



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 10/07/2025

PROPERTY INFORMATION	
Folio	03-4120-017-1123
Property Address	4075 PONCE DE LEON BLVD CORAL GABLES, FL 33146-0000
Owner	4075 PONCE DE LEON INV CO INC
Mailing Address	4075 PONCE DE LEON BLVD # 4041 CORAL GABLES, FL 33135-1032
Primary Zone	5004 MIXED-USE 2
Primary Land Use	1111 STORE : RETAIL OUTLET
Beds / Baths /Half	0 / 0 / 0
Floors	2
Living Units	0
Actual Area	3,750 Sq.Ft
Living Area	3,750 Sq.Ft
Adjusted Area	3,379 Sq.Ft
Lot Size	2,500 Sq.Ft
Year Built	1970

ASSESSMENT INFORMATION				
Year	2025	2024	2023	
Land Value	\$687,500	\$634,813	\$687,500	
Building Value	\$1,457,500	\$1,540,917	\$1,083,850	
Extra Feature Value	\$0	\$0	\$0	
Market Value	\$2,145,000	\$2,175,730	\$1,771,350	
Assessed Value	\$1,542,296	\$1,402,088	\$1,274,626	

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Non-Homestead Cap	Assessment Reduction	\$602,704	\$773,642	\$496,724
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION	
CORAL GABLES INDUSTRIAL SEC	
PB 28-22	
LOT 13 BLK 5	
LOT SIZE 25.000 X 100	



TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,542,296	\$1,402,088	\$1,274,626
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,145,000	\$2,175,730	\$1,771,350
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,542,296	\$1,402,088	\$1,274,626
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,542,296	\$1,402,088	\$1,274,626

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description

The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser of Miami-Dade County is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser of Miami-Dade County and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <https://www.miamidadepa.gov/pa/disclaimer.page>

City's Exhibit #1

4075 PONCE DE LEON BLVD

<u>Owner (PA Address and Sunbiz principal address)</u>	<u>Owner (Sunbiz mailing and RA Address)</u>
4075 PONCE DE LEON CO., INC. F/K/A 4075 PONCE DE LEON INVESTMENT CO., INC. 4075 PONCE DE LEON BLVD # 4041 CORAL GABLES, FL 33135-1032	4075 PONCE DE LEON CO., INC. F/K/A 4075 PONCE DE LEON INVESTMENT CO., INC. C/O LILLIAM FUENTES REGISTERED AGENT 6260 SW 145 ST MIAMI, FL 33158-1832


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[Permits and Inspections: Search Results](#)
[Logon](#) [Help](#) [Contact](#)
[New Permit Search](#)

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
BL-21-06-7309	06/01/2021	4075 PONCE DE LEON BLVD	ROOF / LIGHT WEIGHT CONC	COMMERCIAL RE-ROOF FLAT- GAF ROOFING SYSTEM W/ GAF EVERGUARD 60 TPO TOP PLY \$27,500.00	final	07/29/2021	12/14/2021	0.00
BL-20-11-5330	11/05/2020	4075 PONCE DE LEON BLVD	GENERAL REPAIRS	CONCRETE REPAIRS \$7000	final	02/11/2021	08/04/2021	0.00
EL-20-07-6500	07/17/2020	4075 PONCE DE LEON BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	BUILDING RECERTIFICATION (YEAR BUILT 1970)	pending			0.00
RC-20-06-6708	06/16/2020	4075 PONCE DE LEON BLVD	BLDG RECERT / CRB	**CANCELLED SEE RECT-25-01-0450*** BUILDING RECERTIFICATION (YEAR BUILT 1970) CONSTRUCTION REGULATION BOARD CASE #20-1937 AND UNSAFE STRUCTURES	canceled	07/17/2020	01/17/2025	0.00
ZN-11-02-4503	02/03/2011	4075 PONCE DE LEON BLVD	PAINT / RESURFACE FL / CLEAN	CLEAN/PAINT/PATCH WALLS BM 2111-50 (MD GRAY), STOREFRONT FRAMES BM 2119-10 (BLACK) & DOOR BM 2111-40 (DK GRAY) \$1,800	final	02/03/2011	03/10/2011	0.00
AB-11-02-4497	02/03/2011	4075 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	PAINT EXT WALLS BM 2111-50 (MED GRAY) STOREFRONT FRAMES BM 2119-10 (BLACK) DOOR BM 2111-40 (DARK GRAY) \$1,800	final	02/03/2011	02/02/2023	0.00
RC-10-10-5612	10/26/2010	4075 PONCE DE LEON BLVD	BLDG RECERT / CRB	BUILDING RECERTIFICATION (YEAR BUILT 1970)	final	10/26/2010	10/26/2010	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).

City's Exhibit #3

EnerGov

2021-2025

PERMITS (1)

Permit Num...	Permit Type	Permit Wo...	Permit ...	Application ... ↓	Expiratio...	Final D...	Description	Main Address
RECT25-01-0450	Building Recertification	Recertification	Denied	01/17/2025			BUILDING RECERTIFICATION (YEAR BUILT 1970) CRB CASE #25-1937 PAPER-SEE RC-20-0 6-6708	4075 PONCE DE LEON BLVD



The City of Coral Gables

Building and Zoning Department

ISO Class 1

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

October 27, 2010

4075 Ponce de Leon Inv. Co., Inc.
4075 Ponce de Leon Blvd.
Coral Gables, FL 33146

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

PROPERTY FOLIO: # 03-4120-017-1123

ADDRESS: 4075 Ponce de Leon Blvd., Coral Gables, FL

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.

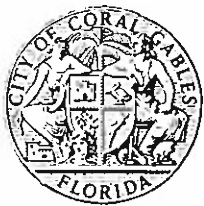
The expiration date of this approval, as stated in said Code, is 10 years from 2010. This recertification letter does not exclude the building from subsequent inspections as deemed necessary by the Building Official, as specified in the Florida Building Code.

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 black ink, appearing to read "Manuel Z. Lopez", is written over the typed name and title.

Manuel Z. Lopez, P.E.
Building Official



The City of Coral Gables

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

2/10/2020

VIA CERTIFIED MAIL

4075 PONCE DE LEON INV CO INC
4075 PONCE DE LEON BLVD # 4041
CORAL GABLES, FL 33135-1032

7018 2290 0001 6693 9148

RE: 4075 PONCE DE LEON BLVD
FOLIO # 341200171123

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

Dear Property Owner:

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

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

The Architect or Engineer may obtain the required Form, "*Minimum Inspection Procedural Guidelines for Building Recertification*," from the following link: http://www.miamidade.gov/pa/property_recertification.asp. **The Recertification Report fee of \$380.63 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



The City of Coral Gables

7019 1120 0000 2229 3395

Development Services Department

CITY HALL 405 BILTMORE WAY

CORAL GABLES, FLORIDA 33134

5/11/2020

4075 PONCE DE LEON INV CO INC
6260 SW 145 ST
MIAMIFL33135-1032

RE: 4075 PONCE DE LEON BLVD

FOLIO # 341200171123

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

Dear Property Owner:

In a certified letter dated 2/10/2020, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). The letter informed you it was necessary to submit to this Department a completed Report prepared by a licensed architect or engineer within ninety (90) calendar days certifying the structure meets the requirements for recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

Please be advised the submittal of the Report is overdue and the **structure has been deemed unsafe** due to non-compliance. This may result in the revocation of the Certificate of Occupancy, as well as, being subject to other penalties as provided in the Code. A completed Report includes: 1) cover letter(s) stating the structure meets the electrical and structural requirements for recertification from a Florida Registered Architect or Professional Engineer that inspects said building, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form and 5) Parking Lot Guardrails Requirements Form; no additional documents or photographs are necessary. Note all paperwork submitted must be the original signed and sealed documents (no copies).

Failure to submit the completed Report within thirty (30) calendar days from the date of this letter will result in forwarding the matter to the City's Construction Regulation Board for further review and determination. The completed Report may be submitted Monday through Friday, 7:30am to 3:20pm to this Department. Contact Belkys Garcia at bgarcia@coralgables.com if any questions regarding building recertification.

Please govern yourself accordingly.

Sincerely,

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

Manuel Z. Lopez, P.E.
Building Official

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 20-1937
RECT-25-01-0450

vs.

4075 Ponce De Leon CO., Inc.
F/K/A 4075 Ponce De Leon Investment CO., Inc.
4075 Ponce De Leon Blvd, # 4041
Coral Gables, FL 33135-1032
Respondent.

Certified Mail Return Receipt & Via USPS Regular Mail
7020 1290 0001 5682 9235

NOTICE OF INTENT TO LIEN AND HEARING

Date: October 9, 2025

Re: 4075 Ponce De Leon Blvd, Coral Gables, FL 33146, LOT 13 BLK 5, CORAL GABLES INDUSTRIAL SEC, PB 28-22, and 03-4120-017-1123 ("Property").

On January 21, 2021, the City's Construction Regulation Board entered an order in this matter imposing a deadline for compliance and providing for the accrual of fines for each day that the non-compliance continues and for payment of administrative and investigative costs, as applicable ("Order"). According to our records, the property has not been recertified & you did not comply with the deadline in the Order or pay the costs. Moreover, fines have accrued that also have not been paid. Therefore, the City intends to record a certified copy of the Order in the Public Records of Miami-Dade County, Florida, which will constitute a lien.

The amount currently due is \$407,750, which may be accruing additional fines on a daily basis and may include administrative and investigative costs.

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Fairchild Tropical Boardroom, 427 Biltmore Way, Coral Gables, Florida 33134, on October 20, 2025, at 2:00 p.m. The hearing shall be strictly limited to determining whether and when you corrected the code violations and paid the civil penalties and costs, if any, as required by the Order of the Board previously entered in this case. The Board may also issue an order, having the force of law, commanding whatever steps are necessary to bring a violation into compliance, to enforce Article III of Chapter 105, of the City Code, or as otherwise authorized by Section 101-57 of the City Code. Any applicable fines shall continue to accrue while the hearing is pending and, if you are not successful at the hearing, fines will have accrued retroactive to the deadline in the Order. You shall also be liable for the reasonable costs of the administrative hearing, if you are unsuccessful at the hearing.

Please note that, as provided in the Board's Order and notwithstanding the pending hearing, **the Building Official may take further enforcement action, to immediately, and without further order from the Board, 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 and the City may DEMOLISH the Structure.** The City may sell as salvage or require the

demolition contractor to dispose of the contents of the Structure. The Board may also enter an order of demolition and assess all costs of the proceedings and demolition and other required action for which the City shall have a lien against the Owner and the Property. Until the Structure is recertified in compliance the terms of the Board's Order, the City shall not issue any further development approvals for the Property, including, but not limited to, building permits, unless the development approval is required to comply with the terms of the Board's Order.

You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to Analyn Hernandez, Secretary to the Board, at City of Coral Gables, Development Services Department, 427 Biltmore Way, Coral Gables, FL 33134, ahernandez2@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. and the main number is (305) 460-5245, ext. 0. Your immediate attention to this matter would be appreciated. Please call me to discuss your options regarding fines associated with this case.

Sincerely,

Analyn Hernandez

Analyn Hernandez
Secretary to the Board

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.

CC:
4075 PONCE DE LEON CO., INC.
F/K/A 4075 PONCE DE LEON INVESTMENT CO., INC.
C/O LILLIAM FUENTES, REGISTERED AGENT
6260 SW 145 ST, MIAMI, FL 33158-1832
7020 1290 0001 5682 9242



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Title of Document Posted: Notice of Intent to Lien and Hearing

I, Sebastian Ramos, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 4075 Ponce De Leon Blvd, ON 10/9/25 AT
11:13 am.

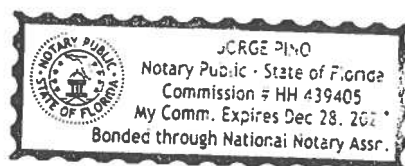
Sebastian Ramos
Employee's Printed Name

[Signature]
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me by means of ___ physical presence or ___ online
notarization, this 9 day of OCT., in the year 2025, by
Sebastian Ramos who is personally known to me.

My Commission Expires:



[Signature]
Notary Public

City's Exhibit #7

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 20-1937
RECT-25-01-0450

vs.

Certified Mail Return Receipt & Via USPS Regular Mail
7020 1290 0001 5682 9235

4075 Ponce De Leon CO., Inc.
F/K/A 4075 Ponce De Leon Investment CO., Inc.
4075 Ponce De Leon Blvd, # 4041
Coral Gables, FL 33135-1032
Respondent.

NOTICE OF INTENT TO LIEN AND HEARING

Date: October 9, 2025

Re: **4075 Ponce De Leon Blvd**, Coral Gables, FL 33146, LOT 13 BLK 5, CORAL GABLES
INDUSTRIAL SEC, PB 28-22, and 03-4120-017-1123 ("Property").

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Please note that, as provided in the Board's Order and notwithstanding the pending hearing, the Building Official may take further enforcement action, to immediately, and without further order from the Board, 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 and the City may DEMOLISH the Structure. The City may sell as salvage or require the

Oct 9, 2025



TORIA'S ARMOIRE

Oct 9, 2025

6514-18
70R1-151-2

70 AUG 13 PM 1:36

NOTARY PUBLIC
In and for the State of Florida
Pedro J. ...
2505 Ponce de Leon Blvd.
Coral Gables, Florida 33134

QUIT-CLAIM DEED

Nicasio C. Fuentes and Martha Fuentes, his wife, and George W. Berczeli and Isabella Berczeli, his wife, and Edward Fuentes and Lillian Fuentes, his wife, parties of the first part, for and in consideration of the sum of Ten Dollars and other good and valuable considerations, receipt whereof is hereby acknowledged, do hereby remise, release and quit-claim unto

4075 Ponce De Leon Investment Co., Inc., a Florida Corporation,
party(ies) of the second part, whose address is
4041 Ponce de Leon Blvd., Coral Gables, 33146

successors and assigns forever, all of their right, title and interest in and to the following described property, situated in Dade County, Florida, to-wit:

Any and all interest in:
Lot 13, Block 5, Coral Gables Industrial Section,
according to the plat thereof, recorded in Plat
Book 28, at Page 22, of the Public Records of
Dade County, Florida.



In witness whereof, parties of the first part have hereunto set their hands and seals this 15th day of July, 1970.

Signed, sealed and delivered in the presence of

[Signatures of witnesses]

[Signature] (Seal)
Nicasio C. Fuentes
[Signature] (Seal)
Martha Fuentes
[Signature] (Seal)
George W. Berczeli
[Signature] (Seal)
Isabella Berczeli
[Signature] (Seal)
Edward Fuentes
[Signature] (Seal)
Lillian Fuentes

State of Florida }
County of Dade }

I hereby certify that on this day before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Nicasio C. Fuentes and Martha Fuentes, his wife, and George W. Berczeli and Isabella Berczeli, his wife, and Edward Fuentes and Lillian Fuentes, his wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged before me that they executed the same freely and voluntarily.

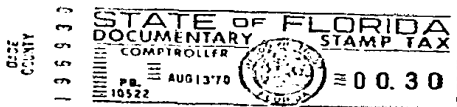
Witness my hand and official seal in the County and State last aforesaid this 15th day of July, 1970.

NOTARY PUBLIC, STATE OF FLORIDA
J. B. LEATHERMAN
CLERK, CIRCUIT COURT
BY *[Signature]* D. C.

[Signature]
Notary Public, State of Florida

My commission expires

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES AUG. 8, 1971
BONDED THROUGH FRED W. STEINHOFF



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search By Entity Name](#) /[Next List](#)

4075 Ponce

Search

Entity Name List

Corporate Name	Document Number	Status
4075 PONCE DE LEON COMPANY, INC.	350689	Active
4075 PONCE DE LEON INVESTMENT CO INC	350689	NAME HS
407-601 N CONGRESS LLC	L18000019328	INACT
4076 PARTNERS, LLC	L11000077641	INACT
4076 SORRENTO LLC	L11000108427	Active
4077, LLC	L99000003420	INACT
407-87-LEGAL	T08000000960	Active
407 894 4900 WINDSURF LLC	L17000211281	INACT
4078 BROOKMYRA, LLC	L18000164445	Active
4079, LLC	L10000018810	Active
4079 CERILLOS HOLDINGS, LLC	L16000046147	NAME HS
4079 CERRILLOS HOLDINGS, LLC	L16000046147	Active
4079 NW 35TH WAY, LLC	L07000032197	Active
4079 SOUTHWEST 46TH TERRACE LLC	L11000002905	INACT
407ACADEMY LLC	L14000128139	INACT
407A CONDOMINIUM ASSOCIATES, LLC	L07000125111	Active
407 ALUMINUM GLASS AND MIRROR INC	P15000070532	INACT
407ASKBONNIE, LLC	L14000122942	Active
407 AUDIO, VIDEO & SECURITY INC.	P04000059713	INACT/UA
407 AUTO BROKERS, LLC	L03000029570	INACT

[Next List](#)

4075 Ponce

Search

Florida Department of State, Division of Corporations



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation

4075 PONCE DE LEON COMPANY, INC.

Filing Information

Document Number	350689
FEI/EIN Number	59-1418247
Date Filed	08/13/1969
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	04/30/2019

Principal Address

4075 PONCE DE LEON
MIAMI, FL 33146

Changed: 03/30/2004

Mailing Address

6260 SW 145 ST
MIAMI, FL 33158

Changed: 02/28/2000

Registered Agent Name & Address

FUENTES, LILLIAM
6260 SW 145ST
MIAMI, FL 33158

Name Changed: 04/30/2019

Address Changed: 02/28/2000

Officer/Director Detail

Name & Address

Title PD

Fuentes, Enrique
6260 Marlen Dr
Coral Gables, FL 33158

Title SD

FUENTES, LILLIAN
6260 SW 145TH ST.
MIAMI, FL 33158

Title press

Fuentes, Eduardo S
4077 Ponce de Leon Blvd
Coral Gables, FL 33158

Annual Reports

Report Year	Filed Date
2022	04/19/2022
2023	05/31/2023
2024	05/28/2024

Document Images

05/28/2024 -- ANNUAL REPORT	View image in PDF format
05/31/2023 -- ANNUAL REPORT	View image in PDF format
04/19/2022 -- ANNUAL REPORT	View image in PDF format
04/26/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
04/13/2021 -- ANNUAL REPORT	View image in PDF format
05/07/2020 -- ANNUAL REPORT	View image in PDF format
04/30/2019 -- REINSTATEMENT	View image in PDF format
06/14/2017 -- ANNUAL REPORT	View image in PDF format
04/20/2016 -- ANNUAL REPORT	View image in PDF format
02/19/2015 -- ANNUAL REPORT	View image in PDF format
03/25/2014 -- ANNUAL REPORT	View image in PDF format
02/12/2013 -- ANNUAL REPORT	View image in PDF format
01/26/2012 -- ANNUAL REPORT	View image in PDF format
02/02/2011 -- ANNUAL REPORT	View image in PDF format
07/12/2010 -- REINSTATEMENT	View image in PDF format
01/04/2008 -- ANNUAL REPORT	View image in PDF format
02/12/2007 -- ANNUAL REPORT	View image in PDF format
03/22/2006 -- ANNUAL REPORT	View image in PDF format
03/28/2005 -- ANNUAL REPORT	View image in PDF format
03/30/2004 -- ANNUAL REPORT	View image in PDF format

03/24/2003 -- ANNUAL REPORT	View image in PDF format
04/22/2002 -- ANNUAL REPORT	View image in PDF format
02/06/2001 -- ANNUAL REPORT	View image in PDF format
02/28/2000 -- ANNUAL REPORT	View image in PDF format
03/17/1999 -- ANNUAL REPORT	View image in PDF format
02/16/1998 -- ANNUAL REPORT	View image in PDF format
08/11/1997 -- ANNUAL REPORT	View image in PDF format
04/30/1996 -- ANNUAL REPORT	View image in PDF format
05/01/1995 -- ANNUAL REPORT	View image in PDF format



**CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPT INVOICE**

BLDG RECERT / CRB
405 Biltmore Way - Coral Gables, FL 33134
(305) 460-5235

Site Address: 4075 PONCE DE LEON BLVD
CORAL GABLES, FL 33146-1417

PERMIT NUMBER: **RC-20-06-6708**

PARCEL NUMBER: **03-4120-017-1123**

Project Name:

Legal Description:

CORAL GABLES INDUSTRIAL SEC PB 28-22 LOT 13 BLK 5 LOT SIZE 25.000 X 100

Applicant:

4075 PONCE DE LEON INV CO INC
4041 PONCE DE LEON BLVD
1765
CORAL GABLES, FL 33146-1417

Owner:

4075 PONCE DE LEON INV CO INC
4041 PONCE DE LEON BLVD
1765
CORAL GABLES, FL 33146-1417

Contractor:

Cust. #: 016693

Tenant:

Qualifier:

Bus. License:

Project Description:

BUILDING RECERTIFICATION (YEAR BUILT 1970)

OF PAGES OF DOCUMENTATION 18
RECERTIFICATION YEAR 2020
CONSTRUCTION REGULATION BO 0.0000
CRB SETTLEMENT AGREEMENT 0.0000
OF PAGES TO RECORD

FEES

DOCUMENT PRESERVATION F	26.10
ORDINANCE 2006-27 FILING FE	18.00
BUILDING RE-CERTIFICATION I	380.63

TOTAL: **\$424.73**

Warning to owner: A recorded notice of commencement might be required to be submitted prior to inspection scheduling.

Issued Date:

Expiration Date: 06/16/2021

**CALL BEFORE YOU DIG FOR ALL UTILITY LOCATES
SUNSHINE STATE ONE CALL 811**



Issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law

City's Exhibit #10

City of Coral Gables
Dev Services
405 Biltmore
Coral Gables, FL 33134
3054605245
Welcome

013523-0001 Babette M 07/17/2020 08:41AM

PERMITS & INSPECTIONS

4075 PONCE DE LEON INV CO INC
RC-20-06-6708
BLDG RECERT / CRB
BUILDING
RECERTIFICATION (YEAR
BUILT 197
approved
2020 Item: RC-20-06-6708
BUILDING
RE-CERTIFICATION FEE 380.63

ORDINANCE 2006-27
FILING FEE 18.00

CONSTRUCTION
REGULATION BOARD 0.00

DOCUMENT PRESERVATION
FEE 26.10

DOCUMENT RECORDING
FEE 0.00

CRB SETTLEMENT
AGREEMENT 0.00

424.73

Subtotal 424.73
Total 424.73

CHECK 424.73
Check Number 1859

Change due 0.00

Paid by: 4075 PONCE DE LEON INV CO INC

Thank you for your payment.
Notice - Payment Disclaimer:
Any form of refunds or bonds will be
returned to the contractor regardless
who pays.

City of Coral Gables COPY
DUPLICATE RECEIPT



RC-20-06-6708

REGULATORY AND ECONOMIC RESOURCES
DEPARTMENTMINIMUM INSPECTION PROCEDURAL GUIDELINES
FOR BUILDING STRUCTURAL RECERTIFICATION

INSPECTION COMMENCED

Date: March 05, 2020.

INSPECTION COMPLETED

Date: March 05, 2020.

INSPECTION MADE BY: Jorge Luis Calzada Delgado, P.E.

SIGNATURE: 

PRINT NAME: Jorge Luis Calzada Delgado, P.E.

TITLE: Licensed Professional Engineer

ADDRESS: 7526 SW 6th Court North Lauderdale FL 33068

1. DESCRIPTION OF STRUCTURE

a. Name on Title: CORAL GABLES INDUSTRIAL SEC

b. Street Address: 4075 PONCE DE LEON BLVD CORAL GABLES, FL 33135

c. Legal Description: CORAL GABLES INDUSTRIAL SEC PB 28-22 LOT 13 BLK 5 LOT SIZE 25.000 X 100

d. Owner's Name: 4075 PONCE DE LEON INV CO INC

e. Owner's Mailing Address: 4075 PONCE DE LEON BLVD # 4041 CORAL GABLES, FL 33135-1032

f. Folio Number of Property on which Building is Located: 03-4120-017-1123

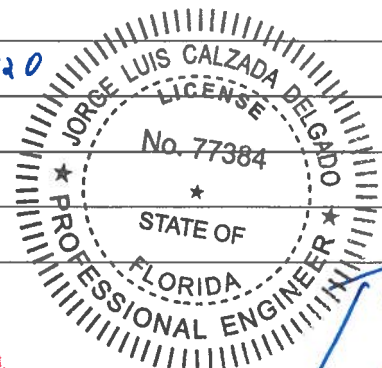
g. Building Code Occupancy Classification: M

h. Present Use: Furniture Store

i. General Description: A slab on grade with foundation supporting a concrete frame and a prefabricated concrete T beam system. Is a flat roof with a roof seal treatment. Is a type of construction III building and has approx. 3,354 Sf according to the Miami Dade Property

Addition Comments: Record Card. Is a 2 story building.

march 05, 2020



CITY'S

EXHIBIT 10

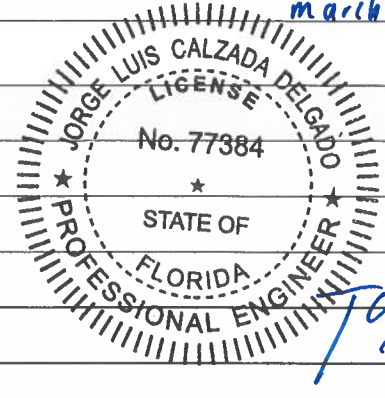
j. Additions to original structure: None according to the Miami Dade Property Record Card.

March 05, 2020

2. PRESENT CONDITION OF STRUCTURE

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

1. Bulging N/A.
2. Settlement N/A.
3. Deflections N/A.
4. Expansion N/A.
5. Contraction N/A.



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

Beam.

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

Fair, but See Summary Repair List Ahead.

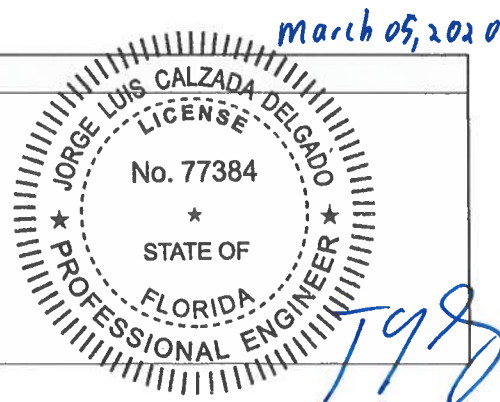
d. Cracks – note location in significant members. Identify crack size as HAIRLINE if barely discernible; FINE if less than 1 mm in width; MEDIUM if between 1 and 2 mm width; WIDE if over 2 mm.

Medium and wide cracks observed at the beam. See summary Repair List Ahead.

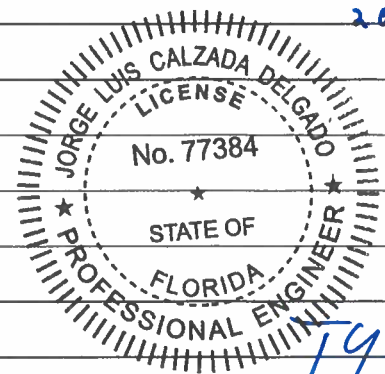
e. General extent of deterioration – cracking or spalling of concrete or masonry, oxidation of metals; rot or borer attack in wood.	
Fair, but See Summary Repair List Ahead.	
f. Previous patching or repairs	Yes.
g. Nature of present loading indicate residential, commercial, other estimate magnitude.	
Commercial.	

3. INSPECTIONS	
a. Date of notice of required inspection	May 10, 2020.
b. Date(s) of actual inspection	March 05, 2020.
c. Name and qualifications of individual submitting report:	Jorge Luis Calzada Delgado, P.E.
Licensed Professional Engineer.	
d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures	
N/A.	
e. Structural repair-note appropriate line:	
1. None required	N/A.
2. Required (describe and indicate acceptance)	See summary Repair List Ahead.

4. SUPPORTING DATA	
a. N/A.	sheet written data
b. N/A.	photographs
c. N/A.	drawings or sketches



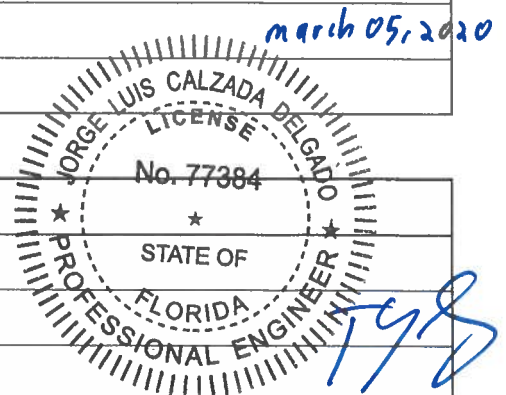
5. MASONRY BEARING WALL = Indicate good, fair, poor on appropriate lines:	
a. Concrete masonry units	Fair.
b. Clay tile or terra cotta units	N/A.
c. Reinforced concrete tie columns	Fair.
d. Reinforced concrete tie beams	Fair.
e. Lintel	Fair.
f. Other type bond beams	Fair.
g. Masonry finishes -exterior	Fair.
1. Stucco	Fair.
2. Veneer	N/A.
3. Paint only	Fair.
4. Other (describe)	N/A.
h. Masonry finishes - interior	Fair.
1. Vapor barrier	Not visible during the inspection.
2. Furring and plaster	Fair.
3. Paneling	Fair.
4. Paint only	Fair.
5. Other (describe)	N/A.
i. Cracks	N/A.
1. Location – note beams, columns, other	N/A.
2. Description	N/A.
j. Spalling	N/A.
1. Location – note beams, columns, other	N/A.
2. Description	N/A.
k. Rebar corrosion-check appropriate line	N/A.
1. None visible	N/A.
2. Minor-patching will suffice	N/A.
3. Significant-but patching will suffice	N/A.



4. Significant-structural repairs required N/A.	
I. Samples chipped out for examination in spall areas: N/A.	
1. No N/A.	
2. Yes – describe color, texture, aggregate, general quality	N/A.

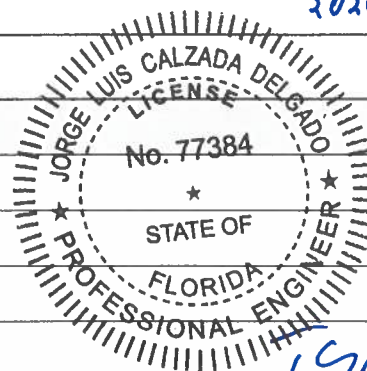
6. FLOOR AND ROOF SYSTEM	
a. Roof	
1. Describe (flat, slope, type roofing, type roof deck, condition)	
See Item 1.i. on page 1. See summary Repair List ahead.	
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support:	
See summary Repair List ahead.	
3. Note types of drains and scuppers and condition:	
See summary Repair List ahead.	
b. Floor system(s)	
1. Describe (type of system framing, material, spans, condition)	
See Item 1.i. on page 1. Floor system in poor condition. See summary Repair List Ahead.	
c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.	
Not necessary because the roof was exposed in some areas. Roof frame members in poor condition.	

7. STEEL FRAMING SYSTEM	
a. Description	N/A.



b. Exposed Steel- describe condition of paint and degree of corrosion
N/A.
c. Concrete or other fireproofing – note any cracking or spalling and note where any covering was removed for inspection
N/A.
d. Elevator sheave beams and connections, and machine floor beams – note condition:
N/A.
March 05, 2020

8. CONCRETE FRAMING SYSTEM	
a. Full description of structural system	See Item 1.i. on page 1.
b. Cracking	
1. Not significant	N/A.
2. Location and description of members affected and type cracking	Beam.
c. General condition	Fair, but See Summary Repair List Ahead.
d. Rebar corrosion – check appropriate line	
1. None visible	N/A.
2. Location and description of members affected and type cracking	Beam. See Sum. Rep. List Ahead.
3. Significant but patching will suffice	N/A.
4. Significant – structural repairs required (describe)	See Summary Repair List Ahead.
e. Samples chipped out in spall areas:	N/A.
1. No	N/A.
2. Yes, describe color, texture, aggregate, general quality:	N/A.



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

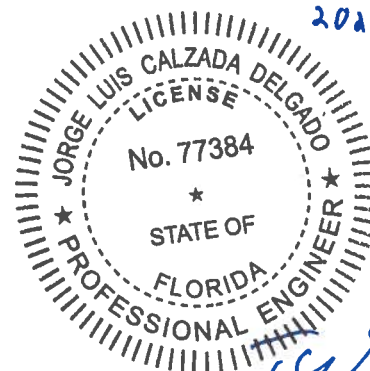
10. WOOD FRAMING	
a. Type – fully describe if mill construction, light construction, major spans, trusses:	
	N/A.
b. Note metal fitting i.e., angles, plates, bolts, split pintles, other, and note condition:	
	N/A.
c. Joints – note if well fitted and still closed:	N/A.
d. Drainage – note accumulations of moisture	N/A.
e. Ventilation – note any concealed spaces not ventilated:	N/A.
f. Note any concealed spaces opened for inspection:	N/A.

js:lm:jg:rtc:10/13/2015:40yearrecertificationsystem

BORA Approved – Revised September 17, 2015/RER-10/13/2015

SUMMARY REPAIR LIST

1. Structural Concrete repair necessary at the beam. (Permit Required from the City of Coral Gables. The Engineer must prepare the Engineering Structural Permit Documents required by the City before a Contractor prepare a quote and obtain a permit from the City).
2. The Engineer need access to inspect the roof and the A/C room (first floor). Accesses weren't possible during the inspection.
3. Repair the damaged gypsum board at the ceiling on the second and first floor.
4. Tight the loose screws of the handrails at the stairs.
5. Attach properly the loose door of the meter room.





DEPARTMENT OF REGULATORY
AND ECONOMIC RESOURCES

MINIMUM INSPECTION PROCEDURAL GUIDELINES
FOR BUILDING ELECTRICAL RECERTIFICATION

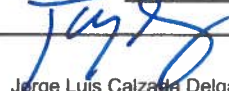
INSPECTION COMMENCED

Date: May 27, 2020.

INSPECTION COMPLETED

Date: May 27, 2020.

INSPECTION MADE BY: Jorge Luis Calzada Delgado, P.E.

SIGNATURE: 

PRINT NAME: Jorge Luis Calzada Delgado, P.E.

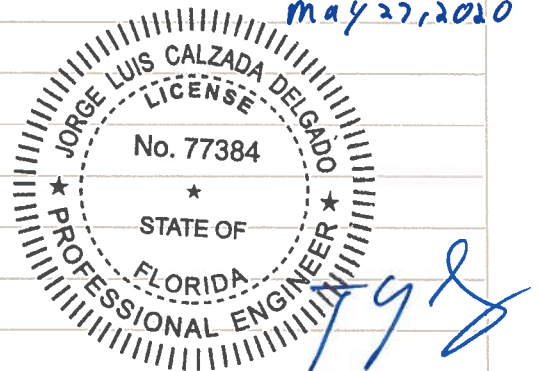
TITLE: Licensed Professional Engineer

ADDRESS: 7526 SW 6th Court North Lauderdale FL 33068

DESCRIPTION OF STRUCTURE

- a. Name on Title: CORAL GABLES INDUSTRIAL SEC
- b. Street Address: 4075 PONCE DE LEON BLVD CORAL GABLES, FL 33135
- c. Legal Description: CORAL GABLES INDUSTRIAL SEC PB 28-22 LOT 13 BLK 5 LOT SIZE 25.000 X 110.000
- d. Owner's Name: 4075 PONCE DE LEON INV CO INC
- e. Owner's Mailing Address: 4075 PONCE DE LEON BLVD # 4041 CORAL GABLES, FL 33135-1032
- f. Folio Number of Property on which Building is Located: 03-4120-017-1123
- g. Building Code Occupancy Classification: M
- h. Present Use: Furniture Store
- i. General Description, Type of Construction, Size, Number of Stories, and Special Features
- Additional Comments:

A slab on grade with foundation supporting a concrete frame and a prefabricated concrete T beam system. Is a flat roof with a roof seal treatment. Is a type of construction III building and has approx. 3,354 Sf according to the Miami Dade Property Record Card. Is a 2 story building.



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

1. ELECTRIC SERVICE

1. Size: Amperage () Fuses () Breakers (*)

2. Phase: Three Phase (*) Single Phase ()

3. Condition: Good () Fair (*) Needs Repair ()

Comments: No amperage and voltage capacity present on the equipment label. Is a 4W electrical service.

2. METER AND ELECTRIC ROOM

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

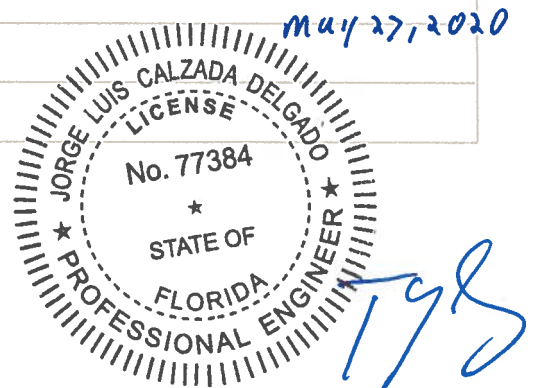
Comments:

3. GUTTERS

Location: Go od (*) Requires Repair ()

Taps and Fill: Good () Requires Repair (*)

Comments: See Summary Repair List Ahead.



4. ELECTRICAL PANELS

Location: Good () Needs Repair (*)

1. Panel #(A)

Good () Needs Repair (*)

2. Panel #()

Good () Needs Repair ()

3. Panel #()

Good () Needs Repair ()

4. Panel #()

Good () Needs Repair ()

5. Panel #()

Good () Needs Repair ()

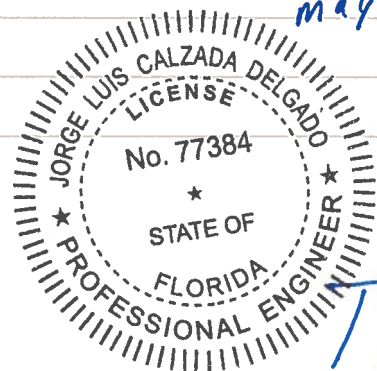
Comments: Panel A (lights and A/C) is located at the meter room. See Summary Repair List Ahead.

5. BRANCH CIRCUITS:

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

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

Comments:



6. GROUNDING SERVICE:

Good () Repairs Required ()

Comments: See Summary Repair List Ahead.

7. GROUNDING OF EQUIPMENT:

Good () Repairs Required ()

Comments: See Summary Repair List Ahead.

8. SERVICE CONDUITS/RACEWAYS:

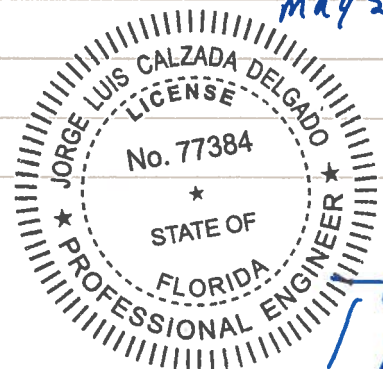
Good (*) Repairs Required ()

Comments:

9. SERVICE CONDUCTOR AND CABLES:

Good (*) Repairs Required ()

Comments:



10. TYPES OF WIRING METHODS:

Conduit Raceways:	Good	()	Repairs Required	(*)
Conduit PVC:	Good	(*)	Repairs Required	()
NM Cable:	Good	(*)	Repairs Required	()
BX Cable:	Good	(*)	Repairs Required	()

11. FEEDER CONDUCTORS:

Good	(*)	Repairs Required	()
------	-----------	------------------	-----------

Comments:

12. EMERGENCY LIGHTING:

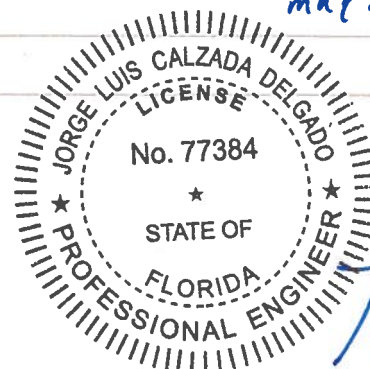
Good	()	Repairs Required	(*)
------	-----------	------------------	-----------

Comments: See Summary Repair List Ahead.

13. BUILDING EGRESS ILLUMINATION:

Good	()	Repairs Required	(*)
------	-----------	------------------	-----------

Comments: See Summary Repair List Ahead.



14. FIRE ALARM SYSTEM:

Good () Repairs Required ()

Comments: No Fire Alarm System present. It is up to the City Fire Department to determine if it is necessary because may be when the building was built wasn't required.

15. SMOKE DETECTORS:

Good () Repairs Required ()

Comments: No smoke detectors present. It is up to the City Fire Department to determine if it is necessary because may be when the building was built wasn't required.

16. EXIT LIGHTS:

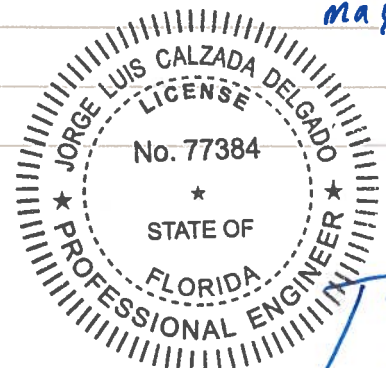
Good () Repairs Required (*)

Comments: See Summary Repair List Ahead.

17. EMERGENCY GENERATOR:

Good () Repairs Required ()

Comments: N/A.



Tag

Require Additional

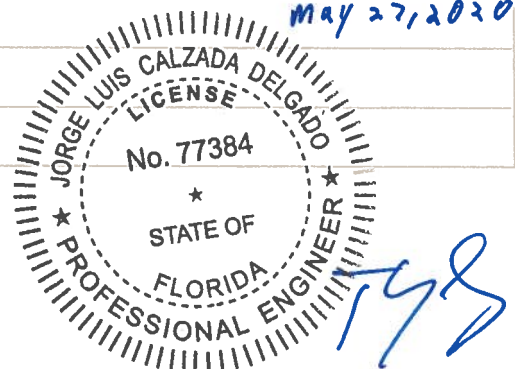
Require Additional

Comments: N/A.

Comments: See Summary Repair List Ahead.

may 27, 2020

ARGE LUIS CALZADA DELGADO
LICENSE
No 77384

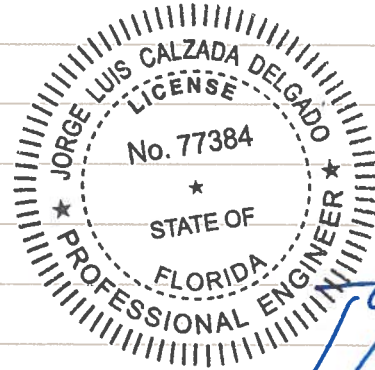


22. ADDITIONAL COMMENTS:

SUMMARY REPAIR LIST

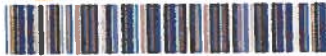
1. Repair the damaged emergency and exit lights.
2. The Engineer need access to inspect the roof, the A/C room (first floor) and the ground at the meter room. Accesses weren't possible during the inspection.
3. Replace the extension cords of the lights at the ceiling by an up to code conduits.
4. Install the missing screws at the wireway in the meter room.
5. Install the missing screws of the frame of the electrical panel A.

may 27, 2020





City of Coral Gables
Development Services



RC-20-06-6708

4075 PONCE DE LEON BLVD #

Folio #: **03-4120-017-1123**

Permit Description: BUILDING

RECERTIFICATION (YEAR BUILT 1970)

EL 20070500

ME _____

PL _____

OFFICE SET

Section	Approved	
	By	Date
☒ BUILDING		
☐ CONCURRENCY		
☒ ELECTRICAL		
☐ FEHA		
☐ FIRE		
☐ HANDICAP		
☐ HISTORICAL		
☐ LANDSCAPE		
☐ MECHANICAL		
☐ PLUMBING		
☐ PUBLIC WORKS		
☐ STRUCTURAL		
☐ ZONING		
☐		
☐ 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.

Special Inspector required
for the following:

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

APPROVAL OF THIS SET OF PLANS DOES NOT
CONSTITUTE APPROVAL OF ANY STRUCTURE OR
CONDITION NOT IN COMPLIANCE WITH ANY
APPLICABLE CODES



RC-20-06-6708

REGULATORY AND ECONOMIC RESOURCES
DEPARTMENTMINIMUM INSPECTION PROCEDURAL GUIDELINES
FOR BUILDING STRUCTURAL RECERTIFICATION

INSPECTION COMMENCED

Date: March 17, 2021.

INSPECTION COMPLETED

Date: March 17, 2021.

INSPECTION MADE BY: Jorge Luis Calzada Delgado, P.E.

SIGNATURE: 

PRINT NAME: Jorge Luis Calzada Delgado, P.E.

TITLE: Licensed Professional Engineer

ADDRESS: 7526 SW 6th Court North Lauderdale FL 33068

1. DESCRIPTION OF STRUCTURE

a. Name on Title: CORAL GABLES INDUSTRIAL SEC

b. Street Address: 4075 PONCE DE LEON BLVD CORAL GABLES, FL 33135

c. Legal Description: CORAL GABLES INDUSTRIAL SEC PB 28-22 LOT 13 BLK 5 LOT SIZE 25.000 X 100

d. Owner's Name: 4075 PONCE DE LEON INV CO INC

e. Owner's Mailing Address: 4075 PONCE DE LEON BLVD # 4041 CORAL GABLES, FL 33135-1032

f. Folio Number of Property on which Building is Located: 03-4120-017-1123

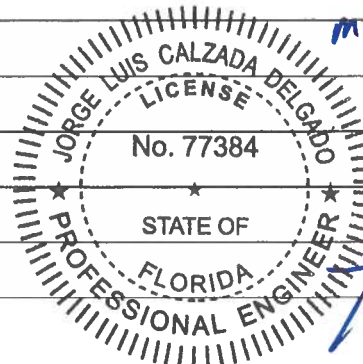
g. Building Code Occupancy Classification: M

h. Present Use: Furniture Store

i. General Description: A slab on grade with foundation supporting a concrete frame and a prefabricated concrete T beam system. Is a flat roof with a roof seal treatment. Is a type

of construction III building and has approx. 3,354 Sf according to the Miami Dade Property

Addition Comments: Record Card. Is a 2 story building.



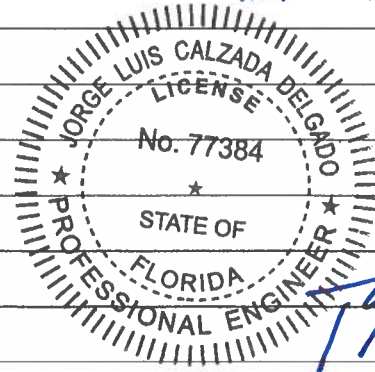
j. Additions to original structure: None according to the Miami Dade Property Record Card.

March 12, 2021

2. PRESENT CONDITION OF STRUCTURE

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

1. Bulging N/A.
2. Settlement N/A.
3. Deflections N/A.
4. Expansion N/A.
5. Contraction N/A.



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

N/A.

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

Fair.

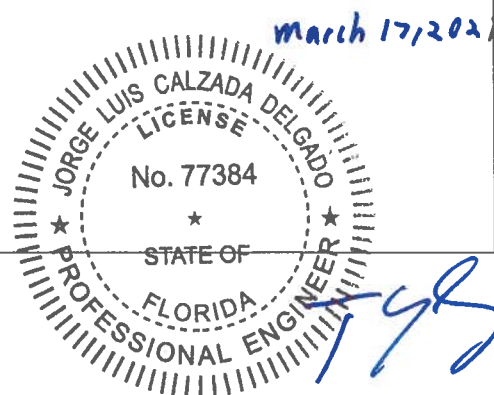
d. Cracks – note location in significant members. Identify crack size as HAIRLINE if barely discernible; FINE if less than 1 mm in width; MEDIUM if between 1 and 2 mm width; WIDE if over 2 mm.

N/A.

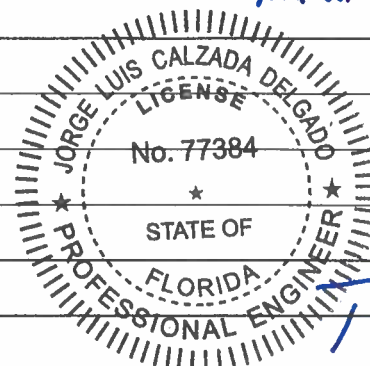
e. General extent of deterioration – cracking or spalling of concrete or masonry, oxidation of metals; rot or borer attack in wood.	
	Fair.
f. Previous patching or repairs	Yes.
g. Nature of present loading indicate residential, commercial, other estimate magnitude.	
	Commercial.

3. INSPECTIONS	
a. Date of notice of required inspection	May 10, 2020.
b. Date(s) of actual inspection	March 17, 2021.
c. Name and qualifications of individual submitting report:	Jorge Luis Calzada Delgado, P.E.
	Licensed Professional Engineer.
d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures	
	N/A.
e. Structural repair-note appropriate line:	
1. None required	N/A.
2. Required (describe and indicate acceptance)	N/A.

4. SUPPORTING DATA	
a. <u>N/A.</u>	sheet written data
b. <u>N/A.</u>	photographs
c. <u>N/A.</u>	drawings or sketches



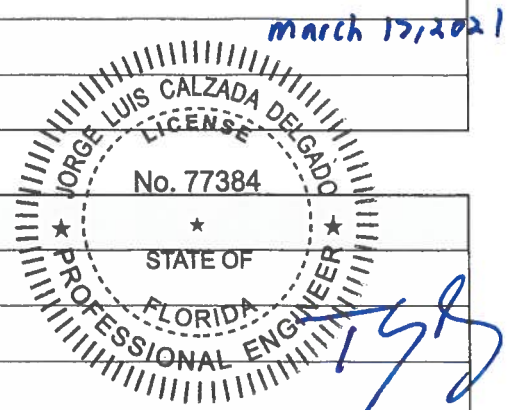
5. MASONRY BEARING WALL = Indicate good, fair, poor on appropriate lines:	
a. Concrete masonry units	Fair.
b. Clay tile or terra cotta units	N/A.
c. Reinforced concrete tie columns	Fair.
d. Reinforced concrete tie beams	Fair.
e. Lintel	Fair.
f. Other type bond beams	Fair.
g. Masonry finishes -exterior	Fair.
1. Stucco	Fair.
2. Veneer	N/A.
3. Paint only	Fair.
4. Other (describe)	N/A.
h. Masonry finishes - interior	Fair.
1. Vapor barrier	Not visible during the inspection.
2. Furring and plaster	Fair.
3. Paneling	Fair.
4. Paint only	Fair.
5. Other (describe)	N/A.
i. Cracks	N/A.
1. Location – note beams, columns, other	N/A.
2. Description	N/A.
j. Spalling	N/A.
1. Location – note beams, columns, other	N/A.
2. Description	N/A.
k. Rebar corrosion-check appropriate line	N/A.
1. None visible	N/A.
2. Minor-patching will suffice	N/A.
3. Significant-but patching will suffice	N/A.



4. Significant-structural repairs required	N/A.
I. Samples chipped out for examination in spall areas: N/A.	
1. No	N/A.
2. Yes – describe color, texture, aggregate, general quality	N/A.

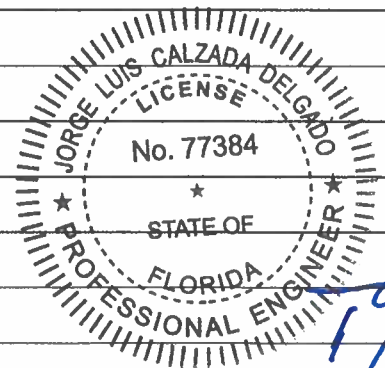
6. FLOOR AND ROOF SYSTEM
a. Roof
1. Describe (flat, slope, type roofing, type roof deck, condition)
See Item 1.i. on page 1. Fair condition.
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support:
A/C compressor units supports present in fair condition
3. Note types of drains and scuppers and condition:
Roof drains present in fair condition. No scuppers present.
b. Floor system(s)
1. Describe (type of system framing, material, spans, condition)
See Item 1.i. on page 1. Floor system in fair 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.
Not necessary because the roof was exposed in some areas. Roof frame members in fair condition.

7. STEEL FRAMING SYSTEM
a. Description
N/A.



b. Exposed Steel- describe condition of paint and degree of corrosion
N/A.
c. Concrete or other fireproofing – note any cracking or spalling and note where any covering was removed for inspection
N/A.
d. Elevator sheave beams and connections, and machine floor beams – note condition:
N/A.

8. CONCRETE FRAMING SYSTEM	
a. Full description of structural system	
See Item 1.i. on page 1.	
b. Cracking	
1. Not significant	N/A.
2. Location and description of members affected and type cracking	N/A.
c. General condition	Fair.
d. Rebar corrosion – check appropriate line	
1. None visible	N/A.
2. Location and description of members affected and type cracking	N/A.
3. Significant but patching will suffice	N/A.
4. Significant – structural repairs required (describe)	N/A.
e. Samples chipped out in spall areas: N/A.	
1. No	N/A.
2. Yes, describe color, texture, aggregate, general quality:	N/A.



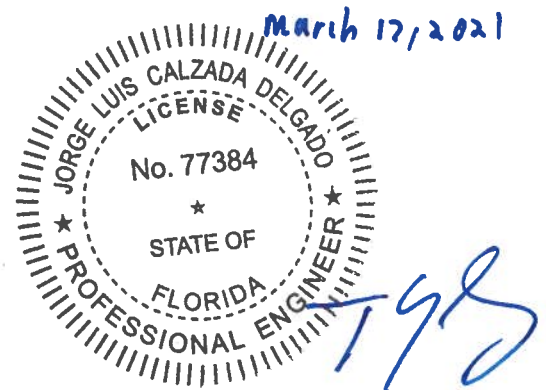
March 17, 2021

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

10. WOOD FRAMING	
a. Type – fully describe if mill construction, light construction, major spans, trusses:	
N/A.	
b. Note metal fitting i.e., angles, plates, bolts, split pintles, other, and note condition:	
N/A.	
c. Joints – note if well fitted and still closed: N/A.	
d. Drainage – note accumulations of moisture N/A.	
e. Ventilation – note any concealed spaces not ventilated: N/A.	
f. Note any concealed spaces opened for inspection:	N/A.

js:lm:jg:rtc:10/13/2015:40yearrecertificationsystem

BORA Approved – Revised September 17, 2015/RER-10/13/2015



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

DATE: may 27, 2020

Re: Case No. _____ FYear _____

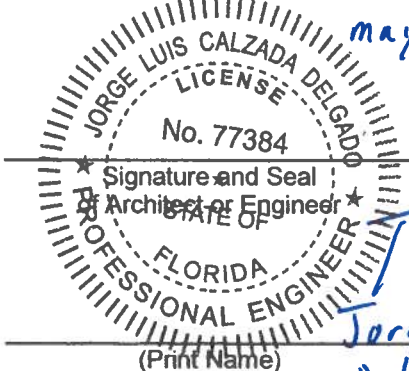
Property Address: 4075 Ponce de Leon Blvd Coral Gables FL 33135 Bldg. No.: 1, Sq. Ft.: 3,354

Building Description: 2 Story Commercial Building

I am a Florida registered professional engineer or architect with an active license. On may 27, 2020, I inspected the parking lots servicing the above referenced building for compliance with Section 8C-6 and determined the following (check only one):

- ☒ The parking lot(s) is not adjacent to or abutting a canal, lake or other body of water.
- ☐ The parking lot(s) is adjacent to or abutting a canal, lake or other body of water and parked vehicles are protected by a guardrail that complies with Section 8C-6 of the Miami-Dade County Code.
- ☐ The parking lot(s) is adjacent to or abutting a canal, lake or other body of water and parked vehicles are not protected by a guardrail that complies with Section 8C-6 of the Miami-Dade County Code. I have advised the property owner that he/she must obtain a permit for the installation of the guardrail and obtain all required inspection approvals to avoid enforcement action.

may 27, 2020



(Print Name)

Jorge Luis Calzada Delgado, P.E.

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

DATE: May 27, 2020

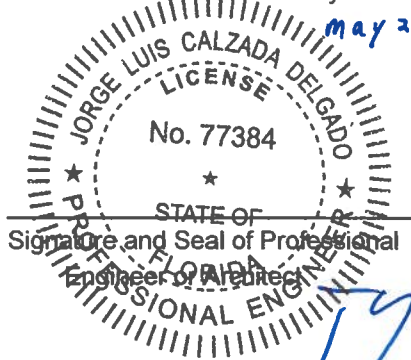
Case No. FYear _____

Property Address: 4075 Ponce de Leon Blvd Coral Gables FL 33135 Bldg. No.: 1 Sq. Ft.: 3,354

Folio Number: 03-412-012-1123

Building Description: 2 Story Commercial Building

1. I am a Florida registered professional engineer or architect with an active license.
2. On May 27, 2020, at 9:30 AM (PM) I measured the level of illumination in the parking lot(s) serving the above referenced building.
3. Maximum 8.18 foot candle
Minimum 1.39 foot candle
Maximum to Minimum Ratio 5.88 : 1, 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 the Code of Miami-Dade County.



Jorge Luis Calzada Delgado, P.E.
Print Name



DEPARTMENT OF REGULATORY
AND ECONOMIC RESOURCES

MINIMUM INSPECTION PROCEDURAL GUIDELINES
FOR BUILDING ELECTRICAL RECERTIFICATION

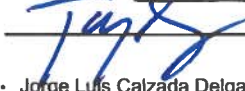
INSPECTION COMMENCED

Date: March 17, 2021.

INSPECTION COMPLETED

Date: March 17, 2021.

INSPECTION MADE BY: Jorge Luis Calzada Delgado, P.E.

SIGNATURE: 

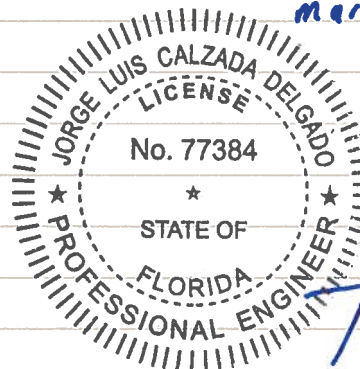
PRINT NAME: Jorge Luis Calzada Delgado, P.E.

TITLE: Licensed Professional Engineer

ADDRESS: 7526 SW 6th Court North Lauderdale FL 33068

DESCRIPTION OF STRUCTURE

- a. Name on Title: CORAL GABLES INDUSTRIAL SEC
- b. Street Address: 4075 PONCE DE LEON BLVD CORAL GABLES, FL 33135
- c. Legal Description: CORAL GABLES INDUSTRIAL SEC PB 28-22 LOT 13 BLK 5 LOT SIZE 25.000 X 1
- d. Owner's Name: 4075 PONCE DE LEON INV CO INC
- e. Owner's Mailing Address: 4075 PONCE DE LEON BLVD # 4041 CORAL GABLES, FL 33135-1032
- f. Folio Number of Property on which Building is Located: 03-4120-017-1123
- g. Building Code Occupancy Classification: M
- h. Present Use: Furniture Store
- i. General Description, Type of Construction, Size, Number of Stories, and Special Features
- Additional Comments:
- A slab on grade with foundation supporting a concrete frame and a prefabricated concrete T beam system. Is a flat roof with a roof seal treatment. Is a type of construction III building and has approx. 3,354 Sf according to the Miami Dade Property Record Card. Is a 2 story building.



March 17, 2021

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

1. ELECTRIC SERVICE

1. Size: Amperage () Fuses () Breakers (*)

2. Phase: Three Phase (*) Single Phase ()

3. Condition: Good () Fair (*) Needs Repair ()

Comments: No amperage and voltage capacity present on the equipment label. Is a 4W electrical service.

2. METER AND ELECTRIC ROOM

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

Comments:

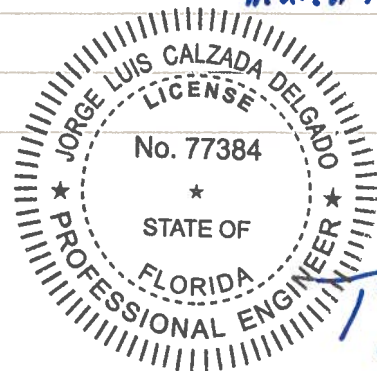
3. GUTTERS

Location: Go od (*) Requires Repair ()

Taps and Fill: Good (*) Requires Repair ()

Comments:

march 17, 2021



4. ELECTRICAL PANELS

Location: Good (*) Needs Repair ()

1. Panel #(A)

Good (*) Needs Repair ()

2. Panel #()

Good () Needs Repair ()

3. Panel #()

Good () Needs Repair ()

4. Panel #()

Good () Needs Repair ()

5. Panel #()

Good () Needs Repair ()

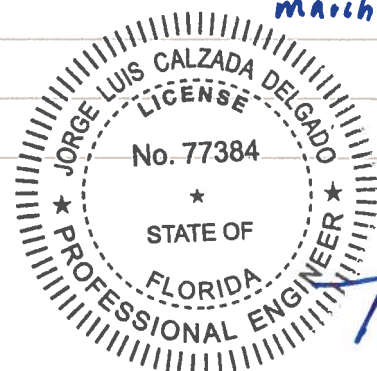
Comments: Panel A (lights and A/C) is located at the meter room.

5. BRANCH CIRCUITS:

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

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

Comments:



6. GROUNDING SERVICE:

Good

(*)

Repairs Required

()

Comments:

7. GROUNDING OF EQUIPMENT:

Good

(*)

Repairs Required

()

Comments:

8. SERVICE CONDUITS/RACEWAYS:

Good

(*)

Repairs Required

()

Comments:

9. SERVICE CONDUCTOR AND CABLES:

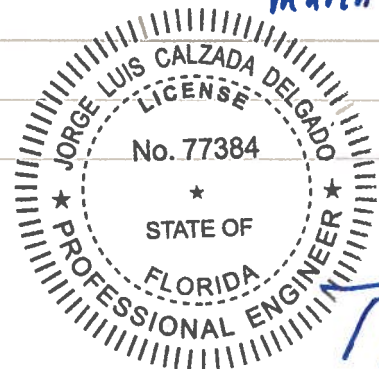
Good

(*)

Repairs Required

()

Comments:



10. TYPES OF WIRING METHODS:

Conduit Raceways:	Good	(*)	Repairs Required	()
Conduit PVC:	Good	(*)	Repairs Required	()
NM Cable:	Good	(*)	Repairs Required	()
BX Cable:	Good	(*)	Repairs Required	()

11. FEEDER CONDUCTORS:

Good	(*)	Repairs Required	()
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Comments:

12. EMERGENCY LIGHTING:

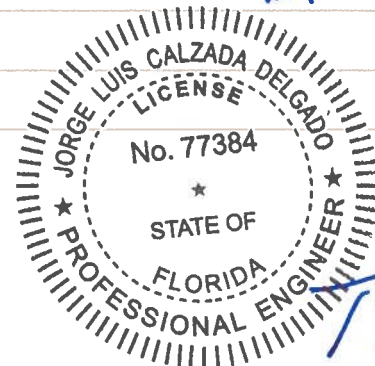
Good	(*)	Repairs Required	()
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Comments:

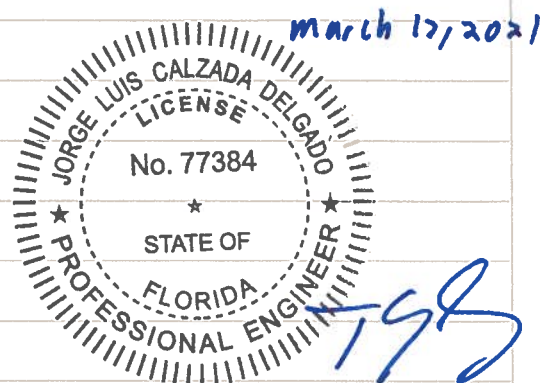
13. BUILDING EGRESS ILLUMINATION:

Good	(*)	Repairs Required	()
------	-------	------------------	-----

Comments:



22. ADDITIONAL COMMENTS:





City of Coral Gables
Development Services



RC-20-06-6708

4075 PONCE DE LEON BLVD #

Folio #: 03-4120-017-1123

Permit Description: BUILDING
RECERTIFICATION (YEAR BUILT 1970)
CONSTRUCTION REGULATION BOARD CASE

EL _____

ME _____

PL _____

OFFICE SET

Section	Approved	
	By	Date
☒ BUILDING		
☐ CONCURRENCY		
☒ ELECTRICAL		
☐ FEMA		
☐ FIRE		
☐ HANDICAP		
☐ HISTORICAL		
☐ LANDSCAPE		
☐ MECHANICAL		
☐ PLUMBING		
☐ PUBLIC WORKS		
☐ STRUCTURAL		
☐ ZONING		
☐		
☐ 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.

R
R

**Special Inspector required
for the following:**

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

APPROVAL OF THIS SET OF PLANS DOES NOT
CONSTITUTE APPROVAL OF ANY STRUCTURE OR
CONDITION NOT IN COMPLIANCE WITH ANY
APPLICABLE CODES

DATE: April 09, 2021.

TO: 4075 PONCE DE LEON INV CO INC
4075 PONCE DE LEON BLVD # 4041
CORAL GABLES, FL 33135-1032

FROM: Jorge Luis Calzada Delgado, P.E. (Lic.77384)
7526 SW 6th Court
North Lauderdale, FL 33068
(787)-646-6812

SUBJECT: Delivery of 1 Signed and Sealed (3-17-2021) Updated 40 Year Structural
Inspection Report
Delivery of 1 Signed and Sealed (3-17-2021) Updated 40 Year Electrical
Inspection Report

ADDRESS OF INSPECTION: 4075 PONCE DE LEON BLVD
CORAL GABLES, FL 33135

RECEIVED BY:



The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY

CORAL GABLES, FLORIDA 33134

July 17, 2020

4075 PONCE DE LEON INV CO INC
4075 PONCE DE LEON BLVD # 4041
CORAL GABLES, FL 33135-1032

ADDRESS: 4075 PONCE DE LEON BLVD
PROPERTY FOLIO #: 03-4120-017-1123

Dear Property Owner/Manager:

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

By these means, I am granting you sixty (60) calendar days from the date of this letter to provide a new, completed and revised Recertification Report. Please note we **will not be able to grant additional extensions**; therefore, repairs to comply with the recertification criteria shall take place during these sixty (60) calendar days.

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

Sincerely,

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

Manuel Z. Lopez, P.E.
Building Official