



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On 8/8/2018

Property Information	
Folio:	03-4120-023-0200
Property Address:	4615 PONCE DE LEON BLVD Coral Gables, FL 33146-2101
Owner	4615 PONCE HOLDINGS LLC
Mailing Address	5901 SW 74 ST 408 SOUTH MIAMI, FL 33143 USA
PA Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1713 OFFICE BUILDING - ONE STORY : OFFICE BUILDING
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq Ft
Living Area	Sq Ft
Adjusted Area	1.796 Sq Ft
Lot Size	2,500 Sq Ft
Year Built	1958



Assessment Information			
Year	2018	2017	2016
Land Value	\$350,000	\$312,500	\$295,800
Building Value	\$296,340	\$341,240	\$320,450
XF Value	\$0	\$0	\$0
Market Value	\$646,340	\$653,740	\$616,250
Assessed Value	\$646,340	\$653,740	\$616,250

Benefits Information				
Benefit	Type	2018	2017	2016
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
20 54 41 PB 28-18
CORAL GABLES RIVIERA SEC 2 REV
LOT 23 BLK 36
LOT SIZE 25.000 X 100
OR 14179-1534 0589 4

Taxable Value Information			
	2018	2017	2016
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$646,340	\$653,740	\$616,250
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$646,340	\$653,740	\$616,250
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$646,340	\$653,740	\$616,250
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$646,340	\$653,740	\$616,250

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
05/31/2016	\$0	30126-3843	Corrective, tax or QCD; min consideration
05/31/2016	\$725,000	30097-4494	Qual by exam of deed
02/01/2008	\$0	26247-0822	Sales which are disqualified as a result of examination of the deed
05/01/1989	\$235,000	14097-3148	Sales which are qualified

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

Version

CITY'S

EXHIBIT 1

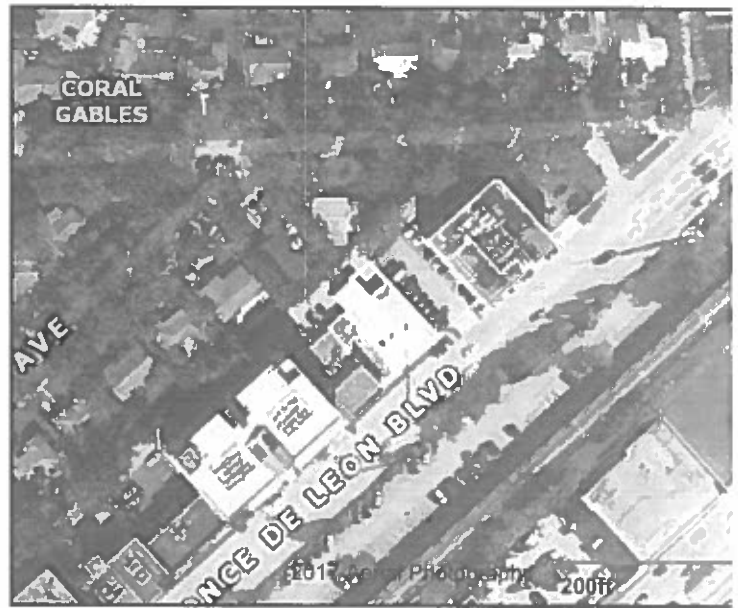


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 12/10/18

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Property Address:	4615 PONCE DE LEON BLVD Coral Gables, FL 33146-2101
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Taxable Value	\$646,340	\$653,740	\$616,250
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05/01/1989	\$235,000	14097-3148	Sales which are qualified

4615 Ponce de Leon Boulevard

<u>Owner (property appraiser and deed address)</u> 4615 Ponce Holdings LLC 5901 SW 74 St, Ste 408 South Miami, FL 33143-5164	<u>Owner (Registered Agent)</u> 4615 Ponce Holdings LLC c/o Fadi A. Bahri Registered Agent 2625 Ponce de Leon Blvd, Ste 285 Coral Gables, FL 33134-6018
<u>Mortgagee (mortgage address)</u> Biscayne Bank 3121 Commodore Plaza Third Floor Coconut Grove, FL 33133-5846	<u>Mortgagee (mortgage address)</u> Biscayne Bank 2601 South Bayshore Dr 6th Floor Coconut Grove, FL 33133-5417
<u>Contractor (claim of lien and sunbiz address)</u> Glass Land, Inc. 14260 SW 142 St, Unit 101 Miami, FL 33186-5576	<u>Contractor (Registered Agent)</u> Glass Land, Inc. c/o Gustavo Fonte Registered Agent 10445 SW 133 Ct Miami, FL 33186-3447

4615 PONCE DE LEON BOULEVARD





The City of Coral Gables

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

March 6, 2018

VIA CERTIFIED MAIL

4615 PONCE HOLDINGS LLC
5901 SW 74 ST #408
S MIAMI, FL 33143

91 7108 2133 3932 5853 8375

RE: 4615 PONCE DE LEON BLVD
FOLIO # 0341200230200
Recertification of Building 40 Years or Older

To whom it may concern:

As per the Miami-Dade County Property Appraiser's office the above referenced property address is forty (40) years old, or older, having been built in 1958. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a Florida Registered Architect or Professional Engineer must inspect said building and a completed Recertification Report ("Report") must be submitted to this Department within **ninety (90) calendar days** from the date of this letter. A completed Report includes the Building Structural Report, the Building Electrical Report, cover letter(s) stating the structure meets the electrical and structural requirements for recertification, the Parking Lot Illumination Standards Form and the Parking Lot Guardrails Requirements Form; no additional documents or photographs are necessary. Note all paperwork submitted must be the original signed and sealed documents (no copies). Submittal of the Report does not constitute recertification; it must be approved by this Department.

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

The Architect or Engineer may obtain the required Form, "*Minimum Inspection Procedural Guidelines for Building Recertification*," from the following link: <http://www.miamidade.gov/pa/propertyrecertification.asp>. The Recertification Report fee of \$380.63 *and* additional document and filing fees shall be submitted to the Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, Florida, 33134. In order to avoid delays please submit in person in order to calculate the fees accordingly.

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

The Department's working hours are Monday through Friday, 7:30am to 3:30pm, tel: (305) 460-5235.

Thank you for your prompt attention to this matter.

Manuel Z. Lopez, P.E.
Building Official

CITY'S

EXHIBIT

2

USPS Tracking®

FAQs > (<http://faq.usps.com/?articleId=220900>)

Track Another Package +

Tracking Number: 9171082133393258538375

Remove X

The item is currently in transit to the next facility as of March 20, 2018.

In-Transit

March 20, 2018

In Transit to Next Facility

Tracking History

March 20, 2018

In Transit to Next Facility

The item is currently in transit to the next facility as of March 20, 2018.

March 19, 2018

In Transit to Next Facility

March 18, 2018

In Transit to Next Facility

March 17, 2018, 12:16 am

Departed USPS Regional Facility

MIAMI FL DISTRIBUTION CENTER

March 16, 2018

In Transit to Next Facility

March 8, 2018, 12:56 pm

Unable to deliver item, problem with address

MIAMI, FL 33143

March 7, 2018, 9:47 pm

Arrived at USPS Regional Facility

MIAMI FL DISTRIBUTION CENTER

Product Information



See Less ^

Can't find what you're looking for?

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

FAQs (<http://faq.usps.com/?articleId=220900>)



The City of Coral Gables

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

June 6, 2018

4615 PONCE HOLDINGS LLC
5901 SW 74 ST #408
S MIAMI, FL 33143

RE: 4615 PONCE DE LEON BLVD
FOLIO # 0341200230200
Recertification of Building 40 Years or Older – SECOND NOTICE

Dear Property Owner:

In a certified letter dated March 6, 2018, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(F). The letter informed you it was necessary to submit to this Department a completed Report prepared by a licensed architect or engineer within ninety (90) calendar days certifying the structure meets the requirements for recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

Please be advised the submittal of the Report is overdue and the structure has been deemed unsafe due to non-compliance. This may result in the revocation of the Certificate of Occupancy, as well as, being subject to other penalties as provided in the Code.

A completed Report includes: 1) cover letter(s) stating the structure meets the electrical and structural requirements for recertification from a Florida Registered Architect or Professional Engineer that inspects said building, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form and 5) Parking Lot Guardrails Requirements Form; no additional documents or photographs are necessary. Note all paperwork submitted must be the original signed and sealed documents (no copies).

Failure to submit a completed Report within thirty (30) calendar days from the date of this letter will result in forwarding the matter to the City's Construction Regulation Board for further review and determination.

Please govern yourself accordingly.

Sincerely,

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

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



The City of Coral Gables

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

4615 PONCE HOLDINGS LLC
5901 SW 74 ST #408
S MIAMI, FL 33143

RE: Recertification of Building 40 Years or Older – **FINAL NOTICE**
4615 PONCE DE LEON BLVD
Folio # 0341200230200

Dear Property Owner:

In a certified letter dated March 6, 2018, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). A Second Notice, dated and mailed June 6, 2018, informed you it was necessary to submit a completed Report prepared by a licensed architect or engineer within thirty (30) calendar days certifying the structure meets (or does not meet) the requirements for recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

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

Please govern yourself accordingly.

Sincerely,

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

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

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 18-7738

vs.

4615 PONCE HOLDINGS LLC
5901 S.W. 74th Street #408
South Miami, Florida 33143-5164

Return receipt number:

7017 3040 0000 8660 3087

Respondent.

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

Date: August 29, 2018

Re: **4615 Ponce de Leon Boulevard**, Coral Gables, Florida 33146-2101 and legally described as Lot 23, Block 36, of CORAL GABLES RIVIERA SECTION 2 REV, according to the Plat thereof, as recorded in Plat Book 28, Page 18, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4120-023-0200 ("Property").

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 8-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. **The Structure is hereby declared unsafe** by the Building Official and is presumed unsafe pursuant to Section 105-1 86(j)(13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on September 17, 2018, at 2:00 p.m.

You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, bgarcia@coralgables.com, tel: (305) 460-5229. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m., tel: (305) 460-5235.

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

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

Please govern yourself accordingly.


Belkys Garcia Secretary to the Board

ADA NOTICES

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

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

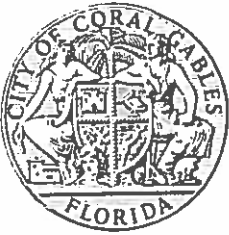
Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Board, with respect to any matter considered at such hearing or meeting, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record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

Any person who needs assistance in another language in order to speak during the public hearing or public comment portion of the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (E-mail: relejabarrieta@coralgables.com, 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.

c:
4615 Ponce Holdings LLC, c/o Fadi A. Bahri, 2625 Ponce de Leon Boulevard, Suite 285, Coral Gables, Florida 33134-6018

Biscayne Bank, 3121 Commodore Plaza, 3rd Floor, Coconut Grove, Florida 33133-5846
Biscayne Bank, 2601 South Bayshore Drive, 6th Floor, Coconut Grove, Florida 33133-5417
Glass Land, Inc., 14260 S.W. 142nd Street, Unit 101, Miami, Florida 33186-5576
Glass Land, Inc., c/o Gustavo Fonte, 10445 S.W. 133rd Court, Miami, Florida 33186-3447



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 18-7738

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

I, EDUARDO MARTIN, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 4615 PONCE DE LEON ON 8-29-18
AT 9:30 am BOULEVARD

EDUARDO MARTIN
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 29th day of August, in
the year 2018, by Eduardo Martin who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

NOTE: There was NO PROPERTY NUMBER ON SITE

4615 PONCE DE LEON BOULEVARD



BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 18-7738

vs.

4615 PONCE HOLDINGS LLC
5901 S.W. 74th Street #408
South Miami, Florida 33143

Return receipt number:

7018 0680 0001 3977 3026

Respondent.

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

Date: December 18, 2018

Re: **4615 Ponce de Leon Boulevard**, Coral Gables, Florida 33146-2101 and legally described as Lot 23, Block 36, of CORAL GABLES RIVIERA SECTION 2 REV, according to the Plat thereof, as recorded in Plat Book 28, Page 18, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4120-023-0200 ("Property").

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 8-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. **The Structure is hereby declared unsafe** by the Building Official and is presumed unsafe pursuant to Section 105-1 86(j)(13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134, on January 14, 2019, at 2:00 p.m.

You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, bgarcia@coralgables.com, tel: (305) 460-5229. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m., tel: (305) 460-5235.

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

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

Please govern yourself accordingly.


Belkys Garcia, Secretary to the Board

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c:

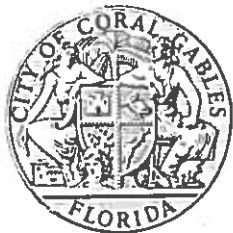
4615 Ponce Holdings LLC, c/o Fadi A. Bahri, 2625 Ponce de Leon Boulevard, Suite 285, Coral Gables, Florida 33134-6018

Biscayne Bank, 3121 Commodore Plaza, 3rd Floor, Coconut Grove, Florida 33133-5846

Biscayne Bank, 2601 South Bayshore Drive, 6th Floor, Coconut Grove, Florida 33133-5417

Glass Land, Inc., 14260 S.W. 142nd Street, Unit 101, Miami, Florida 33186-5576

Glass Land, Inc., c/o Gustavo Fonte, 10445 S.W. 133rd Court, Miami, Florida 33186-3447



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 18-7738

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

I, EDUARDO MARTIN, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 4615 PONCE DE LEON, ON DECEMBER 18, 2018
AT 9:30 AM. BOULEVARD

EDUARDO MARTIN
Employee's Printed Name

Eduardo Martin
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 18 day of December, in
the year 2018, by Eduardo Martin who is personally known to
me.

My Commission Expires:

[Signature]
Notary Public

CRISTINA ANDERSON
Commission # FF 227346
Expires May 5, 2019
Bonded Thru Troy Fan Insurance 500-385-7013

4615 PONCE DE LEON BOULEVARD



Garcia, Belkys

From: Garcia, Belkys
Sent: Thursday, December 6, 2018 1:31 PM
To: 'Fadi Bahri'
Cc: Lopez, Manuel; Millie Allen; Hernan Santana
Subject: RE: CRB - Case No.18-7738 - 4615 Ponce de León Blvd

Good afternoon,

The Notice of Hearing was not mailed and the property wasn't posted as the December 10th Hearing was cancelled. Your Case is scheduled to the January 14, 2019 Hearing.

Additionally, there are fees that must be paid at time of submittal. There are two document fees that are calculated at time of submittal. Since we do not know how many pages will be submitted those fees are calculated when the Report is submitted. In order to avoid going back and forth, please submit in person. Our Cashier's working hours are 7:30 am to 3:20 pm.

Ensure the following is included at time of submittal:

1. Cover letter(s) to the Building Official from the architect or engineer that performed the inspection certifying the structure is safe (or not) for its intended use (electrically and structurally)
2. Building Structural Recertification Report
3. Certification of Compliance With Parking Lot Guardrails Requirements Form
4. Building Electrical Recertification Report
5. Certification of Compliance With Parking Lot Illumination Standards Form
6. All original signed and sealed documents must be included at time of submittal – no copies
7. Applicable fees must be paid at time of submittal.

Thank you,

Belkys Garcia
City of Coral Gables
Development Services Department
405 Biltmore Way, 3rd Floor
Coral Gables, Florida 33134
Office: 305.460.5229



From: Fadi Bahri [mailto:fadi@bahrdevelopments.com]
Sent: Thursday, December 6, 2018 12:28 PM
To: Garcia, Belkys <bgarcia@coralgables.com>
Cc: Lopez, Manuel <mlopez@coralgables.com>; Millie Allen <millie@bahrdevelopments.com>; Hernan Santana

<hhgroup53@gmail.com>

Subject: RE: CRB - Case No.18-7738 - 4615 Ponce de León Blvd

Dear Belkys,

I have the structural & electrical reports ready to submit for the 10-year recertification. Where should I send them to? Please let me know if I should still appear in front of the board on December 10th. Thank you

Sincerely,



Fadi Bahri

President, Bahri Developments, Inc.

2625 Ponce de Leon Blvd, suite 285. Coral Gables, FL 33134

t: (786)717-6446 | m: (305)986-0515 | f: (786)717-6545

e: fadi@bahridevelopments.com | www.bahridevelopments.com

From: Garcia, Belkys [<mailto:bgarcia@coralgables.com>]

Sent: Wednesday, October 24, 2018 8:12 AM

To: Mariella Echeverri <mariella@bahridevelopments.com>; Fadi Bahri <fadi@bahridevelopments.com>

Cc: Lopez, Manuel <mlopez@coralgables.com>; Millie Allen <millie@bahridevelopments.com>; Hernan Santana <hhgroup53@gmail.com>

Subject: RE: CRB - Case No.18-7738 - 4615 Ponce de León Blvd

Good morning,

I spoke to the Building Official and he has asked for the matter to be forwarded to the Construction Regulation Board for review. I will re-schedule the Case for the Monday, December 10, 2018 hearing as the time to schedule for the November meeting has expired. Note we are not allowed to recommend any architect or engineer.

Let me know if you have any questions.

Thank you,

Belkys Garcia

City of Coral Gables

Development Services Department

405 Biltmore Way, 3rd Floor

Coral Gables, Florida 33134

Office: 305.460.5229



From: Mariella Echeverri [<mailto:mariella@bahridevelopments.com>]

Sent: Tuesday, October 23, 2018 3:59 PM

To: Garcia, Belkys <bgarcia@coralgables.com>; Fadi Bahri <fadi@bahridevelopments.com>

Cc: Lopez, Manuel <mlopez@coralgables.com>; Millie Allen <millie@bahridevelopments.com>; Hernan Santana <hhgroup53@gmail.com>

Subject: RE: CRB - Case No.18-7738 - 4615 Ponce de León Blvd

Dear Mrs. Garcia,

Did you get a chance to confirm the extension on this, also I wanted to see if there was anyone you could recommend that could do the work requested as an engineer or architect?

Thank you in advance for you attention towards this matter.

Kind regards,



Mariella Echeverri

C&D coordinator, Bahri Developments, Inc

2625 Ponce de Leon Blvd, suite 285. Coral Gables, FL 33134

t: (786)717-6446 | m: (305)775-9709 | f: (786)717-6546

e: mariella@bahridevelopments.com | www.bahridevelopments.com

From: Mariella Echeverri

Sent: Monday, October 22, 2018 1:39 PM

To: 'Garcia, Belkys' <bgarcia@coralgables.com>; Fadi Bahri <fadi@bahridevelopments.com>

Cc: Lopez, Manuel <mlopez@coralgables.com>; Millie Allen <millie@bahridevelopments.com>; Hernan Santana <hhgroup53@gmail.com>

Subject: RE: CRB - Case No.18-7738 - 4615 Ponce de León Blvd

Dear Mrs. Garcia,

Good afternoon,

Bahri developments, owners and GC for this property, has proceeded to make a new build out for this project with new permits for MEP. Must we continue with the process outlined in this chain of emails on the 10th of September, 2018? Is it possible to present approved building inspections to remediate this problem.

Thank you in advance for your guidance with this issue.

Kind regards,



Mariella Echeverri

C&D coordinator, Bahri Developments, Inc

2625 Ponce de Leon Blvd, suite 285. Coral Gables, FL 33134

t: (786)717-6446 | m: (305)775-9709 | f: (786)717-6546

e: mariella@bahridevelopments.com | www.bahridevelopments.com

From: Garcia, Belkys [<mailto:bgarcia@coralgables.com>]

Sent: Monday, September 10, 2018 9:48 AM

To: Fadi Bahri <fadi@bahridevelopments.com>

Cc: Lopez, Manuel <mlopez@coralgables.com>; Mariella Echeverri <mariella@bahridevelopments.com>; Millie Allen <millie@bahridevelopments.com>; Hernan Santana <hhgroup53@gmail.com>

Subject: CRB - Case No.18-7738 - 4615 Ponce de Leon Blvd

It is my understanding you've spoken to Mr. Lopez and have been granted an administrative extension of 90 days. I will inform the Board members at the Hearing on Monday. You do not need to be present.

Note the deadline to recertify the structure is Monday, December 10, 2018. The required paperwork for submittal remains the same as listed in the previous email.

Let me know if you have any questions.

Thank you,

Belkys Garcia

City of Coral Gables

Development Services Department

405 Biltmore Way, 3rd Floor

Coral Gables, Florida 33134

Office: 305.460.5229



From: Fadi Bahri [mailto:fadi@bahridevelopments.com]

Sent: Monday, September 10, 2018 8:45 AM

To: Garcia, Belkys <bgarcia@coralgables.com>

Cc: Lopez, Manuel <mlopez@coralgables.com>; Mariella Echeverri <mariella@bahridevelopments.com>; Millie Allen <millie@bahridevelopments.com>; Hernan Santana <hhgroup53@gmail.com>

Subject: Re: Case No.18-7738- 4615 Ponce de leon

Dear Belkys,

I will need to come in and see Mr Lopez in person because this is a particular case where I had a permit to do a buildout and in the midst of the buildout the property was leased to a dentist who unfortunately could not obtain a new permit to start work on her space.

As a result I have had to reopen my old permit. I'm in the process of continuing the work on the property. I would greatly appreciate it if you could give me a call at (305) 986-0515 so that I could explain my situation to you in more detail.

Fadi Bahri,

President,
Bahri Developments, Inc.



In business since 1999

On Sep 10, 2018, at 7:45 AM, Garcia, Belkys <bgarcia@coralgables.com> wrote:

Good morning, I have been out of the office.

The structure requires building recertification and is currently not compliant with the requirements. Therefore, the matter has been forwarded to the Construction Regulation Board for review.

The following are the requirements for submittal:

1. Cover letter(s) to the Building Official from the architect or engineer that performed the inspection certifying the structure is safe (or not) for its intended use (electrically and structurally)
2. Building Structural Recertification Report
3. Certification of Compliance With Parking Lot Guardrails Requirements Form
4. Building Electrical Recertification Report
5. Certification of Compliance With Parking Lot Illumination Standards Form
6. All original signed and sealed documents must be included at time of submittal – no copies

<http://www.miamidade.gov/permits/library/recertification-building.pdf>

<http://www.miamidade.gov/permits/library/structural-recertification.pdf>

<http://www.miamidade.gov/permits/library/electrical-recertification.pdf>

Thank you,

Belkys Garcia

City of Coral Gables

Development Services Department

405 Biltmore Way, 3rd Floor

Coral Gables, Florida 33134

Office: 305.460.5229

<image002.png>

From: Fadi Bahri [<mailto:fadi@bahridevelopments.com>]

Sent: Wednesday, September 5, 2018 10:15 AM

To: Garcia, Belkys <bgarcia@coralgables.com>

Cc: Mariella Echeverri <mariella@bahridevelopments.com>; Millie Allen

<millie@bahridevelopments.com>

Subject: Case No.18-7738- 4615 Ponce de leon

Dear Mrs Garcia,

I am reaching out to you because of a letter received by your office regarding the address above. I would like to know why this structure has been deemed unsafe.

The building was under renovation, with a permit of course, but construction was halted temporarily. Please let me know when I can stop by your office or when we can get on a quick call. I can be reached at 305-986 0515. My name is Fadi Bahri and I am the owner of the building.

Sincerely,

<image003.png>

Fadi Bahri

President, Bahri Developments, Inc.

2625 Ponce de Leon Blvd, suite 285. Coral Gables, FL 33134

t: (786)717-6446 | m: (305)986-0515 | f: (786)717-6545

e: fadi@bahridevelopments.com | www.bahridevelopments.com

Please Note: Florida has a very broad Public Records Law. Most written communications to or from State and Local Officials regarding State or Local business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

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Permits and Inspections: Search Results

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New Permit Search

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
AB-15-05-4971	05/12/2015	4615 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	PAINT A/C ROOFTOP UNIT \$40	final	05/12/2015	05/29/2015	0.00
AB-16-06-6634	06/07/2016	4615 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	**COM** REVISION TO PERMIT (AC CHANGE & INTERIOR CHANGES) *FINAL**REV#3 (FRONT ENTRY) *REV#1 (BUILDING COMMENTS) INTERIOR / EXTERIOR RENOVATIONS OFFICE \$50000	issued	06/07/2016		0.00
BL-16-08-7096	08/29/2016	4615 PONCE DE LEON BLVD	INT / EXT ALTERATIONS	*** CANCELLED - CHANGE OF CONTRACTOR TO BL17082506 *** COMM INTERIOR ALTERATIONS, FRONT DOOR INSTALLATION \$50,000	canceled	02/17/2017	08/29/2017	0.00
BL-17-01-0437	01/12/2017	4615 PONCE DE LEON BLVD	ROOF / LIGHT WEIGHT CONC	RE ROOF FLAT-GAF ROOF SYSTEM W/ FIBERGLASS CAPSHEET \$20,300	final	01/23/2017	05/05/2017	0.00
BL-17-08-2506	08/29/2017	4615 PONCE DE LEON BLVD	BLD SIMPLE CHANGE OF CONTRACTOR	*** CANCELLED REPLACED BY BL18022012 ***** CHANGE OF CONTRACTOR BL16087096 *** COMM INTERIOR ALTERATIONS, FRONT DOOR INSTALLATION \$50,000	canceled	08/29/2017	02/09/2018	0.00
BL-18-02-2012	02/08/2018	4615 PONCE DE LEON BLVD	INT / EXT ALTERATIONS	COMMERCIAL INTERIOR ALTERATIONS AND FRONT & REAR DOOR INSTALLATION (DR JENNIFER LOPEZ) \$50,000 *** REPLACED (BL17082506 &	pending			0.00

CITY'S

EXHIBIT

3

Permit Number	Issue Date	Address	Code	Description	Notes	Status	Start Date	End Date	Amount
CE-07-12-0144	12/18/2007	4615 PONCE DE LEON BLVD	CODE ENF TICKET PROCESS - NO RUNNING FINE	RV18011798) **** CHANGE OF ARCHITECT *** WT77341 SEC 5-1902 ZC BANNERS ARE PROHIBITED.	final		12/18/2007		0.00
CE-08-01-0946	01/23/2008	4615 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT77341 SEC 5-1902 ZC (BAN) BANNERS ARE PROHIBITED.	final	03/01/2016	03/01/2016	0.00	
CE-10-06-5104	06/24/2010	4615 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT5968 ORW 62-133 CITY CODE PLACING OBSTRUCTIONS ON PUBLI RIGHT OF WAY WHICH MAY CAUSE A HAZARD TO LIFE SAFETY. PROHIBITED	final	06/24/2010	06/25/2010	0.00	
CE-16-03-5442	03/01/2016	4615 PONCE DE LEON BLVD	CODE ENF LIEN SEARCH	LIEN SEARCH	final	03/02/2016	03/02/2016	0.00	
CE-16-05-7564	05/27/2016	4615 PONCE DE LEON BLVD	CODE ENF LIEN SEARCH	LIEN SEARCH	final	06/06/2016	06/06/2016	0.00	
CE-16-06-6587	06/06/2016	4615 PONCE DE LEON BLVD	CODE ENF LIEN SEARCH	LIEN SEARCH	final	06/16/2016	06/16/2016	0.00	
EL-16-09-5461	09/08/2016	4615 PONCE DE LEON BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	COMM INTERIOR ALTERATIONS, STOREFRONT, WINDOWS, DOORS 50 OUTLETS; 3 SPECIAL OUTLETS; 42 LIGHTS	issued	02/28/2017		0.00	
EL-17-07-2063	07/21/2017	4615 PONCE DE LEON BLVD	ELEC LOW VOLTAGE SYSTEM	LOW VOLTAGE PRE-WIRING FOR NETWORK AND PHONE USE	issued	07/24/2017		0.00	
EL-18-02-2849	02/26/2018	4615 PONCE DE LEON BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	COMMERCIAL INTERIOR ALTERATIONS AND FRONT & REAR DOOR INSTALLATION (DR JENNIFER LOPEZ) \$50,000 *** REPLACED (BL17082506 & RV18011798) **** CHANGE OF ARCHITECT *** ADDITIONAL FEES TO NEW DENTAL OFFICE 20 OUTLETS; 11 LIGHTS; AND 7 COPMMERCIAL OUTLETS	pending			0.00	
ME-15-04-4100	04/06/2015	4615 PONCE DE LEON BLVD	MECH CHANGE OF CONTRACTOR	*** CHANGE OF CONTRACTOR & CONVERT WINT. P#02060518 *** CHANGEOUT 4 TON \$2,4000	final	04/07/2015	05/29/2015	0.00	
ME-16-08-7260	08/31/2016	4615	MECH COMMERCIAL /	INSTALL NEW 5	issued	07/17/2017		0.00	

		PONCE DE LEON BLVD	RESIDENTIAL WORK	TON A/C UNIT DUCTWORK AND 2 FANS.					
PL-16-09-5325	09/06/2016	4615 PONCE DE LEON BLVD	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMM INTERIOR ALTERATIONS	issued	02/27/2017			0.00
PL-18-02-3034	02/28/2018	4615 PONCE DE LEON BLVD	PLUMB COMMERCIAL / RESIDENTIAL WORK	*** SUPPLEMENT PERMIT *** PLUMBING WORK FOR COMM. INTERIOR ALTERATIONS @ NEW DENTAL OFFICE { CHANGE OF ARCHITECT }	pending				0.00
PL-18-05-3161	05/08/2018	4615 PONCE DE LEON BLVD	PLUMB DRAINFIELD/SEPTIC TANK/ABANDONMENT	PLUMBING WORK FOR { 1 } ABANDONMENT AND NEW SEPTIC TANK & DRAINFIELD	final	05/09/2018	06/05/2018		0.00
RC-18-08-3191	08/08/2018	4615 PONCE DE LEON BLVD	BLDG RECERT / CRB	BUILDING RECERTIFICATION (1958) CONSTRUCTION REGULATION BOARD CASE # AND UNSAFE STRUCTURES FEE	approved				980.63
RV-18-01-1798	01/10/2018	4615 PONCE DE LEON BLVD	REVISION TO PERMIT	*** CANCELLED *** REPLACED BY BL18022012 ***REVISION- ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING PAGES	canceled		02/09/2018		0.00
SD-17-09-1458	09/21/2017	4615 PONCE DE LEON BLVD	SHOP DRAWINGS	SHOP DRAWING (DOOR) FRONT	pending				0.00
UP-17-01-0438	01/12/2017	4615 PONCE DE LEON BLVD	UPFRONT FEE	UPFRONT FEE BL- 17-01-0437 RE ROOF FLAT WITH BUILT-UP SYSTEM \$20,300	final	01/12/2017	01/12/2017		0.00
UP-18-05-3162	05/08/2018	4615 PONCE DE LEON BLVD	UPFRONT FEE	UPFRONT FEE PL- 18-05-3161 REPAIR EXISTING SEPTIC TANK AND DRAINFIELD \$2,000	final	05/08/2018	05/08/2018		0.00
ZN-15-05-4972	05/12/2015	4615 PONCE DE LEON BLVD	PAINT / RESURFACE FL / CLEAN	PAINT A/C ROOFTOP UNIT \$40	final	05/12/2015	05/29/2015		0.00

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Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
AB-15-05-4971	05/12/2015	4615 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	PAINT A/C ROOFTOP UNIT \$40	final	05/12/2015	05/29/2015	0.00
AB-16-06-6634	06/07/2016	4615 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	**COM** REVISION TO PERMIT (AC CHANGE & INTERIOR CHANGES) *FINAL**REV#3 (FRONT ENTRY) *REV#1 (BUILDING COMMENTS) INTERIOR / EXTERIOR RENOVATIONS OFFICE \$50000	issued	06/07/2016		0.00
BL-16-08-7096	08/29/2016	4615 PONCE DE LEON BLVD	INT / EXT ALTERATIONS	*** CANCELLED - CHANGE OF CONTRACTOR TO BL17082506 *** COMM INTERIOR ALTERATIONS, FRONT DOOR INSTALLATION \$50,000	canceled	02/17/2017	08/29/2017	0.00
BL-17-01-0437	01/12/2017	4615 PONCE DE LEON BLVD	ROOF / LIGHT WEIGHT CONC	RE ROOF FLAT-GAF ROOF SYSTEM W/ FIBERGLASS CAPSHEET \$20,300	final	01/23/2017	05/05/2017	0.00
BL-17-08-2506	08/29/2017	4615 PONCE DE LEON BLVD	BLD SIMPLE CHANGE OF CONTRACTOR	CHANGE OF CONTRACTOR BL16087096 *** COMM INTERIOR ALTERATIONS, FRONT DOOR INSTALLATION \$50,000	issued	08/29/2017		0.00
BL-18-02-2012	02/08/2018	4615 PONCE DE LEON BLVD	INT / EXT ALTERATIONS	CANCELLED *** COMMERCIAL INTERIOR ALTERATIONS AND FRONT & REAR DOOR INSTALLATION (DR JENNIFER LOPEZ) \$50,000 *** REPLACED (BL17082506 & RV18011798)	canceled		09/04/2018	0.00

Permit ID	Issue Date	Address	Code	Description	Remarks	Status	Start Date	End Date	Amount
CE-07-12-0144	12/18/2007	4615 PONCE DE LEON BLVD	CODE ENF TICKET PROCESS - NO RUNNING FINE	WT77341 SEC 5-1902 ZC BANNERS ARE PROHIBITED.	**** CHANGE OF ARCHITECT ***	final	12/18/2007		0.00
CE-08-01-0946	01/23/2008	4615 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT77341 SEC 5-1902 ZC (BAN) BANNERS ARE PROHIBITED.		final	03/01/2016	03/01/2016	0.00
CE-10-06-5104	06/24/2010	4615 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT5968 ORW 62-133 CITY CODE PLACING OBSTRUCTIONS ON PUBLI RIGHT OF WAY WHICH MAY CAUSE A HAZARD TO LIFE SAFETY. PROHIBITED		final	06/24/2010	06/25/2010	0.00
CE-16-03-5442	03/01/2016	4615 PONCE DE LEON BLVD	CODE ENF LIEN SEARCH	LIEN SEARCH		final	03/02/2016	03/02/2016	0.00
CE-16-05-7564	05/27/2016	4615 PONCE DE LEON BLVD	CODE ENF LIEN SEARCH	LIEN SEARCH		final	06/06/2016	06/06/2016	0.00
CE-16-06-6587	06/06/2016	4615 PONCE DE LEON BLVD	CODE ENF LIEN SEARCH	LIEN SEARCH		final	06/16/2016	06/16/2016	0.00
EL-16-09-5461	09/08/2016	4615 PONCE DE LEON BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	COMM INTERIOR ALTERATIONS, STOREFRONT, WINDOWS, DOORS 50 OUTLETS; 3 SPECIAL OUTLETS; 42 LIGHTS		issued	02/28/2017		0.00
EL-17-07-2063	07/21/2017	4615 PONCE DE LEON BLVD	ELEC LOW VOLTAGE SYSTEM	LOW VOLTAGE PRE-WIRING FOR NETWORK AND PHONE USE		issued	07/24/2017		0.00
EL-18-02-2849	02/26/2018	4615 PONCE DE LEON BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	COMMERCIAL INTERIOR ALTERATIONS AND FRONT & REAR DOOR INSTALLATION (DR JENNIFER LOPEZ) \$50,000 *** REPLACED (BL17082506 & RV18011798) **** CHANGE OF ARCHITECT *** ADDITIONAL FEES TO NEW DENTAL OFFICE 20 OUTLETS; 11 LIGHTS; AND 7 COPMMERCIAL OUTLETS		pending			0.00
EX-18-09-2178	09/07/2018	4615 PONCE DE LEON BLVD	PERMIT EXTENSION	PERMIT EXTENSION - BL-17-08-2506		final	09/07/2018	09/07/2018	0.00
ME-15-04-4100	04/06/2015	4615 PONCE DE LEON BLVD	MECH CHANGE OF CONTRACTOR	*** CHANGE OF CONTRACTOR & CONVERT WINT. P#02060518 ***		final	04/07/2015	05/29/2015	0.00

Permit No.	Issue Date	Address	Category	Description	Status	Start Date	End Date	Amount
ME-16-08-7260	08/31/2016	4615 PONCE DE LEON BLVD	MECH COMMERCIAL / RESIDENTIAL WORK	CHANGEOUT 4 TON \$2,4000 INSTALL NEW 5 TON A/C UNIT DUCTWORK AND 2 FANS.	issued	07/17/2017		0.00
PL-16-09-5325	09/06/2016	4615 PONCE DE LEON BLVD	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMM INTERIOR ALTERATIONS	issued	02/27/2017		0.00
PL-18-02-3034	02/28/2018	4615 PONCE DE LEON BLVD	PLUMB COMMERCIAL / RESIDENTIAL WORK	*** SUPPLEMENT PERMIT *** PLUMBING WORK FOR COMM. INTERIOR ALTERATIONS @ NEW DENTAL OFFICE (CHANGE OF ARCHITECT)	pending			0.00
PL-18-05-3161	05/08/2018	4615 PONCE DE LEON BLVD	PLUMB DRAINFIELD/SEPTIC TANK/ABANDONMENT	PLUMBING WORK FOR { 1 } ABANDONMENT AND NEW SEPTIC TANK & DRAINFIELD	final	05/09/2018	06/05/2018	0.00
RC-18-08-3191	08/08/2018	4615 PONCE DE LEON BLVD	BLDG RECERT / CRB	BUILDING RECERTIFICATION (1958) CONSTRUCTION REGULATION BOARD CASE #18-7738 AND UNSAFE STRUCTURES FEE	approved			980.63
RV-18-01-1798	01/10/2018	4615 PONCE DE LEON BLVD	REVISION TO PERMIT	*** CANCELLED *** *** REPLACED BY BL18022012 *** ***REVISION-ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING PAGES	canceled	02/09/2018		0.00
RV-18-10-2961	10/09/2018	4615 PONCE DE LEON BLVD	REVISION TO PERMIT	REVISION-ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING PAGES	final	10/26/2018	10/26/2018	0.00
SD-17-09-1458	09/21/2017	4615 PONCE DE LEON BLVD	SHOP DRAWINGS	SHOP DRAWING (DOOR) FRONT, STOREFRONT SYSTEM	final	11/08/2018	11/08/2018	0.00
UP-17-01-0438	01/12/2017	4615 PONCE DE LEON BLVD	UPFRONT FEE	UPFRONT FEE BL-17-01-0437 RE ROOF FLAT WITH BUILT-UP SYSTEM \$20,300	final	01/12/2017	01/12/2017	0.00
UP-18-05-3162	05/08/2018	4615 PONCE DE LEON BLVD	UPFRONT FEE	UPFRONT FEE PL-18-05-3161 REPAIR EXISTING SEPTIC TANK AND DRAINFIELD \$2,000	final	05/08/2018	05/08/2018	0.00
ZN-15-05-4972	05/12/2015	4615 PONCE DE LEON BLVD	PAINT / RESURFACE FL / CLEAN	PAINT A/C ROOFTOP UNIT \$40	final	05/12/2015	05/29/2015	0.00

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City of Coral Gables Fire Department

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

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

Occupant Name:	VACANT	Inspection Date:	1/31/2018
Address:	4615 Ponce De Leon Boulevard Coral Gables	InspectionType:	Vacant Building
Suite:		Inspected By:	Jonathan Ralph (A) 305-460-5563 fpbatta@coralgables.com
		Occ. Sq. Ft.:	1880
		Occupant Number:	

No violations noted at this time.

Company Representative:

VACANT
Signature valid only in mobile-eyes documents

vacant
1/31/2018

Inspector:

Signature valid only in mobile-eyes documents

Carlos Revilla (C)
1/31/2018

CITY'S Composite
EXHIBIT 4



CFN 2016R0369284
OR BK 30126 Pgs 3843-3845 (3Pgs)
RECORDED 06/24/2016 11:12:01
SURTAX \$3,262.50
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

DOCUMENT COVER PAGE

(Space above this line reserved for recording office use)

This Warranty Deed is being Re-Recorded to add the Miami-Dade County Surtax that was omitted in the original recording. The Documentary Stamps were paid in full at the time of the original recording.

Executed By: Lucille R. McKey

To: 4615 Ponce Holdings LLC, a Florida limited liability company

Brief Legal Description:

Lot 23, in Block 36, of CORAL GABELS RIVIERA SECTION, PART 2, according to the Revised Plat thereof, as recorded in Plat Book 28, at page 18, of the Public records of Miami-Dade County, Florida.

**Return Recorded Document to:
BECKER & POLIAKOFF, P.A.
1 East Broward Blvd., Ste. 1800
Ft. Lauderdale, FL 33301**

Prepared by:
THOMAS J. PALMIERI
Attorney at Law
TOMA TITLE GROUP, INC.
340 Minorca Avenue Suite One
Coral Gables, FL 33134
305-441-9021
File Number: 112.088

Return to:
Jennifer Bales Drake, Attorney at Law
Becker & Poliakoff, P.A.
1 East Broward Blvd., Suite 1800
Fort Lauderdale, Florida 33301

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 31st day of May, 2016 between Lucille R. McKey, a single woman whose post office address is 343 Majorca Avenue, #409, Coral Gables, FL 33134, grantor, and 4615 PONCE HOLDINGS LLC, a Florida limited liability company whose post office address is 5901 SW 74 Street, Suite 408, South Miami, FL 33143, grantee:

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

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

Lot 23, in Block 36, of CORAL GABLES RIVIERA SECTION, PART 2, according to the Revised Plat thereof, as recorded in Plat Book 28, at Page 18, of the Public Records of Miami-Dade County, Florida.

Parcel Identification Number: 03-4120-023-0200

Subject to: Conditions, restrictions, limitations and easements of record, if any, reference to which shall not serve to reimpose same, applicable zoning ordinances, taxes for the year of 2016 and subsequent years.

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

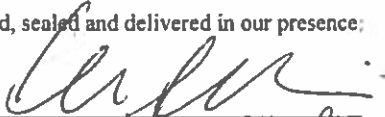
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2015.

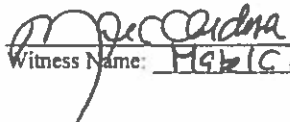
DoubleTime

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:


Witness Name: Thomas J. Palmieri

 (Seal)
Lucille R. McKey


Witness Name: H. C. Madison

State of Florida
County of Miami-Dade

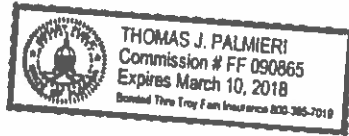
The foregoing instrument was acknowledged before me this 24th day of May, 2016 by Lucille R. McKey, a single woman, who is personally known or has produced a driver's license as identification.

[Notary Seal]


Notary Public

Printed Name: _____

My Commission Expires: _____





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

Detail by Entity Name

Florida Limited Liability Company
4615 PONCE HOLDINGS LLC

Filing Information

Document Number	L16000084178
FEI/EIN Number	N/A
Date Filed	04/28/2016
Effective Date	04/28/2016
State	FL
Status	ACTIVE
Last Event	LC AMENDED AND RESTATED ARTICLES
Event Date Filed	08/24/2017
Event Effective Date	NONE

Principal Address

2625 PONCE DE LEON BOULEVARD
285
CORAL GABLES, FL 33143

Changed: 04/11/2018

Mailing Address

2625 PONCE DE LEON BOULEVARD, #285
CORAL GABLES, FL 33134

Changed: 03/14/2018

Registered Agent Name & Address

BAHRI, FADI A
2625 PONCE DE LEON BOULEVARD
285
CORAL GABLES, FL 33143

Address Changed: 04/11/2018

Authorized Person(s) Detail**Name & Address**

Title MGRM

BAHRI, FADI A
2625 PONCE DE LEON BOULEVARD
285
CORAL GABLES, FL 33143

Annual Reports

Report Year	Filed Date
2017	01/10/2017
2018	04/11/2018

Document Images

04/11/2018 -- ANNUAL REPORT	View image in PDF format
08/24/2017 -- LC Amended and Restated Art	View image in PDF format
01/10/2017 -- ANNUAL REPORT	View image in PDF format
04/28/2016 -- Florida Limited Liability	View image in PDF format

This instrument prepared by:
Carlos de Cespedes, Esq.
Halpern Rodriguez, LLP
800 Douglas Road
Suite 880
Coral Gables, Florida, 33134

MORTGAGE

THIS MORTGAGE AND SECURITY AGREEMENT (the "Mortgage") is made and entered into as of May 31, 2016, by **4615 PONCE HOLDINGS LLC**, a Florida Limited Liability Company, ("Mortgagor"), whose address is, **5901 SW 74TH Street, Suite 408, South Miami, Florida, 33143** and **BISCAYNE BANKA FLORIDA STATE CHARTERED COMMERCIAL BANK**, ("Mortgagee") whose address is **3121 Commodore Plaza, Third Floor, Coconut Grove, Florida 33133**.

WITNESSETH:

WHEREAS, Mortgagor is justly and lawfully indebted to Mortgagee in the sum of **FOUR HUNDRED SEVENTY FIVE THOUSAND AND NO/100 (\$475,000.00) DOLLARS**, as evidenced by that certain promissory note payable to the order of Mortgagee (the "Note"), executed by Mortgagor, bearing the same date as this Mortgage, to be paid according to its terms, to be paid according to its terms, the final payment under which is due and payable on June 15, 2026.

NOW THEREFORE, to secure the payment of the aforesaid indebtedness (the "Loan"), and such future or additional advances as may be made by Mortgagee, at its option, to Mortgagor or Mortgagor's permitted successors in title, for any purpose, provided that all those advances are to be made within 10 years from the date of the Mortgage or within such lesser period of time as may be provided hereafter by law as a prerequisite for the sufficiency of actual notice or record notice of optional future or additional advances as against the rights of creditors or subsequent purchasers for valuable consideration, the total amount of indebtedness secured by the Mortgage may decrease or increase from time to time, but the total unpaid balance so secured at any one time shall not exceed the maximum principal amount of **NINE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$950,000.00)**, plus interest and any disbursements made for the payment of taxes, levies or insurance on the property covered by the lien of the Mortgage with interest on those disbursements, Mortgagor hereby grants, bargains, sells, conveys, assigns, transfers, mortgages, pledges, delivers, sets over, warrants and confirms to Mortgagee the following:

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

- **Lot 23, in Block 36, CORAL GABLES RIVIERA SECTION PART 2, according to the Revised Plat thereof, recorded in Plat Book 28, Page 18, of the Public Records of Miami-Dade County, Florida.**

WITNESS the due execution hereof as of the date first above written.

Signed, sealed and delivered
in the presence of:

[Signature]

[Signature]

Print Witness Name

[Signature]

Gaby Riofrio

Print Witness Name

MORTGAGOR:

**4615 PONCE HOLDINGS LLC,
a Florida Limited Liability Company**

By its Manager:

**BAHRI DEVELOPMENTS, INC, a Florida
Corporation**

By:

[Signature]

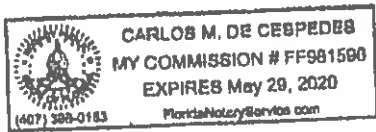
FADI A. BAHRI, PRESIDENT

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 31 day of May, 2016, by **FADI A. BAHRI** as **President of BAHRI DEVELOPMENTS, INC, a Florida Corporation**, the **Manager of 4615 PONCE HOLDINGS LLC, a Florida Limited Liability Company**, who is personally known to me or who has produced Fl. Drive Lic, as identification and who did not take an oath.

My Commission Expires:

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA



By its Manager:
VICTORIA ENGINEERING MANAGEMENT,
INC, a Florida Corporation

CL

Carlos de Cespedes
Print Witness Name

[Signature]

Carly Rio
Print Witness Name

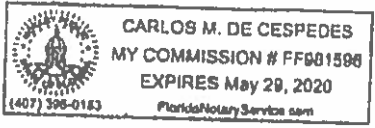
By: [Signature]
BOB LIU, PRESIDENT

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 31 day of May, 2016, by **BOB LIU** as President of **VICTORIA ENGINEERING MANAGEMENT, INC.**, a Florida Corporation, the Manager of **4615 PONCE HOLDINGS LLC**, a Florida Limited Liability Company, who is personally known to me or who has produced Fl. Driv. Lic, as identification and who did not take an oath.

My Commission Expires:

CL
NOTARY PUBLIC, STATE OF FLORIDA



Biscayne Bank (FDIC # 57973)

Active Insured Since July 5, 2005

Data as of: August 8, 2018

Biscayne Bank is an active bank

FDIC Certificate#:	57973	Established:	July 5, 2005	Corporate Website:	http://www.biscaynebank.com
Headquarters:	2601 South Bayshore Drive, 6th Floor Coconut Grove, FL 33133 Miami-Dade County	Insured:	July 5, 2005	Consumer Assistance:	https://www5.fdic.gov/starsmail/index.asp
Locations:	5 domestic in 1 states, 0 in territories, and 0 in foreign locations	Bank Charter Class:	Non-member of the Federal Reserve System	Contact the FDIC about:	Biscayne Bank
		Primary Federal Regulator:	Federal Deposit Insurance Corporation		
		Secondary Federal Regulator:	N/A		

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

Showing 1 to 5 of 5 entries

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

Claim of Lien Fla 1990 Construction Lien Law, Ch 713
Return to (enclosed self add. Envelope)89011

PREPARED BY
Darlene Tejera
GLASS LAND INC.
14260 SW 142 Street Unit 101
MIAMI, FL 33186
305-256-9390 FAX 305-256-9970

WARNING THIS LEGAL DOCUMENT REFLECTS THAT A CONSTRUCTION LIEN HAS BEEN PLACED ON THE REAL PROPERTY LISTED HEREIN. UNLESS THE OWNER OF SUCH PROPERTY TAKES ACTION TO SHORTEN THE TIME PERIOD THIS LIEN MAY REMAIN VALID FOR 1 YEAR FROM THE DATE OF RECORDING, AND SHALL EXPIRE AND BECOME VOID THEREAFTER UNLESS LEGAL PROCEEDINGS HAVE BEEN COMMENCED TO FORECLOSE OR TO DISCHARGE THIS LIEN

Claim Of Lien

STATE OF FLORIDA }
COUNTY OF MIAMI DADE }

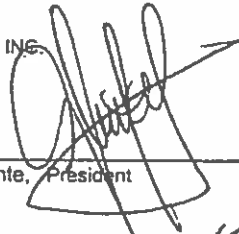
Before me, the undersigned Notary Public, personally Appeared ,Gustavo Fonte, who is duly sworn,
and says that he is (the agent of the lienor herein) for **GLASS LAND INC** ,
and that in accordance with a contract with **VICO CONTRACTORS**
lienor furnished services and/or materials consisting of: *Glass, Glazing Mirror Aluminum Material, Glass, Fabrication, Delivery, Installation, and Other Related Materials and Services*
on the following described real property in **MIAMI DADE** County, Florida:

VICINITY OF 4615 PONCE DE LEON BLVD CORAL GABLES, FL
LOT 23 BLK 36 OF CORAL GABLES RIVIERA SEC 2 REV AS RECORDED IN PB 28, PG 18 MIAMI DADE COUNTY
PUBLIC RECORDS

owned by 4615 PONCE HOLDINGS LLC for a total value of \$2,396.87 Dollars, of which there remains unpaid
\$2,396.87 and furnished the first of the work on July 18, 2017 and the last of the work is ongoing and that the lienor
served its Notice to Owner on August 11, 2017 by Certified Mail.

LIENOR:

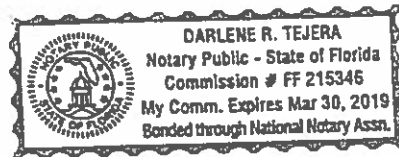
GLASS LAND INC



Gustavo Fonte, President

The foregoing instrument was sworn to and acknowledged before me this 12 day of Jan, 2018
by Gustavo Fonte , who is personally known to me or Provided a Florida Drivers License as Identification
and who did take an oath.

Darlene R. Tejera
Notary Public, State of Florida





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

Detail by Entity Name

Florida Profit Corporation
GLASS LAND, INC.

Filing Information

Document Number	P00000004873
FEI/EIN Number	65-1020575
Date Filed	01/14/2000
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	07/02/2007
Event Effective Date	NONE

Principal Address

14260 SW 142 STREET, UNIT 101
MIAMI, FL 33186

Changed: 08/25/2011

Mailing Address

14260 SW 142 STREET, UNIT 101
MIAMI, FL 33186

Changed: 02/03/2012

Registered Agent Name & Address

FONTE, GUSTAVO
10445 SW 133 CT
MIAMI, FL 33186

Address Changed: 01/08/2007

Officer/Director Detail

Name & Address

Title PD

FONTE, GUSTAVO
 10445 SW 133 CT
 MIAMI, FL 33186

Title VD

TEJERA, GUILLERMO
 6232 SW 127 COURT
 MIAMI, FL 33183

Annual Reports

Report Year	Filed Date
2016	04/04/2016
2017	02/08/2017
2018	04/09/2018

Document Images

04/09/2018 -- ANNUAL REPORT	View image in PDF format
02/08/2017 -- ANNUAL REPORT	View image in PDF format
04/04/2016 -- ANNUAL REPORT	View image in PDF format
03/30/2015 -- ANNUAL REPORT	View image in PDF format
03/20/2014 -- ANNUAL REPORT	View image in PDF format
03/26/2013 -- ANNUAL REPORT	View image in PDF format
02/03/2012 -- ANNUAL REPORT	View image in PDF format
01/13/2011 -- ANNUAL REPORT	View image in PDF format
03/09/2010 -- ANNUAL REPORT	View image in PDF format
03/26/2009 -- ANNUAL REPORT	View image in PDF format
01/07/2008 -- ANNUAL REPORT	View image in PDF format
07/02/2007 -- Amendment	View image in PDF format
01/08/2007 -- ANNUAL REPORT	View image in PDF format
01/05/2006 -- ANNUAL REPORT	View image in PDF format
02/08/2005 -- ANNUAL REPORT	View image in PDF format
04/28/2004 -- Name Change	View image in PDF format
01/21/2004 -- ANNUAL REPORT	View image in PDF format
01/17/2003 -- ANNUAL REPORT	View image in PDF format
10/01/2002 -- Amendment	View image in PDF format
04/30/2002 -- ANNUAL REPORT	View image in PDF format
07/19/2000 -- Amendment and Name Change	View image in PDF format
01/14/2000 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations

Garcia, Belkys

From: Garcia, Belkys
Sent: Monday, September 10, 2018 9:48 AM
To: 'Fadi Bahri'
Cc: Lopez, Manuel; Mariella Echeverri; Millie Allen; Hernan Santana
Subject: CRB - Case No.18-7738 - 4615 Ponce de Leon Blvd

It is my understanding you've spoken to Mr. Lopez and have been granted an administrative extension of 90 days. I will inform the Board members at the Hearing on Monday. You do not need to be present.

Note the deadline to recertify the structure is Monday, December 10, 2018. The required paperwork for submittal remains the same as listed in the previous email.

Let me know if you have any questions.

Thank you,

Belkys Garcia

City of Coral Gables
Development Services Department
405 Biltmore Way, 3rd Floor
Coral Gables, Florida 33134
Office: 305.460.5229



From: Fadi Bahri [mailto:fadi@bahridevelopments.com]
Sent: Monday, September 10, 2018 8:45 AM
To: Garcia, Belkys <bgarcia@coralgables.com>
Cc: Lopez, Manuel <mlopez@coralgables.com>; Mariella Echeverri <mariella@bahridevelopments.com>; Millie Allen <millie@bahridevelopments.com>; Hernan Santana <hhgroup53@gmail.com>
Subject: Re: Case No.18-7738- 4615 Ponce de leon

Dear Belkys,

I will need to come in and see Mr Lopez in person because this is a particular case where I had a permit to do a buildout and in the midst of the buildout the property was leased to a dentist who unfortunately could not obtain a new permit to start work on her space.

As a result I have had to reopen my old permit. I'm in the process of continuing the work on the property. I would greatly appreciate it if you could give me a call at (305) 986-0515 so that I could explain my situation to you in more detail.

Fadi Bahri,

President,
Bahri Developments, Inc.



In business since 1999

On Sep 10, 2018, at 7:45 AM, Garcia, Belkys <bgarcia@coralgables.com> wrote:

Good morning, I have been out of the office.

The structure requires building recertification and is currently not compliant with the requirements. Therefore, the matter has been forwarded to the Construction Regulation Board for review.

The following are the requirements for submittal:

1. Cover letter(s) to the Building Official from the architect or engineer that performed the inspection certifying the structure is safe (or not) for its intended use (electrically and structurally)
2. Building Structural Recertification Report
3. Certification of Compliance With Parking Lot Guardrails Requirements Form
4. Building Electrical Recertification Report
5. Certification of Compliance With Parking Lot Illumination Standards Form
6. All original signed and sealed documents must be included at time of submittal – no copies

<http://www.miamidade.gov/permits/library/recertification-building.pdf>

<http://www.miamidade.gov/permits/library/structural-recertification.pdf>

<http://www.miamidade.gov/permits/library/electrical-recertification.pdf>

Thank you,

Belkys Garcia

City of Coral Gables
Development Services Department
405 Biltmore Way, 3rd Floor
Coral Gables, Florida 33134
Office: 305.460.5229
<image002.png>

From: Fadi Bahri [<mailto:fadi@bahridevelopments.com>]
Sent: Wednesday, September 5, 2018 10:15 AM
To: Garcia, Belkys <bgarcia@coralgables.com>

Cc: Mariella Echeverri <mariella@bahridevelopments.com>; Millie Allen
<millie@bahridevelopments.com>

Subject: Case No.18-7738- 4615 Ponce de leon

Dear Mrs Garcia,

I am reaching out to you because of a letter received by your office regarding the address above. I would like to know why this structure has been deemed unsafe.

The building was under renovation, with a permit of course, but construction was halted temporarily. Please let me know when I can stop by your office or when we can get on a quick call. I can be reached at 305-986 0515. My name is Fadi Bahri and I am the owner of the building.

Sincerely,

<image003.png> Fadi Bahri
President, Bahri Developments, Inc.
2625 Ponce de Leon Blvd, suite 285. Coral Gables, FL 33134
t: (786)717-6446 | m: (305)986-0515 | f: (786)717-6545
e: fadi@bahridevelopments.com | www.bahridevelopments.com

Please Note: Florida has a very broad Public Records Law. Most written communications to or from State and Local Officials regarding State or Local business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.