



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 04/19/2024

PROPERTY INFORMATION	
Folio	03-4108-007-3510
Property Address	2331 PONCE DE LEON BLVD CORAL GABLES, FL 33134-5424
Owner	KF PONCE LLC
Mailing Address	8950 NW 33 ST MIAMI, FL 33172
Primary Zone	5004 MIXED-USE 2
Primary Land Use	1229 MIXED USE-STORE/RESIDENTIAL : MIXED USE - COMMERCIAL
Beds / Baths /Half	0 / 0 / 0
Floors	3
Living Units	0
Actual Area	22,468 Sq.Ft
Living Area	22,468 Sq.Ft
Adjusted Area	21,445 Sq.Ft
Lot Size	13,206 Sq.Ft
Year Built	Multiple (See Building Info.)



ASSESSMENT INFORMATION			
Year	2023	2022	2021
Land Value	\$4,952,250	\$4,093,860	\$4,093,860
Building Value	\$407,189	\$442,500	\$271,140
Extra Feature Value	\$148,708	\$76,335	\$0
Market Value	\$5,508,147	\$4,612,695	\$4,365,000
Assessed Value	\$5,073,964	\$4,612,695	\$4,365,000

BENEFITS INFORMATION			
Benefit	Type	2023	2022 2021
Non-Homestead Cap	Assessment Reduction	\$434,183	

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

SHORT LEGAL DESCRIPTION
CORAL GABLES SEC L PB 8-85
LOTS 41 THRU 45 INC BLK 33
LOT SIZE IRREGULAR
OR 11700-922 0283 6

TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$5,073,964	\$4,612,695	\$4,365,000
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$5,508,147	\$4,612,695	\$4,365,000
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$5,073,964	\$4,612,695	\$4,365,000
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$5,073,964	\$4,612,695	\$4,365,000

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
10/16/2012	\$100	28729-3876	Corrective, tax or QCD; min consideration
02/01/1983	\$1,260,000	11700-0922	Other disqualified
03/01/1982	\$930,000	11408-0956	Sales which are qualified
10/01/1978	\$410,000	10194-0195	Sales which are qualified

City's Exhibit #1

2331 Ponce de Leon Blvd

<u>Owner (deed and PA addresses)</u>	<u>Owner (Sunbiz all addresses)</u>
KF Ponce, LLC 8950 NW 33 St Doral, FL 33172-1223	KF Ponce LLC c/o Nasir Kassamali Registered Agent 9211 Banyan Dr Coral Gables, FL 33156-2152



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Permits and Inspections: Search Results

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Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
EX-22-11-6619	11/03/2022	2331 PONCE DE LEON BLVD	PERMIT EXTENSION & RENEWAL	PERMIT RENEWAL FOR - FD-19-06-4824	final	11/14/2022	11/14/2022	0.00
SD-22-02-7603	02/23/2022	2331 PONCE DE LEON BLVD	SHOP DRAWINGS	****CANCELLED NOT REQUIRED***SHOP DRAWINGS- STEEL CONNECTIONS	canceled		05/27/2022	0.00
RV-21-05-7719	05/18/2021	2331 PONCE DE LEON BLVD	REVISION TO PERMIT	REVISION (STRUCTURAL & PLUMBING) TO *** SPECIAL INSPECTOR (E.O.R.) CARLOS F. SANZ P.E. *** INCLUSIVE *** 2ND STORY ADDITION W/ MEZZANINE (LUMINAIRE) *** SIMPLIFIED *** COV TERR, CONCRETE CANOPY, LANDSCAPING, EXTERIOR METAL STAIRS, LOUVERS, CONCRETE WALL, GATES \$415,000	final	10/21/2021	10/21/2021	0.00
SD-20-11-5722	11/18/2020	2331 PONCE DE LEON BLVD	SHOP DRAWINGS	INCLUSIVE/ SHOP DRAWINGS STOREFRONT WINDOWS & DOORS	final	03/29/2023	03/29/2023	0.00
FD-19-07-5365	07/23/2019	2331 PONCE DE LEON BLVD	FIRE HYDRANT FLOW TEST	FIRE HYDRANT FLOW TEST, PROJECT: LUMINAIRE, FLOW HYDRANT #17-10 AT ANDALUSIA AVE & PONCE DE LEON BLVD AND RESIDUAL HYDRANT #17-05 AT MIRACLE MILE & PONCE DE LEON BLVD.	final	07/29/2019	07/29/2019	0.00
UP-19-06-5307	06/17/2019	2331 PONCE DE LEON BLVD	UPFRONT FEE - THIS IS NOT A PERMIT	FIRE EXPEDITED REVIEW FEE FOR FD-19-06-5107****FIRE SPRINKLER SYSTEM	final	06/17/2019	06/17/2019	0.00
FD-19-06-5107	06/12/2019	2331 PONCE DE LEON BLVD	FIRE SPRINKLER SYSTEM	FIRE SPRINKLER SYSTEM 2ND STORY ADDITION W/ MEZZANINE (LUMINAIRE)	issued	08/16/2019		525.00
EL-19-06-5111	06/12/2019	2331 PONCE DE LEON BLVD	ELEC LOW VOLTAGE SYSTEM	FIRE ALARM SYSTEM	issued	08/27/2019		0.00
FD-19-06-4824	06/07/2019	2331 PONCE DE LEON BLVD	FIRE ALARM SYSTEM	FIRE ALARM SYSTEM	issued	08/12/2019		375.00
BL-19-04-5265	04/18/2019	2331 PONCE DE LEON BLVD	ROOF / LIGHT WEIGHT CONC	INCLUSIVE/ NEW ROOF- FLAT GAF ROOFING SYSTEM W/ 1PLY EVERGUARD TPO 45 MIL	final	04/22/2019	12/12/2019	0.00
BL-17-11-2490	11/30/2017	2331 PONCE	CONSTRUCTION STAGING PLAN	CONSTRUCTION STAGING FOR *** SPECIAL INSPECTOR (E.O.R.)	final	12/26/2017	12/26/2017	0.00

City's Exhibit #3

		DE LEON BLVD		CARLOS F. SANZ P.E. *** INCLUSIVE *** 2ND STORY ADDITION W/ MEZZANINE (LUMINAIRE) *** SIMPLIFIED *** COV TERR, CONCRETE CANOPY, LANDSCAPING, EXTERIOR METAL STAIRS, LOUVERS, CONCRETE WALL, GATES \$415,000					
CC-17-10-1023	10/02/2017	2331 PONCE DE LEON BLVD	CONCURRENCY INVOICE	CONCURRENCY IMPACT STATEMENT - REFER TO: BL- 17-02-0985	final	10/02/2017	10/02/2017	0.00	
ME-17-08-2144	08/22/2017	2331 PONCE DE LEON BLVD	MECH COMMERCIAL / RESIDENTIAL WORK	INCLUSIVE/ 2ND STORY ADDITION W/ MEZZANINE (LUMINAIRE), SIMPLIFIED, COV TERR, CONCRETE CANOPY, LANDSCAPING, EXTERIOR METAL STAIRS, LOUVERS, CONCRETE WALL, GATES \$415000	final	04/26/2019	09/08/2020	0.00	
PL-17-05-1911	05/17/2017	2331 PONCE DE LEON BLVD	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR *** INCLUSIVE *** 2ND STORY ADDITION W/ MEZZANINE & INTERIOR ALTERATIONS @ (LUMINAIRE) (INCLUDES (4) R/S, (4) ROOF DRAIN & SUMP PUMP)	final	07/17/2018	09/03/2020	0.00	
EL-17-05-1882	05/17/2017	2331 PONCE DE LEON BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	ALL INCLUSIVE ELECTRICAL SECOND AND THIRD FLOOR. FIRST FLOOR NON INCLUSIVE= 40 LIGHTS 20 OUTLETS AND 1200 AMP SERVICE	final	01/10/2018	08/14/2020	0.00	
BL-17-02-0985	02/17/2017	2331 PONCE DE LEON BLVD	COMMERCIAL ADDITION	*** SPECIAL INSPECTOR (E.O.R.) CARLOS F. SANZ P.E. *** INCLUSIVE *** 2ND STORY ADDITION W/ MEZZANINE (LUMINAIRE) *** SIMPLIFIED *** COV TERR, CONCRETE CANOPY, LANDSCAPING, EXTERIOR METAL STAIRS, LOUVERS, CONCRETE WALL, GATES \$415,000	issued	12/27/2017		0.00	
CE-16-09-6037	09/19/2016	2331 PONCE DE LEON BLVD	CODE ENF LIEN SEARCH	LIEN SEARCH	final	09/22/2016	09/22/2016	0.00	
EX-16-03-5883	03/09/2016	2331 PONCE DE LEON BLVD	PERMIT EXTENSION & RENEWAL	EXTENSION FOR BL-14-05- 3590, COMMERCIAL INTERIOR ALTERATIONS (STAIR & GLASS RAILING) \$65,000	final	03/09/2016	03/09/2016	0.00	
PU-16-02-3012	02/29/2016	2331 PONCE DE LEON BLVD	PUBLIC RECORDS SEARCH	REQ CERT COPY OF BL14053590	final	02/29/2016	02/29/2016	0.00	
ZN-14-11-3969	11/12/2014	2331 PONCE DE LEON BLVD	PAINT / RESURFACE FL / CLEAN	PRESSURE CLEAN AND PAINT EXTERIOR WALLS SW 7006 EXTRA WHITE \$1800	final	11/12/2014	12/26/2014	0.00	
BL-14-10-3584	10/23/2014	2331 PONCE DE LEON BLVD	GENERAL REPAIRS	**COMM**GENERAL REPAIRS- TO REPLACE 30- 40 PAVERS (12X12) TO MATCH EXISTING AT ENTRANCE TO BUILDING \$400	final	11/06/2014	12/15/2021	0.00	
AB-14-10-3400	10/21/2014	2331 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	**COM**GENERAL REPAIRS REPLACE 30-40 PAVERS (12X12) WITH MATCHING FOR ENTRANCE TO BUILDING \$400	final	10/21/2014	12/15/2021	0.00	
AB-14-09-2656	09/17/2014	2331 PONCE	BOA PRELIMINARY/MED BONUS/FINAL	COMMERCIAL *REVISION#1 & 2 (RESPONSE TO COMMENTS) *FINAL	final	09/17/2014	12/21/2021	0.00	

Permit ID	Issue Date	Address	Category	Description	Status	Start Date	End Date	Amount
		DE LEON BLVD		*ADDITION (2800SQFT) TO BUILDING* POSTED* \$415000				
BL-14-05-3590	05/21/2014	2331 PONCE DE LEON BLVD	INTERIOR ALTERATION ONLY	COMMERCIAL INTERIOR ALTERATIONS (STAIR & GLASS RAILING) \$65,000	final	08/28/2014	03/28/2016	0.00
BL-13-12-2958	12/26/2013	2331 PONCE DE LEON BLVD	ROOF / LIGHT WEIGHT CONC	RE ROOF \$69,999 FLAT ONLY	final	01/06/2014	02/25/2014	0.00
PU-12-09-0017	09/04/2012	2331 PONCE DE LEON BLVD	PUBLIC RECORDS SEARCH	REQ A CD OF PERMIT 28505B	final	09/06/2012	09/06/2012	0.00
CE-12-03-9378	03/30/2012	2331 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT7336 SEC 34-112 CITY CODE (GRA) MUST REMOVE GRAFFITI FROM FRONT WALL - SPOKE TO MANAGER APPRX 3 WEEKS AGO RE THIS	final	03/30/2012	03/30/2012	0.00
PW-11-12-6573	12/22/2011	2331 PONCE DE LEON BLVD	OBSTRUCTION OF ROW W/TRUCK PERMIT	OBSTRUCTION OF ROW W/LIFT RENEWAL OF PW11126037	final	12/22/2011	05/15/2012	0.00
PW-11-12-6037	12/14/2011	2331 PONCE DE LEON BLVD	OBSTRUCTION OF ROW W/TRUCK PERMIT	OBSTRUCTION OF ROW W/LIFT	final	12/15/2011	05/17/2012	0.00
CE-11-03-6766	03/25/2011	2331 PONCE DE LEON BLVD	CODE ENF TICKET PROCESS - NO RUNNING FINE	T37925 SEC 105-27 CITY CODE (GRA) MUST REMOVE GRAFFITI FROM BOX (459 20800 2). E-MAIL SENT 2/10/11, WARNING ISSUED 3/3/11.*****VOID-INTERNAL FPL CONFUSION*****	canceled	03/25/2011		0.00
CE-11-03-5131	03/03/2011	2331 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT15682 SEC 105 -27 CITY CODE (GRA) MUST REMOVE GRAFFITI FROM BOX 459-20800-0 BEHIND 2331 PONCE DE LEON BLVD. E-MAIL SENT 2/10/11.	issued	03/03/2011		0.00
PW-10-06-3963	06/09/2010	2331 PONCE DE LEON BLVD	OBSTRUCTION OF ROW W/TRUCK PERMIT	OBSTRUCTION OF R.O.W. W/TRUCK MUST OBTAIN PARKING DEPT. PERMIT FOR METERS	final	06/09/2010	07/23/2010	0.00
PW-10-06-3960	06/09/2010	2331 PONCE DE LEON BLVD	SIDEWALK REPLACEMENT PERMIT	SIDEWALK REPLACEMENT (WRONG PERMIT TYPE)	canceled	06/09/2010		0.00
RR-10-02-2748	02/03/2010	2331 PONCE DE LEON BLVD	RE-REVIEW FEE	RE-REVIEW FEE FOR CONCURRENCY	final	02/03/2010	02/03/2010	0.00

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

CODE CASES (3)		INSPECTIONS (5)		PERMITS (4)				
Permit...	Per...	Per...	Per...	App... ↓	Exp...	Fin...	Description	
ELEC-24-04-2376	Electrical Commercial	Other	Approved/ Pay Fees	04/18/2024			replace 3 emergency light and one outdoor flood light	
BLDB-23-04-1579	FBC Building (Commercial)	Repair Only	Finald	04/05/2023	09/18/2024	03/22/2024	40 year recertification repairs as per report under RECT-22-12-0105. Rusted steel to be repaired/sealed/painted. Superficial cracks in concrete and stucco to be repaired.	
RECT-22-12-0105	Building Recertification	Recertification	Denied	12/05/2022			BUILDING RECERTIFICATION (YEAR BUILT 1983) CRB-Case no 23-6909	
BLDB-22-09-1043	FBC Building (Commercial)	Interior Build-Out/ Interior Alteration/Remodel	Denied	09/06/2022			RENOVATION/ ALTERATION OF EXISTING OFFICE SPACE - 2333 PONCE SUITE 900	



CITY OF CORAL GABLES
Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FL 33134

1/30/2023

VIA CERTIFIED MAIL

7021 1970 0000 4015 6575

KF PONCE LLC
8950 NW 33 ST
MIAMI, FL 33172

RE: 2331 PONCE DE LEON BLVD
FOLIO # 03-4108-007-3510

Notice of Required Inspection For Recertification of Building
Process Number: **TBD**

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is thirty (30) years old, or older, having been built in 1983. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a qualified individual must inspect said building and a **completed** Recertification Report ("Report") must be submitted by you to this Department within **ninety (90) calendar days** from the **date of this letter**. A completed Report includes 1) Cover letters stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be **approved** and the Letter of Recertification must be issued by this Department.

Threshold buildings (i.e. buildings greater than 3 stories or greater than 50 ft tall, or with an Assembly Occupancy > 5000 s.f. & Occupant load > 500 people) shall be recertified by Structural and Electrical Professional Engineers only. Self-qualification letters will be required with proof of DBPR structural and electrical specialization.

Any buildings that are not threshold buildings may be recertified by any Florida Registered Architect or Professional Engineer and self-qualification letters will not be required.

If no deficiencies are identified, the structure will only be recertified once the reports and forms have been submitted and approved.

If deficiencies are identified, they shall be reported to the Building Official within 10 days, or within 24 hours if there is an immediate danger identified. A completed report shall be submitted to this Department. In addition, a structural and/or electrical affidavit from the inspector will be required, with additional affidavits every 180 days, as needed so that the building can continue to be occupied while repairs are carried out. The Building Official is able to grant an extension of one hundred fifty (150) calendar days from the due date or the date the deficiencies were identified (whichever is sooner) to allow time to obtain the necessary permits and perform the repairs. The structure will only be recertified once a *revised* report and all required information is submitted and approved, and all required permits are closed.

Proprietary or modified recertification forms from the inspectors will not be accepted. Only current municipal recertification forms will be accepted. The Architect or Engineer shall obtain the required Forms from the following link:

<https://www.miamidade.gov/global/economy/building/recertification.page>.

City's Exhibit #5

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 23-6909
RECT-22-12-0105

vs.

Return receipt number:

KF Ponce, LLC
8950 NW 33 St
Miami, FL 33172-1123
Respondent.

7021 2720 0001 4959 0984

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

Date: January 26, 2024

Re: 2331 PONCE DE LEON BLVD., CORAL GABLES, FL. 33134, LOTS 41 THRU 45 INC BLK 33,
CORAL GABLES, SEC L., PB 8-85 and 03-4108-007-3510 ("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 105-89 10 (m) 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 City Commission Chambers, 405 Biltmore Way, 2nd floor, Coral Gables, Florida 33134, on February 12, 2024, 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, Virginia Goizueta, at City of Coral Gables, Development Services Department, 427 Biltmore Way, Coral Gables, FL 33134, vgoizueta@coralgables.com, tel: (305) 460-5250. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 p.m.

If the Required Action is not completed before the above hearing date, the Building Official may order that the structure be vacated, boarded, secured, and posted (including but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy until the Required

City's Exhibit #6

Action is completed. The Building Official may also order demolition of the Structure and the City may recover the costs incurred against the Property and the Owner of record.

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

Please govern yourself accordingly.



Virginia Goizueta
Secretary to the Board

ADA NOTICES

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

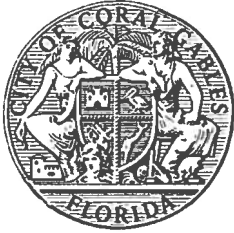
Any person who needs assistance in another language in order to speak during the public hearing or public comment portion of the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta, Esq., Director of Human Resources (E-mail: relejabarrieta@coralgables.com, Telephone: 305-722-8686,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

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

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.

c: KF Ponce LLC., c/o Nasir Kassamali, Registered Agent, 9211 Banyan Dr., Coral Gables, FL 33156-2152

7021 2720 0001 4959 0991



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Title of Document Posted: Notice of Pending Building Recertification

I, Sebastian Ramos, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 2331 PONCE DE LEON BLVD., CORAL GABLES, FL. 33134 ON APRIL 26,
2024 AT 10:51 am.

Sebastian Ramos

Employee's Printed Name

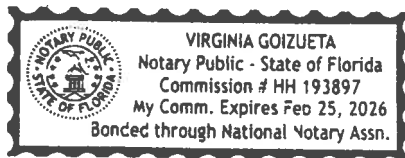
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 26th day of April, in the year 2024, by

Sebastian Ramos who is personally known to me.

My Commission Expires:



Notary Public

City's Exhibit #7



City's Exhibit #8





BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 71-690
RICT-22-12-0105

vs.

Return receipt number:

KF-Prince, LLC
1950 NW 33 St
Miami, FL 33172-1123
Respondent.

7021 2720 0021 4859 0964

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

Date: January 26, 2024

Re: 2331 PONCE DE LEON BLVD., CORAL GABLES, FL 33134, LOTS 41 THIRD 45 INC B/LK 5A,
CORAL GABLES, SEC. L., PB 8-85 and 01-4108-005-3590 ("Property").

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 86 of the City Code, pertaining to unsafe structures, and Section 9-11 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 prohibited until pursuant to Section 165-88 10 (a) of the City Code for failure to strictly comply with the maintenance and reconstruction requirements of the Florida Building Code or Section 9-11 of the Miami-Dade County Code.

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the City Commission Chambers, 405 Biltmore Way, 3rd floor, Coral Gables, Florida 33134, on February 12, 2024, 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 filed prior to the start of the hearing. Requests for continuance must be made in writing to, Virginia Gomez at City of Coral Gables Development Services Department, 427 Biltmore Way, Coral Gables, FL 33134, vgonzalez@coralgables.com, tel: (305) 444-5230. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:50 p.m.

If the Required Action is not completed before the above hearing date, the Building Official may order that the structure be vacated, boarded, sealed, and posted (including but not limited to, requiring the always ability to terminate service to the Structure) to prevent further occupancy until the Required



CFN 2013R0564780
 OR Bk 28729 Pgs 3876 - 3877 (2pgs)
 RECORDED 07/18/2013 11:00:35
 DEED DDC TAX 0.60
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

Prepared by:
 Stuart K. Hoffman, Esq.
 888 Brickell Key Drive
 Miami, Florida 33131

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed") made this 16th day of October, 2012, by and between Kassamali Family Properties, a Florida general partnership, whose address is 8950 NW 33rd Street, Miami, FL 33172 ("**Grantor**"), and KF Ponce, LLC, a Florida limited liability company, whose address is 8950 NW 33rd Street, Miami, FL 33172 ("**Grantee**").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars, and other valuable considerations, lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, all of the following described land in Miami-Dade County, Florida ("**Property**"):

Lots 41, 42, 43, 44 and 45 in Block 33, of CORAL GABLES, SECTION "L", according to the Plat thereof, recorded in Plat Book 8, page 85, of the Public Records of Miami-Dade County, Florida

Folio: 03-4108-007-3510

TO HAVE AND TO HOLD the above-described Property, unto Grantee, its successors and assigns, in fee simple forever subject to real property taxes not yet due and payable and all conditions, restrictions, easements and limitation of record.

Subject to the foregoing, Grantor does hereby fully warrant title to the Property, and will defend the same against the lawful claims of all persons claiming by, through or under it, but against none other.

City's Exhibit #9

IN WITNES WHEREOF, Grantor has executed this Deed under seal on the date aforesaid.

Signed, sealed and delivered in the presence of:

GRANTOR:

KASSAMALI FAMILY PROPERTIES

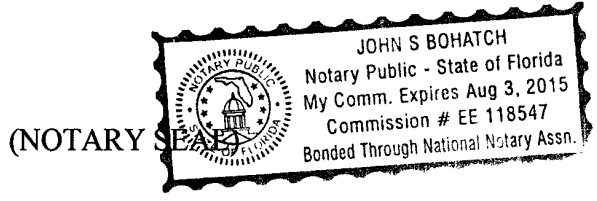
Lynne M. Falkenburg
Signature of Witness #1
Lynne M. Falkenburg
Typed/Printed Name of Witness #1

By: Kassamali
Its: Partner

Stephen J. Thomas
Signature of Witness #2
Stephen J. Thomas
Typed/Printed Name of Witness #2

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 16 day of October, 2012, by Nargis Kassamali, as partner of Kassamali Family Properties, a Florida general Partnership, on behalf of the partnership. She is personally known to me or has produced W/K (type of identification) as identification.



[Signature]
Notary Public, State of Florida
Print Name: _____
My commission Expires: _____



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Florida Limited Liability Company

KF PONCE, LLC

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Event Effective Date	NONE

Principal Address

9211 BANYAN DRIVE
CORAL GABLES, FL 33156

Changed: 08/10/2012

Mailing Address

9211 BANYAN DRIVE
CORAL GABLES, FL 33156

Changed: 08/10/2012

Registered Agent Name & Address

KASSAMALI, NASIR
9211 BANYAN DRIVE
CORAL GABLES, FL 33156

Authorized Person(s) Detail

Name & Address

Title MGR

KASSAMALI, NASIR
9211 BANYAN DRIVE
CORAL GABLES, FL 33156

Title MGR

KASSAMALI, NARGIS
9211 BANYAN DRIVE
CORAL GABLES, FL 33156

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