



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 7/16/2021

Property Information	
Folio:	03-4108-062-0001
Property Address:	911 E. Ponce De Leon
Owner	REFERENCE ONLY
Mailing Address	
PA Primary Zone	5000 HOTELS & MOTELS - GENERAL
Primary Land Use	0000 REFERENCE FOLIO
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	X 50
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	X 1981



Assessment Information			
Year	2020	2019	2018
Land Value	\$0	\$0	\$0
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$0	\$0	\$0
Assessed Value	\$0	\$0	\$0

Benefits Information				
Benefit	Type	2020	2019	2018
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
GABLES PARK TOWER CONDO CORAL GABLES DOUGLAS SEC PB 25-69 LOTS 19 TO 22 INC BLK 13 LOT SIZE 31989 SQ FT	

Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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Version:

CITY'S

EXHIBIT



OFFICE OF THE PROPERTY APPRAISER

Generated On : 7/21/2021

	Folio	Sub-Division	Owner	Address
1	03-4108-062-0010	GABLES PARK TOWER CONDO	JOSE DE JESUS JEREZ	911 E PONCE DE LEON BLVD UNIT: 301 Coral Gables
2	03-4108-062-0020	GABLES PARK TOWER CONDO	SUSANA J MIRANDA	911 E PONCE DE LEON BLVD UNIT: 302 Coral Gables
3	03-4108-062-0030	GABLES PARK TOWER CONDO	NELLY DEARRIBA & MAGALY LE REM DALIA GOMEZ	911 E PONCE DE LEON BLVD UNIT: 401 Coral Gables
4	03-4108-062-0040	GABLES PARK TOWER CONDO	WESTERN HOMES LLC	911 E PONCE DE LEON BLVD UNIT: 501 Coral Gables
5	03-4108-062-0050	GABLES PARK TOWER CONDO	LUCIANO MARTINELLI	911 E PONCE DE LEON BLVD UNIT: 601 Coral Gables
6	03-4108-062-0060	GABLES PARK TOWER CONDO	ALFREDO FORNS FABIOLA FORNS	911 E PONCE DE LEON BLVD UNIT: 701 Coral Gables
7	03-4108-062-0070	GABLES PARK TOWER CONDO	CLAUDIO MARTIN TRS CRM REVOCABLE TRUST	911 E PONCE DE LEON BLVD UNIT: 801 Coral Gables
8	03-4108-062-0080	GABLES PARK TOWER CONDO	ANA M FONGON	911 E PONCE DE LEON BLVD UNIT: 901 Coral Gables
9	03-4108-062-0090	GABLES PARK TOWER CONDO	ROLANDO TAPANES JENNIFER PRITCHETT	911 E PONCE DE LEON BLVD UNIT: 1001 Coral Gables
10	03-4108-062-0100	GABLES PARK TOWER CONDO	EDGAR J BELAVAL	911 E PONCE DE LEON BLVD UNIT: 1101 Coral Gables
11	03-4108-062-0110	GABLES PARK TOWER CONDO	ELAINE SWANSON (TR)	911 E PONCE DE LEON BLVD UNIT: 1201 Coral Gables
12	03-4108-062-0120	GABLES PARK TOWER CONDO	MARIA TERESA BONET LE REM ENRIQUE URIZAR	911 E PONCE DE LEON BLVD UNIT: 1401 Coral Gables
13	03-4108-062-0130	GABLES PARK TOWER CONDO	VIVIANA DIAZ BALSERA MARIA ELENA DIAZ	911 E PONCE DE LEON BLVD UNIT: 1501 Coral Gables
14	03-4108-062-0140	GABLES PARK TOWER CONDO	VINEY BERRY LALITA BERRY	911 E PONCE DE LEON BLVD UNIT: 1601 Coral Gables

CITY'S

EXHIBIT 2

15	03-4108-062-0150	GABLES PARK TOWER CONDO	LILIA ANA LOPEZ	911 E PONCE DE LEON BLVD UNIT: 402 Coral Gables
16	03-4108-062-0160	GABLES PARK TOWER CONDO	JACK SAGUE JR GISELA SAGUE	911 E PONCE DE LEON BLVD UNIT: 502 Coral Gables
17	03-4108-062-0170	GABLES PARK TOWER CONDO	DUSTIN CAMERON ELISA N GALLO	911 E PONCE DE LEON BLVD UNIT: 602 Coral Gables
18	03-4108-062-0180	GABLES PARK TOWER CONDO	MARGARITA C ZAITZ LE REM MATTHEW A ZAITZ	911 E PONCE DE LEON BLVD UNIT: 702 Coral Gables
19	03-4108-062-0190	GABLES PARK TOWER CONDO	ELLIOT AB SNEIDER NICOLE MARINO	911 E PONCE DE LEON BLVD UNIT: 802 Coral Gables
20	03-4108-062-0200	GABLES PARK TOWER CONDO	JUDITH P PACKARD	911 E PONCE DE LEON BLVD UNIT: 902 Coral Gables
21	03-4108-062-0210	GABLES PARK TOWER CONDO	DEBORAH EGURROLA	911 E PONCE DE LEON BLVD UNIT: 1002 Coral Gables
22	03-4108-062-0220	GABLES PARK TOWER CONDO	ERNESTO AMARAL BUESO	911 E PONCE DE LEON BLVD UNIT: 1102 Coral Gables
23	03-4108-062-0230	GABLES PARK TOWER CONDO	VIRGINIA ELGUEZABAL	911 E PONCE DE LEON BLVD UNIT: 1202 Coral Gables
24	03-4108-062-0240	GABLES PARK TOWER CONDO	NANCY I FERNANDEZ	911 E PONCE DE LEON BLVD UNIT: 1402 Coral Gables
25	03-4108-062-0250	GABLES PARK TOWER CONDO	ANTONIO FERNANDEZ &W MARIA M	911 E PONCE DE LEON BLVD UNIT: 1502 Coral Gables
26	03-4108-062-0260	GABLES PARK TOWER CONDO	MIRIAM C AZCUE TRS MIRIAM C AZCUE 2019 REV TR	911 E PONCE DE LEON BLVD UNIT: PH1602 Coral Gables
27	03-4108-062-0270	GABLES PARK TOWER CONDO	CAMAY INVESTMENT II LLC	911 E PONCE DE LEON BLVD UNIT: 403 Coral Gables
28	03-4108-062-0280	GABLES PARK TOWER CONDO	ARLENE DELAOSA SAULEDA MANUEL ARTURO SAULEDA	911 E PONCE DE LEON BLVD UNIT: 503 Coral Gables
29	03-4108-062-0290	GABLES PARK TOWER CONDO	MARCELA ARIAS	911 E PONCE DE LEON BLVD UNIT: 603 Coral Gables
30	03-4108-062-0300	GABLES PARK TOWER CONDO	ANGEL ESPADA	911 E PONCE DE LEON BLVD UNIT: 703 Coral Gables
31	03-4108-062-0310	GABLES PARK TOWER CONDO	STEVEN J LACHTERMAN AMANDA J LACHTERMAN	911 E PONCE DE LEON BLVD UNIT: 803 Coral Gables

32	03-4108-062-0320	GABLES PARK TOWER CONDO	DOUGLAS OLIVEIRA PATRICIO	911 E PONCE DE LEON BLVD UNIT: 903 Coral Gables
33	03-4108-062-0330	GABLES PARK TOWER CONDO	MARCELO SANCHEZ MORENO	911 E PONCE DE LEON BLVD UNIT: 1003 Coral Gables
34	03-4108-062-0340	GABLES PARK TOWER CONDO	IRIS MILDA GOMEZ DEL RISCO ARYHAM RIVAS GOMEZ	911 E PONCE DE LEON BLVD UNIT: 1103 Coral Gables
35	03-4108-062-0350	GABLES PARK TOWER CONDO	PATRICIA CHIRINO	911 E PONCE DE LEON BLVD UNIT: 1203 Coral Gables
36	03-4108-062-0360	GABLES PARK TOWER CONDO	JORGE A BLANCHARD	911 E PONCE DE LEON BLVD UNIT: 1403 Coral Gables
37	03-4108-062-0370	GABLES PARK TOWER CONDO	ANDRES JOHNSON GISELLE JOHNSON	911 E PONCE DE LEON BLVD UNIT: 1503 Coral Gables
38	03-4108-062-0380	GABLES PARK TOWER CONDO	INES M GALLARDO MANUEL BOUZA	911 E PONCE DE LEON BLVD UNIT: 1603PH Coral Gables
39	03-4108-062-0390	GABLES PARK TOWER CONDO	ARLENE INSUA	911 E PONCE DE LEON BLVD UNIT: 404 Coral Gables
40	03-4108-062-0400	GABLES PARK TOWER CONDO	19RM INVESTMENTS LLC	911 E PONCE DE LEON BLVD UNIT: 504 Coral Gables
41	03-4108-062-0410	GABLES PARK TOWER CONDO	DIMELSA ALEJANDRA MEDINA	911 E PONCE DE LEON BLVD UNIT: 604 Coral Gables
42	03-4108-062-0420	GABLES PARK TOWER CONDO	ANDRES M CANDELA TRS TERESITA CANDELA TRS	911 E PONCE DE LEON BLVD UNIT: 704 Coral Gables
43	03-4108-062-0430	GABLES PARK TOWER CONDO	SUSAN SCHULER LOPEZ	911 E PONCE DE LEON BLVD UNIT: 804 Coral Gables
44	03-4108-062-0440	GABLES PARK TOWER CONDO	ANTONIO R SOMOZA	911 E PONCE DE LEON BLVD UNIT: 904 Coral Gables
45	03-4108-062-0450	GABLES PARK TOWER CONDO	LAUREANO MARTINEZ ANA MARTINEZ	911 E PONCE DE LEON BLVD UNIT: 1004 Coral Gables
46	03-4108-062-0460	GABLES PARK TOWER CONDO	LAURA C MARTINEZ MARCO A MARTINEZ	911 E PONCE DE LEON BLVD UNIT: 1104 Coral Gables
47	03-4108-062-0470	GABLES PARK TOWER CONDO	ENEIDA DIAZ LE REM ALEJANDRO ESCALONA	911 E PONCE DE LEON BLVD UNIT: 1204 Coral Gables
48	03-4108-062-0480	GABLES PARK TOWER CONDO	VIVIAN LOPEZ MENDOZA	911 E PONCE DE LEON BLVD UNIT: 1404 Coral Gables

49	03-4108-062-0490	GABLES PARK TOWER CONDO	VICTOR PADILLA IV	911 E PONCE DE LEON BLVD UNIT: 1504 Coral Gables
50	03-4108-062-0500	GABLES PARK TOWER CONDO	FORM/AMI20 LLC	911 E PONCE DE LEON BLVD UNIT: 1604 Coral Gables



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Detail by Entity Name

Florida Not For Profit Corporation

GABLES PARK TOWER CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number 758320
FEI/EIN Number 59-2123957
Date Filed 05/13/1981
State FL
Status ACTIVE
Last Event AMENDMENT
Event Date Filed 01/12/2010
Event Effective Date NONE

Principal Address

911 E. PONCE DE LEON BLVD.
CORAL GABLES, FL 33134

Changed: 03/25/2011

Mailing Address

911 E. PONCE DE LEON BLVD.
CORAL GABLES, FL 33134

Changed: 03/25/2011

Registered Agent Name & Address

STEVE J. LACHTERMAN, P. A.
2655 LEJEUNE ROAD
PH 1-H
CORAL GABLES, FL 33134

Name Changed: 02/15/2010

Address Changed: 02/09/2018

Officer/Director Detail

Name & Address

Title President

BELAVAL, EDGAR J
South Florida Condominium Management, Inc.
2800 Biscayne Blvd
310
Miami, FL 33137

Title Treasurer

MARTINEZ, LAUREANO J
South Florida Condominium Management, Inc.
2800 Biscayne Blvd
310
Miami, FL 33137

Title VP

Bouza, Manuel
South Florida Condominium Management, Inc.
2800 Biscayne Blvd
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Miami, FL 33137

Title Secretary

Zaits, Margarita
South Florida Condominium Management, Inc.
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Title Director

Schuler, Susan
South Florida Condominium Management, Inc.
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Annual Reports

Report Year	Filed Date
2019	02/25/2019

2020 02/06/2020
2021 04/02/2021

Document Images

04/02/2021 -- ANNUAL REPORT	View image in PDF format
02/06/2020 -- ANNUAL REPORT	View image in PDF format
02/25/2019 -- ANNUAL REPORT	View image in PDF format
02/09/2018 -- ANNUAL REPORT	View image in PDF format
04/10/2017 -- ANNUAL REPORT	View image in PDF format
05/13/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
03/09/2016 -- ANNUAL REPORT	View image in PDF format
02/24/2015 -- ANNUAL REPORT	View image in PDF format
03/05/2014 -- ANNUAL REPORT	View image in PDF format
04/04/2013 -- AMENDED ANNUAL REPORT	View image in PDF format
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Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
RC-21-07-8255	07/24/2021	911 E PONCE DE LEON BLVD	BLDG RECERT / CRB	BUILDING RECERTIFICATION (YEAR BUILT 1981) UNSAFE STRUCTURES BOARD CASE 21-2752	pending			0.00
UP-21-06-7828	06/14/2021	911 E PONCE DE LEON BLVD	UPFRONT FEE - THIS IS NOT A PERMIT	COMMERCIAL INTERIOR FLOORING 4 & 5 FLOOR HALLWAYS \$4,000	final	06/14/2021	06/14/2021	0.00
BL-21-06-7827	06/14/2021	911 E PONCE DE LEON BLVD	COMMERCIAL FLOORING (INTERIOR ONLY)	COMMERCIAL INTERIOR FLOORING 4 & 5 FLOOR HALLWAYS \$4,000	pending			0.00
BL-21-06-7473	06/04/2021	911 E PONCE DE LEON BLVD	INT / EXT ALTERATIONS	COMMERCIAL - STRUCTURAL REPAIRS TO BUILDING, WATERPROOFING, PAINT PARKING \$229,762	pending			0.00
BL-21-01-5374	01/01/2021	911 E PONCE DE LEON BLVD	COMMERCIAL FLOORING (INTERIOR ONLY)	COMMERCIAL INTERIOR FLOORING 4 & 5 FLOOR HALLWAYS W/ NEW VINYL \$2,696 EXPIRED PERMIT BL18083862 FOR SAME TYPE OF WORK**	canceled		06/15/2021	0.00
EL-19-05-5409	05/20/2019	911 E PONCE DE LEON BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	FOR RV 19045278 20 PARKING LOT LIGHTS, 10 LIGHT POLES	final	09/19/2019	01/22/2020	0.00
PW-19-05-5339	05/17/2019	911 E PONCE DE LEON BLVD	SIDEWALK REPLACEMENT PERMIT	REMOVE AND REPLACE CURB CUT CANCELED AS PERJROVIRA DUPLICATE OF PW18102823	canceled		06/04/2019	0.00
RV-19-04-5278	04/19/2019	911 E PONCE DE LEON BLVD	REVISION TO PERMIT	REVISION- DRAINAGE DETAILS, STRUCTURAL & ELECTRICAL PAGES	final	09/06/2019	09/06/2019	0.00
PL-19-04-5347	04/19/2019	911 E PONCE DE LEON BLVD	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR DRYWELL STRUCTURE & DRAINAGE PIPING @ PLANTER AREA { SEE REVISIONS RV-19-04-5278 } *** SPECIAL INSPECTOR (E.O.R.) F. CARTER KARNIS P.E. *** PLANTER WATERPROOFING ,CONCRETE SLAB REPAIR, POOL AND DECK RESTORATION \$616,587	final	12/18/2019	01/07/2020	0.00
EL-18-11-3049	11/13/2018	911 E PONCE DE LEON BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	INSTALL ELECTRICAL 240 VOLTS - 20 AMPS (3 PHASES FOR EXISTING PRESSUREZED STAIR FAN)V \$ 1,573	pending			0.00
EL-18-09-3194	09/27/2018	911 E PONCE DE LEON BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	REPLACE MOTOR CONTACTOR \$600	stop work	09/27/2018		0.00
UP-18-08-3863	08/21/2018	911 E PONCE DE LEON BLVD	UPFRONT FEE - THIS IS NOT A PERMIT	UPFRONT FEE FOR BL18083862 REMOVAL & INSTALLATION OF FLOORING, SOUNDPROOFING, & BASEBOARDS \$4850	final	08/21/2018	08/21/2018	0.00
BL-18-08-3862	08/21/2018	911 E PONCE DE LEON BLVD	COMMERCIAL FLOORING (INTERIOR ONLY)	REMOVAL & INSTALLATION OF FLOORING, SOUNDPROOFING, & BASEBOARDS -COMMON AREAS \$4850	stop work	08/29/2018		0.00
EL-18-08-2891	08/03/2018	911 E PONCE DE LEON BLVD	ELEC LOW VOLTAGE SYSTEM	ADD DEVICE TO CONTROL PRESSURIZE STAIR FAN EXISTING FIRE ALARM SYSTEM low volt for fire alarm	stop work	08/28/2018		0.00

FD-18-08-2789	08/01/2018	911 E PONCE DE LEON BLVD	FIRE ALARM SYSTEM	ADD DEVICE TO CONTROL PRESSURIZE STAIR FAN EXISTING FIRE ALARM SYSTEM \$4250	issued	08/28/2018		0.00
BL-18-07-4096	07/30/2018	911 E PONCE DE LEON BLVD	GENERAL REPAIRS	*** SPECIAL INSPECTOR (E.O.R.) F. CARTER KARNIS P.E. *** PLANTER WATERPROOFING ,CONCRETE SLAB REPAIR,POOL AND DECK RESTORATION \$616,587	final	09/13/2018	07/24/2020	0.00
AB-18-07-3200	07/13/2018	911 E PONCE DE LEON BLVD	BOA PRELIMINARY/MED BONUS/FINAL	COMMERCIAL*REV#1 (RESPONSE TO COMMENTS) *REV PER PER DATE (DRAINAGE PLAN CHANGE, MODIFIED SITE LIGHTING) *PLANTER WATERPROOFING ,CONCRETE SLAB REPAIR,POOL AND DECK RESTORATION/ POSTED\$616587	final	07/25/2018	07/24/2020	0.00
PS-18-05-4141	05/24/2018	911 E PONCE DE LEON BLVD	TREE REMOVAL/MITIGATION	TREE REMOVAL - TREE REMOVAL - Approved to remove 2 Pink Tabebuia, 1 Black olive, 3 Mahogany tree, 1 Ficus bengalensis, 4 Solitaire palms and 2 Umbrella trees (Invasive - no fee charged). Mitigation accepted as follow: 2 Gelger tree 10 - 12 ft high, 2 - 2.5 inches caliper, Florida grade#1 or better 4 Silver buttonwood 10 - 12 Ft high, 2 - 2.5 inches caliper, florida Grade #1 or better 5 Ligustrum, 10 - 12 ft high, 2 - 2.5 inches caliper, Florida grade #1 or better 2 Desert cassias, 6 -8 ft high - 1.5 -2.5 inches caliper, Florida grde #1 or better 2 Foxtail palms 16 ft overall height Total Sq.Ft. canopy loss 2,053 Sq.Ft. Total Sq.Ft. mitigation 2000 Sq. Ft. Be aware that Building permit reviewed by Landscape Architect may require additional mitigation/or landscape plan revision.	final	06/28/2018	06/28/2018	0.00
UP-17-07-2191	07/25/2017	911 E PONCE DE LEON BLVD	UPFRONT FEE - THIS IS NOT A PERMIT	UPFRONT FEE BL-17-07-2190 REMOVAL OF EXISTING SOIL IN PLANTER, SELECTIVE CONCRETE DEMOLITION AT POST TENSION CABLE, SLAB EDGE EXPOSATIONS \$13,500.00	final	07/25/2017	07/25/2017	0.00
BL-17-07-2190	07/25/2017	911 E PONCE DE LEON BLVD	DEMOLITION	**CANCELED/DISCARDED - SIGNATURES EXPIRED** *** SPECIAL INSPECTOR - (E.O.R.) HECTOR GUERRA P.E. ***REMOVAL OF EXISTING SOIL IN PLANTER, SELECTIVE CONCRETE DEMOLITION AT POST TENSION CABLE, SLAB EDGE EXPOSATIONS \$13,500	canceled		08/19/2019	0.00
UP-16-09-5407	09/07/2016	911 E PONCE DE LEON BLVD	UPFRONT FEE - THIS IS NOT A PERMIT	*UP FRONT FEE* RE ROOF / FLAT ROOF \$23,900	final	09/07/2016	09/07/2016	0.00
BL-16-09-5406	09/07/2016	911 E PONCE DE LEON BLVD	ROOF / LIGHT WEIGHT CONC	RE ROOF FLAT-GAF ROOF SYSTEM W/ RUBEROID SBS HEAT WELD PLUS FR TOPSHEET \$23,900	final	09/12/2016	10/25/2016	0.00
ZN-16-05-6159	05/04/2016	911 E PONCE DE LEON BLVD	PAINT / RESURFACE FL / CLEAN	PRESSURE CLEAN AND PAINT TO MATCH EXISTING, REPAIR MINOR CRACKS. WALLS (SW6672) TERRACOTTA	final	05/04/2016	05/31/2016	0.00
ZN-15-09-4221	09/15/2015	911 E PONCE DE LEON BLVD	ZONING CHANGE OF CONTRACTOR	CHANGE OF CONTRACTOR REPAIR STUCC & PAINT TO MATCH EXISTING - WALLS SW6672 (CREAM), TRIM SW6340 (TERRACOTTA) \$9500	final	09/15/2015	11/12/2015	0.00
ZN-15-04-5219	04/23/2015	911 E PONCE DE LEON BLVD	PAINT / RESURFACE FL / CLEAN	REPAIR STUCC & PAINT TO MATCH EXISTING - WALLS SW6672 (CREAM), TRIM SW6340 (TERRACOTTA) \$9500	canceled	04/23/2015	09/15/2015	0.00
ZN-14-08-1989	08/01/2014	911 E PONCE DE LEON BLVD	POOL / SPA ONLY - MARBLELITE / SANDBLAST / TILE	REPLASTER POOL ONLY \$6,700	final	08/07/2014	08/20/2014	0.00
PU-13-12-1905	12/06/2013	911 E PONCE DE LEON BLVD	PUBLIC RECORDS SEARCH	REQ COPIES OF PERMIT 26160	final	12/06/2013	12/06/2013	0.00
ME-12-10-2066	10/31/2012	911 E PONCE	MECH COMMERCIAL / RESIDENTIAL WORK	EXACT CHANGEOUT OF A 10 TON PACKAGE UNIT IN FIRST FLOOR	final	11/02/2012	12/06/2012	0.00

		DE LEON BLVD		\$8,600.					
BL-12-06-9363	06/19/2012	911 E PONCE DE LEON BLVD	ROOF / LIGHT WEIGHT CONC	RE ROOF \$16,000 FLAT ONLY, AND ROOF MAINTENANCE	final	07/11/2012	08/10/2012	0.00	
BL-11-09-6295	09/14/2011	911 E PONCE DE LEON BLVD	GENERAL REPAIRS	EXPANSION JOINT REPAIR \$6,500	final	09/16/2011	10/14/2011	0.00	
CE-11-07-5561	07/01/2011	911 E PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	TRU NOTICE	final	07/01/2011	07/01/2011	0.00	
CE-11-06-6211	06/09/2011	911 E PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WARNING NOTICE (TRU) CHEV GRAY P/U UH25HS	final		06/09/2011	0.00	
EL-11-02-4433	02/03/2011	911 E PONCE DE LEON BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	COMMERCIAL ELECTRICAL \$800 DISCONNECT AND RE CONNECT A/C ON ROOF TOP	final	02/03/2011	03/02/2011	0.00	
ME-10-11-2796	11/01/2010	911 E PONCE DE LEON BLVD	MECH COMMERCIAL / RESIDENTIAL WORK	REPLACE EXISTING CURB FOR EXHAUST FAN FOR RE ROOF FLAT ONLY	final	01/26/2011	03/02/2011	0.00	
BL-10-08-4758	08/26/2010	911 E PONCE DE LEON BLVD	ROOF / LIGHT WEIGHT CONC	RE ROOF \$4,000 FLAT ONLY	final	09/13/2010	04/18/2011	0.00	
EL-10-04-4668	04/23/2010	911 E PONCE DE LEON BLVD	ELEC CHANGE OF CONTRACTOR	CHANGE OF CONTRACTOR FROM EL-09-05-2667 -- INSTALL FIRE ALARM \$34,000	final	04/23/2010	05/20/2010	0.00	
FD-10-04-4584	04/22/2010	911 E PONCE DE LEON BLVD	FIRE ALARM SYSTEM	GABLES PARK CONDO **CHANGE OF CONTRACTOR (PREVIOUS CONTRACTOR - ADT, FD09-05-2355)***	final	04/23/2010	05/19/2010	0.00	
PU-09-11-1955	11/13/2009	911 E PONCE DE LEON BLVD	PUBLIC RECORDS SEARCH	REQ CERT COPIES OF PERMIT 95020508 CRM INV 008994	final	11/19/2009	11/19/2009	0.00	
EL-09-05-2667	05/19/2009	911 E PONCE DE LEON BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	CHANGE OF CONTRACTOR TO EL-10-04-4668 -- INSTALL FIRE ALARM \$34,000	final	05/20/2009	04/23/2010	0.00	
FD-09-05-2355	05/13/2009	911 E PONCE DE LEON BLVD	FIRE ALARM SYSTEM	GABLES PARK TOWER CONDO APTS	issued	05/18/2009		0.00	
ZN-08-02-0832	02/20/2008	911 E PONCE DE LEON BLVD	PAINT / RESURFACE FL / CLEAN	EXTERIOR PAINTING - WALLS SW6672 (CREAM), TRIM SW6340 (TERRACOTTA) \$53,270	final	02/21/2008	07/03/2008	0.00	
AB-08-02-0104	02/04/2008	911 E PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	PAINT WALLS (SW6672) TERRACOTA, & TRIM(SW6340)IVORY-\$53,270{OMAR MONTERO(786-202-4792)}	final	02/04/2008	07/03/2008	0.00	
FD-08-02-0019	02/01/2008	911 E PONCE DE LEON BLVD	FIRE ALARM SYSTEM	GABLES PARK TOWER	pending			250.00	
CE-08-01-1010	01/24/2008	911 E PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT78537 SEC 5-1907 ZC (SNR) MAINTAINING REAL ESTATE SIGN IN EXCESS OF 40 SQ. IN.	final		04/20/2010	0.00	
EL-07-12-0258	12/20/2007	911 E PONCE DE LEON BLVD	ELEC LOW VOLTAGE SYSTEM	INSTALLATION OF CCTV SYSTEM \$4200	final	12/20/2007	02/19/2008	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).



The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

2/8/2021

VIA CERTIFIED MAIL

GABLES PARK TOWER CONDOMINIUM ASSOCIATION, INC
911 E PONCE DE LEON BLVD
CORAL GABLES, FL 33134

7020 3160 0001 1022 3202

RE: 911 E PONCE DE LEON BLVD
FOLIO # 341080620001

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 \$500.00 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

Track Another Package +

Tracking Number: 70203160000110223202

Remove X

Your item was delivered to the front desk, reception area, or mail room at 5:02 pm on February 16, 2021 in MIAMI, FL 33134.

 **Delivered, Front Desk/Reception/Mail Room**

February 16, 2021 at 5:02 pm
MIAMI, FL 33134

Feedback

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

7020 3160 0001 1021 8116

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

5/10/2021

GABLES PARK TOWER CONDOMINIUM ASSOCIATION, INC
911 E PONCE DE LEON BLVD
CORAL GABLES, FL. 33134

RE: 911 E PONCE DE LEON BLVD
FOLIO # 341080620001

Notice of Required Inspection For Recertification of 40 Years or Older Building – SECOND NOTICE

Dear Property Owner:

In a certified letter dated 2/8/2021, 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 Virginia Goizueta at vgoizueta@coralgables.com if any questions regarding building recertification.

Please govern yourself accordingly.

Sincerely,

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

Manuel Z. Lopez, P.E.
Building Official

Track Another Package +

Tracking Number: 70203160000110218116

Remove X

Your item was delivered to the front desk, reception area, or mail room at 1:46 pm on May 17, 2021 in MIAMI, FL 33134.

 **Delivered, Front Desk/Reception/Mail Room**

May 17, 2021 at 1:46 pm
MIAMI, FL 33134

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Text & Email Updates	▾
Tracking History	▾
Product Information	▾

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FAQs

Feedback



The City of Coral Gables

7020 3160 0001 1022 0201

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

6/9/2021

GABLES PARK TOWER CONDOMINIUM ASSOCIATION, INC
911 E PONCE DE LEON BLVD
CORAL GABLES, FL 33134

RE: 911 E PONCE DE LEON BLVD

FOLIO # 341080620001

Notice of Required Inspection For Recertification of 40 Years or Older Building **FINAL NOTICE**

Dear Property Owner:

In a certified letter dated 2/8/2021, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). A Second Notice, dated 5/10/2021, informed you it was necessary to submit to this Department a completed Report prepared by a licensed architect or engineer within thirty (30) calendar days certifying the structure meets the requirements for recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

As of this date, the completed Report has not been submitted and the **structure remains unsafe** due to non-compliance. Please be advised the matter will be forwarded to the City's Construction Regulation Board ("Board"); a \$600.00 Administrative Fee will be imposed once the Case is scheduled. The Board may impose additional fines of \$250.00 for each day the violation continues, may also enter an order of revocation of the Certificate of Occupancy and/or demolition and assess all costs of the proceedings along with the cost of demolition and any other required action for which the City shall have a lien against the Property Owner and the Property. The completed Report may be submitted Monday through Friday, 7:30am to 2:30pm to this Department. Contact Virginia Goizueta at vgoizueta@coralgables.com if any questions regarding building recertification.

Please govern yourself accordingly.

Sincerely,

A handwritten signature in black ink, appearing to read "Manuel Z. Lopez", is written over a horizontal line.

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

[Track Another Package](#) +

Tracking Number: 70203160000110220201

[Remove](#) X

Your item was delivered to the front desk, reception area, or mail room at 5:36 pm on June 14, 2021 in MIAMI, FL 33134.

Delivered, Front Desk/Reception/Mail Room

June 14, 2021 at 5:36 pm
MIAMI, FL 33134

[Feedback](#)[Get Updates](#) v[Text & Email Updates](#)[Tracking History](#)[Product Information](#)[See Less](#) ^

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Go to our [FAQs](#) section to find answers to your tracking questions.

FAQs

Feedback

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 21-2752

vs.

Gables Park Tower Condominium Assoc., Inc.
911 E. Ponce De Leon Blvd.
Coral Gables, FL 33134-3126
Respondent.

Return receipt number:

7020 3160 0001 1022 0577

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

Date: July 28, 2021

Re: Property Address: 911 Ponce De Leon Blvd. Coral Gables, FL 33134 Legal Description: Gables Park Tower Condo Lots 19 to 22 Inc, Block 13, Coral Gables Douglas Sec Plat Book 25 page 69 and Folio #: 03-4108-062-0001 ("Property").

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 8-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. **The Structure is hereby declared unsafe** by the Building Official and is presumed unsafe pursuant to Section 105-1 86(j)(13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, 2nd Florida, Coral Gables, Florida 33134, on August 9, 2021, 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 , Secretary to Virginia Goizueta the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, vgoizueta@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

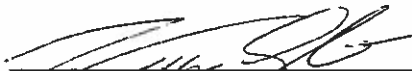
CITY'S

EXHIBIT 6

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.

c: Gables Park Tower Condominium Assoc., Inc. c/o Steve J. Lachterman, P. A. Registered Agent
2655 Le Jeune Road, PH 1H Coral Gables, FL 33134-5827





CITY'S

EXHIBIT

8





BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 21-2752

vs.

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911 E. Ponce De Leon Blvd.
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Respondent.

Return receipt number:

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