



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 12/26/2024

PROPERTY INFORMATION				
Folio	03-4117-005-4000			
Property Address	2701 PONCE DE LEON BLVD CORAL GABLES, FL 33134-6020			
Owner	PONCE 2019 LLC			
Mailing Address	806 SOUTH DOUGLAS RD STE 625 CORAL GABLES, FL 33134			
Primary Zone	5004 MIXED-USE 2			
Primary Land Use	1813 OFFICE BUILDING - MULTISTORY : OFFICE BUILDING			
Beds / Baths /Half	0 / 0 / 0			
Floors	2			
Living Units	0			
Actual Area				
Living Area				
Adjusted Area	25,428 Sq.Ft			
Lot Size	8,368 Sq.Ft			
Year Built	1984			
ASSESSMENT INFORMATION				
Year	2024	2023	2022	
Land Value	\$3,378,580	\$3,347,200	\$3,347,200	
Building Value	\$100,000	\$100,000	\$100,000	
Extra Feature Value	\$0	\$0	\$0	
Market Value	\$3,478,580	\$3,447,200	\$3,447,200	
Assessed Value	\$3,478,580	\$3,447,200	\$3,447,200	
BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				
SHORT LEGAL DESCRIPTION				
C GABLES CRAFTS SEC PB 10-40				
LOTS 39 TO 42 INC BLK 14				
LOT SIZE 73.400 X 114				
OR 17460-3366 1296 2 (4)				



TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,478,580	\$3,447,200	\$3,447,200
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,478,580	\$3,447,200	\$3,447,200
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,478,580	\$3,447,200	\$3,447,200
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,478,580	\$3,447,200	\$3,447,200

City's Exhibit #1

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
07/26/2019	\$11,600,000	31622-3060	Qual on DOS, multi-parcel sale
12/04/2009	\$4,000,000	27426-3480	Trustees in bankruptcy, executors or guardians
12/01/1996	\$3,225,000	17460-3366	Deeds that include more than one parcel
06/01/1976	\$140,000	15000-0000	Deeds that include more than one parcel

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>

2701 Ponce de Leon Blvd

<u>Owner (PA and deed address)</u> PONCE 2019 LLC 806 SOUTH DOUGLAS RD, STE 625 CORAL GABLES, FL 33134	<u>Owner (all Sunbiz address)</u> PONCE 2019 LLC C/O XAVIER A. FRANCO REGISTERED AGENT 255 ALHAMBRA CIRCLE, STE. 925 CORAL GABLES, FL 33134
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City's Exhibit #2



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Permits and Inspections: Search Results

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Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
HI-22-12-6470	12/09/2022	2701 PONCE DE LEON BLVD	LETTER OF HISTORIC SIGNIFICANCE	Letter of Historic Significance for 2701 Ponce de Leon Boulevard. Fee: \$761.25	final	12/09/2022	12/09/2022	0.00
EX-21-07-8319	07/27/2021	2701 PONCE DE LEON BLVD	PERMIT EXTENSION & RENEWAL	EXTENSION FOR EL-20-07-7120 BUGLAR ALARM (AMTRUST)	final	07/29/2021	07/29/2021	0.00
PL-21-01-5505	01/06/2021	2701 PONCE DE LEON BLVD	PLUMB COMMERCIAL / RESIDENTIAL WORK	*PLANS DISCARDED/CANCELED* COMMERCIAL INTERIOR ALTERATIONS -AMTRUST BANK- \$250,000	canceled		01/25/2022	0.00
ME-20-11-5215	11/03/2020	2701 PONCE DE LEON BLVD	MECH COMMERCIAL / RESIDENTIAL WORK	*PLANS CANCELED* COMMERCIAL INTERIOR ALTERATIONS -AMTRUST BANK- \$250,000	canceled		01/25/2022	0.00
EL-20-10-6035	10/02/2020	2701 PONCE DE LEON BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	*PLANS DISCARDED/CANCELED* COMMERCIAL INTERIOR ALTERATIONS -AMTRUST BANK-	canceled		01/25/2022	0.00
BL-20-10-5987	10/01/2020	2701 PONCE DE LEON BLVD	INTERIOR ALTERATION ONLY	*PLANS DISCARDED/CANCELED* COMMERCIAL INTERIOR ALTERATIONS -AMTRUST BANK- \$250,000	canceled		01/25/2022	0.00
EL-20-07-7120	07/31/2020	2701 PONCE DE LEON BLVD	ELEC LOW VOLTAGE SYSTEM	BUGLAR ALARM (AMTRUST)	final	08/05/2020	02/08/2022	0.00
UP-19-07-5618	07/26/2019	2701 PONCE DE LEON BLVD	UPFRONT FEE - THIS IS NOT A PERMIT	UPFRONT FEE FOR BL19075617 COMM INTERIOR ALTERATIONS-INSTALL ATM IN LOBBY (AM TRUST) \$10,000	final	07/26/2019	07/26/2019	0.00
BL-19-07-5617	07/26/2019	2701 PONCE DE LEON BLVD	INTERIOR ALTERATION ONLY	COMM INTERIOR ALTERATIONS-INSTALL ATM IN LOBBY (AM TRUST) \$10,000	final	09/24/2019	12/12/2019	0.00
CE-19-06-5895	06/27/2019	2701 PONCE DE LEON BLVD	CODE ENF LIEN SEARCH	LIEN SEARCH	final	06/28/2019	06/28/2019	0.00
EX-19-01-3229	01/15/2019	2701 PONCE DE LEON BLVD	PERMIT EXTENSION & RENEWAL	PERMIT REWALL	final	01/16/2019	01/16/2019	0.00
ZV-18-11-3306	11/16/2018	2701 PONCE DE LEON BLVD	ZONING LETTER VERIFICATION	Zoning Verification Letter	final	11/16/2018	11/16/2018	0.00
PU-18-11-2977	11/09/2018	2701 PONCE DE LEON BLVD	PUBLIC RECORDS SEARCH	REQUEST FOR DUPLICATE CERTIFIED SET OF PLANS TO CLOSE PERMIT ACCESS	final	11/09/2018	11/09/2018	0.00

City's Exhibit #3

PL-16-08-6734	08/22/2016	2701 PONCE DE LEON BLVD	PLUMB COMMERCIAL / RESIDENTIAL WORK	CONTROL FREE EGRESS DOOR STRIKES \$1,100 CANCELLED PLUMBING WORK FOR COMM INTER ALTERATIONS - RESTROOMS (AMTRUST BANK)	canceled		11/14/2018	0.00
ME-16-08-6569	08/18/2016	2701 PONCE DE LEON BLVD	MECH COMMERCIAL / RESIDENTIAL WORK	CANCELLED INSTALL TWO PASS OVVER DUCTS	canceled		11/14/2018	0.00
EL-16-08-6555	08/18/2016	2701 PONCE DE LEON BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	CANCELLED *COMM INTER ALTERATIONS - RESTROOMS (AMTRUST BANK) 3 OUTLETS AND 4 COMMERCIAL OUTLETS AND 6 LIGHTS	canceled		11/14/2018	0.00
UP-16-08-6515	08/17/2016	2701 PONCE DE LEON BLVD	UPFRONT FEE - THIS IS NOT A PERMIT	UPFRONT FEE FOR BL16086514 COMM INTER ALTERATIONS - RESTROOMS (AMTRUST BANK) \$100,000	final	08/17/2016	08/17/2016	0.00
BL-16-08-6514	08/17/2016	2701 PONCE DE LEON BLVD	INTERIOR ALTERATION ONLY	CANCELLED COMM INTER ALTERATIONS - RESTROOMS (AMTRUST BANK) \$100,000	canceled		11/14/2018	0.00
BL-16-06-6965	06/13/2016	2701 PONCE DE LEON BLVD	DOOR/GARAGE DOOR/SHUTTER/WINDOW	REPLACEMENT OF WINDOWS (2) SANDBLAST & PAINT BALCONY RAILINGS \$7,500	final	07/07/2016	09/16/2016	0.00
AB-16-05-7300	05/24/2016	2701 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	** COM ** REPLACEMENT OF WINDOW ASSEMBLIES \$7500	final	05/24/2016	09/16/2016	0.00
EL-16-04-7151	04/26/2016	2701 PONCE DE LEON BLVD	ELEC LOW VOLTAGE SYSTEM	ACCESS CONTROL FREE EGRESS DOOR STRIKES \$1,100 THIS PERMIT HAS BEEN CANCEL AS PER CAPT FLETCHER APPROVAL -EMPTY SUITE AND ALL SYSTEMS HAVE BEEN REMOVED.	canceled	04/26/2016	03/06/2019	0.00
RV-16-03-6491	03/18/2016	2701 PONCE DE LEON BLVD	REVISION TO PERMIT	ELECTRICAL & PLUMBING REVISION	final	03/23/2016	03/23/2016	0.00
EL-16-02-2817	02/25/2016	2701 PONCE DE LEON BLVD	ELEC LOW VOLTAGE SYSTEM	COMMERCIAL INTERIOR ALTERATIONS STE#203 (BARAKAT LAW OFFIIICES) LOW VOLT FOR FIRE ALARM	final	03/08/2016	03/28/2016	0.00
FD-16-02-2707	02/23/2016	2701 PONCE DE LEON BLVD	FIRE ALARM SYSTEM	COMMERCIAL INTERIOR ALTERATIONS STE#203 (BARAKAT LAW OFFICES) \$35,000	final	03/08/2016	03/25/2016	0.00
ME-15-05-5478	05/20/2015	2701 PONCE DE LEON BLVD	MECH COMMERCIAL / RESIDENTIAL WORK	DEMO DUCTWORK AND INSTALL NEW.	final	03/03/2016	03/28/2016	0.00
PL-15-05-5157	05/15/2015	2701 PONCE DE LEON BLVD	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMMERCIAL INTERIOR ALTERATIONS STE#203 ((BARAKAT LAW OFFICES)	final	02/10/2016	03/24/2016	0.00
EL-15-05-5092	05/14/2015	2701 PONCE DE LEON BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	COMMERCIAL INTERIOR ALTERATIONS STE#203 ((BARAKAT LAW OFFICES) 55 LIGHT SOCKETS; 23 ROUGH IN OUTLETS AND COMMERCIAL OUTLETS	final	02/05/2016	03/24/2016	0.00
BL-15-05-5062	05/13/2015	2701 PONCE DE LEON BLVD	INTERIOR ALTERATION ONLY	COMMERCIAL INTERIOR ALTERATIONS STE#203 (BARAKAT LAW OFFICES) \$35,000	final	01/19/2016	03/30/2016	0.00

FD-13-10-0621	10/10/2013	2701 PONCE DE LEON BLVD	FIRE ACCESS CONTROL	COMMERCIAL INTERIOR ALTERATION (200 SF) (BURNS & MCDONNELL) f FIRE ALARM ACCESS CONTROL PERMIT 10- 10-13; REVISION 1-17- 14	final	10/10/2013	02/27/2014	0.00
EL-13-10-0630	10/10/2013	2701 PONCE DE LEON BLVD	ELEC LOW VOLTAGE SYSTEM	ACCESS CONTROL FOR 3RD FLOOR	final	10/21/2013	01/24/2014	0.00
EL-13-10-0533	10/09/2013	2701 PONCE DE LEON BLVD	ELEC LOW VOLTAGE SYSTEM	FIRE ALARM SYSTEM (BURNS & MCDONNELL) 3RD FLOOR	final	10/10/2013	10/28/2013	0.00
FD-13-10-0485	10/08/2013	2701 PONCE DE LEON BLVD	FIRE ALARM SYSTEM	COMMERCIAL INTERIOR ALTERATION (200 SF) (BURNS & MCDONNELL) \$25,000 FIRE ALARM PERMIT 10-8-13	final	10/08/2013	10/28/2013	0.00
EL-13-09-1001	09/19/2013	2701 PONCE DE LEON BLVD	ELEC LOW VOLTAGE SYSTEM	BURGLAR ALARM	final	09/24/2013	08/07/2014	0.00
EL-13-09-0555	09/11/2013	2701 PONCE DE LEON BLVD	ELEC LOW VOLTAGE SYSTEM	CCTV CAMERAS (3) NEW YORK COMMUNITY BANK	final	09/24/2013	02/28/2014	0.00
EL-13-08-0829	08/13/2013	2701 PONCE DE LEON BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	ADDING ONE DEDICATED RECEPTACLE AT COPIER ROOM \$500	final	08/14/2013	08/15/2013	0.00
ZN-13-07-1657	07/25/2013	2701 PONCE DE LEON BLVD	DUMPSTER / CONTAINER	DUMPSTER	final	07/25/2013	07/25/2013	0.00
EL-13-07-1415	07/22/2013	2701 PONCE DE LEON BLVD	ELEC LOW VOLTAGE SYSTEM	LOW VOLTAGE TO RELOCATE TELEPHONE & COMPUTER CABLES FROM ROOM 326 TO 320	final	09/05/2013	09/11/2013	0.00
EL-13-05-1964	05/31/2013	2701 PONCE DE LEON BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	6 LIGHT SOCKETS AND 5 ROUGH IN OUTLETS,3 TON...	final	07/24/2013	08/29/2013	0.00
ME-13-05-1901	05/30/2013	2701 PONCE DE LEON BLVD	MECH COMMERCIAL / RESIDENTIAL WORK	COMM INTER ALTER (AMTRUST BANK) \$ MOVE VAV BOX AND ADD 3 NEW DUCTS.	final	08/05/2013	09/03/2013	0.00
BL-13-05-1599	05/24/2013	2701 PONCE DE LEON BLVD	INTERIOR ALTERATION ONLY	COMMERCIAL INTERIOR ALTERATION (200 SF) (BURNS & MCDONNELL) \$25,000	final	07/11/2013	02/28/2014	0.00
PW-13-04-0975	04/16/2013	2701 PONCE DE LEON BLVD	UTILITIES (COMCAST) PERMIT	INSTALLATION OF UNDERGROUND F.O.C. INSIDE THE ALLEY SOUTH OF ALMERIA AVE VIA DIRECTIONAL BORE	final	05/07/2013	11/15/2013	0.00
EL-11-01-5010	01/18/2011	2701 PONCE DE LEON BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	ACCESS CONTROL INSTALLATION \$7,000 3rd FLOOR (BURNS & McDONALDS)	final	02/10/2011	04/08/2011	0.00
FD-11-01-4661	01/12/2011	2701 PONCE DE LEON BLVD	FIRE ALARM SYSTEM	3RD FLOOR - BURNS & McDONNELL ***ACCESS CONTROL***	final	01/18/2011	04/11/2011	0.00
EL-10-10-4476	10/11/2010	2701 PONCE DE LEON BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	CCTV SYSTEM ISNTALLATION \$ 2,866.50	final	10/25/2010	03/22/2011	0.00
EL-10-09-5077	09/24/2010	2701 PONCE DE LEON BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	BURGLAR ALARM \$ 1317.00	final	09/24/2010	03/03/2011	0.00
RV-09-07-3603	07/31/2009	2701 PONCE DE LEON BLVD	REVISION TO PERMIT	UPGRADE TO FIRE ALARM	final	09/18/2009	09/18/2009	0.00

EL-09-03-2054	03/16/2009	2701 PONCE DE LEON BLVD	ELEC LOW VOLTAGE SYSTEM	INSTALL FIRE ALARM \$18,235	final	03/23/2009	01/14/2010	0.00
FD-09-03-1384	03/02/2009	2701 PONCE DE LEON BLVD	FIRE ALARM SYSTEM	AMTRUST BANK	final	07/28/2009	10/31/2018	0.00
FD-07-09-0065	09/27/2007	2701 PONCE DE LEON BLVD	FIRE SPRINKLER SYSTEM	AMTRUST BANK - ENTRANCE/LOBBY	final	10/04/2007	11/01/2007	0.00
FD-07-06-0099	06/29/2007	2701 PONCE DE LEON BLVD	FIRE ALARM SYSTEM	OK TO CLOSE (DUP) FD- 09-03-1384	canceled	07/06/2007	10/31/2018	0.00

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

CODE CASES (1)	INSPECTIONS (16)	PERMITS (14)	PLANS (2)	PROJECTS (1)				
Permit Number	Permit Type	Permit Work Cl...	Permit Status	Application Date ↓	Expiration Date	Final Date	Description	
RECT-24-12-0435	Building Recertification	Recertification	Submitted	12/28/2024			BUILDING RECERTIFICATION (YEAR BUILT 1984) CRB CASE 24-8450	
ELEC-24-11-3039	Electrical Commercial	Other	Issued	11/22/2024	06/16/2025		REPLACEMENT WALL SIGNS, REPLACEMENT ATM SURROUND, CONNECT TO EXISTING ELECTRICAL.	
PWKS-24-11-3112	Public Works Permit	Temporary ROW Obstruction	Issued	11/19/2024	01/12/2025		Crane to set up in ROW to hoist three a/c units to the roof of building. Roadway closure limited to between 9 am and 4 pm. Work would be for one day only.	
PWKS-24-11-3106	Public Works Permit	Temporary ROW Obstruction	Denied	11/18/2024			Temporary walk through scaffolding for partial roof repair	
MECB-24-11-1102	Mechanical Commercial	HVAC Changeout	Issued	11/08/2024	06/17/2025		REPLACE EXACT AC UNITS 40 TON SPLIT, 25 TON SPLIT & 30 TON PACKAGE UNIT (Temptrol)	
PWKS-24-10-3026	Public Works Permit	Sidewalk	Cancelled	10/10/2024		10/15/2024	CANCELLED - UNDER UNCORRECTED WORK TYPE - PLEASE APPLY FOR TEMPORARY ROW OBSTRUCTION - Temporary scaffolding	
ELEC-24-08-2783	Electrical Commercial	Signs	Cancelled	08/28/2024		11/25/2024	Cancelled - See ELEC-24-11-3039 - SIGN 01A:CONNECT SIGN TO EXISTING SIGN DEDICATED CIRCUIT SIGN 01B:CONNECT SIGN TO EXISTING SIGN DEDICATED CIRCUIT	
PEXT-24-08-1158	Permit Extension/ Renewal	Building	Finalized	08/28/2024		12/18/2024	***12/16/2024**SIGN 01A: ILLUMINATED CHANNEL LETTERS, REPLACEMENT WALL SIGN, 18.57 SF. CONNECT TO EXISTING ELECTRICAL SIGN 01B: ILLUMINATED CHANNEL LETTERS, REPLACEMENT WALL SIGN, 18.57 SF. CONNECT TO EXISTING ELECTRICAL SIGN 02: INSTALL 3 ADJACENT HOURS PLAQUES, 1.55 SF SIGN 04: INSTALL ONE 'RING FOR SERVICE' HAN DICAP WALL SIGN, 1.5 SF SIGN 05: REBRAND EXISTING SIGNS WITH VINYL, 2 SF. QTY 3 SIGN 06: RECOVER 10 AWNINGS SIGN 07: RECOVER ONE AWNING SIGN 08: AWNING RECOVER SIGN 09: ATM THRU-WALL WALK UP REBURBISH EXISTING ATM WITH FACE REPLACEMENT AND PAINT, 23.17 SF, CONNECT TO EXISTING ELECTRICAL	
PWKS-24-08-2862	Public Works Permit	Temporary ROW Obstruction	Finalized	08/05/2024	11/27/2024	11/27/2024	Temporary ROW Obstruction/Partial Sidewalk closure to allow the placement of a Boom lift to facilitate painting of building (Permit ZONC 24-06-0438)	
ZONC-24-06-0438	Zoning Commercial	Painting	Finalized	06/28/2024	01/13/2025	11/20/2024	WALLS: BM OC-6 FEATHER DOWN / TRIM: BM OC-17 WHITE DOVE / WOOD:BM2114-10 BITTERSWEET CHOCOLATE	



CITY OF CORAL GABLES
Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FL 33134

1/31/2024

PONCE 2019 LLC
806 SOUTH DOUGLAS RD STE 625
CORAL GABLES, FL 33134

VIA CERTIFIED MAIL
7021 1970 0000 4016 0152

RE: 2701 PONCE DE LEON BLVD
FOLIO # 03-4117-005-4000

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

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is thirty (30) years old, or older, having been built in 1984. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a qualified individual must inspect said building and a **completed** Recertification Report ("Report") must be submitted by you to this Department within **ninety (90) calendar days** from the **date of this letter**. A completed Report includes 1) Cover letters stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be **approved** and the Letter of Recertification must be issued by this Department.

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

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

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

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

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

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

City's Exhibit #5

If this is your first time using the online system, please register at the following link:

<https://coralgablesfl-energovpub.tylerhost.net/Apps/selfservice/CoralGablesFLProd#/register>

You can access your online process using the process number provided above at the following link:

<https://coralgablesfl-energovpub.tylerhost.net/Apps/SelfService#/myWork?tab=MyPermits>

The Recertification Report fee of \$500.00 and additional document and filing fees shall be paid online at the following link:

<https://coralgablesfl-energovpub.tylerhost.net/Apps/SelfService#/payinvoice>

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 and 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.

Please contact Douglas Ramirez at dramirez@coralgables.com regarding any questions concerning building recertification. Thank you for your prompt attention to this matter.



Manuel Z. Lopez, P.E.
Building Official

Tracking Number:

Remove X

7021197000040160152

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USPS Tracking Plus[®]

Delivered

Delivered, To Original Sender

CORAL GABLES, FL 33114
February 9, 2024, 9:03 am

[See All Tracking History](#)

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CITY OF CORAL GABLES

DEVELOPMENT SERVICES DEPARTMENT
427 BILTMORE WAY
CORAL GABLES, FL 33134

5/10/2024

VIA CERTIFIED MAIL

7019 1640 0001 2647 4231

PONCE 2019 LLC
806 SOUTH DOUGLAS RD STE 625
CORAL GABLES, FL. 33134

RE: 2701 PONCE DE LEON BLVD
FOLIO # 03-4117-005-4000

Notice of Required Inspection For Recertification of Building – **OVERDUE NOTICE**
Process Number **RECT-xx-xxxx**

Dear Property Owner:

In a certified letter dated 1/31/2024, 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 qualified individual within ninety (90) calendar days certifying the structure meets the requirements for 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 letters stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be **approved** and the Letter of Recertification must be issued by this Department.

See original notice for additional information.

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. 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.

If this is your first time using the online system, please register at the following link:

<https://coralgablesfl-energovpub.tylerhost.net/Apps/selfservice/CoralGablesFLProd#/register>

You can access your online process using the process number provided above at the following link:

<https://coralgablesfl-energovpub.tylerhost.net/Apps/SelfService#/myWork?tab=MyPermits>

The Recertification Report fee of \$500.00 and additional document and filing fees shall be paid online at the following link:

<https://coralgablesfl-energovpub.tylerhost.net/Apps/SelfService#/payinvoice>

Please govern yourself accordingly.

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

Tracking Number:

[Remove X](#)

70191640000126474231

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Latest Update

Your item has been delivered to the original sender at 9:38 am on June 6, 2024 in CORAL GABLES, FL 33114.

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Delivered

Delivered, To Original Sender

CORAL GABLES, FL 33114
June 6, 2024, 9:38 am

[See All Tracking History](#)

[What Do USPS Tracking Statuses Mean? \(https://faq.usps.com/s/article/Where-is-my-package\)](https://faq.usps.com/s/article/Where-is-my-package)

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Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs



CITY OF CORAL GABLES

7019 1640 0001 2647 4774

DEVELOPMENT SERVICES DEPARTMENT
427 BILTMORE WAY

6/17/2024

CORAL GABLES, FL 33134
PONCE 2019 LLC
806 SOUTH DOUGLAS RD STE 625
CORAL GABLES, FL 33134

RE: 2701 PONCE DE LEON BLVD
FOLIO # 03-4117-005-1020
Notice of Required Inspection For Recertification of Building – **FINAL NOTICE**

Dear Property Owner:

In a certified letter dated 1/31/2024, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). A Second Notice dated 5/10/2024, informed you it was necessary to submit to this Department a completed Report prepared by a qualified individual within thirty (30) calendar days certifying the structure meets the requirements for recertification.

See previous correspondence for additional information.

As of this date, the completed Report has not been submitted and the **structure remains unsafe** due to non-compliance. Please be advised the matter will be forwarded to the City's Construction Regulation Board ("Board"); a \$600.00 Administrative Fee will be imposed once the Case is scheduled. The Board may impose additional fines of \$250.00 for each day the violation continues, may also enter an order of revocation of the Certificate of Occupancy and/or demolition and assess all costs of the proceedings along with the cost of demolition and any other required action for which the City shall have a lien against the Property Owner and the Property. 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,

Manuel Z. Lopez, P.E.
Building Official

USPS Tracking[®]

FAQs >

Tracking Number:

Remove X

70191640000126474774

Copy

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

Latest Update

Your item has been delivered and is available at a PO Box at 10:53 am on July 1, 2024 in MIAMI, FL 33134.

Get More Out of USPS Tracking:

USPS Tracking Plus[®]

Delivered

Delivered, PO Box

MIAMI, FL 33134

July 1, 2024, 10:53 am

[See All Tracking History](#)

[What Do USPS Tracking Statuses Mean? \(https://faq.usps.com/s/article/Where-is-my-package\)](https://faq.usps.com/s/article/Where-is-my-package)

Feedback

Text & Email Updates



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Product Information



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Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 24-8450
RECT-24-12-0435

vs.
PONCE 2019 LLC
806 SOUTH DOUGLAS RD, STE 625
CORAL GABLES, FL 33134
Respondent.

Return receipt number:
9589 0710 5270 1801 7232 56

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

Date: December 31, 2024

Re: 2701PONCE DE LEON BLVD., CORAL GABLES, FL. 33134-6020, LOTS 39 THRU 42 INC.,
BLOCK 14, CORAL GABLES CRAFTS SEC PB 10-40 and 03-4117-005-4000 ("Property").

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 8-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. **The Structure is hereby declared unsafe** by the Building Official and is presumed unsafe pursuant to Section 105-89 (10)(m) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code; as follows:

To date, the Owner has not submitted an inspection report conforming to the minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, pursuant to Section 8-11(f) of the Miami-Dade County Code ("Report"), stating that the Structure now meets the minimum code requirements ("Required Action").

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Fairchild Tropical Board Room, 427 Biltmore Way, 1st floor, Coral Gables, Florida 33134, on January 13, 2025, at 2:00 p.m.

You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to, Virginia Goizueta, at City of Coral Gables, Development Services Department, 427 Biltmore Way, Coral Gables, FL 33134, vgoizueta@coralgables.com, tel: (305) 460-5250. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 p.m.

City's Exhibit #6

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

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

Please govern yourself accordingly.



Virginia Goizueta
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.

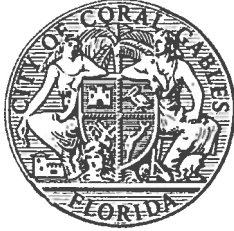
Any person who needs assistance in another language in order to speak during the public hearing or public comment portion of the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta, Esq., Director of Human Resources (E-mail: relejabarrieta@coralgables.com, Telephone: 305-722-8686,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

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

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

cc: PONCE 2019 LLC., C/O XAVIER A. FRANCO, REGISTERED AGENT, 255 ALHAMBRA CIRCLE, STE. 925, CORAL GABLES, FL 33134

9589 0710 5270 1801 7232 63



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Title of Document Posted: Notice of Pending Building Recertification

I, Sebastian Ramos, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 2701 Ponce De Leon Blvd., ON December 31, 2024
AT 10:01 am.

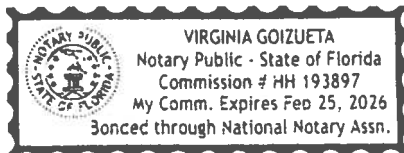
Sebastian Ramos
Employee's Printed Name

[Signature]
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 31st day of December, in the
year 2024, by Sebastian Ramos who is personally known to me.

My Commission Expires:



[Signature]
Notary Public

City's Exhibit #7

2701 Ponce De Leon Blvd.



City's Exhibit #8

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 24-8450
RECT-24-12-0435

vs.
PONCE 2019 LLC
806 SOUTH DOUGLAS RD, STE 625
CORAL GABLES, FL 33134
Respondent.

Return receipt number:
9589 0710 5270 1801 7232 56

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You can still a



At flagst



CFN 2019R0602316
 OR BK 31622 Pgs 3060-3062 (3Pgs)
 RECORDED 09/26/2019 11:28:56
 DEED DOC TAX \$69,600.00
 SURTAX \$52,200.00
 HARVEY NUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

Prepared by:
Stephanie R. Vaynriber, Esq.
Shahady & Wurtenberger, P.A.
7900 Peters Road Suite B-200
Fort Lauderdale, FL 33324
954-376-5950
 File Number: **014604-000002**

Return to:
Rafael A. Perez
McArdle & Perez, P.A.
806 S. Douglas Rd., Ste 625
Coral Gables, FL 33134

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 26 day of July, 2019 between **New York Community Bank, a New York banking corporation whose post office address is 615 Merrick Avenue, Westbury, NY 11590,** grantor, and **PONCE 2019, LLC, a Florida limited liability company whose post office address is 806 South Douglas Road, Suite 625, Coral Gables, FL 33134,** grantee:

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

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

See Exhibit "A" attached hereto.

Subject to taxes for 2019 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

City's Exhibit #9

DoubleTime®

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

Signed, sealed and delivered in our presence:

New York Community Bank, a New York banking corporation

By: Roy G. Rehbock
Roy G. Rehbock, First Vice President

Ronald Sarno
Witness Name: Ronald Sarno

Rosario Levy
Witness Name: Rosario Levy

(Corporate Seal)

State of New York
County of NASSAU

The foregoing instrument was acknowledged before me this 24th day of July, 2019 by Roy G. Rehbock of New York Community Bank, a New York banking corporation, on behalf of the corporation. He/she is personally known to me or has produced a driver's license as identification.

[Notary Seal]

Melissa P. Nicholson
Notary Public

Printed Name: Melissa P. Nicholson

My Commission Expires: 6/22/21

MELISSA P. NICHOLSON
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01NI6208024
Qualified in Nassau County
Commission Expires 6/22/21

Exhibit "A"
Legal Description

Parcel I:

Lots 1, 39, 40, 41 and 42, Block 14, of CORAL GABLES CRAFTS SECTION, according to the plat thereof, as recorded in Plat Book 10 at Page 40, of the Public Records of Miami-Dade County, Florida.

Parcel II:

Lots 4, 5, 6, 7, 8, 9, 17, 18, 19, 20, and 21, Block 14 of CORAL GABLES CRAFTS SECTION, according to the plat thereof, as recorded in Plat Book 10 at Page 40, of the Public Records of Miami-Dade County, Florida.

Parcel Identification Number: 03-4117-005-3750

Parcel Identification Number: 03-4117-005-3790

Parcel Identification Number: 03-4117-005-3870

Parcel Identification Number: 03-4117-005-4000



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

Detail by Entity Name

Florida Limited Liability Company

PONCE 2019 LLC

Filing Information

Document Number L19000156066

FEI/EIN Number 84-2290055

Date Filed 06/12/2019

State FL

Status ACTIVE

Principal Address

255 Alhambra Circle, Ste. 925

Coral Gables, FL 33134

Changed: 04/30/2021

Mailing Address

255 Alhambra Circle, Ste. 925

Coral Gables, FL 33134

Changed: 04/30/2021

Registered Agent Name & Address

FRANCO, XAVIER A

255 Alhambra Circle, Ste. 925

Coral Gables, FL 33134

Address Changed: 04/30/2021

Authorized Person(s) Detail

Name & Address

Title MGR

PONCE 2019 MANAGER LLC

255 Alhambra Circle, Ste. 925

Coral Gables, FL 33134

Annual Reports

Report Year	Filed Date
2022	04/05/2022
2023	03/06/2023
2024	03/07/2024

Document Images

03/07/2024 -- ANNUAL REPORT	View image in PDF format
03/06/2023 -- ANNUAL REPORT	View image in PDF format
04/05/2022 -- ANNUAL REPORT	View image in PDF format
04/30/2021 -- ANNUAL REPORT	View image in PDF format
06/22/2020 -- ANNUAL REPORT	View image in PDF format
06/12/2019 -- Florida Limited Liability	View image in PDF format