



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 12/28/2022

Property Information	
Folio:	03-4105-091-0001
Property Address:	747 Ponce De Leon
Owner	REFERENCE ONLY
Mailing Address	
PA Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	0000 REFERENCE FOLIO
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	1972



Assessment Information			
Year	2022	2021	2020
Land Value	\$0	\$0	\$0
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$0	\$0	\$0
Assessed Value	\$0	\$0	\$0

Benefits Information				
Benefit	Type	2022	2021	2020
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
747 PONCE CONDO	
CORAL GABLES FLAGLER ST SEC	
PB 10-12	
LOTS 8 THRU 12 BLK 21 AS DESC IN	
OFF REC 21801-2544	

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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>

Version:

City's Exhibit #1

List of service addresses for January 2023 unsafe structures cases

- 1) 747 PONCE DE LEON BLVD - This is a 46-unit condominium, so the address for service of the initial notice of unsafe structure is the condominium association. However, if the association does not respond, the City will have to serve each individual unit owner and any related interested parties for each unit.

**Association (Sunbiz mailing, principal, and
Registered Agent address)**

747 Ponce Condominium Association, Inc.
c/o Sergio Macia
Registered Agent
747 Ponce de Leon Blvd, Ste 600
Coral Gables, FL 33134



OFFICE OF THE PROPERTY APPRAISER

Generated On : 12/13/2022

	Folio	Sub-Division	Owner	Address
1	03-4105-091-0010	747 PONCE CONDO	B & B INVEST MGMT LTD	747 PONCE DE LEON BLVD UNIT: 100-1 Coral Gables
2	03-4105-091-0020	747 PONCE CONDO	B & B INVEST MGMT LTD	747 PONCE DE LEON BLVD UNIT: 100-2 Coral Gables
3	03-4105-091-0030	747 PONCE CONDO	B & B INVEST MGMT LTD	747 PONCE DE LEON BLVD UNIT: 100-3 Coral Gables
4	03-4105-091-0040	747 PONCE CONDO	B & B INVEST MGMT LTD	747 PONCE DE LEON BLVD UNIT: 101 Coral Gables
5	03-4105-091-0050	747 PONCE CONDO	B & B INVEST MGMT LTD	747 PONCE DE LEON BLVD UNIT: 200-1 Coral Gables
6	03-4105-091-0060	747 PONCE CONDO	B & B INVEST MGMT LTD	747 PONCE DE LEON BLVD UNIT: 200-2 Coral Gables
7	03-4105-091-0070	747 PONCE CONDO	B & B INVEST MGMT LTD	747 PONCE DE LEON BLVD UNIT: 200-3 Coral Gables
8	03-4105-091-0080	747 PONCE CONDO	B & B INVEST MGMT LTD	747 PONCE DE LEON BLVD UNIT: 200-4 Coral Gables
9	03-4105-091-0090	747 PONCE CONDO	MAXIMO A ROMAN	747 PONCE DE LEON BLVD UNIT: 301 Coral Gables
10	03-4105-091-0100	747 PONCE CONDO	CHIRIMOYA LLC	747 PONCE DE LEON BLVD UNIT: 303 Coral Gables
11	03-4105-091-0110	747 PONCE CONDO	H & P OFFICES LLC	747 PONCE DE LEON BLVD UNIT: 305 Coral Gables
12	03-4105-091-0120	747 PONCE CONDO	GABLES 747 REAL ESTATE LLC	747 PONCE DE LEON BLVD UNIT: 401 Coral Gables
13	03-4105-091-0130	747 PONCE CONDO	FLORIDA INTERNATIONAL MEDICAL RESEARCH LLC	747 PONCE DE LEON BLVD UNIT: 402 Coral Gables
14	03-4105-091-0140	747 PONCE CONDO	PERUVIAN INVESTORS LLC	747 PONCE DE LEON BLVD UNIT: 403 Coral Gables

15	03-4105-091-0141	747 PONCE CONDO	FMS INVESTMENTS I LLC	747 PONCE DE LEON BLVD UNIT: 408-2 Coral Gables
16	03-4105-091-0150	747 PONCE CONDO	GABLES 747 REAL ESTATE LLC	747 PONCE DE LEON BLVD UNIT: 404 Coral Gables
17	03-4105-091-0160	747 PONCE CONDO	TWO REASONS INC	747 PONCE DE LEON BLVD UNIT: 405 Coral Gables
18	03-4105-091-0170	747 PONCE CONDO	FMS INVESTMENTS I LLC	747 PONCE DE LEON BLVD UNIT: 408-1 Coral Gables
19	03-4105-091-0180	747 PONCE CONDO	ISOLDA UZCATEGUI	747 PONCE DE LEON BLVD UNIT: 409 Coral Gables
20	03-4105-091-0190	747 PONCE CONDO	JIMENEZ HOME HEALTH CORP	747 PONCE DE LEON BLVD UNIT: 410 Coral Gables
21	03-4105-091-0200	747 PONCE CONDO	MONCHI INVESTMENTS LLC	747 PONCE DE LEON BLVD UNIT: 411 Coral Gables
22	03-4105-091-0210	747 PONCE CONDO	KJAJ HOLDINGS LLC	747 PONCE DE LEON BLVD UNIT: 500 Coral Gables
23	03-4105-091-0220	747 PONCE CONDO	R GARCIA FAMILY HOLDINGS LLC	747 PONCE DE LEON BLVD UNIT: 501 Coral Gables
24	03-4105-091-0230	747 PONCE CONDO	NUCLEOPLASM LLC	747 PONCE DE LEON BLVD UNIT: 502 Coral Gables
25	03-4105-091-0240	747 PONCE CONDO	747 NO SCB PONCE DE LEON LLC	747 PONCE DE LEON BLVD UNIT: 503 Coral Gables
26	03-4105-091-0241	747 PONCE CONDO	747 NO SCB PONCE DE LEON LLC	747 PONCE DE LEON BLVD UNIT: 503-2 Coral Gables
27	03-4105-091-0250	747 PONCE CONDO	HOT POTATO HOLDINGS LLC	747 PONCE DE LEON BLVD UNIT: 505 Coral Gables
28	03-4105-091-0260	747 PONCE CONDO	SELEMA CORP	747 PONCE DE LEON BLVD UNIT: 508-10 Coral Gables
29	03-4105-091-0270	747 PONCE CONDO	600 PONCE LLC	747 PONCE DE LEON BLVD UNIT: 600 Coral Gables
30	03-4105-091-0280	747 PONCE CONDO	T2 UNISON SITE MANAGEMENT LLC	747 PONCE DE LEON BLVD UNIT: 601 Coral Gables
31	03-4105-091-0290	747 PONCE CONDO	JMAY REAL EST HOLDINGS LLC	747 PONCE DE LEON BLVD UNIT: 602 Coral Gables

32	03-4105-091-0300	747 PONCE CONDO	747 NO 603 PONCE DE LEON LLC	747 PONCE DE LEON BLVD UNIT: 603 Coral Gables
33	03-4105-091-0310	747 PONCE CONDO	T2 UNISON SITE MANAGEMENT LLC	747 PONCE DE LEON BLVD UNIT: 604 Coral Gables
34	03-4105-091-0320	747 PONCE CONDO	RENAL FLP LTD PARTNERSHIP	747 PONCE DE LEON BLVD UNIT: 605 Coral Gables
35	03-4105-091-0330	747 PONCE CONDO	A G INVEST ENTERP LLC	747 PONCE DE LEON BLVD UNIT: 606 Coral Gables
36	03-4105-091-0340	747 PONCE CONDO	747 PONCE OFFICE LLC	747 PONCE DE LEON BLVD UNIT: 607 Coral Gables
37	03-4105-091-0350	747 PONCE CONDO	NORTHERN PROPERTY MANAGEMENT LLC	747 PONCE DE LEON BLVD UNIT: 609 Coral Gables
38	03-4105-091-0360	747 PONCE CONDO	JMAY REAL ESTATE HOLDINGS LLC	747 PONCE DE LEON BLVD UNIT: 612 Coral Gables
39	03-4105-091-0370	747 PONCE CONDO	MRD LEON LLC	747 PONCE DE LEON BLVD UNIT: 700-1 Coral Gables
40	03-4105-091-0380	747 PONCE CONDO	MRD LEON LLC	747 PONCE DE LEON BLVD UNIT: 700-2 Coral Gables
41	03-4105-091-0390	747 PONCE CONDO	MRD LEON LLC	747 PONCE DE LEON BLVD UNIT: 700-3 Coral Gables
42	03-4105-091-0400	747 PONCE CONDO	MRD LEON LLC	747 PONCE DE LEON BLVD UNIT: 700-4 Coral Gables
43	03-4105-091-0410	747 PONCE CONDO	T2 UNISON SITE MANAGEMENT LLC	747 PONCE DE LEON BLVD UNIT: RU-1 Coral Gables
44	03-4105-091-0420	747 PONCE CONDO	T2 UNISON SITE MANAGEMENT LLC	747 PONCE DE LEON BLVD UNIT: RU-2 Coral Gables
45	03-4105-091-0430	747 PONCE CONDO	T2 UNISON SITE MANAGEMENT LLC	747 PONCE DE LEON BLVD UNIT: RU-3 Coral Gables
46	03-4105-091-0440	747 PONCE CONDO	T2 UNISON SITE MANAGEMENT LLC	747 PONCE DE LEON BLVD UNIT: RU-4 Coral Gables



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Detail by Entity Name

Florida Not For Profit Corporation

747 PONCE CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number N03000008827

FEI/EIN Number 75-3136187

Date Filed 10/10/2003

State FL

Status ACTIVE

Principal Address

747 PONCE DE LEON BLVD

SUITE 600

CORAL GABLES, FL 33134

Changed: 04/08/2019

Mailing Address

747 PONCE DE LEON BLVD

SUITE 600

CORAL GABLES, FL 33134

Changed: 04/08/2019

Registered Agent Name & Address

MACIA, SERGIO

747 PONCE DE LEON BLVD

SUITE 600

CORAL GABLES, FL 33134

Address Changed: 04/08/2019

Officer/Director Detail

Name & Address

Title PD

MACIA, SERGIO

747 PONCE DE LEON BLVD.

SUITE 600

CORAL GABLES, FL 33134

Title S/T

BRACERAS, WILFRED
 747 PONCE DE LEON BLVD.
 SUITE 600
 CORAL GABLES, FL 33134

Title Director

SABATES, CARLOS A., Dr.
 747 PONCE DE LEON BLVD.
 SUITE 602
 Coral Gables, FL 33134

Annual Reports

Report Year	Filed Date
2020	02/27/2020
2021	02/16/2021
2022	01/28/2022

Document Images

01/28/2022 -- ANNUAL REPORT	View image in PDF format
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03/29/2004 -- ANNUAL REPORT	View image in PDF format
10/10/2003 -- Domestic Non-Profit	View image in PDF format

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Permit Number [ELEC-22-02-0207](#)

Type Electrical Commercial - Low Voltage

Project Name

Status Issued

Main Parcel [0341050910001](#)

Address 747 PONCE DE LEON BLVD Unit: RU-1 Coral Gables FL 33134-2049

Description Modification to equipment on existing communication tower.

Applied Date 02/07/2022

Issued Date 07/11/2022

Expiration Date 01/09/2023

Finalized Date

City's Exhibit #3

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Permit Number [ATEL-22-10-0045](#)

Applied Date 10/10/2022

Type Antennas/Telecommunications - Micro/ Small Wireless facilities

Issued Date

Project Name

Expiration Date

Status Cancelled

Finalized Date 10/17/2022

Main Parcel [0341050910001](#)

Address 747 PONCE DE LEON BLVD Unit: RU-1 Coral Gables FL 33134-2049

Description CANCELLED - SEE - ATEL-22-10-0047 *** FOR PERMIT AND REVIEW ****

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Permit Number [CHON-22-12-0055](#)

Applied Date 12/19/2022

Type Change of Contractor - Building(Optional)

Issued Date

Project Name

Expiration Date

Status Submitted - Online

Finalized Date

Main Parcel [0341050910001](#)

Address 747 PONCE DE LEON Coral Gables FL 33134-0000

Description CHANGE OF CONTRACTOR FOR PERMIT BL-21-10-7516

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Permit Number [ATEL-22-12-0048](#)

Applied Date 12/09/2022

Type Antennas/Telecommunications - Micro/ Small Wireless facilities

Issued Date

Project Name

Expiration Date

Status Denied

Finalized Date

Main Parcel [0341050910001](#)

Address Coral Gables FL 33134-0000

Description Remove and replace existing telecommunications cabinets (6MD1147A Small Cell)

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Permit Number [ATEL-22-10-0047](#)

Applied Date 10/17/2022

Type Antennas/Telecommunications - Private Property

Issued Date

Project Name

Expiration Date

Status Denied

Finalized Date

Main Parcel [0341050910001](#)

Address 747 PONCE DE LEON BLVD Unit: COMMON AREA Coral Gables FL 33134-0000

Description Installation of roof top antennas and supporting equipment for Dish Wireless

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Permit Number [ATEL-22-02-0020](#)

Applied Date 02/02/2022

Type Antennas/Telecommunications - Private Property

Issued Date

Project Name

Expiration Date

Status Denied

Finalized Date

Main Parcel [0341050910001](#)

Address 747 PONCE DE LEON BLVD Unit: RU-1 Coral Gables FL 33134-2049

Description Modification to equipment on existing communication tower.

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Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
EX-22-01-6611	01/14/2022	747 PONCE DE LEON BLVD	PERMIT EXTENSION & RENEWAL	RENEWAL FOR BL-16-01-2745 REMOVE AND REPLACE 9 EXISTING ANTENNAS (AT&T) \$27,500 PERMIT EXPIRED 11/22/20 AND HAS BEEN EXTENDED DUE TO GOVERNOR EXECUTIVE ORDER NUMBER 20-276 (EMERGENCY MANAGEMENT- EXTENSION OF EXECUTIVE ORDER 20-52-COVID-19)	final	01/24/2022	01/24/2022	0.00
EL-21-10-7568	10/18/2021	747 PONCE DE LEON BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	COMMERCIAL - MODIFY EXISTING TELECOMMUNICATION EQUIPMENT (6MD1147A) \$12,000	stop work	01/18/2022		0.00
UP-21-10-7517	10/14/2021	747 PONCE DE LEON BLVD	UPFRONT FEE - THIS IS NOT A PERMIT	*** UPFRONT FEE FOR BL21107516 ***	final	01/18/2022	01/18/2022	0.00
BL-21-10-7516	10/14/2021	747 PONCE DE LEON BLVD	MISCELLANEOUS WORK	COMMERCIAL - MODIFY EXISTING TELECOMMUNICATION EQUIPMENT (6MD1147A) \$12,000	stop work	01/18/2022		0.00
EX-21-04-7500	04/16/2021	747 PONCE DE LEON BLVD	PERMIT EXTENSION & RENEWAL	****CANCELLED - PERMIT WAS EXTENDED***PERMIT RENEWAL FOR BL-16-01-2745 REMOVE AND REPLACE 9 EXISTING ANTENNAS (AT&T) \$27,500	canceled		04/26/2021	0.00
PW-20-05-6745	05/21/2020	747 PONCE DE LEON BLVD	UTILITY PERMIT	INSTALL TWO HANDHOLES W/FIBER OPTIC CABLE #PW19013294 WAS CANCELLED DUE PERMIT PASSING THE 180 DAYS RULE. RESUBMITTED 7/23/20	issued	08/18/2020		0.00
EX-19-11-4130	11/07/2019	747 PONCE	PERMIT EXTENSION & RENEWAL	PERMIT EXTENSION	final	12/16/2019	12/16/2019	0.00

		DE LEON BLVD						
EX-19-01-3981	01/30/2019	747 PONCE DE LEON BLVD	PERMIT EXTENSION & RENEWAL	**PERMIT EXTENSION FOR BL-16-01-2745** REMOVE AND REPLACE 9 EXISTING ANTENNAS (AT&T) \$27,500	final	01/30/2019	01/30/2019	0.00
PW-19-01-3294	01/15/2019	747 PONCE DE LEON BLVD	UTILITY PERMIT	INSTALL TWO HANDHOLES W/FIBER OPTIC CABLE RESUBMITTAL 2-13- 19*PERMIT REQUEST HAS BEEN DISCARDED NO ACTION HAS TAKEN PLACE FOR OVER 180 DAYS	canceled	02/27/2019	02/13/2020	0.00
EL-19-01-2993	01/09/2019	747 PONCE DE LEON BLVD	ELEC LOW VOLTAGE SYSTEM	COMMERCIAL *ROOFTOP CELL EQUIPMENT FOR "AT&T" \$20,000 LOW VOLT PERMIT FOR ANTENNAS	final	04/10/2019	12/19/2019	0.00
BL-19-01-2950	01/08/2019	747 PONCE DE LEON BLVD	MISCELLANEOUS WORK	COMMERCIAL *ROOFTOP CELL EQUIPMENT FOR "AT&T" \$20,000	final	04/09/2019	12/26/2019	0.00
AB-18-12-3303	12/20/2018	747 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	COMMERCIAL *ROOFTOP CELL EQUIPMENT FOR "AT&T" \$20000	final	12/20/2018	12/26/2019	0.00
EX-18-06-4148	06/25/2018	747 PONCE DE LEON BLVD	PERMIT EXTENSION & RENEWAL	**PERMIT EXTENSION FOR BL-16-01-2745** REMOVE AND REPLACE 9 EXISTING ANTENNAS (AT&T) \$27,500	final	06/25/2018	06/25/2018	0.00
EX-17-07-1781	07/18/2017	747 PONCE DE LEON BLVD	PERMIT EXTENSION & RENEWAL	**PERMIT EXTENSION FOR BL-16-01-2745** REMOVE AND REPLACE 9 EXISTING ANTENNAS (AT&T) \$27,500	final	07/25/2017	07/25/2017	0.00
EX-17-05-1040	05/01/2017	747 PONCE DE LEON BLVD	PERMIT EXTENSION & RENEWAL	EXTENSION BL-16-02- 2072 / ANTENNAS \$21,000	final	05/08/2017	05/08/2017	0.00
RV-16-12-7016	12/19/2016	747 PONCE DE LEON BLVD	REVISION TO PERMIT	REVISION- REDUCTION IN SCOPE OR WORK FROM RE-ROOFING PORTION OF ROOF TO REPAIR OF ROOF WHERE PITCH PANS AND STEEL BASES FOR ANTENNAE WERE LOCATED-NO CHANGE IN ROOFING MATERIAL \$11960	final	12/19/2016	12/19/2016	0.00
BL-16-07-6842	07/14/2016	747 PONCE DE LEON BLVD	ROOF / LIGHT WEIGHT CONC	RE-ROOF-POLYGLASS ROOF SYSTEM W/ SAP GRANULAR CAPSHEET- 30 X 80 AREA WHERE ANTENNAS WERE REMOVED \$19745 **REVISION- RV16127016- REDUCTION IN SCOPE OR WORK FROM RE- ROOFING PORTION OF ROOF TO REPAIR OF ROOF WHERE PITCH PANS AND STEEL BASES FOR ANTENNAE WERE LOCATED-NO CHANGE IN ROOFING MATERIAL \$11960	final	08/18/2016	12/20/2016	0.00

PW-16-02-2690	02/23/2016	747 PONCE DE LEON BLVD	OBSTRUCTION OF ROW W/CRANE PERMIT	CRANE ON ROW RESUBMITTED 3-30-16	final	06/22/2016	10/15/2019	0.00
EL-16-02-2114	02/12/2016	747 PONCE DE LEON BLVD	ELEC LOW VOLTAGE SYSTEM	ANTENNAS (LOW VOLT PERMIT)	final	07/25/2016	05/17/2017	0.00
BL-16-02-2072	02/11/2016	747 PONCE DE LEON BLVD	MISCELLANEOUS WORK	ANTENNAS \$21,000	final	05/18/2017	05/18/2017	0.00
AB-16-02-1888	02/08/2016	747 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	ANTENNAS \$15,000	final	02/08/2016	05/18/2017	0.00
EL-16-01-2748	01/27/2016	747 PONCE DE LEON BLVD	ELEC LOW VOLTAGE SYSTEM	ANTENNAS (9) (AT&T) \$27,500 PERMIT EXPIRED 11/22/20 AND HAS BEEN EXTENDED DUE TO GOVERNOR EXECUTIVE ORDER NUMBER 20-276 (EMERGENCY MANAGEMENT- EXTENSION OF EXECUTIVE ORDER 20- 52-COVID-19)	final	02/11/2016	02/09/2022	0.00
BL-16-01-2745	01/27/2016	747 PONCE DE LEON BLVD	MISCELLANEOUS WORK	REMOVE AND REPLACE 9 EXISTING ANTENNAS (AT&T) \$27,500 PERMIT EXPIRED 11/22/20 AND HAS BEEN EXTENDED DUE TO GOVERNOR EXECUTIVE ORDER NUMBER 20-276 (EMERGENCY MANAGEMENT- EXTENSION OF EXECUTIVE ORDER 20- 52-COVID-19)	final	02/09/2016	02/09/2022	0.00
AB-16-01-2377	01/20/2016	747 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	ANTENNAS (9) (AT&T) \$27,500	final	01/21/2016	12/20/2021	0.00
EL-15-09-4047	09/11/2015	747 PONCE DE LEON BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	REMOVAL OF ANTENNAS (6) (METRO PCS) ELECTRICAL DEMO	final	09/22/2015	02/07/2017	0.00
BL-15-09-3988	09/10/2015	747 PONCE DE LEON BLVD	MISCELLANEOUS WORK	REMOVAL OF ANTENNAS (6) (METRO PCS) \$1,500	final	09/22/2015	02/09/2017	0.00
AB-15-09-3748	09/03/2015	747 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	REMOVAL OF ANTENNAS (6) (METRO PCS) \$1,500	final	09/03/2015	02/09/2017	0.00
RC-15-08-4825	08/18/2015	747 PONCE DE LEON BLVD	BLDG RECERT / CRB	40 YEAR BUILDING RECERTIFICATION OR OLDER BUILT (1972)	final	08/18/2015	08/20/2015	0.00
PU-15-03-4640	03/17/2015	747 PONCE DE LEON BLVD	PUBLIC RECORDS SEARCH	REQ A CD OF PERMIT 22329	final	03/17/2015	03/17/2015	0.00
PU-14-12-3809	12/11/2014	747 PONCE DE LEON BLVD	PUBLIC RECORDS SEARCH	REQ COPY OF DRAWINGS	final	12/11/2014	12/11/2014	0.00
EL-12-10-1798	10/26/2012	747 PONCE	ELEC LOW VOLTAGE	LOW VOLT FOR ANTENNAS	final	09/13/2013	11/13/2013	0.00

		DE LEON BLVD	SYSTEM						
BL-12-10-1741	10/25/2012	747 PONCE DE LEON BLVD	ANTENNA	ANTENNA REPLACEMENTS (9) AND EQUIPMENT CABINET \$28,700	final	09/12/2013	11/14/2013	0.00	
AB-12-10-1315	10/19/2012	747 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	ANTENNAS (9) \$28,700	final	10/19/2012	11/14/2013	0.00	
AB-12-06-9236	06/18/2012	747 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	ANTENNA \$7,500	issued	06/18/2012		0.00	
PU-11-10-7611	10/28/2011	747 PONCE DE LEON BLVD	PUBLIC RECORDS SEARCH	REQ CERT COPY OF PERMIT EL11085086 SYKES INV 469789	final	10/28/2011	10/28/2011	0.00	
BL-11-10-7472	10/26/2011	747 PONCE DE LEON BLVD	ANTENNA	ANTENNAS REPLACEMENT \$14000 ***FOR FINAL BUILDING INSPECTION OF THE ANTENNAS CONNECTION AND THE RECORDED N-O-C*** INSPECTIONS CALLED UNDER THE MASTER PERMIT***	final	10/26/2011	10/26/2011	0.00	
EL-11-08-5086	08/01/2011	747 PONCE DE LEON BLVD	ELEC LOW VOLTAGE SYSTEM	ANTENNAS REPLACEMENT \$14000	final	09/27/2011	01/04/2012	0.00	
ME-11-07-7082	07/22/2011	747 PONCE DE LEON BLVD	MECH COMMERCIAL / RESIDENTIAL WORK	REPLACE HVAC UNIT, ROOFTOP UNIT \$160,000	final	07/29/2011	11/01/2011	0.00	
AB-11-07-7019	07/21/2011	747 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	ANTENNAS REPLACEMENT \$14000	issued	07/27/2011		0.00	
BL-10-10-4458	10/08/2010	747 PONCE DE LEON BLVD	ANTENNA	DISCARDED APPL EXPIRED-NSTALL ANTENNAS AND EQUIPMENT CABINET AND STEALTH SCREENING \$35000	canceled		05/16/2013	0.00	
AB-10-10-4004	10/05/2010	747 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	CANCELLED SEE BL10104458**INSTALL ANTENNAS AND EQUIPMENT CABINET AND STEALTH SCREENING \$35000	canceled	10/07/2010	05/24/2018	0.00	
ZN-10-03-3065	03/02/2010	747 PONCE DE LEON BLVD	PAINT / RESURFACE FL / CLEAN	EXT PAINT \$45,500 WALLS: SW6121 BEIGE TRIM: SW6119 LT BEIGE	final	03/03/2010	05/09/2012	0.00	
RV-10-02-2749	02/03/2010	747 PONCE DE LEON BLVD	REVISION TO PERMIT	REVISION (STRUCTURAL)	final	03/09/2010	03/09/2010	0.00	
EX-09-11-1745	11/09/2009	747 PONCE DE LEON BLVD	PERMIT EXTENSION & RENEWAL	PERMIT EXTENSION FOR #BL-09-03-2349	final	11/10/2009	11/10/2009	0.00	
BL-09-10-2048	10/01/2009	747 PONCE DE LEON BLVD	MISCELLANEOUS WORK	MODIFY EXIST PLATFORM FOR TELECOMMUNICATIONS EQUIPT @ ROOF ADD RAILINGS FOR OSHA \$19,995	final	04/05/2010	01/11/2011	0.00	
AB-09-09-3129	09/29/2009	747 PONCE	BOA COMPLETE (LESS THAN	MODIFY EXIST PLATFORM FOR	final	09/29/2009	01/11/2011	0.00	

		DE LEON BLVD	\$75,000)	TELECOMMUNICATIONS EQUIPT @ ROOF ADD RAILINGS FOR OSHA \$13900					
BL-09-03-2349	03/20/2009	747 PONCE DE LEON BLVD	ANTENNA	COMMUNICATIONS ANTENNAS \$15,000 CHANGE OF CONTRACTOR FROM BL08010081	final	04/16/2009	04/05/2010	0.00	
PW-09-01-1826	01/14/2009	747 PONCE DE LEON BLVD	UTILITIES (FPL) PERMIT	INSTALLATION OF CONDUIT BY DIRECTIONAL BORE MUST OBTAIN FDOT PERMIT FOR WORK ON STATE ROAD SW 8ST (TAMIAMI TRAIL) \$517	final	01/27/2009	01/27/2009	0.00	
PW-08-08-0563	08/11/2008	747 PONCE DE LEON BLVD	SIDEWALK REPLACEMENT PERMIT	REPLACE SIDEWALK	final	08/11/2008	08/20/2008	0.00	
PL-08-07-0710	07/14/2008	747 PONCE DE LEON BLVD	PLUMB COMMERCIAL / RESIDENTIAL WORK	INSTALL BACKFLOW PREVENTOR \$2,400	final	07/17/2008	12/18/2008	0.00	

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



The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY

CORAL GABLES, FLORIDA 33134

August 20, 2015

747 Ponce de Leon LLC
747 Ponce de Leon Blvd. #700-1
Coral Gables, FL 33134

LETTER OF BUILDING RECERTIFICATION IN ACCORDANCE WITH SECTION 8-11(f) OF THE CODE OF MIAMI-DADE COUNTY

PROPERTY FOLIO: # 03-4105-091-0001

ADDRESS: 747 Ponce de Leon Blvd.

Dear Property Owner/Manager:

This Office is in receipt of your structural and electrical report stating that the above referenced building has been examined and found to be structurally and electrically safe for its continued occupancy.

Based on acceptance of this report, we herewith grant this LETTER OF RECERTIFICATION for the above subject premises in accordance with Section 8-11(f) of the Code of Miami-Dade County.

The expiration date of this approval, as stated in said Code, is 10 years from **2012**. This recertification letter does not exclude the building from subsequent inspections as deemed necessary by the Building Official, as specified in the Florida Building Code.

As a routine matter, and in order to avoid possible misunderstanding, nothing in this letter should be construed directly, or indirectly as a guarantee of the safety of any portion of this structure. However, based on the term stated in Section 8-11(f) of the Code, continued occupancy of the building will be permitted in accordance with the minimum procedural guidelines for the recertification structural/electrical report on file with this office.

Yours truly,

A handwritten signature in blue ink, appearing to read "Manuel Z. Lopez", is written over the printed name.

Manuel Z. Lopez, P.E.
Building Official

City's Exhibit #4



The City of Coral Gables

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

1/3/2022

VIA CERTIFIED MAIL

747 PONCE CONDOMINIUM ASSOCIATION, INC.
C/O SERGIO MACIA
747 PONCE DE LEON BLVD, SUITE 600
CORAL GABLES, FL 33134

7020 3160 0001 1022 3530

RE: 747 PONCE DE LEON BLVD
FOLIO # 03-4105-091-0010

Notice of Required Inspection For Recertification of 40 Years or Older Building

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is forty (40) years old, or older, having been built in 1972. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a Florida Registered Architect or Professional Engineer must inspect said building and a **completed** Recertification Report ("Report") must be submitted by you to this Department within **ninety (90) calendar days from the date of this letter**. A completed Report includes 1) cover letter(s) stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form and 5) Parking Lot Guardrails Requirements Form. Note all paperwork submitted must be the original signed and sealed documents (no copies). Submittal of the Report does not constitute recertification; it must be **approved** by this Department and the Letter of Recertification must be issued.

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

The Architect or Engineer may obtain the required Form, "*Minimum Inspection Procedural Guidelines for Building Recertification*," from the following link: http://www.miamidade.gov/pa/property_recertification.asp. **The Recertification Report fee of \$500.00 and additional document and filing fees shall be submitted to the Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, Florida, 33134. In order to avoid delays submit in person in order to calculate the fees accordingly.**

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

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

Thank you for your prompt attention to this matter.

Manuel Z. Lopez, P.E.
Building Official

City's Exhibit #5

Tracking Number:

Remove X

70203160000110223530

Copy

Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

Your item was delivered to the front desk, reception area, or mail room at 2:33 pm on January 6, 2022 in MIAMI, FL 33134.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Front Desk/Reception/Mail Room

MIAMI, FL 33134

January 6, 2022, 2:33 pm

See All Tracking History

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Text & Email Updates



USPS Tracking Plus®



Product Information



See Less ^

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs



The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY

CORAL GABLES, FLORIDA 33134

4/4/2022

747 PONCE CONDOMINIUM ASSOCIATION, INC.

C/O SERGIO MACIA

747 PONCE DE LEON BLVD, SUITE 600

CORAL GABLES, FL. 33134

7021 2720 0001 4959 2407

RE: 747 PONCE DE LEON BLVD

FOLIO # 03-4105-091-0010

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

Dear Property Owner:

In a certified letter dated 1/3/2022, 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). **Additionally you will need to register in the new permitting system to submit report, see the instructions attached.**

Failure to submit the completed Report within thirty (30) calendar days from the date of this letter will result in forwarding the matter to the City's Construction Regulation Board for further review and determination. The completed Report may be submitted Monday through Friday, 7:30am to 2:30pm to this Department. Contact Virginia Goizueta at vgoizueta@coralgables.com if any questions regarding building recertification.

Please govern yourself accordingly.

Sincerely,

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

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

Tracking Number:

Remove X

70212720000149592407

Copy Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

Your item was delivered to the front desk, reception area, or mail room at 3:52 pm on April 8, 2022 in MIAMI, FL 33134.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Front Desk/Reception/Mail Room

MIAMI, FL 33134
April 8, 2022, 3:52 pm

See All Tracking History

Feedback

Text & Email Updates



USPS Tracking Plus®



Product Information



See Less ^

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

From: Goizueta, Virginia
Sent: Wednesday, November 23, 2022 11:55 AM
To: Petulia Schwartz <pschwartz@trintecinc.com>
Cc: Zabrina Garces <zgarces@trintecinc.com>; 'Alan Sabourin' <asabourin27@me.com>; Lopez, Manuel <mlopez@coralgables.com>
Subject: RE: Request for extension on Folio # 03-4105-091-0010

This is not a red-tag; however, the notice title is:

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

Virginia Goizueta
Building Service Coordinator
City of Coral Gables
Development Services Department
405 Biltmore Way, 3rd Floor
Coral Gables, Florida 33134
Office: 305-460-5250

From: Petulia Schwartz <pschwartz@trintecinc.com>
Sent: Wednesday, November 23, 2022 11:30 AM
To: Goizueta, Virginia <vgoizueta@coralgables.com>
Cc: Zabrina Garces <zgarces@trintecinc.com>; 'Alan Sabourin' <asabourin27@me.com>; Lopez, Manuel <mlopez@coralgables.com>
Subject: RE: Request for extension on Folio # 03-4105-091-0010

CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you for your response....

The notice to the building will be of the hearing – this will not be a red tag at this time? Is that correct?

Thank you for your help as I am not totally familiar with this process... I appreciate the assistance.

Wishing you a Happy Thanksgiving!


TRINTEC
CONSTRUCTION INC.
Petulia Schwartz
13091 NW 43rd avenue A-2
Opa Locka FL 33054
305-685-3001

From: Goizueta, Virginia <vgoizueta@coralgables.com>
Sent: Wednesday, November 23, 2022 8:46 AM
To: Petulia Schvartz <pschvartz@trintecinc.com>
Cc: Zabrina Garces <zgarces@trintecinc.com>; 'Alan Sabourin' <asabourin27@me.com>; Lopez, Manuel <mlopez@coralgables.com>
Subject: RE: Request for extension on Folio # 03-4105-091-0010

Good morning,

The extension expires on 12/3/22.

The Building Official has denied your request for an additional administrative extension to provide a Building Recertification report recertifying the property.

The property will be scheduled to the Construction Regulation Board in January 2023⁶ where you can request for the additional time; the property will be noticed accordingly.

Virginia Goizueta
Building Service Coordinator
City of Coral Gables
Development Services Department
405 Biltmore Way, 3rd Floor
Coral Gables, Florida 33134
Office: 305-460-5250

From: Petulia Schvartz <pschvartz@trintecinc.com>
Sent: Tuesday, November 22, 2022 4:52 PM
To: Goizueta, Virginia <vgoizueta@coralgables.com>
Cc: Zabrina Garces <zgarces@trintecinc.com>; 'Alan Sabourin' <asabourin27@me.com>; Lopez, Manuel <mlopez@coralgables.com>
Subject: RE: Request for extension on Folio # 03-4105-091-0010

CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon:

Touching base with you to confirm that you got the email below and to find out if you need anything additional from us at this time in order to get an extension for the completion of the repairs as required for the 50 year cert – as per our email below – we would like to be sure to remain in compliance.

Thank you and Happy Thanksgiving.

Petulia

Petulia Schwartz, CGC



13091 NW 43rd avenue Unit A-2, Opa Locka FL 33054
305.685.3001

From: Petulia Schwartz

Sent: Monday, November 7, 2022 10:06 AM

To: Goizueta, Virginia <vgoizueta@coralgables.com>

Cc: Zabrina Garces <zgarces@trintecinc.com>; Alan Sabourin <asabourin27@me.com>; Lopez, Manuel <mlopez@coralgables.com>

Subject: RE: Request for extension on Folio # 03-4105-091-0010

Good Morning Virginia

I just wanted to touch base and advise you that we have received the Electrical plans as required to submit for permitting the electrical scope of work and these have been submitted under process Number ELEC-22-06-0500 to the City of Coral Gables.

I wanted to keep you in the loop – as I am not sure if we need to apply for an extension in order to have sufficient time for the permit process and the required installation? Please let me know – so that we can be sure to comply.

The Owner has signed a Contract with us to move forward with the required repairs, once permit have been approved....

Thank you and please let me know any additional steps we may have to take to be in compliance.

Permit Number: **ELEC-22-06-0500**

Permit Details | Tab Elements | Main Menu





Type:	Electrical Commercial - Other	Status:	Submitted	Project Name:	
Applied Date:	06/02/2022	Issue Date:			
District:	City of Coral Gables	Assigned To:	Vazquez, Hector	Expire Date:	
Square Feet:	0.00	Valuation:	\$0.00	Finalized Date:	
Description:	BUILDING RECERTIFICATION (YEAR BUILT 1972)				

Summary | Locations | Fees | Inspections | **Attachments** | Contacts | Sub-Records

Attachments | Next Tab | Permit Details | Main Menu

Attachments Sort Needs Action

✓ The file upload was submitted successfully.

 Electrical Plan ELECTRICAL PLANS_v1.pdf Version: 1 Status: Under Review	 Signed Permit Application Signed Permit Application-747 PONCE DE LEON BLVD--- Version: 1 Status: Under Review	 Survey 000 SUNBIZ OWNERSHIP_v1.pdf Version: 1 Status: Under Review	Select Type Add Attachment  Supported: pdf, jpg, png, jpeg, gif, tiff, doc, docx, xls, xlsx, text, dwg, zip, csv, rtf, dxf...
--	--	--	--

From: Goizueta, Virginia <vgoizueta@coralgables.com>

Sent: Tuesday, May 10, 2022 3:00 PM

To: Petulia Schvartz <pschvartz@trintecinc.com>

Cc: Zabrina Garces <zgarces@trintecinc.com>; Alan Sabourin <asabourin27@me.com>; Lopez, Manuel <mlopez@coralgables.com>

Subject: Re: Request for extension on Folio # 03-4105-091-0010

I am out of the office until next week but I will process it as soon as I return. Thank you
Virginia

Get [Outlook for iOS](#)

From: Petulia Schvartz <pschvartz@trintecinc.com>

Sent: Tuesday, May 10, 2022 1:17:55 PM

To: Goizueta, Virginia <vgoizueta@coralgables.com>

Cc: Zabrina Garces <zgarces@trintecinc.com>; Alan Sabourin <asabourin27@me.com>

Subject: RE: Request for extension on Folio # 03-4105-091-0010

CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon, Virginia:

The 2 signed and sealed copies of both reports (structural & Electrical) were dropped off at your office this morning to Sebastian Ramos

Please do not hesitate to reach out to me with anything that you may need.

Petulia Schvartz, CGC



13091 NW 43rd avenue Unit A-2, Opa Locka FL 33054
305.685.3001

From: Goizueta, Virginia <vgoizueta@coralgables.com>
Sent: Wednesday, May 4, 2022 8:50 AM
To: Petulia Schvartz <pschvartz@trintecinc.com>
Cc: Zabrina Garces <zgarces@trintecinc.com>; Alan Sabourin <asabourin27@me.com>
Subject: RE: Request for extension on Folio # 03-4105-091-0010

Good morning,

Yes, we are requiring signed and sealed hard copies of the report. The report can be submitted Monday thru Friday at 405 Biltmore way, 3rd floor from 7:30 until 2:30pm. Please ask for me at the permit counter.

Thank you

Virginia Goizueta
Building Service Coordinator
City of Coral Gables
Development Services Department
405 Biltmore Way, 3rd Floor
Coral Gables, Florida 33134
Office: 305-460-5250

From: Petulia Schvartz <pschvartz@trintecinc.com>
Sent: Tuesday, May 3, 2022 3:57 PM
To: Goizueta, Virginia <vgoizueta@coralgables.com>

Cc: Zabrina Garces <zgarces@trintecinc.com>; Alan Sabourin <asabourin27@me.com>

Subject: RE: Request for extension on Folio # 03-4105-091-0010

CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Virginia:

I am sharing with you the link to the Structural report for the Bldg. recertification.

LINK: <https://www.dropbox.com/s/twqf1ev0k2bcbl6/747%20Ponce%20Building%20-%2050%20year%20recertification%20%204-22-22.pdf?dl=0>

We are working to have the electrical report by tomorrow ..

Please let me know if you will require the original signed and sealed copies of these reports? And if yes – what is the best way to get it to you?

Thanks again for your assistance.

Petulia Schvartz, CGC



13091 NW 43rd avenue Unit A-2, Opa Locka Fl 33054
305.685.3001

From: Goizueta, Virginia <vgoizueta@coralgables.com>

Sent: Wednesday, April 13, 2022 12:01 PM

To: Petulia Schvartz <pschvartz@trintecinc.com>

Cc: Zabrina Garces <zgarces@trintecinc.com>

Subject: RE: Request for extension on Folio # 03-4105-091-0010

Good morning,

The second letter was mailed on 4/4/22 granting an additional 30 days to submit the report.

Extension to the Building Recertification may be granted once the Building Recertification Report has been submitted and it indicates repairs are needed.

Thank you

Virginia Goizueta
Building Service Coordinator
City of Coral Gables
Development Services Department
405 Biltmore Way, 3rd Floor
Coral Gables, Florida 33134
Office: 305-460-5250

From: Petulia Schwartz <pschwartz@trintecinc.com>
Sent: Wednesday, April 13, 2022 11:56 AM
To: Goizueta, Virginia <vgoizueta@coralgables.com>
Cc: Zabrina Garces <zgarces@trintecinc.com>
Subject: FW: Request for extension on Folio # 03-4105-091-0010

CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Virginia

Please see attached letter requesting an extension to complete the recertification of Folio # 03-4105-091-0010

Please let me know if you require any additional information regarding this request

Thank you in advance for your assistance

Petulia Schwartz, CGC



13091 NW 43rd avenue Unit A-2, Opa Locka FL 33054
305.685.3001

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.
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.

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The City of Coral Gables

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

6/6/2022

*Sent via first class and
certified mail,
return receipt number:*

7021 1970 0000 4016 1388

747 Ponce Condominium Association, Inc.
747 Ponce De Leon Blvd, Suite 600
Coral Gables, Fl. 33134

ADDRESS: 747 Ponce De Leon Blvd
PROPERTY FOLIO: 03-4105-091-0010

Dear Property Owner:

This Department has received the Building Recertification Report ("Report"), prepared by the Professionals listed below, that 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 continued occupancy as prescribed in the Miami-Dade County code, Section 8-11.

The Professional that completed the Structural Report is:
Alexander Rochell, P.E.
PE # 60735
1500 NW 89 Ct., Suite 212
Doral, Fl. 33172
305-649-4049

The professional that completed the Electrical Report is:
Amarillis Rodriguez, P.E.
PE # 60236
2020 Ponce De Leon Blvd., Suite 1002
Coral Gables, Fl. 33134
305-444-9809

If you have any questions regarding this Report, please contact the original architect/engineer which prepared the Report.

A letter from Alexander Rochell, P.E from Rochell Engineering, Inc. dated April 22, 2022 has been submitted indicating "the building, although not suitable for recertification, it does not pose an immediate threat to life and may continue occupancy until repairs are completed".

In addition, if repairs are not completed within 180 days of the date of this letter, the City may declare the structure unsafe and take emergency action, pursuant to Section 105-96 of the City Code, to order that the Structure be vacated and to secure the Structure by installing a fence around the perimeter of the Property ("Emergency Action"). Additionally, The City may request that Florida Power and Light, without any further notice, disconnect the power to the Structure. The City may impose a special assessment lien on the property for the cost of the corrective Emergency Action, pursuant to Section 105-98 of the City Code.

Please note that it shall be unlawful for any person, firm, or corporation or their agents to remove this notice without written permission from the Building Official.

Once the repairs have been completed the original architect/engineer shall provide a follow-up Report and cover letter (s) indicating the structure is now recommended for recertification.

Sincerely,

A handwritten signature in blue ink, appearing to read "Manuel Z. Lopez", with a stylized flourish at the end.

Manuel Z. Lopez P.E.
Deputy Building Official

cc: Peter J Iglesias, P.E., City Manager
Chief Troy Easley, Fire Marshall
Miriam Soler Ramos, Esq., B.C.S., City Attorney
Cristina M. Suarez, Deputy City Attorney and City Prosecutor
Suramy Cabrera, P.E., Building Official
Warren Adams, Historical Resources and Cultural Arts Director
Martha Pantin, Communications & Public Affairs Division Director
Terri Sheppard, Code Enforcement Field Supervisor
Construction Regulation Board File

From: Goizueta, Virginia
Sent: Thursday, June 9, 2022 8:19 AM
To: Petulia Schvartz <pschvartz@trintecinc.com>
Subject: Letter of extension to make repairs-747 Ponce De Leon Blvd.

Good morning,

Attached please find a copy of the "Letter of extension to make repairs" for 747 Ponce De Leon Blvd; the original was mailed.

Thank you

Virginia Goizueta
Building Service Coordinator
City of Coral Gables
Development Services Department
405 Biltmore Way, 3rd Floor
Coral Gables, Florida 33134
Office: 305-460-5250

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 22-5121

vs.

Return receipt number:

747 Ponce Condominium Association, Inc.
c/o Sergio Macia, Registered Agent
747 Ponce De Leon Blvd, Suite 600
Coral Gables, Fl. 33134
Respondent.

7021 1970 0000 4015 5615

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

Date: December 22, 2022

Re: 747 Ponce De Leon Blvd., Coral Gables, Fl. 33134, 747 PONCE CONDO, LOTS 8 THRU 12 BLK
21 AS DESC. IN CORAL GABLES FLAGLER ST SEC., PB 10-12 and 03-4105-091-0001
("Property").

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 8-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. **The Structure is hereby declared unsafe** by the Building Official and is presumed unsafe pursuant to Section 105-186(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.

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, 2nd Florida, Coral Gables, Florida 33134, on, January 9, 2023, at 2:00 p.m.

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


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

City's Exhibit #6

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

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

Please govern yourself accordingly.



Virginia Goizueta
Secretary to the Board

ADA NOTICES

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

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

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

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

Case #: 22-5121

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

I, Jose Iglesias, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 747 Ponce De Leon Blvd., ON December 22, 2022 AT 11:45am
AND WAS ALSO POSTED AT CITY HALL.

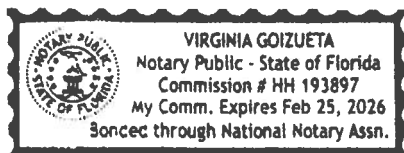
Jose Iglesias
Employee's Printed Name


Employee's Signature

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

Sworn to (or affirmed) and subscribed before me by means of X physical presence or online
notarization, this 22 day of December, in the year 2022, by
Jose Iglesias who is personally known to me.

My Commission Expires:




Notary Public

City's Exhibit #7



City's Exhibit #8







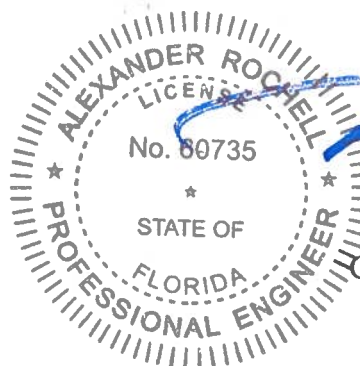
City of Coral Gables
Development Services

RECT-22-05-0064

747 PONCE DE LEON BLVD.

ROCHELL ENGINEERING, INC.

**Recertification of 50 Year Old Building For:
747 Ponce de Leon Blvd.
Coral Gables, FL 33134**

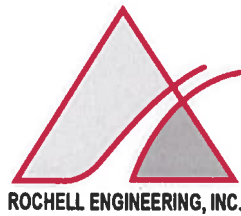


[Handwritten signature]
57822

Alexander Rochell, P.E.

FL Registration No. 60735

Cert. of Authorization No. 27054



April 22, 2022

Building Official
City of Coral Gables Building & Zoning Dept.
405 Biltmore Way
Coral Gables, Florida 33134

**Re: 50-Year Building Recertification
747 Ponce de Leon Boulevard
Coral Gables, FL 33134
Folio No. 03-4105-091-0010**

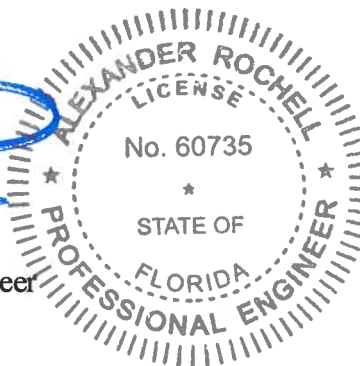
Dear Building Official,

I, Alexander Rochell, Professional Engineer, have been retained to perform the Structural portion of the Building Recertification for the above-mentioned property. Enclosed you will find the structural report for the required 50-Year Building Recertification by the City of Coral Gables. I hereby attest that to the best of my knowledge, belief and professional judgment, the building is structurally safe for its use and present occupancy, in compliance with Section 8-11 (F) of the Miami-Dade County Administrative Code. Please allow this letter to serve as our recertification of the above noted property.

As a routine matter, in order to avoid any 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. Should you have any question regarding the above, please do not hesitate to contact our office.

Respectfully,


Alexander Rochell, P.E.
Florida Professional Engineer
Registration No. 60735





MINIMUM INSPECTION PROCEDURAL GUIDELINES
FOR BUILDING STRUCTURAL RECERTIFICATION

CASE REFERENCE NUMBER:

7021-2720-0001-4959-2407

JURISDICTION NAME:

Coral Gables

LICENSEE NAME: Alexander Rochell, PE

TITLE: Structural Engineer

ADDRESS: 1500 NW 89th Court - Suite 212

Doral, FL 33172

SIGNATURE:

*Use separate sheets for additional responses by referencing the report number.

1. DESCRIPTION OF BUILDING

a. Name on Title: 747 Ponce Condominium Association, Inc.

b. Building Street Address: 747 Ponce de Leon Blvd.- Suite 600, Coral Gables, FL 33134

Bldg. #:

c. Legal Description: Lots 8 to 12 in Block 21 of Coral Gables, Flagler Street, Section 10

Attached: ☐

d. Owner's Name: 747 Ponce Condominium Association, Inc.

e. Owner's Mailing Address: 747 Ponce de Leon Blvd.- Suite 600, Coral Gables, FL 33134

f. Folio Number of Property on which Building is Located: 03-4105-091-0010

g. Building Code Occupancy Classification: 1818 Office Building – Multistory: Condominium - Commercial

h. Present Use: Office Building

i. General Description of building (overall description, structural systems, special features):

Seven-story office building with multi-level parking garage built with CMU walls with beam & column structural framing supported on concrete spread foundations, concrete slabs floor and roof framing built in 1972 with a total adjusted square footage is 58,323 square feet. There is a two-elevator shear wall core as well as three separate stairs extending throughout all the floor levels.

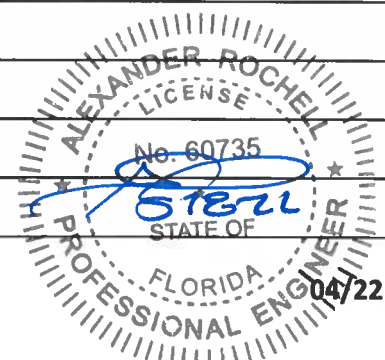
j. Number of Stories: 7

k. Is this a Threshold Building as per 553.71(12) F.S. (Yes/No): Yes

l. Provide an aerial of the property identifying the building being certified on a separate sheet. Attached: ☒

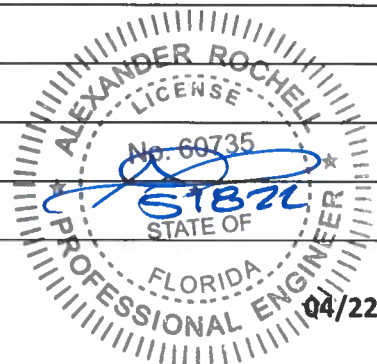
m. Additional Comments:

NONE



n. Additions to original structure:	
NONE	
o. Total Actual Building Area of all floors: 58,323	S.F.

2. INSPECTIONS
a. Date of Notice of Required Inspection: April 4, 2022
b. Date(s) of actual inspection: April 5, 2022 and April 12, 2022
c. Name, license number, discipline of practice, and qualifications of licensee submitting report:
Alexander Rochell, P.E. Florida Registration No. 60735, Structural Engineer - State of Florida Threshold Inspector No. 60735
d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures:
No laboratory or other formal testing was performed for this inspection.
e. Are Any Structural Repairs Required? (YES/NO): Yes
1. If required, describe, and indicate acceptance:
The barrier cables located in the Parking Garage need replacement.
f. Can the building continue to be occupied while recertification and repairs are ongoing? (YES/NO): Yes
1. Explanation/Conditions:
g. Is it recommended that the building be vacated? (YES/NO): No
h. Has the property record been researched for violations or unsafe cases? (YES/NO): No
1. Explanation/Comments:



3. SUPPORTING DATA

- a. 2 Additional sheets of written data
- b. 20 Photographs provided (where required plus each building elevation)
- c. 0 Drawings or sketches (aerial, site, footprint, etc.)
- d. 0 Test reports

4. FOUNDATION

a. Describe the building foundation:

Foundations consist of 4-PC and 7-PC concrete pile caps supported on 14"x14" precast concrete piles at column supports and regular spread foundations ranging from 2'-0" wide to 4'-0" wall foundations at exterior walls for both the Main Building and Parking Garage.

b. Is wood in contact or near soil? (Yes/No): No

c. Signs of differential settlement? (Yes/No): No

d. Describe any cracks or separation in the walls, columns, or beams that signal differential settlement:

PROVIDE PHOTO

None observed

e. Is water drained away from the foundation? (Yes/No): Yes

f. Is there additional sub-soil investigation required? (Yes/No): No

1. Describe:

5. PRESENT CONDITION OF OVERALL STRUCTURE

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

PROVIDE PHOTO

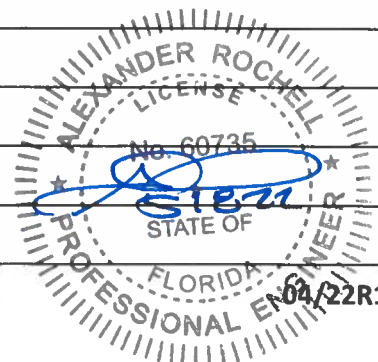
1. Bulging: Good Condition

2. Settlement: Good Condition

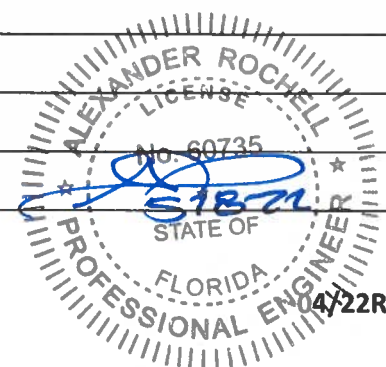
3. Deflections: Good Condition

4. Expansion: Good Condition

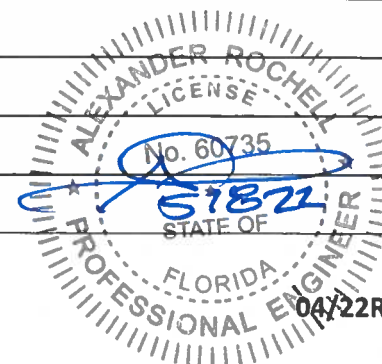
5. Contraction: Good Condition



b. Portion showing distress: (Note, beams, columns, structural walls, floor, roofs, other)	PROVIDE PHOTO
Some small hairline cracks present on perimeter exterior walls stucco and roof parapet walls, as well as the top surface of the parking garage slabs.	
c. Surface conditions: Describe general conditions of finishes, cracking, spalling, peeling, signs of moisture penetration and stains.	PROVIDE PHOTO
Small hairline cracks on the stucco of the perimeter exterior walls. Concrete beams and columns do not show any signs of distress. The top surface of the parking garage concrete slabs show minor to medium size cracks and spalling due to lack of waterproofing membrane. Overall the surface conditions of the office building are GOOD. The surface conditions of the parking garage can be described as FAIR.	
d. Cracks: Note location in significant members. Identify crack size as HAIRLINE if barely discernible; FINE if less than 1 mm in width; MEDIUM if between 1- and 2-mm width; WIDE if over 2 mm.	PROVIDE PHOTO
Identified cracks on exterior walls are classified as HAIRLINE to FINE in size, with less than 1mm in width. The cracks on the Parking Garage are classified as FINE to MEDIUM in size.	
e. General extent of deterioration: Cracking or spalling of concrete or masonry, oxidation of metals; rot or borer attack in wood.	PROVIDE PHOTO
Only cracking on the stucco face of exterior masonry walls was observed. The general extent of deterioration is confined to a few random isolated areas located on the Parking Garage. No spalling of concrete beams or columns was observed. No rot or borer attack on wood was observed.	
f. Previous patching or repairs (Provide description and identify location):	PROVIDE PHOTO
Repairs to minor spalling noticed in some of the exterior walls has been noticed; however, they are related to the 40-year recertification performed in 2015.	
g. Nature of present loading: (Indicate residential, commercial, storage, other - estimate magnitude for each level)	
Commercial office building typical loading: Live loads = 50 psf / Dead Loads = 25 psf	
Parking Garage: Live loads = 50 psf / Dead Loads = 15 psf	
h. Signs of overloading? (Yes/No): No	
1. Describe:	

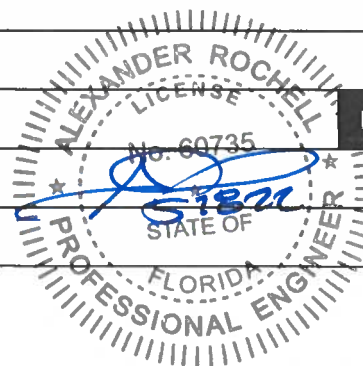


6. MASONRY BEARING WALL: (Indicate good, fair, poor on appropriate lines)		PROVIDE PHOTO
a. Concrete masonry units: GOOD		
b. Clay tile or terra cotta units: N/A		
c. Reinforced concrete tie columns: GOOD		
d. Reinforced concrete tie beams: GOOD		
e. Lintel: GOOD		
f. Other type bond beams:		PROVIDE PHOTO
g. Exterior masonry finishes (choose those that apply):		
1. Stucco: GOOD		
2. Veneer: GOOD		
3. Paint only: GOOD		
4. Other (describe):		
N/A		
h. Interior masonry finishes (choose those that apply):		
1. Vapor barrier:		
2. Furring and plaster: GOOD		
3. Paneling: GOOD		
4. Paint only: GOOD		
5. Other (describe):		
N/A		
i. Cracks:		PROVIDE PHOTO
1. Location (note beams, columns, other): Exterior stucco		
2. Description:		
Hairline to fine cracks on exterior masonry walls		
j. Spalling		PROVIDE PHOTO
1. Location (note beams, columns, other): No spalling noticed during this inspection		
2. Description:		

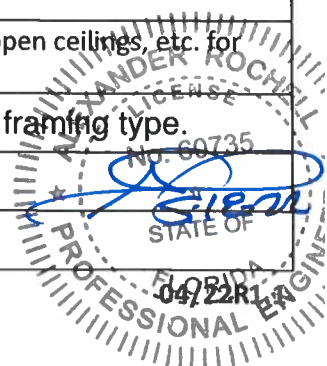


k. Rebar corrosion (indicate on lines 1-4):	PROVIDE PHOTO
1. None visible: <input checked="" type="checkbox"/>	
2. Minor (patching will suffice):	
3. Significant (but patching will suffice):	
4. Significant (structural repairs required)	
l. Samples chipped out for examination in spalled areas (Yes/No): No	
1. Yes – describe color, texture, aggregate, general quality:	

7. FLOOR AND ROOF SYSTEM	
a. Roof (Must provide)	
1. Describe (roof shape, type roof covering, type roof deck, framing system, condition):	PROVIDE PHOTO
Roof framing for this office building consists of a 6-inch reinforced concrete slab supported on the exterior load-bearing masonry walls and concrete columns/beams at interior supports, which appears to be in GOOD overall condition.	
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of supports:	PROVIDE PHOTO
Air conditioning equipment (condensing units) on steel framing are present on Parking Garage top level and the roof level of the Main Building. The condition of the supports is GOOD. All condensing units (RTUs) are required to have hurricane straps (Refer to Photographs).	
3. Describe roof drainage system, main and overflow, and indicate condition:	PROVIDE PHOTO
Roof drainage consists of 4-inch diameter drainage pipes at slab and secondary drains scuppers at parapets/low walls. FAIR condition.	
4. Describe parapet build and current conditions:	PROVIDE PHOTO
Parapet is an extension of the 8" x 36" concrete beam present at the perimeter of the Main Building, which appears to be in GOOD overall condition.	
5. Describe mansard build and current conditions:	PROVIDE PHOTO
NONE	



6. Describe roofing membrane/covering and current conditions:	PROVIDE PHOTO
The roof of the Main Building is covered by a waterproofing membrane over the concrete slab, which appears to be in GOOD overall condition.	
7. Describe any roof framing member with obvious overloading, overstress, deterioration or excessive deflection:	PROVIDE PHOTO
NONE	
8. Note any expansion joints and condition:	PROVIDE PHOTO
Expansion joints were observed between the Parking Garage and Building, which is GOOD overall condition.	
b. Floor system(s):	
1. Describe the floor system at each level, framing, material, typical spans and indicate condition:	PROVIDE PHOTO
Floor system consist of 6-inch reinforced concrete slabs supported on the exterior load-bearing masonry walls and concrete columns/beams at interior supports.	
2. Balconies: Indicate location, framing system, material, and condition:	PROVIDE PHOTO
Balconies above main entrance on each level (See Photo) Concrete slab and low masonry wall. GOOD condition.	
3. Stairs and escalators: indicate location, framing system, material, and condition:	PROVIDE PHOTO
Interior concrete framed stairs in GOOD condition.	
4. Ramps: indicate location, framing type, material, and condition:	PROVIDE PHOTO
Concrete ramps are present on each level of the Parking Garage. Observed to be in GOOD condition.	
5. Guardrails: describe type, material, and condition:	PROVIDE PHOTO
Guardrails at stairs were observed to be in GOOD condition.	
c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.	
During this inspection ceilings in a couple of locations were exposed to inspect the framing type.	



8. STEEL FRAMING SYSTEM

a. Description of system at each level:

PROVIDE PHOTO

No steel framing was observed during this inspection, except for the exterior fences and entrance doors. The steel barrier cables on the Parking Garage should be replaced due to the excess corrosion observed, which reduces its effectiveness. Refer to attached picture part of the Appendix.

b. Steel members: describe condition of paint and degree of corrosion:

PROVIDE PHOTO

The steel fences and entrance doors were observed in GOOD condition.

c. Steel connections: describe type and condition:

PROVIDE PHOTO

The connections were observed to be rust-free and in GOOD condition.

d. Concrete or other fireproofing: note any cracking or spalling of encased member and note where any covering was removed for inspection:

PROVIDE PHOTO

N/A

e. Identify any steel framing member with obvious overloading, overstress, deterioration, or excessive deflection (provide location):

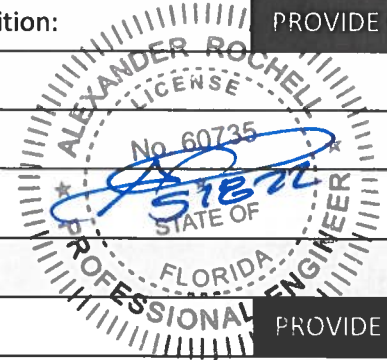
PROVIDE PHOTO

NONE

f. Elevator sheave beams and connections, and machine floor beams: note condition:

PROVIDE PHOTO

GOOD Condition



9. CONCRETE FRAMING SYSTEM

a. Full description of concrete structural framing system:

PROVIDE PHOTO

Lateral resisting system for residential building consists of concrete beams and concrete columns at exterior perimeter with infill panels of load-bearing masonry walls, supported on regular spread concrete and pile caps foundations. The concrete framing system was observed to be in GOOD condition.

b. Cracking

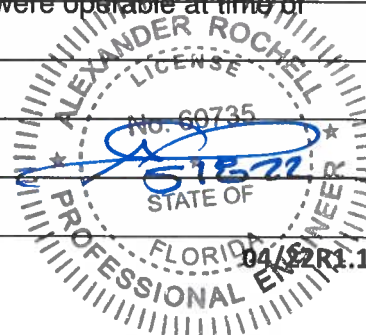
1. Significant or Not significant: Some minor settlement cracks were observed on the existing CMU walls and concrete beams.

2. Location and description of members affected and type cracking:

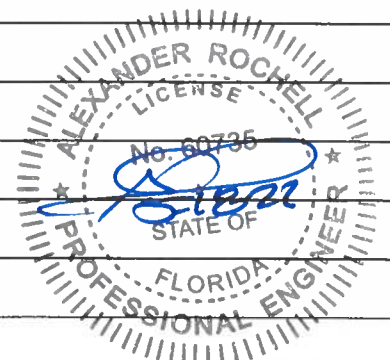
Cracks are located at re-entrant corners of existing masonry openings for doors and windows. Refer to Photographs.

c. General condition	
Concrete beams and columns are in GOOD condition.	
d. Rebar corrosion – check appropriate line	
1. None visible: <input checked="" type="checkbox"/>	
2. Location and description of members affected and type cracking:	PROVIDE PHOTO
NONE present	
3. Significant but patching will suffice:	PROVIDE PHOTO
4. Significant: structural repairs required (describe):	PROVIDE PHOTO
e. Samples chipped out in spall areas:	
1. No: <input checked="" type="checkbox"/>	PROVIDE PHOTO
2. Yes, describe color, texture, aggregate, general quality:	
f. Identify any concrete framing member with obvious overloading, overstress, deterioration, or excessive deflection:	PROVIDE PHOTO

10. WINDOWS, STOREFRONTS, CURTAINWALLS AND EXTERIOR DOORS	
a. Windows/Storefronts/Curtainwalls	PROVIDE PHOTO
1. Type (Wood, steel, aluminum, vinyl, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other):	
All large windows are aluminum type fixed panel windows as observed throughout the entirety of the units, but smaller windows located in the rear of the units are single-hung. All tested windows were operable at time of inspection.	
2. Anchorage: type and condition of fasteners and latches:	
Steel latches with 1/4" diameter TAPCON screws in GOOD condition.	

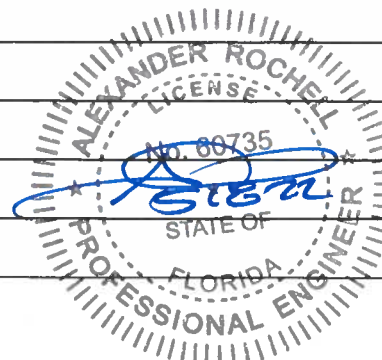


3. Sealant: type and condition of perimeter sealant and at mullions:	
Urethane type sealants observed in FAIR condition.	
4. Interiors seals: type and condition at operable vents:	
NONE observed	
5. General condition:	
All windows are in FAIR condition; however, windows will have to be tested before the next recertification process due within the next ten years.	
6. Describe any repairs needed:	
NONE	
b. Structural Glazing on the exterior envelope of Threshold Buildings (Yes/No): No	
1. Previous Inspection Date:	
2. Description of Curtain Wall Structural Glazing and adhesive sealant:	
3. Describe Condition of System:	
c. Exterior Doors	PROVIDE PHOTO
1. Type (Wood, Steel, Aluminum, Sliding Glass Door, other):	
Steel Doors	
2. Anchorage: type and condition of fasteners and latches:	
Steel latches with 1/4" diameter TAPCON screws in GOOD condition.	
3. Sealant: type and condition of sealant:	
Urethane type sealants observed in GOOD condition.	



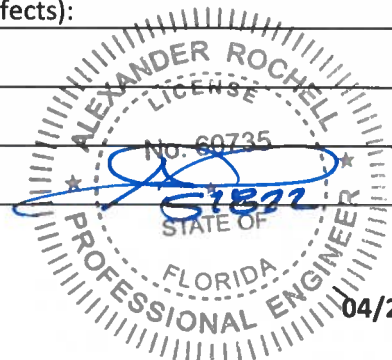
4. General condition:
GOOD
5. Describe any repairs needed:
NONE required

11. WOOD FRAMING	
a. Fully describe wood framing system:	PROVIDE PHOTO
The only wood framing observed were the interior wood stud partitions.	
b. Indicate the condition of the following:	PROVIDE PHOTO
1. Walls:	
The wood framed partition walls are in GOOD condition.	
2. Floors:	
N/A	
3. Roof member, roof trusses:	
N/A	
c. Note metal connectors (i.e., angles, plates, bolts, split pintles, other, and note condition):	PROVIDE PHOTO
N/A	
d. Joints: note if well fitted and still closed:	PROVIDE PHOTO
N/A	



e. Drainage: note accumulations of moisture	PROVIDE PHOTO
NONE	
f. Ventilation: note any concealed spaces not ventilated:	PROVIDE PHOTO
NONE observed	
g. Note any concealed spaces opened for inspection:	PROVIDE PHOTO
N/A	
h. Identify any wood framing member with obvious overloading, overstress, deterioration, or excessing deflection):	PROVIDE PHOTO
NONE observed	

12. BUILDING FAÇADE INSPECTION (Threshold Buildings)	PROVIDE PHOTO
a. Identify and describe the exterior walls and appurtenances on all sides of the building. (Cladding type, corbels, precast appliques, etc.)	
The exterior masonry/concrete wall surface is sprayed stucco in GOOD condition and no cracks and/or delamination noted.	
b. Identify the attachment type of each appurtenance type (mechanically attached or adhered):	
N/A	
c. Indicate the condition of each appurtenance (distress, settlement, splitting, bulging, cracking, loosening of metal anchors and supports, water entry, movement of lintel or shelf angles, or other defects):	
NONE observed	



13. SPECIAL OR UNUSUAL FEATURES IN THE BUILDING

PROVIDE PHOTO

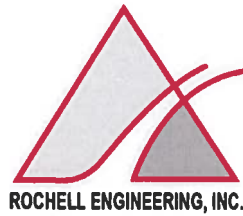
a. Identify and describe any special or unusual feature (i.e. cable suspended structures, tensile fabric roof, large sculptures, chimneys, porte-cochere, retaining walls, seawalls, etc.)

NONE observed

b. Indicate condition of the special feature, its supports, and connections:

N/A

[Reset Form](#)



ENGINEERING STATEMENT:

I have inspected the Building in reference on April 5, 2022 & April 12, 2022 in compliance with requirements from the Florida Building Code, 2020 Edition and the "Minimum Inspection Procedural Guidelines for Building's Structural Recertification" of Miami-Dade County Building Department (BORA Approved 11-18-21).

My observations and comments are included in this report, and in my professional judgment and to the best of my knowledge and belief, **"THIS BUILDING IS STRUCTURALLY SAFE AND ADEQUATE FOR ITS USE AND PRESENT OCCUPANCY"**. I am hereby recommending the Building must be Re-certified after 10 years from the date of this report and I am requesting the City of Coral Gables to take this action. No repairs and/or retrofitting of any structural members are required at this time.

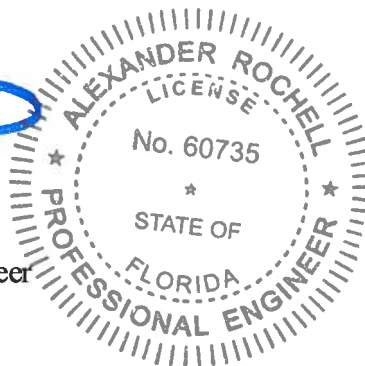
It is to be clearly understood that, I have not conducted a detailed analysis of the structural plans and or shop drawings, and that nothing in this report should be construed directly or indirectly as a guarantee for any part of the structure.

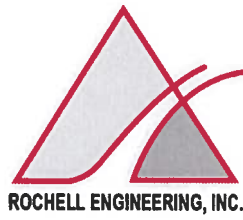
To the best of my knowledge, belief and professional judgment, this report represents an appraisal of the present condition of the Building and the Structure, based on visual observation of the exposed areas to the extended reasonably possible.

Respectfully,

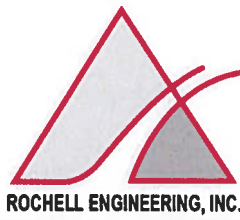

518722

Alexander Rochell, P.E.
Florida Professional Engineer
Registration No. 60735





APPENDIX

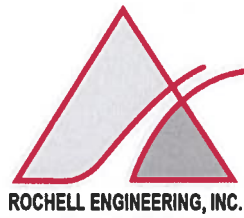


Front elevation along Ponce de Leon Blvd.



Side elevation along SW 8th Street

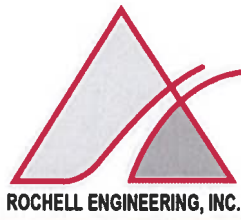
1500 NW 89th Court – Suite 212, Doral, FL 33172 Tel: 305.649.4049



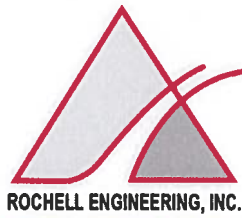
Rear Elevation along SW 8th Street & Galiano Avenue



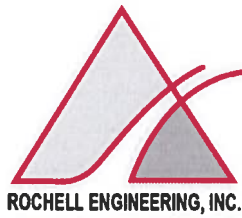
Typical concrete drop panel at interior column supports



Typical interior concrete column/beam connection



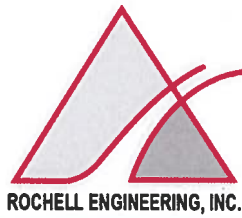
Typical interior seals at window system



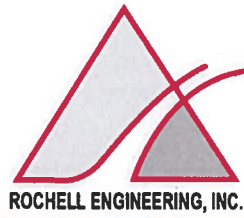
ROCHELL ENGINEERING, INC.



Typical interior seals at window system



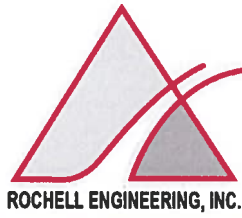
Typical exterior steel egress door at Main Building



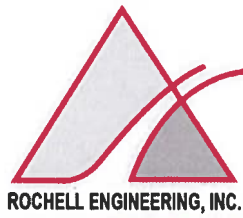
ROCHELL ENGINEERING, INC.



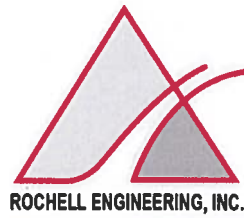
Typical framing at egress stairs



Typical exterior view of window system



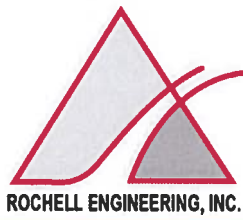
View of exterior window system from Parking Garage



Typical glazing system around building perimeter



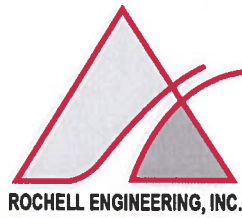
Top level of Parking Garage



RTUs located at top of the Parking Garage



RTU attachment to aluminum frames

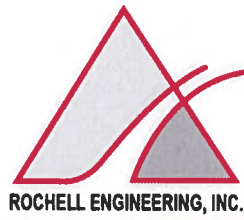


The steel barrier cables at Parking Garage needs replacement



Excessive corrosion observed on barrier cables

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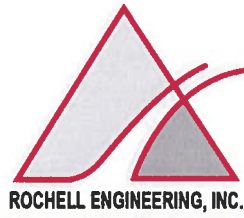


Typical floor of Parking Garage



Typical floor of Parking Garage

1500 NW 89th Court – Suite 212, Doral, FL 33172 Tel: 305.649.4049



Parking Garage ground level typical column/beam



Regulatory and Economic Resources
11805 SW 26th Street
Miami, Florida 33175-2474
786-315-2000

miamidade.gov/building

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

Date: 04/26/2022

Case No. _____ FYear _____

Property Address: 747 Ponce De Leon Blvd, Bldg. No.: _____, Sq. Ft.: _____

Folio Number: 03-4105-091-0001

Building Description: Seven-Story Office Building with Multi-Level Parking Garage

1. I am a Florida registered professional ☒ engineer ☐ architect with an active license.
2. On, 20 22 at 8:30 ☐ AM ☒ PM, I measured the level of illumination in the parking lot(s) serving the above referenced building.
3. Maximum 0.9 foot candle
Minimum 0 foot candle
Maximum to Minimum Ratio 0 : _____, foot candle
4. The level of illumination provided in the parking lot ☐ meets ☒ does not meet the minimum standards for the occupancy classification of the building as established in Section 8C-3 of Miami-Dade County Code.



Signature and Seal of Professional

Amarilis Rodriguez, P.E.

Print Name Engineer or Architect



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

CASE REFERENCE NUMBER:

LICENSEE NAME: Amarilis Rodriguez, PE

TITLE: Electrical Engineer.

JURISDICTION NAME:

ADDRESS: ARPE Engineering, Inc. Amarilis Rodriguez, PE
2020 Ponce De Leon Blvd., Suite 1002, Fl. 33134

SIGNATURE:  5.10.22

*Use separate sheets for additional responses by referencing the report number.

1. DESCRIPTION OF BUILDING

a. Name on Title: 747 Ponce de Leon LLC

b. Building Street Address: 747 Ponce de Leon Boulevard, Coral Gables, FL 33134

Bldg. #:

c. Legal Description: Lots 8 to 12 in Block 21 of Coral Gables, Flagler Street, Section 10

Attached: ☐

d. Owner's Name: 747 Ponce de Leon LLC

e. Owner's Mailing Address: 747 Ponce de Leon Blvd. #700-1, Coral Gables, FL 33134

f. Folio Number of Property on which Building is Located: 03-4105-091-0001

g. Building Code Occupancy Classification: 1818 Office Building - Multistory

h. Present Use: 1818 Office Building - Multistory

i. General Description of building (overall description, structural systems, special features):

Seven-story office building with multi-level parking garage built with CMU walls with beam & column structural framing supported on concrete spread foundations, concrete slabs floor and roof framing built in 1972 with a total adjusted square footage is 58,323 square feet. There is a two-elevator shear wall core as well as three separate stairs extending throughout all the floor levels.

j. Number of Stories: 7

k. Is this a Threshold Building as per 553.71(12) F.S. (Yes/No): No

l. Provide an aerial of the property identifying the building being certified on a separate sheet. Attached: ☒

m. Additional Comments:

2. INSPECTIONS

a. Date of Notice of Required Inspection:

b. Date(s) of actual inspection: 4-6-22 & 4-26-22

c. Name and qualifications of licensee submitting report:

Amarilis Rodriguez, PE Electrical Engineer.

d. Are Any Electrical Repairs Required? (YES/NO): Yes

1. If required, describe, and indicate acceptance:

Main switch board electrical room and sub panels located at mechanical rooms require replacement. See attached list of panels with description for repairs.

e. Can the building continue to be occupied while recertification and repairs are ongoing? (YES/NO): Yes

1. Explanation/Conditions:

Electrical main switch gear and 5 of subpanels are due for replacement due to age and condensation deterioration. Recommendation to replace equipment listed on addendum attached within a year.

3. ELECTRICAL SERVICE

PROVIDE PHOTO

a. Size: Voltage (480) Amperage (1600) Type: Fuses () Breakers (X)

b. Phase: Three-Phase (●) Single Phase (○)

c. Condition: Good (○) Fair (●) Needs Repair (○)

Comments:

Service #2 dedicated to fire pump 200A

4. METERING EQUIPMENT

PROVIDE PHOTO

1. Clearances: Good (○) Fair (●) Needs Correction (○)

Comments:

5. ELECTRIC ROOMS				PROVIDE PHOTO
1. Clearances:	Good	(<input type="radio"/>)	Fair	(<input type="radio"/>)
			Needs Correction	(<input checked="" type="radio"/>)
Comments:				
7th floor electrical panels located inside closet share with IT equipment, electrical panels clearance compromised. It is recommended to relocate IT equipment.				

6. GUTTERS				PROVIDE PHOTO
1. Location:	Good	(<input checked="" type="radio"/>)	Needs Repair	(<input type="radio"/>)
2. Taps and Fill:	Good	(<input type="radio"/>)	Needs Repair	(<input checked="" type="radio"/>)
Comments:				
There is a branch circuit double tap inside panel MEP to a 3/30A C.B. refer to correction notes.				

7. ELECTRICAL PANELS				PROVIDE PHOTO
1. Panel # ()	Location:	Refer to panel log attached		
	Good	(<input type="radio"/>)	Needs Repair	(<input checked="" type="radio"/>)
2. Panel # ()	Location:			
	Good	(<input type="radio"/>)	Needs Repair	(<input type="radio"/>)
3. Panel # ()	Location:			
	Good	(<input type="radio"/>)	Needs Repair	(<input type="radio"/>)
4. Panel # ()	Location:			
	Good	(<input type="radio"/>)	Needs Repair	(<input type="radio"/>)
5. Panel # ()	Location:			
	Good	(<input type="radio"/>)	Needs Repair	(<input type="radio"/>)

Handwritten signature and date: 5.10.22

Comments:

Several panels require replacement due to corrosion, refer to Key Notes

8. BRANCH CIRCUITS

PROVIDE PHOTO

1. Identified: Yes (☐) Must be Identified (☒)

2. Conductors: Good (☒) Deteriorated (☐) Must be Replaced (☐)

Comments:

Panel identification must include level.

9. GROUNDING OF SERVICE

PROVIDE PHOTO

Good (☒) Needs Repair (☐)

Comments:

10. GROUNDING OF EQUIPMENT

PROVIDE PHOTO

Good (☒) Needs Repair (☐)

Comments:

15.10.20

11.SERVICE CONDUIT/RACEWAYS

PROVIDE PHOTO

Good (☒)Needs Repair (☐)

Comments:

12.GENERAL CONDUIT/RACEWAYS

PROVIDE PHOTO

Good (☐)Needs Repair (☒)

Comments:

Conduits to panels seem to be carrying warm air condensation into the panels, refer to Key Notes identifying panels with this condition. recommendation to seal all electrical conduits entering the panel and the building from a none air-conditioned environment.

13.WIRE AND CABLES

PROVIDE PHOTO

Good (☒)Needs Repair (☐)

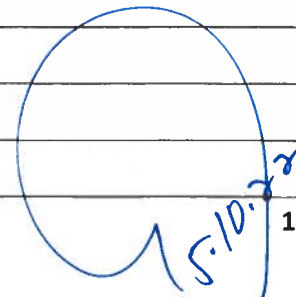
Comments:

14.BUSWAYS

PROVIDE PHOTO

Good (☒)Needs Repair (☐)

Comments:



15.THERMOGRAPHY INSPECTION RESULTS	PROVIDE PHOTO
(ADD SHEETS AS REQUIRED)	
Comments:	

16.OTHER CONDUCTORS	PROVIDE PHOTO
Good (<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>)
Comments:	

17.TYPES OF WIRING METHODS	PROVIDE PHOTO
1. Conduit Raceways Rigid: Good (<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>) N/A (<input type="radio"/>)
2. Conduit PVC: Good (<input type="radio"/>)	Needs Repair (<input type="radio"/>) N/A (<input checked="" type="radio"/>)
3. NM Cable: Good (<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>) N/A (<input type="radio"/>)
4. Other: Good (<input type="radio"/>)	Needs Repair (<input type="radio"/>) N/A (<input type="radio"/>)
a. Other Wiring (Specify):	
Comments:	

18.EMERGENCY LIGHTING	PROVIDE PHOTO
Good (<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>) N/A (<input type="radio"/>)
Comments:	

Handwritten signature and date: 12.10.20

19. BUILDING EGRESS ILLUMINATION	PROVIDE PHOTO
Good (<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>) N/A (<input type="radio"/>)
Comments:	

20. FIRE ALARM SYSTEM	PROVIDE PHOTO
Good (<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>) N/A (<input type="radio"/>)
Comments:	

21. SMOKE DETECTORS	PROVIDE PHOTO
Good (<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>) N/A (<input type="radio"/>)
Comments:	

22. EXIT LIGHTS	PROVIDE PHOTO
Good (<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>) N/A (<input type="radio"/>)
Comments:	

Handwritten signature and date: 15-10-21

23.EMERGENCY GENERATOR	PROVIDE PHOTO
Good (<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>) N/A (<input type="radio"/>)
Comments:	
Emergency generator has log of testing and inspections.	

24.WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS	PROVIDE PHOTO
Good (<input checked="" type="radio"/>)	Requires Additional Illumination(<input type="radio"/>) N/A (<input type="radio"/>)
Comments:	

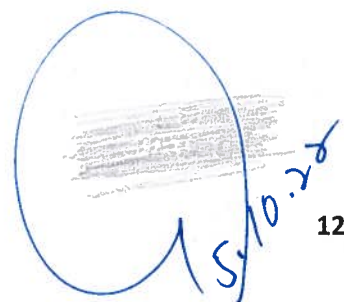
25.OPEN OR UNDER COVER PARKING GARAGE AND EGRESS ILLUMINATION	PROVIDE PHOTO
Good (<input type="radio"/>)	Requires Additional Illumination(<input checked="" type="radio"/>) N/A (<input type="radio"/>)
Comments:	
Wiring good. However; replacement to light bulbs through-out parking garage require. Refer to photometric letter. Entry access requires additional light same as ground level SE corner.	

26.SWIMMING POOL WIRING	PROVIDE PHOTO
Good (<input type="radio"/>)	Needs Repair (<input type="radio"/>) N/A (<input checked="" type="radio"/>)
Comments:	

Handwritten signature and date: 5.10.22

27.WIRING TO MECHANICAL EQUIPMENT**PROVIDE PHOTO**Good (☒)Needs Repair (☐)N/A (☐)

Comments:

28.ADDITIONAL COMMENTS**Reset Form**

Panels	Location	Condition	Key Notes
MSBD	Main elec. Room	Needs correction	#1
DPA	Main elec. Room	Fair	
A1	Main elec. Room	Fair	
MDP	Main elec. Room	Needs correction	
HP	Main elec. Room	Fair	
HVAC	Main elec. Room	Fair	
D	Suites Corridor	Fair	
C	Suites Corridor	Fair	
MEP	2 ND GEN.RM.	Needs correction	#2
LEP	2 ND GEN.RM.	Fair	
HEP	2 ND GEN.RM.	Needs correction	#3
CF	Coffee Shop	Fair	
A3	MEZZ. Level	Needs correction	#4, #10
A4	4th FLR. Elec. RM.	Needs correction	#5, #10
B4	4 rd FLR. Elec. RM.	Needs correction	#6, #10
H4	4 rd FLR. Elec. RM.	Needs correction	#10, #11
A5	5th FLR. Elec. RM.	Needs correction	#5, #10
B5	5 rd FLR. Elec. RM.	Needs correction	#5, #10
H5	5 rd FLR. Elec. RM.	Needs correction	#10, #12
A6	6th FLR. Elec. RM.	Needs correction	#6, #10
B6	6 rd FLR. Elec. RM.	Needs correction	#5, #7, #10
H6	6 rd FLR. Elec. RM.	Needs correction	#10, #12
A7	7 th FLR. Elec. RM.	Needs correction	#8, #10
B7	7 th FLR. Elec. RM.	Needs correction	#9, #10
H7	7 th FLR. Elec. RM.	Needs correction	#10, #13



A handwritten signature in blue ink, possibly reading "S. K. 2022", is written over a circular blue stamp. The stamp contains some faint, illegible text.

Key Notes

#1 To be replaced and remove main 1/6 tap into panel line bus bars, provide main 1/6 breaker at new MSBD

#2 Remove tap inside panel, provide 30A C.B. refer to image #1. Provide new 2/30A C.B. to feed tap wires, update panel label accordingly.

#3 Panel to be replaced with new, see image 2.

#4 This panel is located at mechanical mezzanine level accessible through a cutwalk, panel requires replacement, and it is recommended to be relocated for proper access.

#5 This panel has signs of corrosion throughout; it seems that water is entering the conduits and dripping inside the panel. Contractor shall replace panel and seal all electrical conduits when entering the building and panel. Most of the electrical panels are located inside HVAC room with temperatures from 73F-75F. Refer to image #3.

#6 Panel must be cleaned in the inside to remove mold growth.

#7 Replace existing 1/100A C.B. and two 1/30A with 1/20A to match wire size. Contractor shall identify loads on circuit and label panel accordingly.

#8 Room is used as IT room clearance to panel is 2'-1". IT equipment must be moved out of electrical room to allow proper NEC clearance.

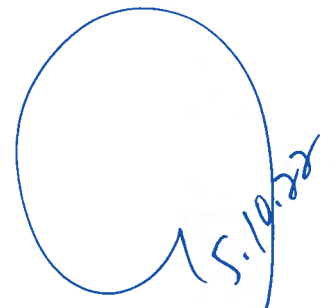
#9 Room is used as IT room clearance to panel is 1'-1". IT equipment must be moved out of electrical room to allow proper NEC clearance. In addition, panel requires replacement.

#10 Update panel label to indicate floor to match this report.

#11 It is recommended to schedule a replacement of this panel is the next 3 to 5 years.

#12 Panel to be replaced.

#13 Unable to access panel.



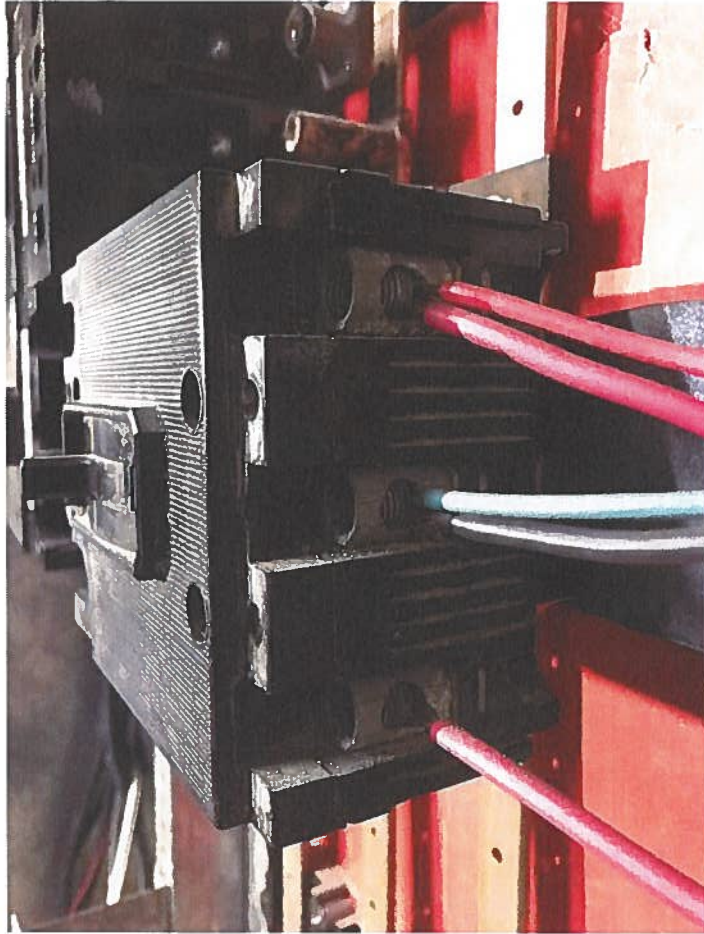


Image #1, panel MEP double 3/30A C.B. double tap.

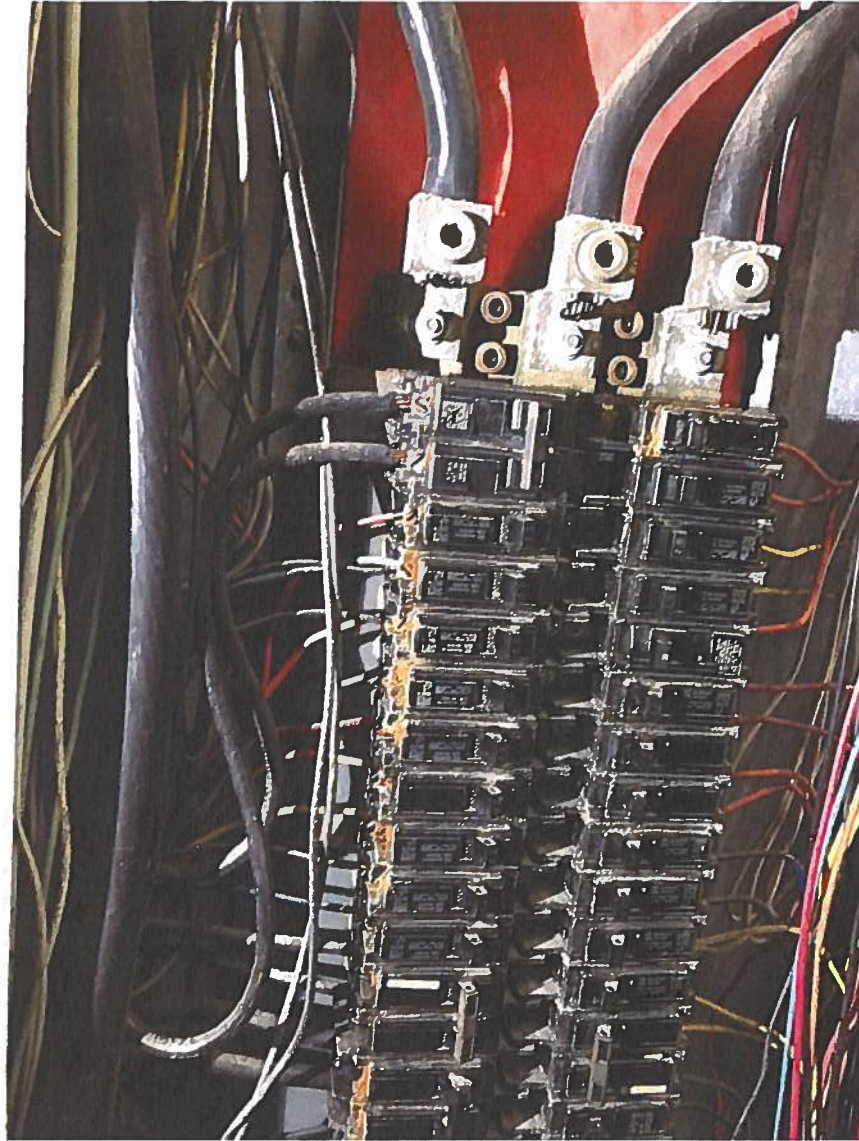


Image #3, corrosion at 120/208V panel at 5th level.



City of Coral Gables
Development Services

Office Set

RECT-22-05-0064

747 PONCE DE LEON BLVD.

Folio #: 0341050910010

Description: BUILDING
RECERTIFICATION (YEAR BUILT
1972)

EL EC 2206 0500
ME _____
PL _____

USE AND OCCUPANCY _____
OCCUPANT LOAD _____
BUILDING CODE _____ VERSION _____
CONSTRUCTION TYPE _____

RESIDENTIAL _____ NON-RESIDENTIAL _____

INDICATE THE TYPE OF FLOOD ZONE AND
PROPOSED LOWEST FLOOR ELEVATION OR
FLOOD PROOFING ELEVATION IN RELATION TO
MEAN SEA LAND LEVEL (M.S.L.)

	DISTRICT	REQUIRED	PROPOSED
CHH	_____	_____	_____
SFH	_____	_____	_____
OTHER	_____	_____	_____

NEW CONSTRUCTION	SUBSTANTIAL IMPROVEMENT
YES _____	YES _____
NO _____	NO _____

Special Inspector required
for the following:

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

Section	Approved	
	By	Date
<input checked="" type="checkbox"/> BUILDING		
<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"/> CITY ARCHITECT		
<input type="checkbox"/> OWNER BUILDER		

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