				
16 - BUILDING INSPECTION	b1023	CAPS 01 FLOOR				
16 - BUILDING INSPECTION	b1024	CAPS 02 FLOOR				
16 - BUILDING INSPECTION	b1025	CAPS 03 FLOOR				
16 - BUILDING INSPECTION	b1040	CEILING FRAMING 01 FLOOR				
16 - BUILDING INSPECTION	b1041	CEILING FRAMING 02 FLOOR				
16 - BUILDING INSPECTION	b1042	CEILING FRAMING 03 FLOOR				
16 - BUILDING INSPECTION	b1058	COLUMNS 01 FLOOR				
16 - BUILDING INSPECTION	b1059	COLUMNS 02 FLOOR				
16 - BUILDING INSPECTION	b1060	COLUMNS 03 FLOOR				
16 - BUILDING INSPECTION	b1077	CONCRETE CURBING				
16 - BUILDING INSPECTION	b1084	FINAL STRUCTURAL				
16 - BUILDING INSPECTION	b1089	FINAL STRUCTURAL SHUTTERS - S				
16 - BUILDING INSPECTION	b1091	FIRE STOPPING 01 FLOOR				
16 - BUILDING INSPECTION	b1092	FIRE STOPPING 02 FLOOR				
16 - BUILDING INSPECTION	b1093	FIRE STOPPING 03 FLOOR				
16 - BUILDING INSPECTION	b112	FOUNDATION ADDITIONS/NEW - SC				

ON FILE.  
 11) TRELLIS MUST INDICATE A ZONING CODE APPROVED MATERIAL AND SHOW ALL CONNECTORS AS CONCEALED.