



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 10/17/2018

Property Information	
Folio:	03-4108-009-2840
Property Address:	1315 PONCE DE LEON BLVD Coral Gables, FL 33134-3324
Owner	LA S KINA LLC
Mailing Address	232 ANDALUSIA AVE #202 CORAL GABLES, FL 33134 USA
PA Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	2111 RESTAURANT OR CAFETERIA RETAIL OUTLET
Beds / Baths / Half	0 / 0 / 2
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	1,315 Sq.Ft
Lot Size	7,000 Sq Ft
Year Built	1958



Assessment Information			
Year	2018	2017	2016
Land Value	\$1,575,000	\$1,120,000	\$1,120,000
Building Value	\$216,975	\$184,100	\$1,000
XF Value	\$0	\$9,150	\$0
Market Value	\$1,791,975	\$1,313,250	\$1,121,000
Assessed Value	\$1,356,410	\$1,233,100	\$1,121,000

Benefits Information				
Benefit	Type	2018	2017	2016
Non-Homestead Cap	Assessment Reduction	\$435,565	\$80,150	

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

Short Legal Description
8 54 41 PB 25-69 CORAL GABLES DOUGLAS SEC LOT 18 BLK 29 LOT SIZE 7000 SQUARE FEET OR 18701-3485 0699 1

Taxable Value Information			
	2018	2017	2016
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,356,410	\$1,233,100	\$1,121,000
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,791,975	\$1,313,250	\$1,121,000
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,356,410	\$1,233,100	\$1,121,000
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,356,410	\$1,233,100	\$1,121,000

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
10/30/2014	\$1,000,000	29378-2099	Qual by exam of deed
06/01/1999	\$420,000	18701-3485	Sales which are qualified
10/01/1997	\$450,000	17815-0695	Other disqualified
10/01/1994	\$255,000	16560-4727	Sales which are qualified

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

1315 PONCE DE LEON BOULEVARD



1315 Ponce de Leon Boulevard

<b><u>Owner (Property Appraiser Address)</u></b> La S. Kina, LLC 232 Andalusia Ave, #202 Coral Gables, FL 33134-5913	<b><u>Owner (Registered Agent)</u></b> La S. Kina, LLC c/o Neil A. Santamaria 1000 Ponce de Leon Blvd, Suite 315 Coral Gables, FL 33134-3345
<b><u>Mortgage</u></b> Biscayne Bank 2601 S Bayshore Dr, Suite 600 Coconut Grove, FL 33133-5419	



**City of Coral Gables  
Fire Department**

**Fire Prevention Division**

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

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

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<b>Occupant Name:</b>	TINTA Y CAFE	<b>Inspection Date:</b>	3/13/2018
<b>Address:</b>	1315 Ponce De Leon Boulevard Coral Gables	<b>InspectionType:</b>	AA-Tactical, Business (Annual Fire Inspection)
		<b>Inspected By:</b>	Terrance J. Daniel 305-441-5776 tdaniel@coralgables.com
<b>Suite:</b>		<b>Occ. Sq. Ft.:</b>	1520
		<b>Occupant Number:</b>	227061

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**No violations noted at this time.**

**Company Representative:**

Carlos Santamarina  
3/13/2018

**CITY'S**

**EXHIBIT 2**





Home Citizen Services Business Services Back to Coral Gables.com

Permits and Inspections: Search Results

Logon Help Contact

New Permit Search

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
AB-09-10-2267	10/06/2009	1315 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	PAINT EXT WALLS SW/6758 AQUEDUCT & TRIM SW6360 FALSKY GOLD \$1000	final	10/06/2009	10/16/2009	0.00
AB-10-08-3847	08/11/2010	1315 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	***CANCELLED***WINDOW SIGN "DSB D'SUERTE BOHEME RESTAURANT BUFFET EUROPEAN STYLE" \$80	canceled	08/12/2010	09/19/2014	0.00
AB-11-07-5548	07/01/2011	1315 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	PAINT BUILDING WALLS SW 6086 MEDIUM BEIGE TRIMS SW 6069 (BROWN)	final	07/01/2011	09/19/2014	0.00
AB-15-03-4767	03/19/2015	1315 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	FINAL * PASS-THRU WINDOW / INTERIOR RENOVATIONS \$30000	final	03/19/2015	05/09/2016	0.00
AB-15-11-5148	11/05/2015	1315 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	CANCELLED *** OUTSIDE SEATING (TINTA Y CAFE) \$5,000	canceled	11/05/2015	05/11/2018	0.00
AB-16-03-6855	03/25/2016	1315 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	**COM** PAINT BUILDING MAIN WALLS BM 2108-50 (SILVER FOX) FASCIA BM2106-70 FOGGY MORNING) BRICK BM 2085-10 (ARROYO RED) \$1200	final	03/25/2016	05/18/2016	0.00
BL-10-08-4439	08/20/2010	1315 PONCE DE LEON BLVD	SIGNS	CANCELLED-WINDOW SIGN "DSB D'SUERTE BOHEME RESTAURANT BUFFET EUROPEAN STYLE" \$80	canceled		05/24/2012	0.00
BL-14-09-2898	09/22/2014	1315 PONCE DE LEON BLVD	BLD SIMPLE CHANGE OF CONTRACTOR	CHANGE OF CONTRACTOR & CONVERT WINT P# 01020360 *** ROOF TOP SCREENING FOR MECH EQUIP \$5,400	final	09/22/2014	02/09/2018	0.00
BL-15-02-0006	02/02/2015	1315 PONCE DE LEON BLVD	DEMOLITION	COMM INTER DEMO ONLY (TINTA y CAFE) \$1,700	final	02/26/2015	09/03/2015	0.00
BL-15-04-5397	04/28/2015	1315 PONCE DE LEON BLVD	INT / EXT ALTERATIONS	NEW WINDOW /COMM INTERIOR ALTERATIONS (TINTA y CAFE) \$30,000	final	09/03/2015	05/09/2016	0.00
BL-15-05-4941	05/12/2015	1315 PONCE DE LEON BLVD	INT / EXT ALTERATIONS	CANCELLED WRONG BOA NUMBER GIVEN	canceled		05/13/2015	0.00
BL-15-11-6138	11/20/2015	1315 PONCE DE LEON BLVD	MISCELLANEOUS WORK	CANCELLED WRONG LOGIN CODE	canceled		11/24/2015	0.00
CE-10-07-3736	07/01/2010	1315 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT6270 SEC 105-27 CC (GRA) GRAFFITI ON CONTROL BOX MUST BE REMOVED W/IN 72 HOURS AS STATED IN CG ORDINANCE. E-MAIL SENT TO MANUEL GARCIA 6/25/10.	final	07/04/2010	02/09/2018	0.00
CE-10-07-3960	07/07/2010	1315 PONCE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T37667 SEC 105-27 CC (GRA) GRAFFITI ON	final	07/07/2010	09/25/2010	0.00

CITY'S

EXHIBIT 3

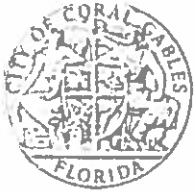
Permit Number	Issue Date	Address	Code	Description	Status	Start Date	End Date	Amount
CE-10-08-3649	08/07/2010	1315 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	CONTROL CABINET MUST BE REMOVED. WARNING VIA E-MAIL 6/25/10 - WRITTEN WARNING 7/1/10.	final	08/07/2010	02/09/2018	0.00
CE-10-11-4471	11/24/2010	1315 PONCE DE LEON BLVD	CODE ENF BOARD/MITIGATION	WT14066 CH.5 1902 ZONING (BAN) BANNER AND BALLOONS BEING DISPLAYED	final	11/24/2010	02/09/2018	0.00
CE-11-01-4823	01/13/2011	1315 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	CASE #11010 MITIGATION REQUEST	final	01/13/2011	01/13/2011	0.00
CE-11-01-5059	01/19/2011	1315 PONCE DE LEON BLVD	CODE ENF BOARD/MITIGATION	VERBAL WARNING REGARDING FLASHING OPEN SIGN ZC 5-1902	final	01/19/2011	02/09/2018	0.00
CE-12-01-7435	01/25/2012	1315 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	CASE #11010 - MITIGATED AMOUNT OF \$475.00	final	01/25/2012	01/25/2012	0.00
CE-12-02-6376	01/28/2012	1315 PONCE DE LEON BLVD	CODE ENF TICKET PROCESS - NO RUNNING FINE	WT12372 SEC 5-1902 ZONING CODE (BAN) FLASHING LIGHT ON SIGN PROHIBITED. MUST BE KEPT ON STEADY BURN.	final	01/28/2012	02/27/2012	0.00
CE-12-06-0119	06/28/2012	1315 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	T43176 5-1902 ZONING CODE (BAN) BANNERS, BALLONS, FLAGS, & OTHER ATTENTION ATTRACTORS AND ADVERTISING DEVICES, PROHIBITED. TRUCK (LIGHTS & AD ON SIDE) PARKED ALONG PONCE.	final	06/28/2012	06/30/2012	0.00
CE-12-07-1472	07/24/2012	1315 PONCE DE LEON BLVD	CODE ENF BOARD/MITIGATION	WT9608 CH105 CITY CODE (CPM) DUMPSTER MAINTAINED OPEN, & OUT BY SIDEWALK.	final	07/24/2012	07/27/2012	0.00
CE-12-07-1816	07/15/2012	1315 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	CASE # 12818 PAYING FOR ADMIN. FEE	final	07/15/2012	07/29/2012	0.00
CE-12-11-0603	11/10/2012	1315 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT9459 5-1902 ZONING CODE (BAN) @ 1:30PM - (DELIPOLLO CHICKEN SUIT) BANNERS, BALLOONS, FLAGS, OTHER ATTENTION ATTRACTORS AND ADVERTISING DEVICES ARE PROHIBITED.	final	11/10/2012	11/10/2012	0.00
CE-13-10-1027	10/17/2013	1315 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT9233 5-1901(1) ZONING CODE (SNT) MAINTAINING TEMP. SIGN IN EXCESS OF 250SQ. IN. , PROHIBITED. DELIPOLLO	final	10/17/2013	10/17/2013	0.00
CE-13-10-1400	10/23/2013	1315 PONCE DE LEON BLVD	CODE ENF TICKET PROCESS DAILY RUNNING FINE	WT11107 105-27 CITY CODE (GRA) GRAFFITI ON FRONT OF BUILDING AND ON PAYPHONE	final	02/20/2014	02/20/2014	0.00
CE-14-09-1887	09/04/2014	1315 PONCE DE LEON BLVD	CODE ENF LIEN SEARCH	T55105 105-27 CITY CODE (GRA) GRAFFITI ON PROPERTY. WARNING ISSUED ON 10/17/13 GIVING 72 HOURS FOR COMPLIANCE. GRAFFITI ON WALL AND PAYPHONE	final	09/05/2014	09/05/2014	0.00
CE-17-12-1229	12/05/2017	1315 PONCE DE LEON BLVD	CODE ENF LIEN SEARCH	LIEN SEARCH	final	12/18/2017	12/18/2017	0.00
EL-15-02-0628	02/12/2015	1315 PONCE DE LEON BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	LIEN SEARCH	final	09/03/2015	09/03/2015	0.00
EL-15-04-5624	04/30/2015	1315 PONCE DE LEON BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	COMM INTER DEMO ONLY (TINTA y CAFE) ELECTRIC	final	09/15/2015	04/08/2016	0.00

EL-15-05-5033	05/13/2015	1315 PONCE DE LEON BLVD	ELECTRICAL COMMERCIAL /RESIDENTIAL WORK	CANCELLED- LINKED TO WRONG JOB	canceled		05/13/2015	0.00
FD-12-01-6506	01/11/2012	1315 PONCE DE LEON BLVD	FIRE HOOD SYSTEM/FIRE SUPPRESSION SYSTEM	DELIPOLLO	final	01/11/2012	03/01/2012	0.00
ME-12-01-6835	01/17/2012	1315 PONCE DE LEON BLVD	MECH SMOKE EVAC INSP / FIRE SUPPRESSION TEST	REPAIR FIRE SUPPRESSION SYSTEM UPGRADE HOOD \$900	final	02/08/2012	03/01/2012	0.00
ME-15-05-5471	05/20/2015	1315 PONCE DE LEON BLVD	MECH COMMERCIAL / RESIDENTIAL WORK	INSTALL NEW DUCTWORK FOR THE DINNING AREA.	final	09/10/2015	04/26/2016	0.00
PL-15-05-4371	05/04/2015	1315 PONCE DE LEON BLVD	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMM INTERIOR ALTERATIONS (TINTA y CAFE)	final	10/01/2015	04/06/2016	0.00
PL-15-05-5066	05/13/2015	1315 PONCE DE LEON BLVD	PLUMB COMMERCIAL / RESIDENTIAL WORK	CANCELLED LINKED TO WRONG JOB	canceled		05/13/2015	0.00
PL-15-10-5304	10/19/2015	1315 PONCE DE LEON BLVD	PLUMB COMMERCIAL / RESIDENTIAL WORK	REPLACE EXISTING GREASE LINES, SUPPLEMENTAL TO PL-15-05-4371 (TINTA y CAFE) \$3,000	final	10/19/2015	03/16/2016	0.00
PL-16-03-6322	03/16/2016	1315 PONCE DE LEON BLVD	PLUMB COMMERCIAL / RESIDENTIAL WORK	***SUPPLEMENT*** TO PL-15-05-4371 *** NEW GAS LINES FROM BEHIND WALL (TINTA y CAFE)	final	03/18/2016	03/18/2016	0.00
PL-16-06-6508	06/06/2016	1315 PONCE DE LEON BLVD	PLUMB COMMERCIAL / RESIDENTIAL WORK	REPLACEMENT OF SEWER LINE TO PVC & TIE INTO CITY \$2400	final	07/08/2016	07/15/2016	0.00
PU-14-09-2906	09/22/2014	1315 PONCE DE LEON BLVD	PUBLIC RECORDS SEARCH	REQ CERT COPY OF PERMIT 01020360	final	09/22/2014	09/22/2014	0.00
PU-14-12-4561	12/30/2014	1315 PONCE DE LEON BLVD	PUBLIC RECORDS SEARCH	REQ COPY OF DRAWINGS	final	12/30/2014	12/30/2014	0.00
RC-18-07-4137	07/30/2018	1315 PONCE DE LEON BLVD	BLDG RECERT / CRB	BUILDING RECERTIFICATION (1958) CONSTRUCTION REGULATION BOARD CASE #18-8034 AND UNSAFE STRUCTURE FEE	issued	07/30/2018		600.00
RV-16-03-7001	03/29/2016	1315 PONCE DE LEON BLVD	REVISION TO PERMIT	MECHANICAL REVISION	final	04/04/2016	04/04/2016	0.00
SD-16-04-5789	04/04/2016	1315 PONCE DE LEON BLVD	SHOP DRAWINGS	SHOP DRAWINGS SLIDING GLASS DOOR	final	04/04/2016	04/04/2016	0.00
ZN-09-10-2386	10/08/2009	1315 PONCE DE LEON BLVD	PAINT / RESURFACE FL / CLEAN	EXT PAINT \$1,000 WALLS SW/6758 AQUEDUCT & TRIM SW6360 FALSKY GOLD	final	10/08/2009	10/16/2009	0.00
ZN-11-07-5641	07/05/2011	1315 PONCE DE LEON BLVD	PAINT / RESURFACE FL / CLEAN	PAINT EXT - MD BEIGE (SW 6086), TRIM - BROWN (SW 6069), PAINT INTERIOR \$800	final	07/18/2011	12/30/2011	0.00
ZN-15-03-4318	03/12/2015	1315 PONCE DE LEON BLVD	DUMPSTER / CONTAINER	DUMPSTER	final	03/12/2015	03/12/2015	0.00
ZN-15-11-6258	11/24/2015	1315 PONCE DE LEON BLVD	OUTDOOR SEATING	CANCELLED *** OUTSIDE SEATING (TINTA Y CAFE) \$5,000	canceled		05/11/2018	0.00
ZN-16-03-6909	03/28/2016	1315 PONCE DE LEON BLVD	PAINT / RESURFACE FL / CLEAN	**COM** PAINT BUILDING MAIN WALLS BM 2108-50 (SILVER FOX) FASCIA BM2106-70 FOGGY MORNING) BRICK BM 2085-10 (ARROYO RED) \$1200	final	03/28/2016	05/18/2016	0.00
ZV-14-08-3590	08/25/2014				final	02/09/2018	02/09/2018	0.00

1315 PONCE DE LEON BLVD	ZONING LETTER VERIFICATION	ZONING VERIFICATION LETTER
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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

March 6, 2018

VIA CERTIFIED MAIL

91 7108 2133 3932 5853 8283

LA S KINA LLC  
232 ANDALUSIA AVE #202  
CORAL GABLES, FL 33134

RE: 1315 PONCE DE LEON BLVD  
FOLIO # 0341080092840  
Recertification of Building 40 Years or Older

To whom it may concern:

As 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 1958. 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 to this Department within ninety (90) calendar days from the date of this letter. A completed Report includes the Building Structural Report, the Building Electrical Report, cover letter(s) stating the structure meets the electrical and structural requirements for recertification, the Parking Lot Illumination Standards Form and the 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.

In the event 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/propertyrecertification.asp>. The Recertification Report fee of \$380.63 *and* additional document and filing fees shall be submitted to the Development Services Department, 405 Biltmore Way, 3<sup>rd</sup> Floor, Coral Gables, Florida, 33134. In order to avoid delays please 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. 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 Department's working hours are Monday through Friday, 7:30am to 3:30pm, tel: (305) 460-5235.

Thank you for your prompt attention to this matter.

Manuel Z. Lopez, P.E.  
Building Official

CITY'S Composite  
EXHIBIT 4

# USPS Tracking® FAQs > (<https://www.usps.com/faqs/uspstracking-faqs.htm>)

**Track Another Package +**

**Tracking Number:** 9171082133393258538283

Remove X

Your item was delivered to an individual at the address at 10:38 am on March 9, 2018 in MIAMI, FL 33134.

 **Delivered**

March 9, 2018 at 10:38 am  
Delivered, Left with Individual  
MIAMI, FL 33134

Feedback

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## Tracking History

**March 9, 2018, 10:38 am**  
Delivered, Left with Individual  
MIAMI, FL 33134

Your item was delivered to an individual at the address at 10:38 am on March 9, 2018 in MIAMI, FL 33134.

**March 8, 2018, 10:26 pm**  
Departed USPS Regional Facility  
MIAMI FL DISTRIBUTION CENTER

**March 7, 2018, 9:47 pm**  
Arrived at USPS Regional Facility  
MIAMI FL DISTRIBUTION CENTER

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**Product Information**

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**See Less**

## Can't find what you're looking for?

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

**FAQs** (<https://www.usps.com/faqs/uspstracking-faqs.htm>)

Feedback

### The easiest tracking number is the one you don't have to know.

With Informed Delivery®, you never have to type in another tracking number. Sign up to:

- See images\* of incoming mail.
- Automatically track the packages you're expecting.
- Set up email and text alerts so you don't need to enter tracking numbers.



## The City of Coral Gables

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

June 6, 2018

LA S KINA LLC  
232 ANDALUSIA AVE #202  
CORAL GABLES, FL 33134

RE: 1315 PONCE DE LEON BLVD  
FOLIO # 0341080092840  
Recertification of Building 40 Years or Older - **SECOND NOTICE**

Dear Property Owner:

In a certified letter dated March 6, 2018, 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 a 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.**

Please govern yourself accordingly.

Sincerely,

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

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



## The City of Coral Gables

Development Services Department July 10, 2018  
CITY HALL 405 BILTMORE WAY  
CORAL GABLES, FLORIDA 33134

LA S KINA LLC  
232 ANDALUSIA AVE #202  
CORAL GABLES, FL 33134

RE: Recertification of Building 40 Years or Older – **FINAL NOTICE**  
1315 PONCE DE LEON BLVD  
Folio # 0341080092840

Dear Property Owner:

In a certified letter dated March 6, 2018, 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 and mailed June 6, 2018, informed you it was necessary to submit a completed Report prepared by a licensed architect or engineer within thirty (30) calendar days certifying the structure meets (or does not meet) 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") and 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.

Please govern yourself accordingly.

Sincerely,

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

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



## The City of Coral Gables

### Development Services Department

CITY HALL 405 BILTMORE WAY

CORAL GABLES, FLORIDA 33134

August 1, 2018

LA S Kina LLC  
232 Andalusia Avenue #202  
Coral Gables, Florida 33134

**ADDRESS: 1315 Ponce de Leon Boulevard**  
**PROPERTY FOLIO #: 03-4108-009-2840**

Dear Property Owner Manager:

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

By these means, I am granting you thirty (30) calendar days from the date of this letter to provide a new, completed and revised Recertification Report. Please note we will not be able to grant additional extensions; therefore, repairs to comply with the recertification criteria shall take place during these thirty (30) calendar days.

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

Sincerely,

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

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



AMERICAN SOCIETY  
OF CIVIL ENGINEERS  
NATIONAL ACADEMY  
OF BUILDING INSPECTION  
ENGINEERS

*J. N. Sheingold, P.E.*  
CONSULTING ENGINEER  
PROFESSIONAL BUILDING INSPECTION  
12420 S.W. 75th AVE., / MIAMI, FLORIDA 33156  
TELEPHONE: (305) 378-1244  
Established 1976

NATIONAL SOCIETY OF  
PROFESSIONAL ENGINEERS  
FLORIDA ENGINEERING  
SOCIETY

26 July, 2018

City of Coral Gables  
Building Department  
405 Biltmore Way  
Coral Gables, Florida 33134

Att: Building Official

Ref: 1315 Ponce De Leon Blvd.  
Coral Gables, Florida

Dear Sir:

Our firm was retained to provide a recertification inspection in accordance with the guidelines contained in Miami-Dade County Ordinance 75-34 and Section 8-11(f) of the Miami-Dade County Code. As the result of our inspection, **we found the structural systems to be safe for continuing occupancy and intended use.** The following electrical deficiency needs correction:

1. Provide illumination for the parking area as required by Miami-Dade County Code Chapter 8C-3

In order to avoid any possible misunderstanding, we wish to specifically advise that nothing in this report should be construed, either directly or indirectly, as a guarantee of condition of any portion of the building. To the best of our knowledge and ability, this report represents an accurate appraisal of the present physical condition of the property, based on a visual examination of the observed conditions to the extent reasonably possible.

Sincerely,

 J.N. Sheingold, P.E. 21181



## City of Coral Gables Building & Zoning Department

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

INSPECTION COMMENCED

DATE: 7/25/2018

INSPECTION COMPLETED

DATE: 7/25/2018

INSPECTION MADE BY

SIGNATURE: J.N. Sheingold, P.E.  
PRINT NAME

TITLE

ADDRESS: 12420 SW 75th Avenue

Miami, Florida 33156

#### DESCRIPTION OF STRUCTURE

a. Name of Title:	
b. Street Address:	1315 PONCE DE LEON BLVD, CORAL GABLES, FLORIDA 33134
c. Legal Description:	CORAL GABLES DOUGLAS SEC, PB 25-69, LOT 18, BLOCK 29
d. Owners Name:	LA S KINA LC
e. Owner's Mailing Address:	232 ANDALUSIA AVE #202, CORAL GABLES, FLORIDA 33134
f. Folio Number of Building:	Folio: 03-4108-009-2840
g. Building Code Occupancy Classification:	2111 RESTAURANT OR CAFETERIA : RETAIL OUTLET
h. Present Use:	RESTAURANT
i. General Description, Type of Construction, Size, Number of Stories, and Special Features	
Additional Comment:	CBS CONSTRUCTION, 1 FLOOR, 1315 SQFT, BUILT 1958, COMPOSITION ROOF, ON-SITE PARKING

*[Handwritten signature]*  
7/25/18

4. Significant-structural repairs required

I. Samples chipped out for examination in spall areas: N/A

1. No.

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.

S-TILE ON SLOPED AREAS, GYPSUM PLANK DECK ON FLAT - GRANULATED MEMBRANE, WATERTIGHT  
SATISFACTORY

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

AIR CONDITIONING UNIT AND EXHAUST VENTS, SATISFACTORY

3. Note types of drains and scupper:

THROUGH WALL DRAIN SCUPPERS TO COLLECTOR BOXES AND DOWNSPOUTS

b. Floor systems(s)

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

REINFORCED CONCRETE, SLAB ON GRADE, SATISFACTORY

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

NONE

**7. STEEL FRAMING SYSTEM**

a. Description

STEEL BAR JOISTS SPANNING TO PERIMETER TIE BEAMS

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

SATISFACTORY

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

N/A

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

N/A

**8. CONCRETE FRAMING SYSTEM**

a. Full description of structural system

reinforced concrete foundation, masonry exterior walls, stucco veneer, tie beams, tie columns

b. Cracking NONE

1. Not significant

2. Location and description of members affected and type cracking

c. General condition SATISFACTORY

d. Rebar corrosion - check appropriate line:

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

### 1. DESCRIPTION OF STRUCTURE

a.	Name of Title:
b.	Street Address 1315 PONCE DE LEON BLVD., CORAL GABLES, FLORIDA 33134
c.	Legal Description: CORAL GABLES DOUGLAS SEC, PB 25-69, LOT 18, BLK 29
d.	Owner's Name LA S KINA LLC
e.	Owner's Mailing Address: 232 ANDALUSIA AVE, #202, CORAL GABLES, FLORIDA 33134
f.	Building Official Folio Number: Folio: 03-4108-009-2840
g.	Building Code Occupancy Classification: 2111 RESTAURANT OR CAFETERIA : RETAIL OUTLET
h.	Present Use: RESTAURANT
i.	General Description, Type of Construction, Size, Number of Stories, and Special Features CBS CONSTRUCTION, 1 FLOOR, 1315 SQFT, BUILT 1958, COMPOSITION ROOF, ON-SITE PARKING
	Additions to original structure: NO

### 2. PRESENT CONDITION OF STRUCTURE

a.	General alignment (not good, fair, poor, explain if significant)
	1. Bulging NONE
	2. Settlement NONE
	3. Deflections NONE
	4. Expansion NONE
	5. Contraction NONE
b.	Portion showing distress (Note, beams, columns, structural walls, floors, roofs, other)
	NONE

c.	Surface conditions – describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration & stains.
	SATISFACTORY
d.	Cracks – note location in significant members. Identify crack size as HAIRLINE if barely dissemble; FINE if less than 1 mm in width; MEDIUM if between 1 and 2 mm in width; WIDE if over 2 mm.
	NONE
e.	General extent of deterioration – cracking or spalling of concrete or masonry; oxidation of metals; rot or borer attack in wood.
	NONE
f.	Previous patching or repairs YES OVER TIME AS PART OF ROUTINE MAINTENANCE
g.	Nature of present loading indicate residential, commercial, other estimate magnitude.
	COMMERCIAL 80 psf

### 3. INSPECTIONS

a. Date of notice of required inspection
b. Date(s) of actual inspection 7/23/2018
c. Name and qualification of individual submitting inspection report: J.N. Sheingold, PE 21181
d. Description of any laboratory or other formal testing, if required, rather than manual or visual procedures NONE
e. Structural repair note appropriate line: <input checked="" type="checkbox"/> 1. None required <input type="checkbox"/> 2. Required (describe and indicate acceptance)

**4. SUPPORTING DATA**

- a. \_\_\_\_\_ sheet written data
- b. \_\_\_\_\_ photographs
- c. \_\_\_\_\_ drawings or sketches:

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

a. Concrete masonry units	GOOD
b. Clay tile or terra cotta units	----
c. Reinforced concrete tie columns	GOOD
d. Reinforced concrete tie beams	GOOD
e. Lintel	-----
f. Other type bond beams	---
g. Masonry finishes - exterior	----
1. Stucco	GOOD
2. Veneer	-----
3. Paint only	GOOD
4. Other(describe)	---
h. Masonry finishes - interior	GOOD
1. Vapor barrier	---
2. Furring and plaster	GOOD
3. Paneling	----
4. Paint only	GOOD
5. Other (describe)	----
i. Cracks: NONE	
1. Location - note beams, columns, other	
2. Description	
j. Spalling: NONE	
1. Location - note beams, columns, other	
2. Description	
k. Rebar corrosion-check appropriate line: <input checked="" type="checkbox"/> 1. None visible <input type="checkbox"/> 2. Minor-patching will suffice <input type="checkbox"/> 3. Significant-but patching will suffice	

<input checked="" type="checkbox"/>	1. Non visible
<input type="checkbox"/>	2. Location and description of members affected and type cracking
<input type="checkbox"/>	3. Significant but patching will suffice
<input type="checkbox"/>	4. Significant - structural repairs required (describe)
e. Samples chipped out in spall areas: N/A	
1. No.	
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 GLAZING AND ALUMINUM AWNING.
b. Anchorage – type & condition of fasteners and latches:	SCREWS INTO SILL AND JAMB, SATISFACTORY
c. Sealant – type of condition of perimeter sealant & at mullions:	latex/elastomeric caulk, satisfactory
d. Interiors seals – type & condition at operable vents:	latex/elastomeric caulk, satisfactory
e. General condition:	SATISFACTORY

**10. WOOD FRAMING**

a. Type –	NONE
b. Note metal fitting i.e., angles, plates, bolts, split pintles, pintles, other, and note condition:	N/A
c. Joints – note if well fitted and still closed:	NOT ACCESSIBLE
d. Drainage – note accumulations of moisture:	NONE
e. Ventilation –note any concealed spaces not ventilated:	NONE
f. Note any concealed spaces opened for inspection:	NONE

A handwritten signature in black ink, appearing to be 'J. Smith', is located in the bottom left corner of the page.





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

### 1. ELECTRIC SERVICE

1. Size: Amperage (200A ) Fuses (  ) Breakers (  )  
 2. Phase: Three Phase (  ) Single Phase (  )  
 3. Condition: Good (  ) Fair (  ) Needs Repair (  )

4. Comments: SINGLE METER, OVERHEAD SERVICE

### 2. METER AND ELECTRIC ROOM

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

2. Comments: NO METER ROOM. METER AND MAIN ON EXTERIOR WALL

### 3. GUTTERS

1. Location: N/A Good (  ) Requires Repair (  )

2. Taps and Fill: Good (  ) Requires Repair (  )

3. Comments: N/A

### 4. ELECTRICAL PANELS

1. Panel # ( 1-2 ) Location: KITCHEN Good (  ) Needs Repair (  )

2. Panel # ( ) Location: Good (  ) Needs Repair (  )

3. Panel # ( ) Location: Good (  ) Needs Repair (  )

4. Panel # ( ) Location: Good (  ) Needs Repair (  )

5. Panel # ( ) Location: Good (  ) Needs Repair (  )

6. Comments: PANEL A-AC, WATER HEATER; SUB PANEL B-GENERA LIGHTING

### 5. BRANCH CIRCUITS

1. Identified: Yes (  ) Must be identified (  )  
 2. Conductors: Good (  ) Deteriorated (  ) Must be replaced (  )

3. Comments:


**6. GROUNDING OF SERVICE**

Condition: Good ( x ) Repairs Required ( )

Comments:

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**7. GROUNDING OF EQUIPMENT**

Condition: Good ( x ) Repairs Required ( )

Comments:

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**8. SERVICE CONDUITS/RACEWAYS**

Condition: Good ( x ) Repairs Required ( )

Comments: WHERE ACCESSIBLE

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**9. SERVICE CONDUCTORS AND CABLES**

Condition: Good (  ) Repairs Required (  )

Comments: WHERE ACCESSIBLE

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**10. TYPES OF WIRING METHODS**

Condition:

Conduit Raceways: Good (  ) Repairs Required (  )

Conduit PVC: Good (  ) Repairs Required (  )

NM Cable: Good (  ) Repairs Required (  )

BX Cable: Good (  ) Repairs Required (  )

**11. FEEDER CONDUCTORS**

Condition: Good (  ) Repairs Required (  )

Comments: WHERE ACCESSIBLE

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**12. EMERGENCY LIGHTING**

Condition: Good (  ) Repairs Required (  )

Comments: SATISFACTORY

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**13. BUILDING EGRESS ILLUMINATION**

Condition: Good (  ) Repairs Required (  )

Comments: SATISFACTORY

--

--

**14. FIRE ALARM SYSTEM**

Condition: Good (  ) Repairs Required (  )

Comments: N/A

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**15. SMOKE DETECTORS**

Condition: Good (  ) Repairs Required (  )  
Comments: N/A

**16. EXIT LIGHTS**

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

**17. EMERGENCY GENERATOR**

Condition: Good (  ) Repairs Required (  )  
Comments: N/A

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

Condition: Good (  ) Repairs Required (  )  
Comments: N/A

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

Condition: Good (  ) Illumination Required (  )  
Comments: DOES NOT COMPLY WITH MIAMI-DADE COUNTY CHAPTER 8C-3

**20. SWIMMING POOL WIRING**

Condition: Good (  ) Repairs Required (  )  
Comments: N/A

**21. WIRING OF MECHANICAL EQUIPMENT**

Condition: Good (  ) Repairs Required (  )  
Comments: ROOF TOP VENT AND ONE A/C CONDENSER.

**22. GENERAL ADDITIONAL COMMENTS**

GFCI PROVIDED

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


Date: 26 July 2018

RE: Case No.:

Property Address: 1315 Ponce De Leon Blvd, Coral Gables, Florida  
Building Description: 1 STORY CBS, 1315 SQ. FT FLAT ROOF, SLAB ON GRADE, 1958

1. I am a Florida registered professional engineer or architect with an active license.
2. On 25 July, 2018, at 9:30 pm, I measured the level of illumination in the parking lot (s) serving the above referenced building.
3. Maximum 0.00 foot candle per SF, Minimum 0.00 foot candle per SF, Minimum to Maximum ratio 0.00 : 0100, foot candle 0.00 average per SF.
4. The level of illumination provided in the parking lot (s) meets the minimum standards for the occupancy classification of the building as established in Section 8C-3 of the Code of Miami-Dade County.

Note: There are no parking lights at this location

  
\_\_\_\_\_  
Signature and Seal  
of Architect or Engineer

J.N. Sheingold, P.E.  
(Print Name)

# OFFICE SET



**RC-18-07-4137**

**1315 PONCE DE LEON BLVD #**

Folio #: 03-4108-009-2840  
Permit Description: BUILDING  
RECERTIFICATION (BUILT 1958)

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

Section	Approved	
	By	Date
<input checked="" type="checkbox"/> BUILDING	<i>MA</i>	<i>7/30/18</i>
<input type="checkbox"/> CONCURRENCY		
<input checked="" type="checkbox"/> ELECTRICAL		
<input type="checkbox"/> FEMA		
<input type="checkbox"/> FIRE		
<input type="checkbox"/> HANDICAP		
<input type="checkbox"/> HISTORICAL		
<input type="checkbox"/> LANDSCAPE		
<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"/> OWNER BUILDER		

*R 7/31/18*

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

**Special Inspector required for the following:**

- Special Inspector for PILING
- Special Inspector for REINFORCED MASONRY
- Special Inspector for \_\_\_\_\_

**RC-18-07-4137**



**RC-18-07-4137**





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

CITY OF CORAL GABLES,  
Petitioner,

Case No. 18-8034

vs.

LA S. KINA, LLC  
232 Andalusia Avenue #202  
Coral Gables, Florida 33134-5913

Return receipt number:

7018 0680 0001 3977 2951

Respondent.

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

Date: October 19, 2018

Re: **1315 Ponce de Leon Boulevard**, Coral Gables, Florida 33134-3324 and legally described as Lot 18, Block 29, of CORAL GABLES DOUGLAS SECTION, according to the Plat thereof, as recorded in Plat Book 25, Page 69, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-009-2840 ("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 November 5, 2018, 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. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m., tel: (305) 460-5235.

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

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

Please govern yourself accordingly.

  
Belkys Garcia, Secretary to the Board

#### ADA NOTICES

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

Presentations made to this Board are subject to the City's False Claims Ordinance, Chapter 39 of the City of Coral Gables Code.

**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](mailto: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](mailto:relejabarrieta@coralgables.com), Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

C:  
La S. Kina, LLC, c/o Neil A. Santamaria, 1000 Ponce de Leon Boulevard, Suite 315, Coral Gables, Florida 33134-3345  
Biscayne Bank, 2601 S. Bayshore Drive, Suite 600, Coconut Grove, Florida 33133-5419



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Case #: 18-8034

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

I, Claudio Ramos, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 1315 PONCE DE LEON, ON OCTOBER 19, 2018  
AT 9:15 am BOULEVARD.

Claudio Ramos  
Employee's Printed Name

[Signature]  
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 19th day of October, in  
the year 2018, by Claudio Ramos who is personally known to  
me.

My Commission Expires:



[Signature]  
Notary Public

1315 PONCE DE LEON BOULEVARD





CFN 2014R0765148  
 DR Bk 29378 Pgs 2099 - 2100; (2pgs)  
 RECORDED 11/05/2014 10:32:08  
 DEED DOC TAX 6,000.00  
 SURTAX 4,500.00  
 HARVEY RUVIN, CLERK OF COURT  
 MIAMI-DADE COUNTY, FLORIDA

Prepared by:  
 ALDO G. BUSOT, Esq.

901 Ponce De Leon Boulevard  
 Suite 204  
 Coral Gables, FL 33134  
 305-446-3400

[Space Above This Line For Recording Data]

## Warranty Deed

This Warranty Deed made this 30<sup>th</sup> day of October, 2014 between PONCE DE LEON ENTERPRISES, INC., a Florida corporation whose post office address is 4840 Biltmore Drive, Coral Gables, FL 33146, grantor, and LA S. KINA, LLC, a Florida limited liability company whose post office address is 232 Andalusia Avenue, Suite 202, Coral Gables, FL 33134, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Miami-Dade County, Florida to-wit:

Lot 18, in Block 29, of REVISED PLAT OF CORAL GABLES DOUGLAS SECTION, according to the Plat thereof as recorded in Plat Book 25, at Page 69, of the Public Records of Miami-Dade County, Florida.

Parcel Identification Number: 03-4108-009-2840

Subject to: Taxes for 2014 and subsequent years; Zoning restrictions, prohibitions and other requirements imposed by governmental authority; Restrictions, limitations, and easements of record, without intent of reimposing same; Matters appearing on the Plat or otherwise common to the subdivision; Public utility easements of record, if any.

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

To Have and to Hold, the same in fee simple forever.

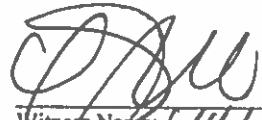
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2013.

DoubleTime®


In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

PONCE DE LEON ENTERPRISES, INC.,  
a Florida corporation

  
Witness Name: G. G. M. notes


By:   
ALDO J. BUSOT, President

  
Witness Name: magly rodriquez

State of Florida  
County of Miami-Dade

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of October, 2014 by ALDO J. BUSOT, President of PONCE DE LEON ENTERPRISES, INC., a Florida corporation, on behalf of said corporation. He  is personally known or  has produced DRIVERS License as identification.

[Notary Seal]

  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_







[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

### Detail by Entity Name

Florida Limited Liability Company  
LA S. KINA, LLC

**Filing Information**

<b>Document Number</b>	L14000164099
<b>FE/EIN Number</b>	N/A
<b>Date Filed</b>	10/21/2014
<b>State</b>	FL
<b>Status</b>	INACTIVE
<b>Last Event</b>	ADMIN DISSOLUTION FOR ANNUAL REPORT
<b>Event Date Filed</b>	09/28/2018
<b>Event Effective Date</b>	NONE

**Principal Address**

1000 Ponce De Leon  
Suite 315  
Coral Gables, FL 33134

Changed: 04/27/2017

**Mailing Address**

1000 Ponce De Leon  
Suite 315  
Coral Gables, FL 33134

Changed: 04/27/2017

**Registered Agent Name & Address**

Santamarina, Neli A  
1000 Ponce De Leon  
Suite 315  
Coral Gables, FL 33134

Name Changed: 04/09/2015

Address Changed: 04/27/2017

**Authorized Person(s) Detail**

**Name & Address**

Title MGR

SANTAMARINA, NELI A  
1000 Ponce De Leon  
Suite 315  
Coral Gables, FL 33134

**Annual Reports**

Report Year	Filed Date
2015	04/09/2015
2016	04/28/2016
2017	04/27/2017

**Document Images**

<a href="#">04/27/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/28/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/09/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">10/21/2014 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>



CFN 2017R0722975  
 OR BK 30805 Pgs 3664-3679 (16Pgs)  
 RECORDED 12/27/2017 10:03:19  
 MTG DOC TAX \$3,237.50  
 INTANG TAX \$1,850.00  
 HARVEY RUVIN, CLERK OF COURT  
 MIAMI-DADE COUNTY, FLORIDA

This instrument prepared by:  
 Manuel A. Ramirez, Esquire  
 CASTRO & RAMIREZ, LLC  
 1805 Ponce de Leon Blvd.  
 Suite 500  
 Coral Gables, Florida 33134  
 Telephone: (305) 372-2800

**MORTGAGE**

THIS MORTGAGE AND SECURITY AGREEMENT (the "Mortgage") is made and entered into as of December 27<sup>th</sup> 2017, by LA S. KINA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, hereinafter ("Mortgagor"), whose address is 1000 Ponce de Leon Blvd., Suite 315, Coral Gables, Florida 33134, and BISCAYNE BANK A FLORIDA STATE CHARTERED COMMERCIAL BANK, ("Mortgagee") whose address is 2601 South Bayshore Drive, Suite 600, Coconut Grove, Florida, 33133.

**WITNESSETH:**

WHEREAS, Mortgagor is justly and lawfully indebted to Mortgagee in the sum NINE HUNDRED TWENTY FIVE THOUSAND AND 00/100 (\$925,000.00) DOLLARS, as evidenced by that certain promissory note payable to the order of Mortgagee (the "Note"), executed by Mortgagor, bearing the same date as this Mortgage, to be paid according to its terms, to be paid according to its terms, the final payment under which is due and payable on January 15, 2028, unless automatically extended pursuant to the terms of the Note.

NOW THEREFORE, to secure the payment of the aforesaid indebtedness (the "Loan"), and such future or additional advances as may be made by Mortgagee, at its option, to Mortgagor or Mortgagor's permitted successors in title, for any purpose, provided that all those advances are to be made within 10 years from the date of the Mortgage or within such lesser period of time as may be provided hereafter by law as a prerequisite for the sufficiency of actual notice or record notice of optional future or additional advances as against the rights of creditors or subsequent purchasers for valuable consideration, the total amount of indebtedness secured by the Mortgage may decrease or increase from time to time, but the total unpaid balance so secured at any one time shall not exceed the maximum principal amount of ONE MILLION EIGHT HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$1,850,000.00), plus interest and any disbursements made for the payment of taxes, levies or insurance on the property covered by the lien of the Mortgage with interest on those disbursements, Mortgagor hereby grants, bargains, sells, conveys, assigns, transfers, mortgages, pledges, delivers, sets over, warrants and confirms to Mortgagee the following:

All those certain lots, pieces, or parcels of land lying and being in Miami-Dade County, State of Florida (the "Property"), legally described as follows, with the same force and effect as though the contents of said property were set forth herein at length, together with the buildings and improvements now or hereafter situated thereon:

<http://www.biscaynebank.com>

**Biscayne Bank (FDIC # 57973)**

Active Insured Since July 5, 2005

Data as of: October 10, 2018

<http://www.biscaynebank.com> is an active bank

<b>FDIC Certificate#:</b>	<b>57973</b>	<b>Established:</b>	July 5, 2005	<b>Corporate Website:</b>	<a href="http://www.biscaynebank.com">http://www.biscaynebank.com</a>
<b>Headquarters:</b>	2601 South Bayshore Drive, 6th Floor Coconut Grove, FL 33133 Miami-Dade County	<b>Insured:</b>	July 5, 2005	<b>Consumer Assistance:</b>	<a href="http://ask.fdic.gov/FDICCustomerAssistanceForm">ask.fdic.gov/FDICCustomerAssistanceForm</a>
<b>Locations:</b>	5 domestic in 1 states, 0 in territories, and 0 in foreign locations	<b>Bank Charter Class:</b>	Non-member of the Federal Reserve System	<b>Contact the FDIC about:</b>	<a href="http://www.biscaynebank.com">http://www.biscaynebank.com</a>
		<b>Primary Federal Regulator:</b>	Federal Deposit Insurance Corporation		
		<b>Secondary Federal Regulator:</b>	N/A		

- Locations
- History
- Identifications
- Financials
- Other Names / Websites

Showing 1 to 5 of 5 entries

UNINUM	Number	Name	Address	County	City	State	Zip	Service Type	Established Date	Acquired Date
432837		Biscayne Bank	2601 South Bayshore Drive, 6th Floor	Miami-Dade	Coconut Grove	FL	33133	Full Service Brick and Mortar Office	07/05/2005	
564027	3	Bayshore Branch	2601 Bayshore Drive, Suite 101	Miami-Dade	Coconut Grove	FL	33133	Full Service Brick and Mortar Office	01/08/2015	
458854	1	Doral Branch	3750 Nw 87th Avenue	Miami-Dade	Doral	FL	33178	Full Service Brick and Mortar Office	02/15/2007	
580094	4	Commodore Branch	3121 Commodore Plaza	Miami-Dade	Miami	FL	33133	Full Service Brick and Mortar Office	06/13/2016	
541182	2	South Miami Branch	7301 Sw 57 Ct, Ste 150	Miami-Dade	South Miami	FL	33143	Full Service Brick and Mortar Office	10/26/2012	