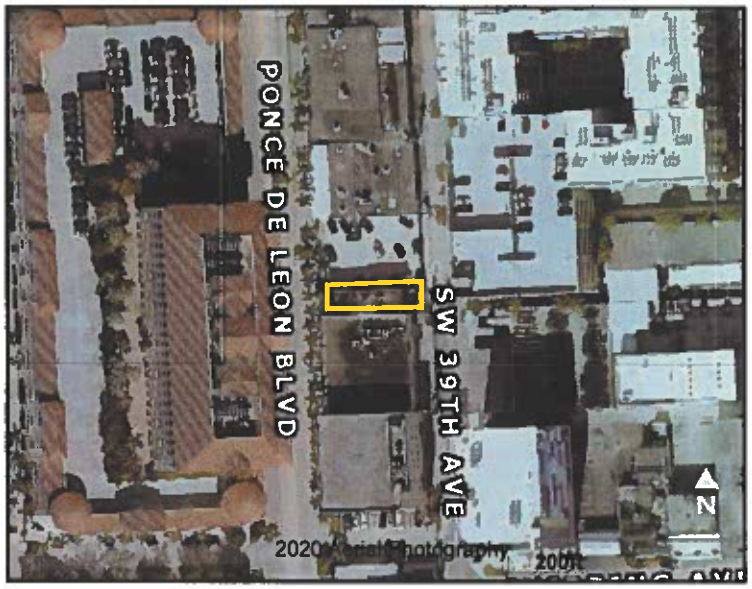
OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 12/23/2020

Property Information	
Folio:	03-4120-017-1123
Property Address:	4075 PONCE DE LEON BLVD Coral Gables, FL 33146-1417
Owner	4075 PONCE DE LEON INV CO INC
Mailing Address	4075 PONCE DE LEON BLVD # 4041 CORAL GABLES, FL 33135-1032
PA Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1111 STORE : RETAIL OUTLET
Beds / Baths / Half	0 / 0 / 0
Floors	2
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	3,354 Sq.Ft
Lot Size	2,500 Sq.Ft
Year Built	1970



Assessment Information			
Year	2020	2019	2018
Land Value	$500,000	$500,000	$475,000
Building Value	$553,410	$553,410	$553,410
XF Value	$0	$0	$0
Market Value	$1,053,410	$1,053,410	$1,028,410
Assessed Value	$1,053,410	$1,053,410	$1,028,410

Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	$0	$0	$0
Taxable Value	$1,053,410	$1,053,410	$1,028,410
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$1,053,410	$1,053,410	$1,028,410
City			
Exemption Value	$0	$0	$0
Taxable Value	$1,053,410	$1,053,410	$1,028,410
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$1,053,410	$1,053,410	$1,028,410

Benefits Information				
Benefit	Type	2020	2019	2018

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

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

Short Legal Description
CORAL GABLES INDUSTRIAL SEC PB 28-22 LOT 13 BLK 5 LOT SIZE 25.000 X 100

Version:

CITY'S EXHIBIT 1

List of service addresses for January 2021 unsafe structures cases

1) 4075 PONCE DE LEON BLVD

Owner (RA Address)
4075 Ponce de Leon Co., Inc. f/k/a 4075 Ponce de Leon Investment Co., Inc. c/o Lilliam Fuentes Registered Agent 6260 SW 145 St Miami, FL 33158-1832

CITY'S

EXHIBIT 2

City of Coral Gables
ONLINE SERVICES

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
BL-20-11-5330	11/05/2020	4075 PONCE DE LEON BLVD	GENERAL REPAIRS	CONCRETE REPAIRS $7000	pending			0.00
EL-20-07-6500	07/17/2020	4075 PONCE DE LEON BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	BUILDING RECERTIFICATION (YEAR BUILT 1970)	pending			0.00
RC-20-06-6708	06/16/2020	4075 PONCE DE LEON BLVD	BLDG RECERT / CRB	BUILDING RECERTIFICATION (YEAR BUILT 1970)	issued	07/17/2020		0.00
BL-16-06-6402	06/03/2016	4077 PONCE DE LEON BLVD	GENERAL REPAIRS	STUCCO RESTORATION OF SIDEWALL AND PAINTING BM 2110-50 (GOBI DESERT-LIGHT LAVANDER) $4500 **PREP WALL THREE COATS STUCCO TO MATCH EXISTING PAINT ***	final	06/07/2016	04/04/2018	0.00
AB-16-06-6228	06/01/2016	4077 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN $75,000)	**COM** STUCCO RESTORATION OF SIDEWALL AND PAINTING BM 2110-50 (GOBI DESERT-LIGHT LAVANDER) $4500 **PREP WALL THREE COATS STUCCO TO MATCH EXISTING PAINT ***	final	06/01/2016	04/04/2018	0.00
ZN-11-02-4503	02/03/2011	4075 PONCE DE LEON BLVD	PAINT / RESURFACE FL / CLEAN	CLEAN/PAINT/PATCH WALLS BM 2111-50 (MD GRAY), STOREFRONT FRAMES BM 2119-10 (BLACK) & DOOR BM 2111-40 (DK GRAY) $1,800	final	02/03/2011	03/10/2011	0.00
AB-11-02-4497	02/03/2011	4075 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN $75,000)	PAINT EXT WALLS BM 2111-50 (MED GRAY) STOREFRONT FRAMES BM 2119-10 (BLACK) DOOR BM 2111-40 (DARK GRAY) $1,800	issued	02/03/2011		0.00
RC-10-10-5612	10/26/2010	4075 PONCE DE LEON BLVD	BLDG RECERT / CRB	BUILDING RECERTIFICATION (YEAR BUILT 1970)	final	10/26/2010	10/26/2010	~~0.00~~

CITY'S EXHIBIT 3

City of Coral Gables
Fire Department

Fire Prevention Division

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

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

Occupant Name:	VICTORIA'S AMOIRE	**Inspection Date:**	2/6/2019
Address:	4077 Ponce De Leon Boulevard	**InspectionType:**	Business (Annual Fire Inspection)
City:	Coral Gables	**Inspected By:**	Joseph Fantigrassi 305-460-5563 fireprevention@coralgables.com
Suite:		**Occ. Sq. Ft.:**	3600
		Occupant Number:	017466

No violations noted at this time.

Company Representative:

EDDIE
2/6/2019

Inspector:

Joseph Fantigrassi
2/6/2019

Ref: 77550

CITY'S
EXHIBIT 4

The City of Coral Gables

Development Services Department
City Hall 405 Biltmore Way
Coral Gables, Florida 33134

2/10/2020

VIA CERTIFIED MAIL

7018 2290 0001 6693 9148

4075 PONCE DE LEON INV CO INC
4075 PONCE DE LEON BLVD # 4041
CORAL GABLES, FL 33135-1032

RE: 4075 PONCE DE LEON BLVD
FOLIO # 341200171123
Notice of Required Inspection For Recertification of 40 Years or Older Building

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is forty (40) years old, or older, having been built in YEAR. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a Florida Registered Architect or Professional Engineer must inspect said building and a **completed** Recertification Report ("Report") must be submitted by you to this Department within **ninety (90) calendar days** from the **date of this letter**. A completed Report includes 1) cover letter(s) stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form and 5) Parking Lot Guardrails Requirements Form; no additional documents or photographs are necessary. Note all paperwork submitted must be the original signed and sealed documents (no copies). Submittal of the Report does not constitute recertification; it must be **approved** by this Department and the Letter of Recertification must be issued.

Once a completed Report is submitted to this Department and repairs or modifications are found to be necessary, the Building Official is able to grant an extension of one hundred fifty (150) calendar days from the date of this letter to obtain the necessary permits and perform the repairs. The structure will be recertified once a *revised* Report is submitted and approved, and all required permits are closed.

The Architect or Engineer may obtain the required Form, "*Minimum Inspection Procedural Guidelines for Building Recertification,*" from the following link: http://www.miamidade.gov/pa/property_recertification.asp. **The Recertification Report fee of $380.63 *and* additional document and filing fees shall be submitted to the Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, Florida, 33134. In order to avoid delays submit in person in order to calculate the fees accordingly.**

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

The completed Report may be submitted Monday through Friday, 7:30am to 3:20pm to this Department. Contact Virginia Goizueta at vgoizueta@coralgables.com if any questions regarding building recertification.

Thank you for your prompt attention to this matter.

Manuel Z. Lopez, P.E.
Building Official

CITY'S
EXHIBIT 5

ALERT: USPS IS EXPERIENCING UNPRECEDENTED VOLUME INCREASES AND LIMI...

USPS Tracking®

FAQs >

Track Another Package +

Tracking Number: 70182290000166939148

Remove X

Your item has been delivered to the original sender at 10:01 am on February 20, 2020 in CORAL GABLES, FL 33114.

Feedback

Delivered

February 20, 2020 at 10:01 am
Delivered, To Original Sender
CORAL GABLES, FL 33114

Get Updates

Text & Email Updates

Tracking History

Product Information

See Less

Can't find what you're looking for?

Go to our FAQs section to find answers to your tracking questions.

FAQs

Feedback

The City of Coral Gables

7019 1120 0000 2229 3395

Development Services Department
City Hall 405 Biltmore Way
Coral Gables, Florida 33134

5/11/2020

4075 PONCE DE LEON INV CO INC
6260 SW 145 ST
MIAMIFL33135-1032

RE: 4075 PONCE DE LEON BLVD
FOLIO # 341200171123
Notice of Required Inspection For Recertification of 40 Years or Older Building – **SECOND NOTICE**

Dear Property Owner:

In a certified letter dated 2/10/2020, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). The letter informed you it was necessary to submit to this Department a completed Report prepared by a licensed architect or engineer within ninety (90) calendar days certifying the structure meets the requirements for recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

Please be advised the submittal of the Report is overdue and the **structure has been deemed unsafe** due to non-compliance. This may result in the revocation of the Certificate of Occupancy, as well as, being subject to other penalties as provided in the Code. A completed Report includes: 1) cover letter(s) stating the structure meets the electrical and structural requirements for recertification from a Florida Registered Architect or Professional Engineer that inspects said building, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form and 5) Parking Lot Guardrails Requirements Form; no additional documents or photographs are necessary. Note all paperwork submitted must be the original signed and sealed documents (no copies).

Failure to submit the completed Report within thirty (30) calendar days from the date of this letter will result in forwarding the matter to the City's Construction Regulation Board for further review and determination. The completed Report may be submitted Monday through Friday, 7:30am to 3:20pm to this Department. Contact Belkys Garcia at bgarcia@coralgables.com if any questions regarding building recertification.

Please govern yourself accordingly.

Sincerely,

Manuel Z. Lopez, P.E.
Building Official

ALERT: USPS IS EXPERIENCING UNPRECEDENTED VOLUME INCREASES AND LIMI...

USPS Tracking®

FAQs >

Track Another Package +

Tracking Number: 70191120000022293395

Remove X

Your item was delivered to an individual at the address at 11:47 am on May 18, 2020 in MIAMI, FL 33158.

Feedback

Delivered

May 18, 2020 at 11:47 am
Delivered, Left with Individual
MIAMI, FL 33158

Get Updates

Text & Email Updates

Tracking History

Product Information

See Less

Can't find what you're looking for?

Go to our FAQs section to find answers to your tracking questions.

FAQs

Feedback

Email sent
7/17/20

The City of Coral Gables

Development Services Department
City Hall 405 Biltmore Way
Coral Gables, Florida 33134

July 17, 2020

4075 PONCE DE LEON INV CO INC
4075 PONCE DE LEON BLVD # 4041
CORAL GABLES, FL 33135-1032

ADDRESS: 4075 PONCE DE LEON BLVD
PROPERTY FOLIO #: 03-4120-017-1123

Dear Property Owner/Manager:

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

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

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

Sincerely,

Manuel Z. Lopez, P.E.
Building Official

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 20-1937

vs.

4075 Ponce De Leon Co., Inc.
f/k/a 4075 Ponce De Leon Investment Co., Inc.
C/O Lillian Fuentes
Registered Agent
6260 SW 145 St.
Miami, Fl. 33158-1832

Respondent.

Return receipt number:

7019 1120 0000 2229 4606

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

Date: December 28, 2020

Re: 4075 PONCE DE LEON BLVD, CORAL GABLES, FL. 33135 and legally described as LOT 13, BLK 5, CORAL GABLES INDUSTRIAL SEC, PB 28-22 and 03-4120-017-1123 ("Property").

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 8-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. **The Structure is hereby declared unsafe** by the Building Official and is presumed unsafe pursuant to Section 105-I 86(j)(13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

Therefore, this matter is set for a hybrid hearing before the City's Construction Regulation Board ("Board") on January 11, 2021, at 2:00 p.m.

The Construction Regulation Board Meeting will be holding a regular board meeting on Monday, January 11, 2021, commencing at 2:00 p.m. Only the Board Members and required City Staff will be physically present in the Commission Chambers at Coral Gables City Hall. Members of the public may join the meeting via Zoom at https://zoom.us/j/92859826458. In addition, a dedicated phone line will be available so that any individual who does not wish (or is unable) to use Zoom may listen to and participate in the meeting by dialing: 305-461-6769 Meeting ID: 928 5982 6458. Any person wishing to provide testimony must be sworn in and appear by video conference. An individual who wishes to testify but does not have video conference capabilities, may provide testimony by using a dedicated station for video

CITY'S
EXHIBIT 6

conferencing located in the City Hall courtyard. PLEASE NOTE THAT ALL PERSONS MUST WEAR A FACIAL COVERING/MASK EXCEPT WHEN PROVIDING TESTIMONY AND ALL PERSONS MUST MAINTAIN 6 FEET BETWEEN EACH OTHER. To speak on an Agenda Item, please "Raise your Hand" or send a message to one of the meeting hosts using the Zoom Platform. If you joined the meeting via telephone you can "Raise your Hand" by pressing *9.

Please be advised that the following Rules of Procedure will apply:

HEARING:

The video conference platform Zoom will be used for virtual and hybrid CRB hearings. The electronic device (computer, smartphone) must have the microphone, audio, and camera enabled. If you do not have access to an electronic device with audio and a camera enabled, a computer with Zoom capabilities will be available in the courtyard at City Hall.

In advance of the hearing date, please review the following rules of procedure carefully as they contain important instructions and deadlines for submission of exhibits. In addition, please also review Resolution Nos. 2020-74 and 2020-90 which contain general rules of procedure that also apply to hearings before the Construction Regulation Board (available at https://bit.ly/33byeZy and https://bit.ly/3373Hw5, and also available upon request made to vgoizueta@coralgables.com). Anyone attending a hearing must do so by following these instructions:

1. Go to https://zoom.us/.
2. Click on "Join a Meeting" at the top of the page, right of center.
3. Enter the Meeting ID: 928 5982 6458
4. Click "Join"

RULES OF PROCEDURE:

1. A quorum of the members of the CRB must be present in the room. The remaining members of the CRB may appear via Zoom and may vote and participate as they would if they were present in person.
2. The City Attorney and Building Division Staff may appear in person or via Zoom.
3. Witnesses, property owners/representatives, members of the public and other participations shall appear virtually.
4. Upon commencement of the hearing, the Chair of the CRB shall provide an explanation of the hearing procedures.
5. The Chair shall proceed to call the cases listed by the agenda.
6. Once each case is called, those who will be testifying during the hearing shall be sworn in. All persons testifying must appear by video conference as required by the rules of procedure adopted by Resolution No. 2020-90.
7. Each case before the CRB shall be prosecuted by the Building Official or his or her designee.
8. The hearing need not be conducted in accordance with the formal rules relating to evidence and witnesses, but fundamental due process shall be observed and shall govern the proceedings. Any relevant evidence shall be admitted if the Chair finds it competent and reliable, regardless of the existence of any common law or statutory rule to the contrary. Hearsay evidence may be accepted for the purpose of supplementing or explaining any

direct evidence, but such hearsay evidence shall not in and of itself be considered sufficient to support a finding or decision unless the evidence would be admissible over objections in a civil action.

9. IF YOU WISH TO INTRODUCE EXHIBITS AS EVIDENCE, YOU MUST PROVIDE THE CITY WITH A COPY OF THOSE EXHIBITS AT LEAST 5 DAYS PRIOR TO THE HEARING. PLEASE EMAIL YOUR EXHIBITS TO vgoizueta@coralgables.com AND INCLUDE THE PROPERTY ADDRESS AND CASE NUMBER IN YOUR EMAIL.
    a. A list of all proposed exhibits and a copy of the proposed exhibits shall be provided in a format that is easily viewable on the Zoom platform. All exhibits shall be clearly labeled to allow for efficient retrieval and display on the Zoom platform during the hearing.
10. Each party shall have the right to call and examine witnesses; to introduce exhibits; to cross examine opposing witnesses on any matter relevant to the issues, even though that matter was not covered in the direct examination; to impeach any witnesses regardless of which party first called that witness to testify; and to offer rebuttal of the evidence.

Should you wish to review the Construction Regulation Board case exhibits prior to the hearing, you may access them at https://coralgables.legistar.com/Calendar.aspx or email your request to vgoizueta@coralgables.com and include the property address and case number.

You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to Virginia Goizueta, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, bgarcia@coralgables.com, tel.: (305) 460-5250. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 p.m.

If the Required Action is not completed before the above hearing date, the Building Official may order that the structure be vacated, boarded, secured, and posted (including but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy until the Required Action is completed. The Building Official may also order demolition of the Structure and the City may recover the costs incurred against the Property and the Owner of record.

If the Property owner or other interested party does not take all Required Action or prevail at the hearing, the Construction Regulation Board may impose fines not to exceed $250 for each day the violation continues past the date set for compliance and may also enter an order of demolition and assess all costs of the proceedings, in an amount not less than $600, and the costs of demolition and other required action, for which the City shall have a lien against the Property owner and the Property.

Please govern yourself accordingly.

Virginia Goizueta

Secretary to the Board

ADA NOTICES

Any person who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, must register with the City Clerk, prior to engaging in lobbying activities before the city staff, boards, committees and/or the City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall.

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Board, with respect to any matter considered at such hearing or meeting, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made; which record includes the testimony and evidence upon which the appeal is to be based. Although a court reporter usually attends the hearing at the City's cost, the City is not required to provide a transcript of the hearing, which the Respondent may request at the Respondent's cost.

Any person who needs assistance in another language in order to speak during the public hearing or public comment portion of the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (E-mail: relejabarrieta@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

Any person with a disability requiring communication assistance (such as a sign language interpreter or other auxiliary aide or service) in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (E-mail: relejabarrieta@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 20-1937

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

I, EUGENIO LAGE, DO HEREBY SWEAR/AFFIRM THAT THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE ADDRESS OF 4075 Ponce De Leon Blvd., ON December 29, 2020 AT 9:13 A.M

SIGN AT DOOR #4077

EUGENIO LAGE
Employee's Printed Name

Employee's Signature

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

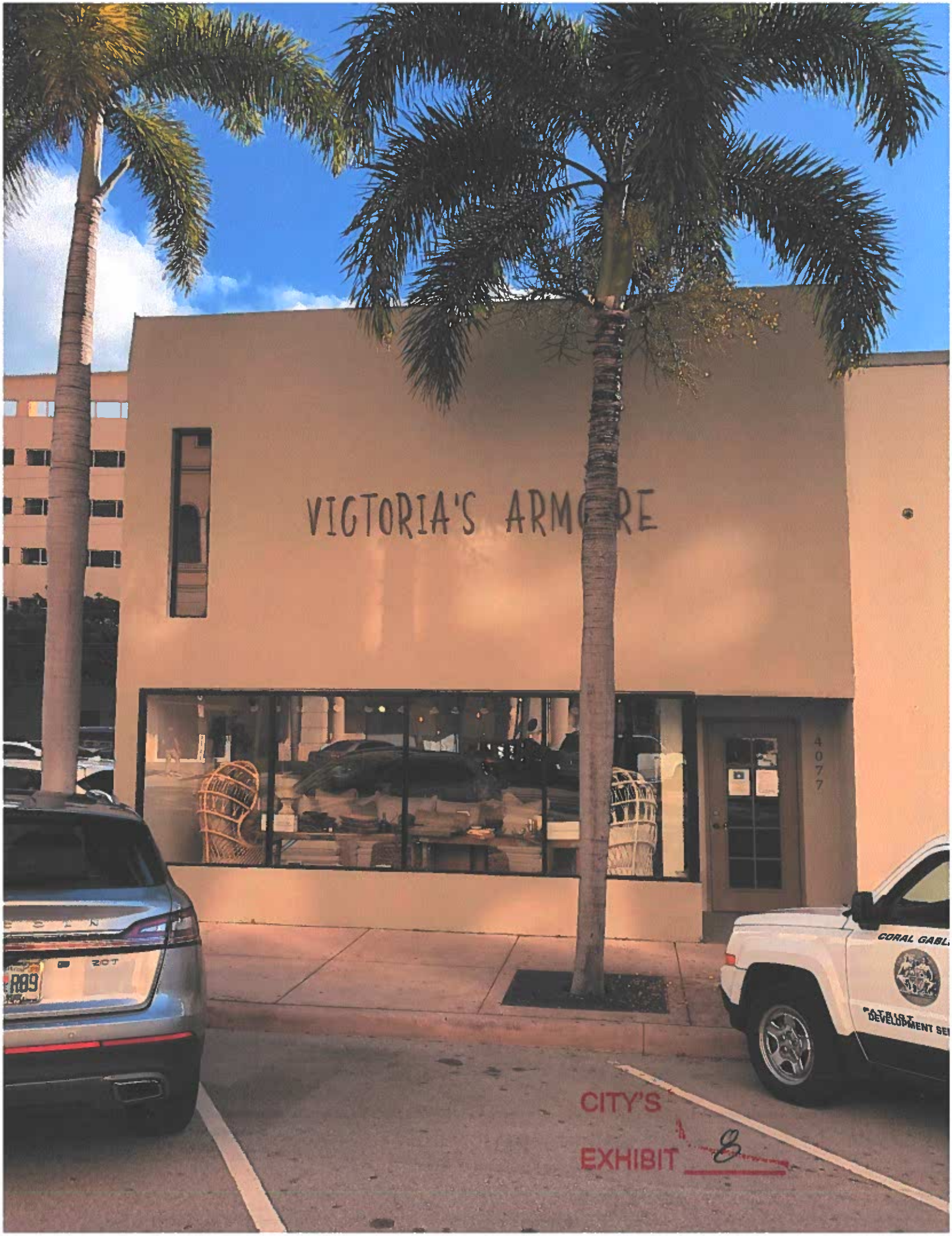
Sworn to (or affirmed) and subscribed before me this 29 day of December, in the year 2020, by Eugenio Lage who is personally known to me.

My Commission Expires:

VIRGINIA GOIZUETA
MY COMMISSION # GG 180872
EXPIRES: February 25, 2022
Bonded Thru Notary Public Underwriters

Notary Public

CITY'S EXHIBIT 7



CITY'S
EXHIBIT 8


SHOP SMALL
Open
Please Wear a Face Mask
Please wear a Mask and practice social distancing for your protection as well as the protection of our staff and customers.
Modified Store Hours:
Monday – Saturday 11 am – 7 pm
Sunday 12 noon – 5 pm
4077

(18)

RC-20-06-6708

MIAMI-DADE COUNTY

REGULATORY AND ECONOMIC RESOURCES DEPARTMENT

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING STRUCTURAL RECERTIFICATION

INSPECTION COMMENCED
Date: March 05, 2020.

INSPECTION COMPLETED
Date: March 05, 2020.

INSPECTION MADE BY: Jorge Luis Calzada Delgado, P.E.

SIGNATURE:

PRINT NAME: Jorge Luis Calzada Delgado, P.E.
TITLE: Licensed Professional Engineer

ADDRESS: 7526 SW 6th Court North Lauderdale FL 33068

1. DESCRIPTION OF STRUCTURE

a. Name on Title: CORAL GABLES INDUSTRIAL SEC

b. Street Address: 4075 PONCE DE LEON BLVD CORAL GABLES, FL 33135

c. Legal Description: CORAL GABLES INDUSTRIAL SEC PB 28-22 LOT 13 BLK 5 LOT SIZE 25.000 X 100

d. Owner's Name: 4075 PONCE DE LEON INV CO INC

e. Owner's Mailing Address: 4075 PONCE DE LEON BLVD # 4041 CORAL GABLES, FL 33135-1032

f. Folio Number of Property on which Building is Located: 03-4120-017-1123

g. Building Code Occupancy Classification: M

h. Present Use: Furniture Store

i. General Description: A slab on grade with foundation supporting a concrete frame and a prefabricated concrete T beam system. Is a flat roof with a roof seal treatment. Is a type of construction III building and has approx. 3,354 Sf according to the Miami Dade Property Record Card. Is a 2 story building.

Addition Comments:

march 05, 2020

JORGE LUIS CALZADA DELGADO
LICENSE
No. 77384
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

CITY'S EXHIBIT 10

j. Additions to original structure: None according to the Miami Dade Property Record Card.

march 05, 2020

JORGE LUIS CALZADA DELGADO
LICENSE
No. 77384
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

2. PRESENT CONDITION OF STRUCTURE

a. General alignment (Note: good, fair, poor, explain if significant)

1. Bulging N/A.
2. Settlement N/A.
3. Deflections N/A.
4. Expansion N/A.
5. Contraction N/A.

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

Beam.

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

Fair, but See Summary Repair List Ahead.

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 width; WIDE if over 2 mm.

Medium and wide cracks observed at the beam. See summary Repair List Ahead.

e. General extent of deterioration – cracking or spalling of concrete or masonry, oxidation of metals; rot or borer attack in wood.
Fair, but See Summary Repair List Ahead.
f. Previous patching or repairs Yes.
g. Nature of present loading indicate residential, commercial, other estimate magnitude.
Commercial.

3. INSPECTIONS
a. Date of notice of required inspection May 10, 2020.
b. Date(s) of actual inspection March 05, 2020.
c. Name and qualifications of individual submitting report: Jorge Luis Calzada Delgado, P.E.
Licensed Professional Engineer.
d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures
N/A.
e. Structural repair-note appropriate line:
1. None required N/A.
2. Required (describe and indicate acceptance) See summary Repair List Ahead.

4. SUPPORTING DATA
a. N/A. sheet written data
b. N/A. photographs
c. N/A. drawings or sketches

March 05, 2020

JORGE LUIS CALZADA DELGADO
LICENSE
No. 77384
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

5. MASONRY BEARING WALL = Indicate good, fair, poor on appropriate lines:	
a. Concrete masonry units Fair.	
b. Clay tile or terra cota units N/A.	
c. Reinforced concrete tie columns Fair.	
d. Reinforced concrete tie beams Fair.	
e. Lintel Fair.	
f. Other type bond beams Fair.	
g. Masonry finishes -exterior Fair.	
1. Stucco Fair.	
2. Veneer N/A.	
3. Paint only Fair.	
4. Other (describe)	N/A.
h. Masonry finishes - interior Fair.	
1. Vapor barrier Not visible during the inspection.	
2. Furring and plaster Fair.	
3. Paneling Fair.	
4. Paint only Fair.	
5. Other (describe)	N/A.
i. Cracks N/A.	
1. Location – note beams, columns, other N/A.	
2. Description	N/A.
j. Spalling N/A.	
1. Location – note beams, columns, other N/A.	
2. Description	N/A.
k. Rebar corrosion-check appropriate line N/A.	
1. None visible N/A.	
2. Minor-patching will suffice N/A.	
3. Significant-but patching will suffice N/A.	

March 05, 2020

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4. Significant-structural repairs required	N/A.
I. Samples chipped out for examination in spall areas: N/A.	
1. No N/A.	
2. Yes – describe color, texture, aggregate, general quality	N/A.

6. FLOOR AND ROOF SYSTEM
a. Roof
1. Describe (flat, slope, type roofing, type roof deck, condition)
See Item 1.i. on page 1. See summary Repair List ahead.
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support:
See summary Repair List ahead.
3. Note types of drains and scuppers and condition:
See summary Repair List ahead.
b. Floor system(s)
1. Describe (type of system framing, material, spans, condition)
See Item 1.i. on page 1. Floor system in poor condition. See summary Repair List Ahead.
c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.
Not necessary because the roof was exposed in some areas. Roof frame members in poor condition.

march 05, 2020

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7. STEEL FRAMING SYSTEM	
a. Description	N/A.

b. Exposed Steel- describe condition of paint and degree of corrosion
N/A.
c. Concrete or other fireproofing – note any cracking or spalling and note where any covering was removed for inspection
N/A.
d. Elevator sheave beams and connections, and machine floor beams – note condition:
N/A. march 05, 2020

8. CONCRETE FRAMING SYSTEM
a. Full description of structural system
See Item 1.i. on page 1.
b. Cracking
1. Not significant N/A.
2. Location and description of members affected and type cracking Beam.
c. General condition Fair, but See Summary Repair List Ahead.
d. Rebar corrosion – check appropriate line
1. None visible N/A.
2. Location and description of members affected and type cracking Beam. See Sum. Rep. List Ahead.
3. Significant but patching will suffice N/A.
4. Significant – structural repairs required (describe) See Summary Repair List Ahead.
e. Samples chipped out in spall areas: N/A.
1. No N/A.
2. Yes, describe color, texture, aggregate, general quality: N/A.

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9. WINDOWS
a. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other)
Fixed Glass.
b. Anchorage- type and condition of fasteners and latches Fair.
c. Sealant – type of condition of perimeter sealant and at mullions: Fair.
d. Interiors seals – type and condition at operable vents Fair.
e. General condition: Fair.

10. WOOD FRAMING
a. Type – fully describe if mill construction, light construction, major spans, trusses:
N/A.
b. Note metal fitting i.e., angles, plates, bolts, split pintles, other, and note condition:
N/A.
c. Joints – note if well fitted and still closed: N/A.
d. Drainage – note accumulations of moisture N/A.
e. Ventilation – note any concealed spaces not ventilated: N/A.
f. Note any concealed spaces opened for inspection: N/A.

js:lm:jg:rtc:10/13/2015:40yearrecertificationsystem

BORA Approved – Revised September 17, 2015/RER-10/13/2015

SUMMARY REPAIR LIST

1. Structural Concrete repair necessary at the beam. **(Permit Required from the City of Coral Gables. The Engineer must prepare the Engineering Structural Permit Documents required by the City before a Contractor prepare a quote and obtain a permit from the City).**
2. The Engineer need access to inspect the roof and the A/C room (first floor). Accesses weren't possible during the inspection.
3. Repair the damaged gypsum board at the ceiling on the second and first floor.
4. Tight the loose screws of the handrails at the stairs.
5. Attach properly the loose door of the meter room.

march 0 2020

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

DATE: may 27, 2020

Re: Case No. FYear_____

Property Address: 4075 Ponce de Leon Blvd Coral Gables FL 33135, Bldg. No.: 1, Sq. Ft.: 3,354

Building Description: 2 Story Commercial Building

I am a Florida registered professional engineer or architect with an active license. On may 27, 2020, I inspected the parking lots servicing the above referenced building for compliance with Section 8C-6 and determined the following (check only one):

- [x] 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.

may 27, 2020

JORGE LUIS CALZADA DELGADO
LICENSE
No. 77384
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

Signature and Seal
of Architect or Engineer

Jorge Luis Calzada Delgado, P.E.
(Print Name)

CERTIFICATION OF COMPLIANCE WITH PARKING LOT ILLUMINATION STANDARDS IN CHAPTER 8C-3 OF THE CODE OF MIAMI-DADE COUNTY

DATE: May 27, 2020

Case No. FYear_____

Property Address: 4075 Ponce de Leon Blvd Coral Gables FL 33135 Bldg. No.: 1, Sq. Ft.: 3,354

Folio Number: 03-4120-012-1123

Building Description: 2 Story Commercial Building

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

2. On May 27, 2020, at 9:30 AM/PM I measured the level of illumination in the parking lot(s) serving the above referenced building.

3. Maximum 8.18 foot candle

   Minimum 1.39 foot candle

   Maximum to Minimum Ratio 5.88 : 1, foot candle

4. The level of illumination provided in the parking lot ☑ meets ☐ does not meet the minimum standards for the occupancy classification of the building as established in Section 8C-3 of the Code of Miami-Dade County.

May 27, 2020

JORGE LUIS CALZADA DELGADO
LICENSE
No. 77384
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Signature and Seal of Professional Engineer or Architect

Jorge Luis Calzada Delgado, P.E.
Print Name

MIAMI-DADE COUNTY

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING ELECTRICAL RECERTIFICATION

INSPECTION COMMENCED
Date: May 27, 2020.

INSPECTION COMPLETED
Date: May 27, 2020.

INSPECTION MADE BY: Jorge Luis Calzada Delgado, P.E.
SIGNATURE:

PRINT NAME: Jorge Luis Calzada Delgado, P.E.
TITLE: Licensed Professional Engineer

ADDRESS: 7526 SW 6th Court North Lauderdale FL 33068

DESCRIPTION OF STRUCTURE

a. Name on Title: CORAL GABLES INDUSTRIAL SEC

b. Street Address: 4075 PONCE DE LEON BLVD CORAL GABLES, FL 33135

c. Legal Description: CORAL GABLES INDUSTRIAL SEC PB 28-22 LOT 13 BLK 5 LOT SIZE 25.000 X

d. Owner's Name: 4075 PONCE DE LEON INV CO INC

e. Owner's Mailing Address: 4075 PONCE DE LEON BLVD # 4041 CORAL GABLES, FL 33135-1032

f. Folio Number of Property on which Building is Located: 03-4120-017-1123

g. Building Code Occupancy Classification: M

h. Present Use: Furniture Store

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

Additional Comments:

A slab on grade with foundation supporting a concrete frame and a prefabricated concrete T beam system. Is a flat roof with a roof seal treatment. Is a type of construction III building and has approx. 3,354 Sf according to the Miami Dade Property Record Card. Is a 2 story building.

May 27, 2020

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

1. ELECTRIC SERVICE

1. Size:	Amperage	( )	Fuses	( )	Breakers	(*)
2. Phase:	Three Phase	(*)	Single Phase	( )		
3. Condition:	Good	( )	Fair	(*)	Needs Repair	( )

Comments: No amperage and voltage capacity present on the equipment label. Is a 4W electrical service.

2. METER AND ELECTRIC ROOM

1. Clearances:	Good	( )	Fair	(*)	Requires Correction	( )

Comments:

3. GUTTERS

Location: Go	od	(*)	Requires Repair	( )
Taps and Fill:	Good	( )	Requires Repair	(*)

Comments: See Summary Repair List Ahead.

May 27, 2020

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4. ELECTRICAL PANELS

Location: Good ( ) Needs Repair (*)

1. Panel #(A)

Good ( ) Needs Repair (*)

2. Panel #( )

Good ( ) Needs Repair ( )

3. Panel #( )

Good ( ) Needs Repair ( )

4. Panel #( )

Good ( ) Needs Repair ( )

5. Panel #( )

Good ( ) Needs Repair ( )

Comments: Panel A (lights and A/C) is located at the meter room. See Summary Repair List Ahead.

5. BRANCH CIRCUITS:

1. Identified: Yes (*) Must be identified ( )

2. Conductors: Good (*) Deteriorated ( ) Must be replaced ( )

Comments:

May 27, 2020

JORGE LUIS CALZADA DELGADO
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6. GROUNDING SERVICE:

Good ( ) Repairs Required ( )

Comments: See Summary Repair List Ahead.

7. GROUNDING OF EQUIPMENT:

Good ( ) Repairs Required ( )

Comments: See Summary Repair List Ahead.

8. SERVICE CONDUITS/RACEWAYS:

Good (*) Repairs Required ( )

Comments:

9. SERVICE CONDUCTOR AND CABLES:

Good (*) Repairs Required ( )

Comments:

May 27, 2020

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10. TYPES OF WIRING METHODS:

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

11. FEEDER CONDUCTORS:

Good (*) Repairs Required ( )

Comments:

12. EMERGENCY LIGHTING:

Good ( ) Repairs Required (*)

Comments: See Summary Repair List Ahead.

13. BUILDING EGRESS ILLUMINATION:

Good ( ) Repairs Required (*)

Comments: See Summary Repair List Ahead.

may 27, 2020

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14. FIRE ALARM SYSTEM:

Good ( ) Repairs Required ( )

Comments: No Fire Alarm System present. It is up to the City Fire Department to determine if it is necessary because may be when the building was built wasn't required.

15. SMOKE DETECTORS:

Good ( ) Repairs Required ( )

Comments: No smoke detectors present. It is up to the City Fire Department to determine if it is necessary because may be when the building was built wasn't required.

16. EXIT LIGHTS:

Good ( ) Repairs Required (*)

Comments: See Summary Repair List Ahead.

17. EMERGENCY GENERATOR:

Good ( ) Repairs Required ( )

Comments: N/A.

MAY 27 2020

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18. WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS:

Require Additional

Go od (*) Repairs Required ( )

Comments:

19. OPEN OR UNDERCOVER PARKING GARAGE AREAS AND EGRESS ILLUMINATION:

Require Additional

Go od (*) Repairs Required ( )

Comments:

20. SWIMMING POOL WIRING:

Go od ( ) Repairs Required ( )

Comments: N/A.

21. WIRING TO MECHANICAL EQUIPMENT:

Go od ( ) Repairs Required ( )

Comments: See Summary Repair List Ahead.

May 27, 2020

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22. ADDITIONAL COMMENTS:

SUMMARY REPAIR LIST

1. Repair the damaged emergency and exit lights.
2. The Engineer need access to inspect the roof, the A/C room (first floor) and the ground at the meter room. Accesses weren't possible during the inspection.
3. Replace the extension cords of the lights at the ceiling by an up to code conduits.
4. Install the missing screws at the wireway in the meter room.
5. Install the missing screws of the frame of the electrical panel A.

may 27, 2020

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SD:rs:vc:mb:js:jg rtc1 10/12/2015:40yrtrackingsystem

City of Coral Gables
Development Services

OFFICE SET

RC-20-06-6708

4075 PONCE DE LEON BLVD #

Folio #: 03-4120-017-1123
Permit Description: BUILDING RECERTIFICATION (YEAR BUILT 1970)

EL 20076500
ME
PL

	Section	Approved By	Approved Date	
☒	BUILDING			R
☐	CONCURRENCY			
☒	ELECTRICAL			R
☐	FEMA			
☐	FIRE			
☐	HANDICAP			
☐	HISTORICAL			
☐	LANDSCAPE			
☐	MECHANICAL			
☐	PLUMBING			
☐	PUBLIC WORKS			
☐	STRUCTURAL			
☐	ZONING			
☐				
☐	OWNER BUILDER			

Subject to compliance with all Federal, State, County and City rules and regulations. City assumes no responsibility for accuracy of set results from these plans. THIS COPY OF PLANS MUST BE AVAILABLE ON BUILDING SITE OR AN INSPECTION WILL NOT BE MADE.

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

Special Inspector required for the following:

☐ Special Inspector for PILING
☐ Special Inspector for REINFORCED MASONRY
☐ Special Inspector for _____