

CITY OF CORAL GABLES.

Case # 15-4458

Petitioner,

vs.

JAK HOLDINGS GROUP, LLC,  
a Florida limited liability company.

Respondent.

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

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Date: November 24, 2015

To:

**Owner**

Jak Holdings Group, LLC  
1801 Ponce de Leon Blvd.  
Coral Gables, FL 33134-4418

Return receipt number:

91 7108 2133 3932 6217 1896

and to John Herrera, Counsel for Jak  
Holdings Group, LLC, at  
[service@johnherreralaw.com](mailto:service@johnherreralaw.com)

**Owner (Registered Agent)**

Jak Holdings Group, LLC  
c/o Morton Antman  
Registered Agent  
900 South Federal Highway, Suite B  
Hollywood, FL 33020-6051

Return receipt number:

91 7108 2133 3932 6217 1902

<p><u>Mortgagee</u> TotalBank 2720 Coral Way Miami, FL 33145-3202</p> <p>Return receipt number: 91 7108 2133 3932 6217 1919</p>	<p><u>Mortgagee</u> TotalBank 100 SE 2nd Ave., 32nd Floor Miami, FL 33131-2100</p> <p>Return receipt number: 91 7108 2133 3932 6217 1926</p>
<p><u>Second Mortgagee</u> Florida Business Development Corporation 6801 Lake Worth Road, Suite 209 Greenacres, FL 33467-2966</p> <p>Return receipt number: 91 7108 2133 3932 6217 1933</p>	<p><u>Second Mortgagee</u> Florida Business Development Corporation 300 SW 12 Ave., Suite A Miami, FL 33130-2002</p> <p>Return receipt number: 91 7108 2133 3932 6217 1940</p>
<p><u>Second Mortgagee (Registered Agent)</u> Florida Business Development Corporation c/o Agustin De Goytisoló Registered Agent 799 Brickell Ave., Suite 606 Miami, FL 33131-2808</p> <p>Return receipt number: 91 7108 2133 3932 6217 1957</p>	

Re: The one-story office building ("Structure") built in 1924 (40-year recertification required) and located at **1801 Ponce de Leon Boulevard**, Coral Gables, FL 33134-4418, legally described as: Lot 3, in Block 6, of REVISED PLAT OF CORAL GABLES SECTION "L", according to the Plat thereof, as recorded in Plat Book 8, at Page 85, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-007-0380 ("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 April 1, 2014, the City sent the Property Owner a 90-day Notice of Required Inspection for the Property's 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").

On July 22, 2014 and June 2, 2015, the City sent the Property Owner the City sent the Property Owner notices that the Report was past due.

To date, the Owner has not a) submitted the Report; b) completed the required repairs and c) submitted a letter from the architect or engineer who prepared the Report stating that the Structure now meets the minimum requirements ("Compliance Report")(collectively referred to as "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 December 14, 2015, at 2:00 p.m.**

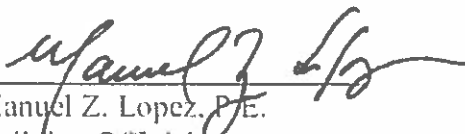
You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence, however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the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

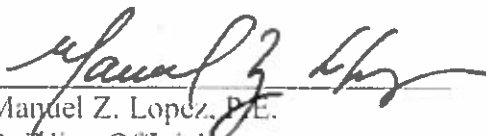
Please contact Virginia Goizueta, Building Services Coordinator, tel.: (305) 460-5250, email: [vgoizueta@coralgables.com](mailto:vgoizueta@coralgables.com), or Manuel Z. Lopez, P.E., Building Official, tel.: (305) 460-5242, email: [mlopez@coralgables.com](mailto:mlopez@coralgables.com). The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m.

Please govern yourself accordingly.

  
Manuel Z. Lopez, P.E.  
Building Official

### CERTIFICATE OF SERVICE

I HEREBY CERTIFY that, on November 24, 2015, a true and correct copy of the foregoing notice was served on the mortgagees via certified mail, return receipt requested, by first class mail, via e-mail at any e-mail address indicated above, and, by agreement of the Owner, only on John Herrera, Counsel for Jak Holdings Group, LLC, via e-mail at [service@johnherreralaw.com](mailto:service@johnherreralaw.com).

  
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 #: 15-4458

Title of Document Posted: Construction Regulation Board Case

I, JOSE IGLESIAS, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 1801 PONCE DE LEON, ON 11-24-15  
AT 9:00 AM.

JOSE IGLESIAS

Employee's Printed Name

Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 24<sup>th</sup> day of November, in  
the year 20 15, by Jose Iglesias who is personally known to  
me.

My Commission Expires:



Belkys Garcia  
Notary Public



1801 Ponce de Leon Boulevard

CITY OF CORAL GABLES,

Case # 15-4458

Petitioner,

vs.

JAK HOLDINGS GROUP, LLC,  
a Florida limited liability company.

Respondent.

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**NOTICE OF NON-COMPLIANCE WITH  
UNSAFE STRUCTURES ORDER AND  
RIGHT TO REQUEST HEARING**

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Date: January 22, 2016

To:

**Owner**

Jak Holdings Group, LLC  
1801 Ponce de Leon Blvd.  
Coral Gables, FL 33134-4418

Return receipt number:

91 7108 2133 3932 6926 2023

**Owner (Registered Agent)**

Jak Holdings Group, LLC  
c/o Morton Antman  
Registered Agent  
900 South Federal Highway, Suite B  
Hollywood, FL 33020-6051

Return receipt number:

91 7108 2133 3932 6926 2030

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and to John Herrera, Counsel for Jak  
Holdings Group, LLC, at  
[service@johnherreralaw.com](mailto:service@johnherreralaw.com)

**Mortgagee**

TotalBank  
2720 Coral Way  
Miami, FL 33145-3202

Return receipt number:

91 7108 2133 3932 6926 2047

**Mortgagee**

TotalBank  
100 SE 2nd Ave., 32nd Floor  
Miami, FL 33131-2100

Return receipt number:

91 7108 2133 3932 6926 2054

**Second Mortgagee**

Florida Business Development Corporation  
6801 Lake Worth Road, Suite 209  
Greenacres, FL 33467-2966

Return receipt number:

91 7108 2133 3932 6926 2061

**Second Mortgagee**

Florida Business Development Corporation  
300 SW 12 Ave., Suite A  
Miami, FL 33130-2002

Return receipt number:

91 7108 2133 3932 6926 2078

**Second Mortgagee (Registered Agent)**

Florida Business Development Corporation  
c/o Agustin De Goytisolo  
Registered Agent  
799 Brickell Ave., Suite 606  
Miami, FL 33131-2808

Return receipt number:

91 7108 2133 3932 6926 2085

Re: The one-story office building ("Structure") built in 1924 (40-year recertification required) and located at **1801 Ponce de Leon Boulevard**, Coral Gables, FL 33134-4418. legally described as: Lot 3, in Block 6, of REVISED PLAT OF CORAL GABLES SECTION "L". according to the Plat thereof, as recorded in Plat Book 8, at Page 85, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-007-0380 ("Property").

BEFORE ME, the undersigned authority, personally appeared Manuel Z. Lopez, P.E., Building Official for the City of Coral Gables ("City"), Florida who, after being duly sworn, deposes and says:

1. I am the City Building Official.



2. On December 14, 2015, the City Construction Regulation Board ("Board") held a public hearing and issued an Order Declaring Structure Unsafe, in the above-styled matter ("Order").

3. The Order found the Structure to be unsafe and ordered the above-listed owner of the Property ("Owner") to take action to recertify the Structure ("Required Action") or to demolish the Structure and pay the administrative costs by a certain deadline.

4. The deadline to take the Required Action or to demolish the Structure expired on January 15, 2015.

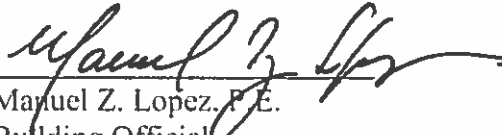
5. On January 22, 2016, I completed a review of the relevant City records and determined that the Owner has not taken the Required Action or demolished the Structure and that the Owner has not paid the administrative costs.

6. **NOTICE: The Owner may request an administrative hearing which shall be strictly limited to determining whether and when the Owner took the Required Action or demolished the Structure and paid the administrative costs as required by the Order. The Owner may file a written request for hearing within seven (7) days of the date of this notice. Failure to timely request an administrative hearing shall constitute a waiver of the Owner's right to the administrative hearing. The Owner shall be liable for the reasonable costs of the administrative hearing if the Owner is unsuccessful at the hearing.**

7. Requests for a hearing must be made in writing and addressed 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.

FURTHER AFFIANT SAYETH NOT:

DATED: January 22, 2016.

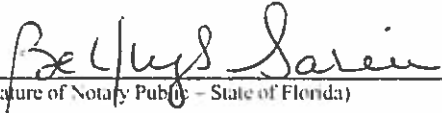
  
Manuel Z. Lopez, P.E.  
Building Official

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

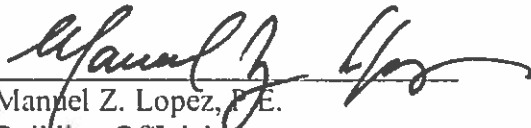
The foregoing was sworn to (or affirmed) and subscribed before me, on January 22, 2016, by Manuel Z. Lopez, P.E., as the Building Official for the City of Coral Gables, who is personally known to me.



  
(Signature of Notary Public - State of Florida)  
BELKYS GARCIA  
(Print, Type, or stamp Commissioned Name of Notary Public)

## CERTIFICATE OF SERVICE

I HEREBY CERTIFY that, on January 22, 2016, a true and correct copy of the foregoing notice was served via certified mail, return receipt requested, by first class mail, via e-mail at any e-mail address indicated 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 #: 15-4458

Title of Document Posted: Construction Regulation Board Case

I, J. PINDO, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 1801 Ponce de Leon Blvd, ON 1-22-16  
AT 10:00 AM.

JORGE PINDO  
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 22 day of JANUARY, in  
the year 20 16, by JORGE PINDO who is personally known to  
me.

My Commission Expires:



[Signature]  
Notary Public

CITY OF CORAL GABLES,

Petitioner,

vs

JAK HOLDINGS GROUP, LLC  
a Florida limited liability company,

Respondent.

Case # 15-4458

1801

Ponce de  
Leon Blvd.

**NOTICE OF NON-COMPLIANCE WITH  
UNSAFE STRUCTURES ORDER AND  
RIGHT TO REQUEST HEARING**

Date: January 22, 2016

To:

Owner  
Jak Holdings Group, LLC  
1801 Ponce de Leon Blvd.  
Coral Gables, FL 33134-4418

Owner (Registered Agent)  
Jak Holdings Group, LLC  
c/o Michael Anthony  
Registered Agent  
1900 South Woodloch Highway, Suite 11  
Hall County, FL 32020-0051  
Phone: (904) 888-1800

Request receipt number

93 7108 2133 3932 6926 2023

93 7108 2133 3932 6926 2030

and to John Herrera, Counsel for Jak  
Holdings Group, LLC, at  
jsh@jakholdings.com

15-4458

Page 1 of 1

01/22/2016 10:01

1801 POLICE

1801



01/22/2016 10:01

NO SOLICITING

BEFORE THE CONSTRUCTION REGULATION BOARD  
OF THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,

Case # 15-4458

Petitioner.

vs.

JAK HOLDINGS GROUP, LLC,  
a Florida limited liability company,

Respondent.

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**NOTICE OF HEARING ON NON-COMPLIANCE  
WITH UNSAFE STRUCTURES ORDER**

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Date: February 24, 2016

To:

<p><b><u>Owner</u></b> Jak Holdings Group, LLC 1801 Ponce de Leon Blvd. Coral Gables, FL 33134-4418</p> <p>Return receipt number:  91 7108 2133 3932 7179 1696</p> <p>and to John Herrera, Counsel for Jak Holdings Group, LLC, at <a href="mailto:service@johnherreralaw.com">service@johnherreralaw.com</a></p>	<p><b><u>Owner (Registered Agent)</u></b> Jak Holdings Group, LLC c/o Morton Antman Registered Agent 900 South Federal Highway, Suite B Hollywood, FL 33020-6051</p> <p>Return receipt number:  91 7108 2133 3932 7179 1702</p>
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<p><u>Mortgagee</u> TotalBank 2720 Coral Way Miami, FL 33145-3202</p> <p>Return receipt number: 91 7108 2133 3932 7179 1719</p>	<p><u>Mortgagee</u> TotalBank 100 SE 2nd Ave., 32nd Floor Miami, FL 33131-2100</p> <p>Return receipt number: 91 7108 2133 3932 7179 1726</p>
<p><u>Second Mortgagee</u> Florida Business Development Corporation 6801 Lake Worth Road, Suite 209 Greenacres, FL 33467-2966</p> <p>Return receipt number: 91 7108 2133 3932 7179 1733</p>	<p><u>Second Mortgagee</u> Florida Business Development Corporation 300 SW 12 Ave., Suite A Miami, FL 33130-2002</p> <p>Return receipt number: 91 7108 2133 3932 7179 1740</p>
<p><u>Second Mortgagee (Registered Agent)</u> Florida Business Development Corporation c/o Agustin De Goytisolo Registered Agent 799 Brickell Ave., Suite 606 Miami, FL 33131-2808</p> <p>Return receipt number: 91 7108 2133 3932 7179 1757</p>	

Re: The one-story office building ("Structure") built in 1924 (40-year recertification required) and located at **1801 Ponce de Leon Boulevard**, Coral Gables, FL 33134-4418, legally described as: Lot 3, in Block 6, of REVISED PLAT OF CORAL GABLES SECTION "L", according to the Plat thereof, as recorded in Plat Book 8, at Page 85, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-007-0380 ("Property").

You are directed to appear for a hearing before the before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on March 14, 2016, at 2:00 p.m.

The hearing will be held regarding the Notice of Non-Compliance with Unsafe Structures Order and Right to Request Hearing. **The hearing shall be strictly limited to determining whether**


and when you took the Required Action or demolished the Structure and paid the administrative costs as required by the Order.

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 you do not 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 \$150, and the costs of demolition and other required action, for which the City shall have a lien against the Property owner and the Property.

If you comply with the Board's prior order before the hearing, please contact Virginia Goizueta, Building Services Coordinator, tel.: (305) 460-5250. email: [vgoizueta@coralgables.com](mailto:vgoizueta@coralgables.com), or Manuel Z. Lopez, P.E., Building Official, tel.: (305) 460-5242. email: [mlopez@coralgables.com](mailto:mlopez@coralgables.com). The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m.

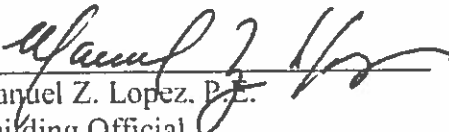
Please govern yourself accordingly.

  
Manuel Z. Lopez, P.E.  
Building Official



## CERTIFICATE OF SERVICE

I HEREBY CERTIFY that, on February 24, 2016, a true and correct copy of the foregoing notice was served via certified mail, return receipt requested, by first class mail 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 Dona M. Spain, ADA Coordinator, at (305) 460-5095, TTY/TDD (305) 460-5010, with requests for auxiliary aids or services at least three business days before the hearing in order to request such assistance.



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Complaint/Case #: 15-4458

Title of Document Posted: Construction Regulation Board Case

I, JOSE IGLESIAS, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 1801 PONCE DE LEON BLVD, ON 2-24-16  
AT 9:50 AM.

JOSE IGLESIAS

Employee's Printed Name

[Signature]  
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 24<sup>th</sup> day of February, in  
the year 20 16, by Jose Iglesias who is personally known to  
me.

My Commission Expires:



Belkys Garcia  
Notary Public

1801 Ponce de Leon Boulevard



**BEFORE THE CONSTRUCTION REGULATION BOARD**  
**FOR THE CITY OF CORAL GABLES**

CITY OF CORAL GABLES.

Case No. 15-4458

Petitioner,

vs.

JAK HOLDINGS GROUP, LLC  
1801 Ponce de Leon Boulevard  
Coral Gables, FL 33134-4418

Return receipt number:

91 7108 2133 3932 7179 1887

Respondents.

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

Date: March 23, 2016

Re: **1801 Ponce de Leon Boulevard**, Coral Gables, FL 33134-4418, legally described as Lot 3, Block 6, of REVISED PLAT CORAL GABLES SECTION "L", according to the Plat thereof, as recorded in Plat Book 8, Page 85, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-007-0380 ("Property").

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

**Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on April 11, 2016, at 2:00 p.m.**

You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, bgarcia@coralgables.com, tel: (305) 460-5229.

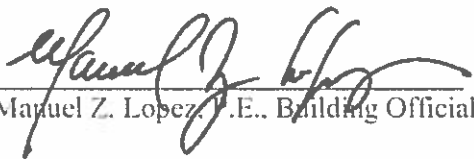
If the Required Action is not completed before the above hearing date, the Building Official may order that the structure be vacated, boarded, secured, and posted (including but not limited to, requesting the

electric utility to terminate service to the Structure) to prevent further occupancy until the Required Action is completed. The Building Official may also order demolition of the Structure and the City may recover the costs incurred against the Property and the Owner of record.

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

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

Please govern yourself accordingly.

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

#### ADA NOTICES

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

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

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

#### CC:

Jak Holdings Group, LLC. c/o Morton Antman, 900 South Federal Highway, Suite B, Hollywood, FL 33020-6051  
TotalBank, 2720 Coral Way, Miami, FL 33145-3202  
TotalBank, 100 S.E. 2<sup>nd</sup> Avenue, 32<sup>nd</sup> Floor, Miami, FL 33131-2100  
Florida Business Development Corporation, 6801 Lake Worth Road, Suite 209, Greenacres, FL 33467-2966  
Florida Business Development Corporation, 300 S.W. 12<sup>th</sup> Avenue, Suite A, Miami, FL 33130-2002  
Florida Business Development Corporation, c/o Agustín De Goytisolo, 799 Brickell Avenue, Suite 606, Miami, FL 33131-2808



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Complaint/Case #: 15-4458

Title of Document Posted: Construction Regulation Board Case

I, EDUARDO MARTIN, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME. AT THE  
ADDRESS OF 1801 PONCE DE LEON BLVD . ON 3-23-16  
AT 9:00 A.M.

EDUARDO MARTIN  
Employee's Printed Name

Eduardo Martin  
Employee's Signature

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

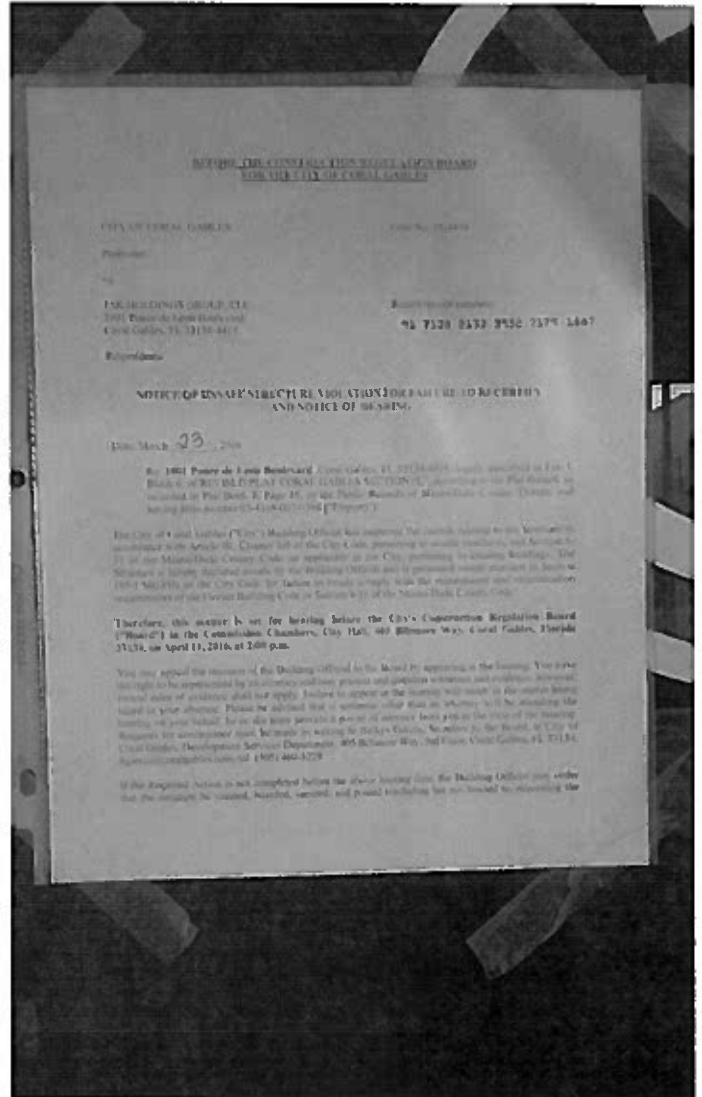
Sworn to (or affirmed) and subscribed before me this 23<sup>rd</sup> day of March , in  
the year 20 16 . by Eduardo Martin who is personally known to  
me.

My Commission Expires:



Belkys Garcia  
Notary Public

1801 Ponce de Leon Boulevard



## Garcia, Belkys

---

**From:** alp@alp-law.com  
**Sent:** Tuesday, December 01, 2015 12:11 PM  
**To:** Garcia, Belkys; Goizueta, Virginia  
**Subject:** FW: Unsafe Structures proceeding - 1801 Ponce De Leon Blvd  
**Attachments:** unsafe structures notice - 12-14-15 hearing - 1801 Ponce de Leon.pdf

FYI

Very truly yours,

Alexander L. Palenzuela  
Law Offices of Alexander L. Palenzuela, P.A.  
1200 Brickell Avenue, Suite 1440  
Miami, FL 33131-3205  
main (305) 375-9510, ext. 303  
direct +1 (305) 417-9007  
fax (305) 375-9511  
[alp@alp-law.com](mailto:alp@alp-law.com)  
[www.alp-law.com](http://www.alp-law.com)

PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING

This message, together with any attachments, is intended only for the addressee. It may contain information which is legally privileged, confidential and exempt from disclosure. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, use, or any action or reliance on this communication is strictly prohibited. If you have received this e-mail in error, please notify the sender immediately by telephone, at (305) 375-9510, ext. 303, or by return e-mail and delete this message, along with any reply and attachments.

Tax Advice Disclosure: To ensure compliance with requirements imposed by the IRS under Circular 230, we inform you that any U.S. federal tax advice contained in this communication (including any attachments), unless otherwise specifically stated, was not intended or written to be used, and cannot be used, for the purpose of (1) avoiding penalties under the Internal Revenue Code or (2) promoting, marketing or recommending to another party any matters addressed herein.

---

**From:** Alexander Palenzuela <[alp@alp-law.com](mailto:alp@alp-law.com)>  
**Date:** Wednesday, November 18, 2015 at 7:11 PM  
**To:** John Herrera <[john@johnherreralaw.com](mailto:john@johnherreralaw.com)>  
**Subject:** Unsafe Structures proceeding - 1801 Ponce De Leon Blvd

Dear Mr. Herrera:

As we discussed, please find attached an unsigned copy of the notice of the December 14, 2015, Constructional Review Board ("Board") hearing that begins at 2 PM at City Hall. Please confirm that you agree to accept email service only of the attached notice.

**CITY'S**

**EXHIBIT**

12



As we also discussed, based on the order entered at the November hearing, the Board will be determining the deadlines for compliance on the notice of unsafe structure. Therefore, I recommend that you obtain and submit a recertification report in advance of the hearing, so that the Board sees that you are seeking to come into compliance.

Please let me know if the City can be of assistance in expediting compliance.

Thank you.

Very truly yours,

Alexander L. Palenzuela  
Law Offices of Alexander L. Palenzuela, P.A.  
1200 Brickell Avenue, Suite 1440  
Miami, FL 33131-3205  
main (305) 375-9510, ext. 303  
direct +1 (305) 417-9007  
fax (305) 375-9511  
[alp@alp-law.com](mailto:alp@alp-law.com)  
[www.alp-law.com](http://www.alp-law.com)

PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING

This message, together with any attachments, is intended only for the addressee. It may contain information which is legally privileged, confidential and exempt from disclosure. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, use, or any action or reliance on this communication is strictly prohibited. If you have received this e-mail in error, please notify the sender immediately by telephone, at (305) 375-9510, ext. 303, or by return e-mail and delete this message, along with any reply and attachments.

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## Garcia, Belkys

---

**From:** Garcia, Belkys  
**Sent:** Tuesday, January 12, 2016 2:02 PM  
**To:** 'John Herrera, Esq.'  
**Cc:** Lopez, Manuel; Goizueta, Virginia; Figueroa, Yaneris; alp@alp-law.com; Harry Joseph; Karla Reyes; Reception JHPA  
**Subject:** RE: 1801 Ponce de Leon Blvd - Request For Extension  
**Attachments:** RECORDED ORDER - DEC.pdf

Good afternoon Mr. Herrera,

Please be advised you will be scheduled for the February 8, 2016 Construction Regulation Board meeting so that you can request the extension. Additionally, there is a fee of \$150.00 to attend that Board meeting.

Note if you do not submit the required paperwork per the Order's expiration date a Notice of Non-compliance will be issued (see Attached).

Thank you,

*Belkys Garcia*

City of Coral Gables  
Development Services Department  
405 Biltmore Way, 3rd Floor  
Coral Gables, Florida 33134  
Office: (305) 460-5229

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**From:** Lopez, Manuel  
**Sent:** Tuesday, January 12, 2016 1:43 PM  
**To:** Garcia, Belkys  
**Cc:** Goizueta, Virginia; Figueroa, Yaneris; alp@alp-law.com; 'John Herrera, Esq.'; Harry Joseph; Karla Reyes; Reception JHPA  
**Subject:** RE: 1801 Ponce de Leon Blvd - Request For Extension

They should get the extension from the Board.

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



CORAL GABLES  
1925-2015

*Celebrating 90 years of a dream realized.*

---

**From:** Garcia, Belkys  
**Sent:** Tuesday, January 12, 2016 1:41 PM  
**To:** Lopez, Manuel  
**Cc:** Goizueta, Virginia; Figueroa, Yaneris; alp@alp-law.com; 'John Herrera, Esq.'; Harry Joseph; Karla Reyes; Reception JHPA  
**Subject:** 1801 Ponce de Leon Blvd - Request For Extension

Manny,

Please read email below and see letter Attached requesting extension for the above Subject address as their Board Order expires January 16, 2016. Please advise.

Thank you,

*Belkys Garcia*

City of Coral Gables  
Development Services Department  
405 Biltmore Way, 3rd Floor  
Coral Gables, Florida 33134  
Office: (305) 460-5229

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**From:** John Herrera, Esq. [<mailto:john@johnherreralaw.com>]  
**Sent:** Tuesday, January 12, 2016 11:53 AM  
**To:** Garcia, Belkys  
**Cc:** John Herrera, Esq.; Harry Joseph; Karla Reyes; Reception JHPA  
**Subject:** Letter to B. Garcia RE: JAKK Holdings, LLC, Requesting Extension to obtain permits for Recertification  
**Importance:** High

Dear Ms. Garcia,

Attached hereto is my written request for an extension in which to obtain the permits for the recertification on my building. Thank you in advance for your cooperation on this matter. I look forward to hearing from you at your earliest convenience.

Regards,

JOHN HERRERA, Esq.



JOHN HERRERA, P.A.  
ATTORNEYS AT LAW

1801 Ponce de Leon Blvd.  
Coral Gables, Fl. 33134  
Tel: 305.446.1504

Fax: 305.446.1505  
[john@johnherreralaw.com](mailto:john@johnherreralaw.com)  
[www.johnherreralaw.com](http://www.johnherreralaw.com)

## Garcia, Belkys

---

**From:** John Herrera, Esq. <john@johnherreralaw.com>  
**Sent:** Saturday, February 06, 2016 4:25 PM  
**To:** Garcia, Belkys  
**Cc:** Goizueta, Virginia; Lopez, Manuel; Karla Reyes; alp@alp-law.com; Figueroa, Yaneris  
**Subject:** Re: 1801 Ponce de Leon Blvd - CRB Feb 8th Request

Dear Ms. Garcia,

I thank you for your response and information regarding my concern about this matter. I need to point out to you that I hired a company to and pull permits and to start the work. The company was unable to procure the permits as there were additional requirements that were unknown to me or anybody. I thank you for the advance notice on the gearing but I have to bring this up to them that I did try to obtain the permits for the work. It is absolutely incorrect to say that I have not done what I needed to do within the timeframe allotted. I hope you have a nice weekend.

On Feb 5, 2016 3:57 PM, "Garcia, Belkys" <[bgarcia@coralgables.com](mailto:bgarcia@coralgables.com)> wrote:  
Good afternoon,

As per our conversation, I consulted with counsel and you can attend the Construction Regulation Board meeting of Monday, February 8<sup>th</sup> at 2:00 pm. However, please know your Case is not on the official Agenda and you will need to address the Board once all Cases have been heard and request they hear your Case. Note, the Board Order required that you must apply for the required permits to correct the issues outlined on the Recertification Report and, as of this date, permit applications have not been submitted.

Additionally, the Commission recently approved a new Resolution giving the Construction Regulation Board the authority to impose fines. Please know, the deadline to submit the permit applications was January 19, 2016; therefore, you will be scheduled to attend the March 14<sup>th</sup> Board meeting in order for the Board to impose the fine on your property. I wanted to advise you of this matter ahead of time.

Thank you,

*Belkys Garcia*

City of Coral Gables  
Development Services Department  
405 Biltmore Way, 3rd Floor  
Coral Gables, Florida 33134  
Office: (305) 460-5229

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.

## Garcia, Belkys

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**From:** Garcia, Belkys  
**Sent:** Monday, March 14, 2016 3:24 PM  
**To:** 'John Herrera, Esq.'; Karla Reyes; Harry Joseph  
**Cc:** Goizueta, Virginia; Figueroa, Yanneris  
**Subject:** RE: Today's hearing in JAKK HOLDING - 1801 Ponce de Leon Boulevard

Good afternoon,

Thank you for the email and please know your Case has been deferred to the April 11, 2016 Construction Regulation Board meeting.

Thank you,

*Belkys Garcia*

City of Coral Gables  
Development Services Department  
405 Biltmore Way, 3rd Floor  
Coral Gables, Florida 33134  
Office: (305) 460-5229

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**From:** John Herrera, Esq. [mailto:john@johnherreralaw.com]  
**Sent:** Monday, March 14, 2016 12:32 PM  
**To:** Karla Reyes; Harry Joseph; John Herrera, Esq.; Garcia, Belkys  
**Subject:** Today's hearing in JAKK HOLDING

Belkis,

I am copying everyone on this email in order to ensure that you either receive it from me or someone in my office.

I have an undue hardship/conflict and I am unable to attend today's hearing. Please roll my case over till next month. Please confirm receipt of this email so that I know everything is fine.

Regards,  
John Herrera, Esq.  
1801 Ponce de Leon Blvd.  
Coral Gables, Florida 33134  
Office (305) 446-1504  
Facsimile (305) 446-1505  
sent from my phone.

Sent from [BlueMail](#)



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12 15 15

December 10, 2015

John Herrera  
1801 Ponce De Leon Blvd.  
Coral Gables, Florida 33134

**RE:** 90 Year Building Re-Certification  
**SUBJ:** 1801 Ponce De Leon Blvd. Coral Gables, FL 33134  
**Folio:** 03-4108-007-0380

Gentlemen:

Enclosed, please find the structural and electrical report as per your request. This letter should serve as our issuance of a successful 90 Year Building Re-Certification.

**We certify this building is structurally and electrically safe for its use and occupancy, but require repairs to structural components.**

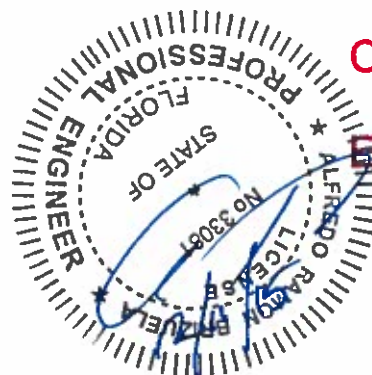
There is no parking lot at this property.

We found several structural deficiencies and have advised the owner that concrete repairs will be required by a professional concrete restoration firm. The areas of concern have been noted in our report. In our opinion, these deficiencies do not affect the structural integrity of the building at this time and to **do not** compromise the short term safety of the building or its occupants.

As a routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the building.

Sincerely,

Alfredo Brizuela, P.E. 33081



CITY'S

EXHIBIT

13

13309 S.W. 124<sup>TH</sup> STREET  
MIAMI, FLORIDA 33186  
TEL: (305) 908-8733  
FAX: (305) 971-6004  
EMAIL: BRIZUELA.COM





MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING STRUCTURAL RECERTIFICATION

INSPECTION COMMENCED
Date: December 4, 2015

INSPECTION MADE BY: Al Brizuela
SIGNATURE:

INSPECTION COMPLETED
Date: December 10, 2015

PRINT NAME: Alfredo R. Brizuela PE #33081
TITLE: President

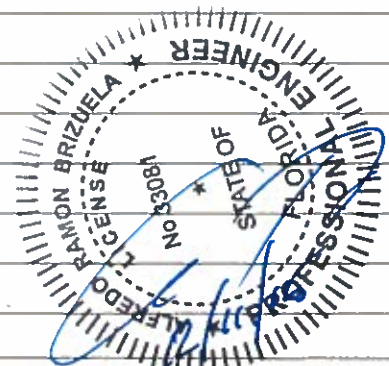
ADDRESS: 13309 SW 124th Street
Miami, Florida 33186

1. DESCRIPTION OF STRUCTURE

- a. Name on Title: Jak Holdings Group LLC.
b. Street Address: 1801 Ponce De Leon Blvd. Coral Gables, FI 33134
c. Legal Description: CORAL GABLES SEC L PB 8-85 LOT 3 BLK 6 LOT SIZE 25.010 X 100 COC 25962-0798 09 2007 6
d. Owner's Name: Jak Holdings Group LLC.
e. Owner's Mailing Address: 1801 PONCE DE LEON BLVD Coral Gables, FL 33134
f. Folio Number of Property on which Building is Located: 03-4108-007-0380
g. Building Code Occupancy Classification: 1713 OFFICE BUILDING - ONE STORY : OFFICE BUILDING
h. Present Use: OFFICE BUILDING
i. General Description, Type of Construction, Size, Number of Stories, and Special Features

Additional Comments:

One story office-building constructed of concrete tie-beams and columns, masonry bearing walls and spread footings with concrete slab on grade. Total building square footage is 2,275 square feet. The structure was built in 1924 according to public records. The roof is a modified built-up roof on wood decking supported by wood frame. The exterior is finished with stucco and paint. Store front windows and doors surround the north and west sides of the building.





Additions to original structure:

None

## 2. PRESENT CONDITION OF STRUCTURE

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

1. Bulging Fair

2. Settlement good

3. Defections Fair

4. Expansion good

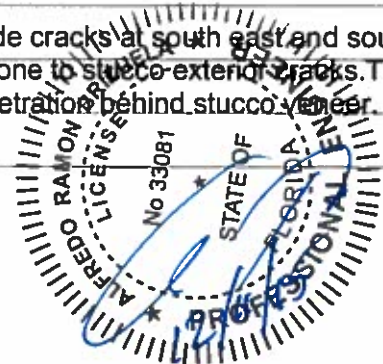
5. Contraction good

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

Roof is in fair conditions, evidence of recent repairs, interior water damage from previous roof water intrusion, Infrared confirmed no present roof leaks. Tie beam north side minor spall, column north side hairline crack. Visible repair done to footing north side.

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

Hairline cracks along the the exterior and at north side column, medium to wide cracks at south east and south west corners of building extending to roof parapet. Some patching has been done to stucco exterior walls. Tie beam at north side early evidence of minor spalling. Evidence of moisture penetration behind stucco veneer.



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.

There are hairline, fine cracks along exterior walls, Medium to wide cracks at south side corners and parapet at corners.

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

Early minor spall at tie beam at north side, no visible rebar or corrosion, wide cracking at south corners.

f. Previous patching or repairs Yes throughout exterior walls. Load conditions unchanged based on visual inspection

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

Commercial

### 3. INSPECTIONS

a. Date of notice of required inspection

b. Date(s) of actual inspection 12/4/2015- 12/10/2015

c. Name and qualifications of individual submitting inspection report:

Al Brizuela P.E. #33081

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

None

e. Structural repair-note appropriate line: 2

1. None required

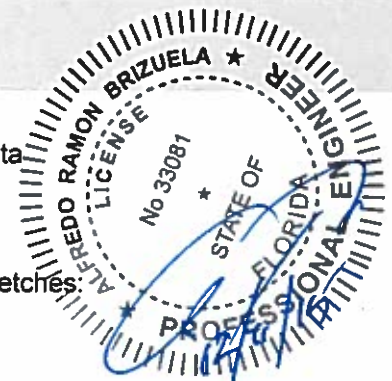
2. Required (describe and indicate acceptance) Cracks at south and north side and spalling at north side

### 4. SUPPORTING DATA

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

b.  photographs

c. \_\_\_\_\_ drawings or sketches



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02 15 15

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

a. Concrete masonry units      poor, require crack repair and patching

b. Clay tile or terra cota units      Fair

c. Reinforced concrete tie columns      Fair, require crack patching

d. Reinforced concrete tie beams      Fair, minor spalling require repair

e. Lintel      Good

f. Other type bond beams

g. Masonry finishes - exterior

1. Stucco      Poor, south and east side

2. Veneer      NA

3. Paint only      Fair, south and east side

4. Other(describe)

h. Masonry finishes - interior

1. Vapor barrier      Not visible

2. Purring and plaster      Fair

3. Paneling      NA

4. Paint only      Fair

5. Other (describe)

i. Cracks:      There are hairline, fine cracks along exterior walls, Medium to wide cracks at south side corners and parapet at corners.

1. Location - note beams, columns, other      Exterior north tie beam

2. Description      Medium to wide at south corners wall and parapet, hairline at various and column.

j. Spalling:      Yes minor

1. Location - note beams, columns, other      Exterior north tie beam

2. Description      Rebar not visible early stage isolated not widespread.

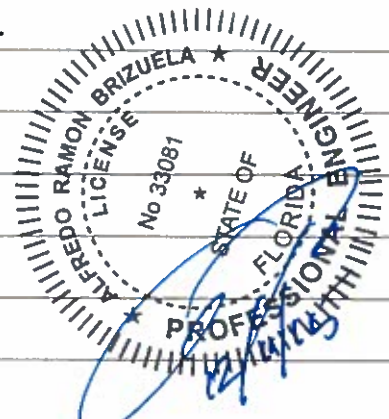
k. Rebar corrosion-check appropriate line:      1- None visible

1. None visible

2. Minor-patching will suffice

3. Significant-but patching will suffice

4. Significant-structural repairs required



I. Samples chipped out for examination in spill areas:

1. No. None

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).

Flat roof with parapet walls around perimeter capped with clay S-Tiles with Modified built-up roof, 2x8 wood decking wood framing support. Roof fair condition. Roof deck and framing good.

2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support: AC compressor on roof, support good,

3. Note types of drains and scuppers and condition:

Aluminum gutter and scuppers in good condition.

b. Floor system(s)

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

Concrete Slab On Grade- Good

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

Rear electrical room attic access.

## 7. STEEL FRAMING SYSTEM

a. Description N/A



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

There is no visible or exposed steel framing

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

Exterior walls, floor is non-combustible concrete.

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

N/A- No elevator in this building

**8. CONCRETE FRAMING SYSTEM**

a. Full description of structural system

Exterior masonry bearing walls, concrete columns and tie beams. Foundation is spread footing, exterior is stucco.

b. Cracking

1. Not significant

2. Location and description of members affected and type cracking Hairline cracks exterior walls and column

Significant only at south east and south west.

c. General condition fair

d. Rebar corrosion - check appropriate line:

1. None visible X

2. Location and description of members affected and type cracking

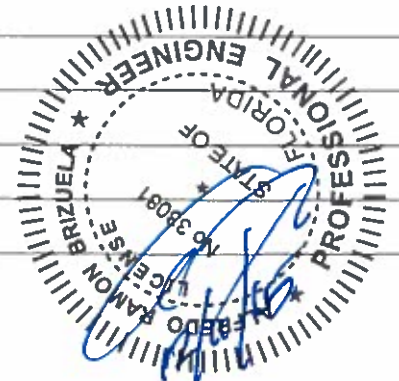
3. Significant but patching will suffice

4. Significant - structural repairs required (describe)

e. Samples chipped out in spall areas:

1. No. X

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



## 9. WINDOWS

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

## 10. WOOD FRAMING

- a. Type – fully describe if mill construction, light construction, major spans, trusses; **Beam and Truss**
- b. Note metal fitting i.e., angles, plates, bolts, split pintles, pintles, other, and note condition: **Good**
- c. Joints – note if well fitted and still closed: **Good**
- d. Drainage – note accumulations of moisture: **None Visible**
- e. Ventilation –note any concealed spaces not ventilated: **Attic ventilation good**
- f. Note any concealed spaces opened for inspection: **Attic**

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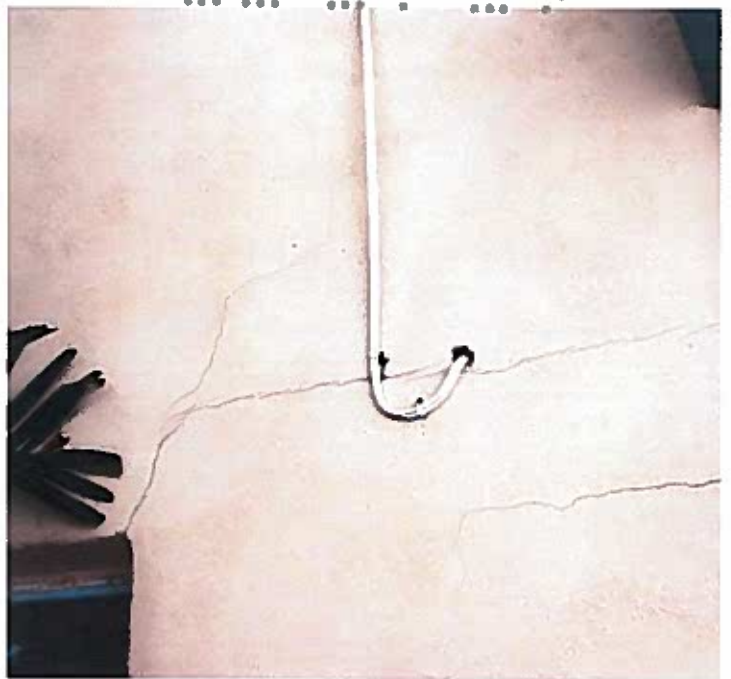
12 15 15



PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSEE  
RAMON BRIZUELA  
No. 34081

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CA.

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STATE OF FLORIDA  
PROFESSIONAL ENGINEER  
RAMON BRIZUELA  
No. 31081  
PROFESSIONAL ENGINEER



**MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING ELECTRICAL RECERTIFICATION**

**INSPECTION COMMENCED**

Date: December 4, 2015

INSPECTION MADE BY: Al Brizuela

SIGNATURE: \_\_\_\_\_

**INSPECTION COMPLETED**

Date: December 10, 2015

PRINT NAME: Alfredo R. Brizuela PE #33081

TITLE: President

ADDRESS: 13309 SW 124th Street

Miami, Florida 33186

**DESCRIPTION OF STRUCTURE**

a. Name on Title: Jak Holdings Group LLC.

b. Street Address: 1801 Ponce De Leon Blvd. Coral Gables, Fl 33134

c. Legal Description: CORAL GABLES SEC L PB 8-85 LOT 3 BLK 6 LOT SIZE 25.010 X 100 COC 25962-0798 09 2007 6

d. Owner's Name: Jak Holdings Group LLC.

e. Owner's Mailing Address: 1801 PONCE DE LEON BLVD Coral Gables, FL 33134

f. Folio Number of Property on which Building is Located: 03-4108-007-0380

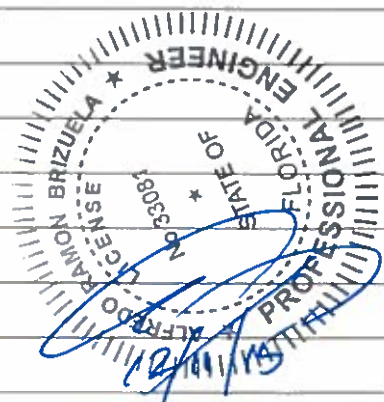
g. Building Code Occupancy Classification: 1713 OFFICE BUILDING - ONE STORY : OFFICE BUILDING

h. Present Use: OFFICE BUILDING

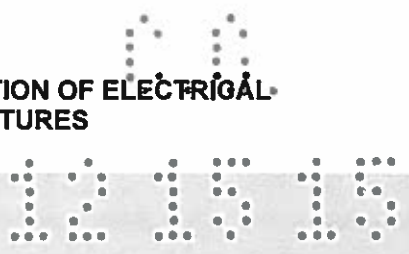
i. General Description, Type of Construction, Size, Number of Stories, and Special Features

Additional Comments:

One story office-building constructed of concrete tie-beams and columns, masonry bearing walls and spread footings with concrete slab on grade. Total building square footage is 2,275 square feet. The structure was built in 1924 according to public records. The roof is a modified built-up roof on wood decking supported by wood frame. The exterior veneer is stucco and paint. Store front windows and doors surround the north and west sides of the building.



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



**1. ELECTRIC SERVICE**

1. Size: Amperage ( 450 ) Fuses ( ) Breakers ( X )  
 2. Phase: Three Phase ( X ) Single Phase ( )  
 3. Condition: Good ( X ) Fair ( ) Needs Repair ( )

Comments: There is one electrical room located at the rear of the building where the service enters from an overhead feed. There are four meters and four disconnect switches.

**2. METER AND ELECTRIC ROOM**

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

Comments: The electrical room is generally clean with ample workspace. However, the room is being used to store shutters, those shutters and any other loose items should be removed. Also, the room provides access to the attic.

**3. GUTTERS**

Location: Good ( X ) Requires Repair ( )  
 Taps and Fill: Good ( X ) Requires Repair ( )

Comments: Good Condition



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**4. ELECTRICAL PANELS**

Location:                      Good        ( X )        Needs Repair        (        )

1. Panel #( A        )

Good        ( X )        Needs Repair        (        )

2. Panel #( B        )

Good        ( X )        Needs Repair        (        )

3. Panel #( C        )

Good        ( X )        Needs Repair        (        )

4. Panel #( D        )

Good        (        )        Needs Repair        (        )

5. Panel #(        )

Good        (        )        Needs Repair        (        )

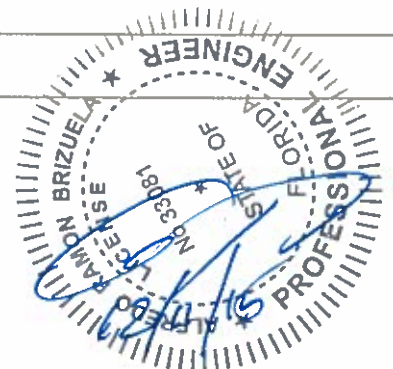
Comments: There 4 separate meters labeled A,B,C and D. There are 4 disconnect switches labeled; A- 1 of 4, B-2 of 4, C-4 of 4, and D-3 of 4—all Disconnects are 100A-except for A, which is 150A. All disconnects are breaker type, enclosures are all in good condition.  
All electrical panels are recessed mounted at various parts of office, all are MGB w/ breakers, enclosures are in good condition, all circuits are labeled.

**5. BRANCH CIRCUITS:**

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

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

Comments:



**6. GROUNDING SERVICE:**

Good ( X )

Repairs Required ( )

Comments: Service grounded to two ground rods and water pipe.

**7. GROUNDING OF EQUIPMENT:**

Good ( X )

Repairs Required ( )

Comments: All equipment grounded.

**8. SERVICE CONDUITS/RACEWAYS:**

Good ( X )

Repairs Required ( )

Comments: Service conduits overhead feed, weather-head and conduits all good.

**9. SERVICE CONDUCTOR AND CABLES:**

Good ( X )

Repairs Required ( )

Comments: Service conductors good condition.



**10. TYPES OF WIRING METHODS:**



Conduit Raceways:	Good	( X )	Repairs Required	( )
Conduit PVC:	Good	( X )	Repairs Required	( )
NM Cable:	Good	( N/A )	Repairs Required	( )
BX Cable:	Good	( N/A )	Repairs Required	( )

**11. FEEDER CONDUCTORS:**

Good ( X ) Repairs Required ( )

Comments: Good condition

**12. EMERGENCY LIGHTING:**

Good ( X ) Repairs Required ( )

Comments: Emergency lighting is installed in main corridor, main entrance (Front Door), and auxillary doors (not used for normal egress) at the north side of building.

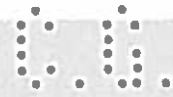
**13. BUILDING EGRESS ILLUMINATION:**

Good ( X ) Repairs Required ( )

Comments: Located at front entrance.



**14. FIRE ALARM SYSTEM:**



Good ( )

Repairs Required ( )



Comments: N/A- None

**15. SMOKE DETECTORS:**

Good ( )

Repairs Required ( )

Comments: N/A- None

**16. EXIT LIGHTS:**

Good ( X )

Repairs Required ( )

Comments: Batter backup Exit Lights are installed at all doors. Batteries are all good.

**17. EMERGENCY GENERATOR:**

Good ( )

Repairs Required ( )

Comments: No generator at site





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



Require Additional

Good ( )

Repairs Required ( )



Comments: There is no parking lot at this property.

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

Require Additional

Good ( )

Repairs Required ( )

Comments: There is no parking garage at this building.

20. SWIMMING POOL WIRING:

Good ( )

Repairs Required ( )

Comments: No swimming pool is located at this building

21. WIRING TO MECHANICAL EQUIPMENT:

Good ( X )

Repairs Required ( )

Comments: AC Compressor located on roof, disconnect and conduits good, Air handler is located in closet wiring connection good.



22. ADDITIONAL COMMENTS:

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Owner will clear out all materials that are stored in electrical room.

12/15/15

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



Date: 12-10-2015

RE: Case No.:

Folio: 03-4108-007-0380

Property Address:

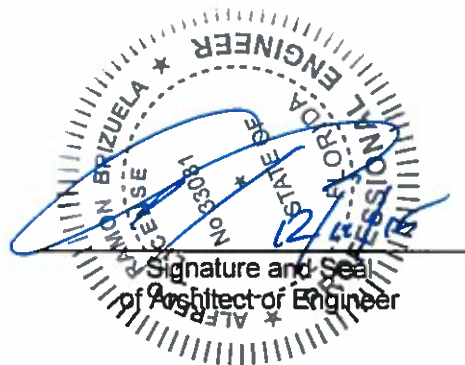
1801 PONCE DE LEON, Coral Gables, FL 33154

Building Description:

Office Building, 1-STORY

1. I am a Florida registered professional engineer or architect with an active license.
2. On \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_pm, I measured the level of illumination in the parking lot (s) serving the above referenced building.
3. Maximum \_\_\_\_\_ foot candle per SF, Minimum \_\_\_\_\_ foot candle per SF, Minimum to Maximum ratio \_\_\_\_:\_\_\_\_, foot candle \_\_\_\_\_ average per SF.
4. The level of illumination provided in the parking lot (s) 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.

*No Parking lot  
on this property*



Signature and Seal  
of Architect of Engineer

ALFREDO BRIZUELA

(Print Name)

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

12 15 15

DATE: 12-10-2015

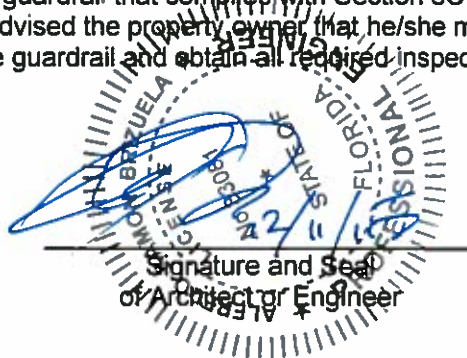
Re: Case No. Folio: 03-4108-007-0380  
Property Address: Bldg. No.: , Sq. Ft.: 1801 PONCE DE LEON, Canal Walks, FL 33134  
Building Description: Office Building, 1-STORY

The undersigned states the following:

I am a Florida registered professional engineer or architect with an active license. On \_\_\_\_\_, 20\_\_\_\_, 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.

No Parking lot  
on this property

  
Signature and Seal  
of Architect or Engineer

ALFREDO PRIZUELA  
(Print Name)



**City of Coral Gables**  
*Development Services*



**RC-15-11-5313**

**1801 PONCE DE LEON BLVD #**

Folio #: **03-4108-007-0380**

Permit Description: **CONSTRUCTION**  
REGULATION BOARD CASE #15-4458  
UNSAFE STRUCTURES FEE 1924

EL \_\_\_\_\_  
ME \_\_\_\_\_  
PL \_\_\_\_\_

# OFFICE SET

Section	Approved	
	By	Date
<input type="checkbox"/> BUILDING		
<input type="checkbox"/> CONCURRENCY		
<input type="checkbox"/> ELECTRICAL	<i>[Signature]</i>	
<input type="checkbox"/> FEMA		
<input type="checkbox"/> FIRE		
<input type="checkbox"/> HANDICAP		
<input type="checkbox"/> HISTORICAL		
<input type="checkbox"/> MECHANICAL		
<input type="checkbox"/> PLUMBING		
<input type="checkbox"/> PUBLIC WORKS		
<input type="checkbox"/> STRUCTURAL		
<input type="checkbox"/> ZONING		
<input type="checkbox"/>		
<input type="checkbox"/>		
<input type="checkbox"/>		
<input type="checkbox"/> OWNER BUILDER		

*2*

Subject to compliance with all Federal, State, County and City rules and regulations. City assumes no responsibility for accuracy of/or 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**