

BEFORE THE CONSTRUCTION REGULATION BOARD  
OF THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,

Case # 15-4414

Petitioner.

vs.

SKYY PROPERTIES, INC.  
a Florida corporation,

Respondent.

---

**NOTICE OF HEARING ON NON-COMPLIANCE  
WITH UNSAFE STRUCTURES ORDER**

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Date: December 29, 2015

To:

**Owner (Registered Agent)**

Skyy Properties, Inc.  
c/o Gregory T. Yu  
Registered Agent  
6435 SW 100 Street  
Miami, FL 33156-3351

Return receipt number:

91 7108 2133 3931 8979 7643

**Mortgagee**

SunTrust Bank  
303 Peachtree Street, Northeast  
Atlanta, Georgia 30308-3201

Return receipt number:

91 7108 2133 3931 8979 7650

and to Laura Russo, Counsel for Skyy  
Properties, Inc., at  
[laura@laurarussolaw.com](mailto:laura@laurarussolaw.com).

**Owner**

Skyy Properties, Inc.  
7991 SW 40 Street  
Miami, FL 33155-6750

Return receipt number:

91 7108 2133 3931 8979 7667

**Mortgagee**

SunTrust Bank  
Exceptions Department  
P.O. Box 406400  
Ft. Lauderdale, Florida 33340-6400

Return receipt number:

91 7108 2133 3931 8979 7674

Re: The one-story office building (“Structure”), built in 1943 (70-year recertification required), and located at **2728 Ponce de Leon Boulevard**, Coral Gables, FL 33134-6005, legally described as Lots 27, 28, 29, 30 and 31, Block 15, of CORAL GABLES CRAFTS SECTION, according to the Plat thereof, as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida, and having folio number 03-4117-005-4200 (“Property”).

You are directed to appear for a hearing before the before the City’s Construction Regulation Board (“Board”) in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on January 11, 2016, at 2:00 p.m.


The hearing will be held regarding the Notice of Non-Compliance with Unsafe Structures Order and Right to Request Hearing. **The hearing shall be strictly limited to determining whether and when you took the Required Action or demolished the Structure and paid the administrative costs as required by the Order.**

You have the right to be represented by an attorney and may present and question witnesses and evidence, however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that, if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to 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](mailto:bgarcia@coralgables.com), tel: (305) 460-5229.

If you do not prevail at the hearing, the Construction Regulation Board may enter an order of demolition and assess all costs of the proceedings and demolition and other Required Action for which the City shall have a lien against the Property and the Property Owner. The Violator may be liable for the reasonable costs of the administrative hearing, if found in violation.

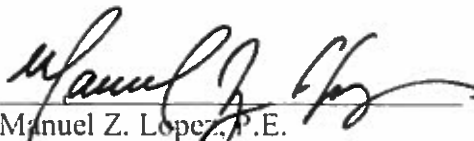
If you comply with the Board’s prior order before the hearing, please contact Virginia Goizueta, Building Services Coordinator, tel.: (305) 460-5250, email: [vgoizueta@coralgables.com](mailto:vgoizueta@coralgables.com), or Manuel Z. Lopez, P.E., Building Official, tel.: (305) 460-5242, email: [mlopez@coralgables.com](mailto:mlopez@coralgables.com). The Development Services Department’s hours are Monday though Friday, 7:30 a.m. to 3:30 p.m.

Please govern yourself accordingly.

  
Manuel Z. Lopez, P.E.  
Building Official

### CERTIFICATE OF SERVICE

I HEREBY CERTIFY that, on December 29, 2015, a true and correct copy of the foregoing notice was served via certified mail, return receipt requested, by first class mail and by hand-delivery or posting at the Property.

  
Manuel Z. Lopez, P.E.  
Building Official

### NOTICES

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

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

**ADA Assistance:** The City complies with the provisions of the American with Disabilities Act. Individuals with disabilities requiring special accommodations or assistance should contact Ernesto Pino, Assistant Public Works Director, at (305) 460-5004, with requests for auxiliary aids or services at least one business day before the hearing in order to request such assistance.



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Complaint/Case #: 15-4414

Title of Document Posted: Construction Regulation Board Case

I, JORGE PINO, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 2728 Ponce de Leon, ON 12/29/15  
AT Blvd.

J. PINO  
Employee's Printed Name

~~\_\_\_\_\_  
Employee's Signature~~

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

Sworn to (or affirmed) and subscribed before me this 29 day of December, in  
the year 20 15, by Jorge A Pino who is personally known to  
me.

My Commission Expires:



[Signature]  
Notary Public

44

BEFORE THE CONSTRUCTION REGULATION BOARD  
OF THE CITY OF CORAL GABLES

CITY OF CORAL GABLES

Petitioner:

SKYY PROPERTIES, INC.  
a Florida corporation.

Respondent:

Case # 15-4414

2728 Ponce de Leon  
Boulevard

**NOTICE OF HEARING ON NON-COMPLIANCE  
WITH UNSAFE STRUCTURES ORDER**

Date: December 29, 2015

To:

Owner (Registered Agent)  
Skyy Properties, Inc.  
c/o Gregory T. Yu  
Registered Agent  
6435 SW 100 Street  
Miami, FL 33156-3351

Mortgagee  
SunTrust Bank  
305 Peachtree Street, Northeast  
Atlanta, Georgia 30308-3201

Return receipt number:

91 7106 2133 3931 8979 7643

Return receipt number:

91 7106 2133 3931 8979 7650

and to Laura Russo, Counsel for Skyy  
Properties, Inc., at  
laurar@laurarussolaw.com.

OF NON-COMPLIANCE WITH  
THE STRUCTURES ORDER AND  
WARRANT TO REQUEST HEARING

MORTGAGEE  
SunTrust Bank

91 7106 2133 3932 6217 1650

13:42

15-4414

Page 1 of 3

2728

12/29/2015

PONCE

Office DE

received by the Board of Rules and Appeals of the City of Miami-Dade County Code ("Report"), and furnished by me on behalf of the Director of the Department of Planning and Economic Development, Miami-Dade County, Florida, on December 29, 2015, pursuant to the provisions of the Miami-Dade County Code, Chapter 21, Article 1, Section 21.01(1)(b).

Return receipt number

91 7106 2133 3932

91 7106 2133 3932 6217 1650

CASE NO. 15-4414

**FORMGROUP**  
architecture + planning

ph: 305.443.4244

up.net



12/29/2015 13:42

**SIDEWALK  
CLOSED**

After recording return to:  
Belkys Garcia  
Secretary to the Construction  
Regulation Board  
Development Services Department  
City of Coral Gables  
405 Biltmore Way, 3rd Floor  
Coral Gables, FL 33134-5717

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CFN: 20160026716 BOOK 29925 PAGE 1933  
DATE: 01/14/2016 10:44:57 AM  
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

**CITY OF CORAL GABLES  
CONSTRUCTION REGULATION BOARD**

CITY OF CORAL GABLES,

Case # 15-4414

Petitioner,

vs.

SKYY PROPERTIES, INC.  
a Florida corporation,

Respondent.

---

**ORDER ON NON-COMPLIANCE  
WITH UNSAFE STRUCTURES ORDER**

This cause was brought before the Construction Regulation Board ("Board") of the City of Coral Gables ("City"), on January 11, 2016 on the Notice of Non-Compliance with Unsafe Structures Order and Right to Request Hearing ("Notice"). The Board, having heard the arguments of the parties and having considered any evidence presented, hereby enters this Order on Non-compliance with Unsafe Structures Order ("Order") and finds, concludes, and orders as follows:

**Findings of Fact**

1. The City properly served the Notice on the owner, Skyy Properties, Inc. ("Owner"), and any lienholders of record of the one-story office building ("Structure"), built in 1943 (70-year recertification required), and located at 2728 Ponce de Leon Boulevard, Coral Gables, FL 33134-6005, legally described as Lots 27, 28, 29, 30 and 31, Block 15, of CORAL GABLES CRAFTS SECTION, according to the Plat thereof, as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida, and having folio number 03-4117-005-4200 ("Property").

2. The Notice alleges non-compliance with the Board's prior Order Declaring Structure Unsafe ("Order") for failure to take action to recertify the Structure.

3. To date, the Owner has not completed the required repairs and has not submitted a Compliance Report ("Required Action").

### Conclusions of Law

4. The Structure is in non-compliance with the Board's Order and, as such, is presumed to be and is hereby declared unsafe pursuant to Section 105-186(j)(13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

### Order

It is, therefore, ORDERED:

5. *Required Action.* The Owner shall take the Required Action as follows: a) the Owner shall secure the structure and shall submit a complete application for all permits required to brace the structure within 20 days of the date of this Order; b) the Owner shall apply for all required permits to meet the minimum requirements as noted in the Report ("Permits") within 150 days of the date of this Order and c) the Owner shall obtain all Permits within 30 days from the date that the application is complete and, in any event, no later than 180 days from the date of this Order. The Owner shall also appear at the next hearing after this last deadline to provide a status report to the Board and a date by which the Owner shall pass final inspection on the Permits and submit a Compliance Report.

6. *Request for compliance inspection.* It is the responsibility of the Owner to contact the Building Official to request an inspection of City records and of the Property, as applicable, to determine compliance with this Order and to notify the City of any compliance action taken.

7. *Payment of costs and demolition by City.* The Owner shall pay the City the administrative costs for the additional hearing of \$150 within 7 days of the date of this Order. If the Owner does not comply with any of the applicable deadlines above, the Building Official may immediately and without further order from this Board, order that the structure be vacated, boarded, secured, and posted to prevent further occupancy and the City may demolish the Structure. The City may sell as salvage or require the demolition contractor to dispose of the contents of the Structure. **Until the Structure is recertified in compliance the terms of this Order, the City shall not issue any further development approvals for the Property, including, but not limited to, building permits, unless the development approval is required to comply with the terms of this Order.**

8. *Requests for extension of time.* The Building Official, in his sole discretion, may extend any of the above deadlines for good cause beyond the control of the Owner and that the Owner acted in good faith and exercised due diligence in the efforts to take all Required Action, to apply for any required permits, and to request an extension of any deadlines, as applicable.

9. *Lien for costs and notice to subsequent purchasers.* The City shall have a special assessment lien for its administrative costs and the costs of corrective action, including but not limited to, securing the Structure and demolition ("Costs"), against the real and personal property of the Owner, including the Property. The lien for Costs shall have equal dignity with a lien for taxes. In order to have this lien, the City shall record this Order and an affidavit for any additional Costs, as applicable. Once recorded in the Public Records of Miami-Dade County, Florida, a copy of this Order shall constitute notice to any subsequent purchasers, successors in interest, or assigns, and the findings herein shall be binding upon the Owner and any subsequent purchasers, successors in interest or assigns.



10. *City's remedies are cumulative.* This Order notwithstanding, the City may enforce its code by any other lawful means.

DONE AND ORDERED at the City of Coral Gables, Miami-Dade County, Florida, on this 13 day of January, 2016.

CONSTRUCTION REGULATION BOARD  
OF THE CITY OF CORAL GABLES

  
\_\_\_\_\_  
Board Chairperson

**Notice of Deadline to Appeal**

**PURSUANT TO SECTION 105-192(b) OF THE CITY CODE, AN APPEAL OF THIS ORDER MAY BE FILED IN THE CIRCUIT COURT IN MIAMI-DADE COUNTY, FLORIDA, WITHIN THIRTY DAYS OF THE FILING OF THIS ORDER.**

**Certificate of Filing and Service**

I HEREBY CERTIFY that the original of this order was filed with the Secretary of the Board, on this 13 day of January, 2016 and that, on the same date, a true and correct copy of the foregoing was served by certified mail, return receipt requested, and by first class mail (and any e-mail address indicated below) to:

<p><b><u>Owner (Registered Agent)</u></b>                  Skyy Properties, Inc.                  c/o Gregory T. Yu                  Registered Agent                  6435 SW 100 Street                  Miami, FL 33156-3351</p> <p>Return receipt number:                  91 7108 2133 3932 6905 4420</p> <p>and to Laura Russo, Counsel for Skyy Properties, Inc., at  <a href="mailto:laura@laurarussolaw.com">laura@laurarussolaw.com</a>.</p>	<p><b><u>Mortgagee</u></b>                  SunTrust Bank                  303 Peachtree Street, Northeast                  Atlanta, Georgia 30308-3201</p> <p>Return receipt number:                  91 7108 2133 3932 6905 4437</p>
<p><b><u>Owner</u></b>                  Skyy Properties, Inc.                  7991 SW 40 Street                  Miami, FL 33155-6750</p> <p>Return receipt number:                  91 7108 2133 3932 6905 4444</p>	<p><b><u>Mortgagee</u></b>                  SunTrust Bank                  Exceptions Department                  P.O. Box 406400                  Ft. Lauderdale, Florida 33340-6400</p> <p>Return receipt number: N/A</p>

  
 \_\_\_\_\_  
 Belkys Garcia  
 Secretary to the Board

This instrument prepared by and  
after recording return to:  
Belkys Garcia  
Secretary to the Construction  
Regulation Board  
Development Services Department  
City of Coral Gables  
405 Biltmore Way, 3rd Floor  
Coral Gables, FL 33134-5717

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CFN: 20160101857 BOOK 29967 PAGE 1032  
DATE:02/18/2016 01:37:57 PM  
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

**CITY OF CORAL GABLES  
CONSTRUCTION REGULATION BOARD**

CITY OF CORAL GABLES,

CASE NO. 15-4414

Petitioner,

vs.

SKYY PROPERTIES, INC.  
a Florida corporation,

Respondent.

---

**ORDER ON NON-COMPLIANCE  
WITH UNSAFE STRUCTURES ORDER**

This cause was brought before the Construction Regulation Board ("Board") of the City of Coral Gables ("City"), on February 8, 2016 on the Notice of Non-Compliance with Unsafe Structures Order and Right to Request Hearing ("Notice"). The Board, having heard the arguments of the parties and having considered any evidence presented, hereby enters this Order on Non-compliance with Unsafe Structures Order ("Order") and finds, concludes, and orders as follows:

**Findings of Fact**

1. The City properly served the Notice on the owner, Skyy Properties, Inc. ("Owner"), and any lienholders of record of one-story office building ("Structure") built in 1943 and located at **2728 Ponce de Leon Boulevard**, Coral Gables, FL 33134-6005 and legally described as Lots 27, 28, 29, 30 and 31, Block 15, of CORAL GABLES CRAFTS SECTION, according to the Plat thereof, as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida ("Property").

2. The Notice alleges non-compliance with the Board's prior Order Declaring Structure Unsafe ("Order") for failure to take action to recertify the Structure.

3. To date, the Owner has not completed the required repairs and has not submitted a Compliance Report ("Required Action").

### Conclusions of Law

4. The Structure is in non-compliance with the Board's Order and, as such, is presumed to be and is hereby declared unsafe pursuant to Section 105-186(j)(13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

### Order

It is, therefore, ORDERED:

5. *Required Action.* The Owner shall take the Required Action as follows: a) the Owner shall submit a complete application for and shall obtain all permits required to brace the Structure ("Bracing Permits") within 30 days of the date of this Order; b) the Owner shall pass final inspection on the Bracing Permits within 30 days of the date that the Bracing Permits are issued, and, in any event, within 60 days of the date of this Order; c) the Owner shall apply for all required permits to meet the minimum requirements as noted in the Report ("Permits") within 120 days of the date of this Order and c) the Owner shall obtain all Permits within 30 days from the date that the application is complete and, in any event, no later than 150 days from the date of this Order. The Owner shall also appear at the next hearing after this last deadline to provide a status report to the Board and a date by which the Owner shall pass final inspection on the Permits and submit a Compliance Report.

6. *Request for compliance inspection.* It is the responsibility of the Owner to contact the Building Official to request an inspection of City records and of the Property, as applicable, to determine compliance with this Order and to notify the City of any compliance action taken.

7. *Payment of costs, fines, and demolition by City.* The Owner shall pay the City the administrative costs for the additional hearing of \$150 within 7 days of the date of this Order. If the Owner does not comply with any of the applicable deadlines above, the Building Official may immediately and without further order from this Board, order that the structure be vacated, boarded, secured, and posted (including, but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy and the City may demolish the Structure. The City may sell as salvage or require the demolition contractor to dispose of the contents of the Structure. In addition, the Owner shall pay a fine of \$250 for each day the violation continues past the date set for compliance, for which the City shall have a lien against the Owner and the Property. The Board may also enter an order of demolition and assess all costs of the proceedings and demolition and other required action for which the City shall have a lien against the Owner and the Property. **Until the Structure is recertified in compliance the terms of this Order, the City shall not issue any further development approvals for the Property, including, but not limited to, building permits, unless the development approval is required to comply with the terms of this Order.**

8. *Requests for extension of time.* The Building Official, in his sole discretion, may extend any of the above deadlines for good cause beyond the control of the Owner and that the Owner acted in good faith and exercised due diligence in the efforts to take all Required Action, to apply for any required permits, and to request an extension of any deadlines, as applicable.

9. *Lien for costs and notice to subsequent purchasers.* The City shall have a special assessment lien for its administrative costs and the costs of corrective action, including but not

limited to, securing the Structure and demolition ("Costs"), against the real and personal property of the Owner, including the Property. The lien for Costs shall have equal dignity with a lien for taxes. In order to have this lien, the City shall record this Order and an affidavit for any additional Costs, as applicable. Once recorded in the Public Records of Miami-Dade County, Florida, a copy of this Order shall constitute notice to any subsequent purchasers, successors in interest, or assigns, and the findings herein shall be binding upon the Owner and any subsequent purchasers, successors in interest or assigns.

10. *City's remedies are cumulative.* This Order notwithstanding, the City may enforce its code by any other lawful means.

DONE AND ORDERED at the City of Coral Gables, Miami-Dade County, Florida, on this Nd<sup>th</sup> day of February, 2016.

CONSTRUCTION REGULATION BOARD  
OF THE CITY OF CORAL GABLES

  
\_\_\_\_\_  
Board Chairperson

**Notice of Deadline to Appeal**

**PURSUANT TO SECTION 105-192(b) OF THE CITY CODE, AN APPEAL OF THIS ORDER MAY BE FILED IN THE CIRCUIT COURT IN MIAMI-DADE COUNTY, FLORIDA, WITHIN THIRTY DAYS OF THE FILING OF THIS ORDER.**

**Certificate of Filing and Service**

I HEREBY CERTIFY that the original of this order was filed with the Secretary of the Board. on this Nd<sup>th</sup> day of February, 2016 and that, on the same date, a true and correct copy of the foregoing was served by certified mail, return receipt requested, and by first class mail to:

<p><b><u>Owner (Registered Agent)</u></b>                  Skyy Properties, Inc.                  c/o Gregory T. Yu                  Registered Agent                  6435 SW 100 Street                  Miami, FL 33156-3351</p> <p>Return receipt number:                  91 7108 2133 3932 6926 2238</p>	<p><b><u>Mortgagee</u></b>                  SunTrust Bank                  303 Peachtree Street, Northeast                  Atlanta, Georgia 30308-3201</p> <p>Return receipt number:                  91 7108 2133 3932 6926 2245</p>
<p>and to Laura Russo, Counsel for Skyy Properties, Inc., at <a href="mailto:laura@laurarussolaw.com">laura@laurarussolaw.com</a>.</p>	

**Owner**

Skyy Properties, Inc.  
7991 SW 40 Street  
Miami, FL 33155-6750

Return receipt number:

91 7108 2133 3932 6926 2252

**Mortgagee**

SunTrust Bank  
Exceptions Department  
P.O. Box 406400  
Ft. Lauderdale, Florida 33340-6400

Return receipt number:

N/A

  
Belkys Garcia  
Secretary to the Board

**BEFORE THE CONSTRUCTION REGULATION BOARD**  
**FOR THE CITY OF CORAL GABLES**

CITY OF CORAL GABLES,  
Petitioner,

Case No. 15-4414

vs.

SKYY PROPERTIES, INC.  
c/o Gregory T. Yu  
Registered Agent  
6435 S.W. 100<sup>th</sup> Street  
Miami, Florida 33156-3351

Return receipt number:

91 7108 2133 3932 7177 0240

Respondent.

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

Date: June 22, 2016

Re: **2728 Ponce de Leon Boulevard**, Coral Gables, Florida 33134-6005 and legally described as Lot 27 to 31, Block 15, of CORAL GABLES CRAFTS SECTION, according to the Plat thereof, as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4117-005-4200 ("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 July 11, 2016, at 2:00 p.m.**

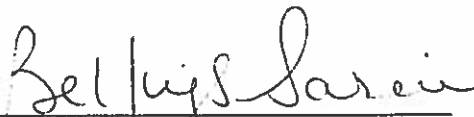
You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the 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](mailto:bgarcia@coralgables.com), tel: (305) 460-5229.

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 contact Virginia Goizueta, Building Services Coordinator, tel.: (305) 460-5250, email: vgoizueta@coralgables.com. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m.

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.

**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.**

**ADA Assistance:** The City complies with the provisions of the Americans with Disabilities Act. Individuals with disabilities requiring special accommodations or assistance should contact Dona M. Spain, ADA Coordinator, at (305) 460-5095, TTY/DD (305) 460-5010, with requests for auxiliary aids or services at least three business days before the hearing in order to request such assistance.

C:

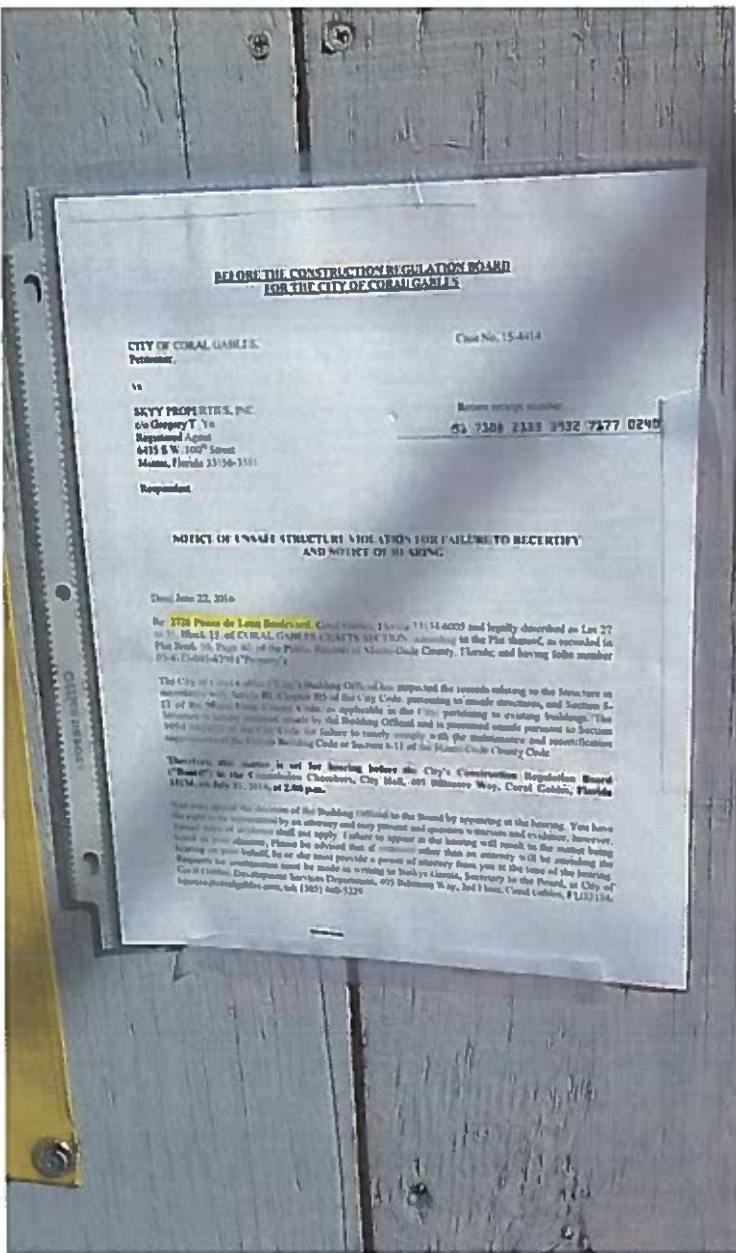
Sun Trust Bank, 303 Peachtree Street, Northeast, Atlanta, Georgia 30308-3201

Sky Properties, Inc., 7991 S.W. 40<sup>th</sup> Street, Miami, Florida 33155-6750

Sun Trust Bank, Exceptions Department, P.O. Box 406400, Ft. Lauderdale, Florida 33340-6400



2728 Ponce de Leon Boulevard





CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Complaint Case #: 15-4414

Title of Document Posted: Construction Regulation Board Case

I, EDUARDO MARTIN, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 2728 Ponce de Leon Blvd., ON 6-22-16  
AT 9:15.

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 22<sup>nd</sup> day of June, in  
the year 20 16, by Eduardo Martin who is personally known to  
me.

My Commission Expires:



Belkys Garcia  
Notary Public



## Detail by Entity Name

### Florida Profit Corporation

SKYY PROPERTIES, INC.

### Filing Information

Document Number	P03000110125
FEI/EIN Number	20-0281249
Date Filed	10/07/2003
State	FL
Status	ACTIVE

### Principal Address

6435 SW 100TH STREET  
MIAMI, FL 33156

### Mailing Address

7991 SW 40TH STREET  
MIAMI, FL 33155

Changed: 04/15/2005

### Registered Agent Name & Address

YU, GREGORY  
6435 SW 100TH STREET  
MIAMI, FL 33156

### Officer/Director Detail

#### **Name & Address**

Title P

YU, GREGORY  
6435 SW 100TH STREET  
MIAMI, FL 33156

Title V

YU, LEE CHU  
6435 SW 100TH STREET  
MIAMI, FL 33156

CITY'S

EXHIBIT 6

**Title T**

YU, WEN SHO  
6435 SW 100TH STREET  
MIAMI, FL 33156

**Title S**

YU, MEI  
6435 SW 100TH STREET  
MIAMI, FL 33156

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2013	04/23/2013
2014	04/21/2014
2015	04/21/2015

**Document Images**

<a href="#"><u>04/21/2015 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/21/2014 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/23/2013 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/23/2012 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>03/07/2011 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
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<a href="#"><u>04/25/2008 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/30/2007 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/25/2006 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/15/2005 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>05/27/2004 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>10/07/2003 -- Domestic Profit</u></a>	<a href="#">View image in PDF format</a>

1 000000000 1000 1000000000 1000000000

CFN 2003R0817574  
DR Bk 21784 Pg 26881 (1pg)  
RECORDED 10/31/2003 15:53:47  
DEED DOC TAX \$,040.00  
SURTAX \$,030.00  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA  
LAST PAGE

This Instrument Prepared by:  
Name: Arturo Fernandez De Castro, Esq.  
Address: 1010 SW 88<sup>th</sup> Court  
Property Appraisers Parcel Identification  
Folio Number (s): 03-4117-005-4200

**THIS WARRANTY DEED** Made and executed the 29 day of **OCTOBER**, 2003, by **GABLES INVESTMENT GROUP, INC.**, a corporation existing under the laws of the State of Florida, and having its principal place of business at 1401 SW 126<sup>th</sup> Place, Miami, FL 33184 hereinafter called the grantor, to **SKYY PROPERTIES INC., A FLORIDA CORPORATION**; whose post office address is 5435 S.W. 100 St., Miami, FL 33156 hereinafter called the grantees:

*(Wherever 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)*

**WITNESSETH:** That the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledge, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Miami Dade County, Florida, viz.:

**LOTS 27, 28, 29, 30 AND 31, BLOCK 15 OF CORAL GABLES CRAFT SECTION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, AT PAGE 40, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY**

**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 it is lawfully seized of said land in fee simple, that it has good right and lawful authority to sell and convey said land; that it 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

(CORPORATE SEAL)

IN WITNESS WHEREOF the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

ATTEST: [Signature]  
JUAN WONG, Secretary  
Signed, sealed and delivered in the presence of:

GABLES INVESTMENT GROUP INC.

[Signature]  
[Signature]  
WITNESSES  
ANALIA WELS-SCHRAMM


By: [Signature]  
JULIO SOMOZA, PRESIDENT

STATE OF FLORIDA }  
COUNTY OF DADE }

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared **JULIO SOMOZA AND JUAN WONG, PRESIDENT AND SECRETARY**, respectively of the corporation named as grantor in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation, and who produced FL drivers licenses and WITNESS my hand and official seal in the County and State last aforesaid the 29 day of **OCTOBER**, 2003

\* as identification

[Signature]  
Notary Public

 **NANETTE G. PASSAFIUME**  
MY COMMISSION # DD 025431  
EXPIRES: May 18, 2005  
1-800-9-NOTARY FL Notary Service & Bonding, Inc.



CFN 2003R0817575  
 OR Bk 21784 Pgs 2689 - 2698 (10pgs)  
 RECORDED 10/31/2003 15:53:47  
 MTG DOC TAX 2,625.00  
 INTANG TAX 1,500.00  
 HARVEY RUVIN, CLERK OF COURT  
 MIAMI-DADE COUNTY, FLORIDA

This instrument prepared by and to be returned to:

SunTrust Bank  
 Exceptions Department  
 P.O. Box 408400  
 Ft. Lauderdale, FL 33340-8400

THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$567954.09, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE

Florida documentary stamp tax required by law in the amount of \$2,625.00 has been paid or will be paid directly to the Department of Revenue. Certificate of Registration No. 580466330.

**SUNTRUST**

**Commercial Mortgage and Security Agreement  
 Florida**

This Mortgage and Security Agreement (hereinafter referred to as this "Mortgage") is made and entered into as of October 29, 2003 by and between Skyy Properties, Inc., Corporation, (hereinafter referred to as "Mortgagor") and SunTrust Bank, its present and future affiliates and their successors and assigns (hereinafter referred to as "Lender") in order to secure the indebtedness of Skyy Properties, Inc. (hereinafter referred to as "Obligor") in the amount of \$750,000.00 on a debt, note or other obligation dated October 29, 2003 (which indebtedness is hereinafter referred to as the "Note"). If Mortgagor and Obligor are not one and the same person or persons, the term "Mortgagor" shall refer to both the Mortgagor and the Obligor as the context may allow.

Witnesseth, that in consideration of the premises and in order to secure the payment of both the principal of, and interest and any other sums payable on the Note as defined herein or this Mortgage and the performance and observance of all of the provisions hereof and of said Note, Mortgagor hereby grants, sells, warrants, conveys, assigns, transfers, mortgages and sets over and confirms unto Lender, all of Mortgagor's estate, right, title and interest in, to and under all that certain real property situate in Miami-Dade County, Florida, known as 2728 Ponce De Leon Blvd., Coral Gables, FL 33134 and more particularly described in Exhibit A, attached hereto and made a part hereof by reference.

THIS IS NOT THE HOMESTEAD PROPERTY OF MORTGAGOR.

Together with all improvements now or hereafter located on said real property and all fixtures, appliances, apparatus, equipment, furnishings, heating and air conditioning equipment, machinery and articles of personal property and replacement thereof (other than those owned by lessees of said real property) now or hereafter affixed to, attached to, placed upon, or used in any way in connection with the complete and comfortable use, occupancy, or operation of the said real property, all licenses and permits used or required in connection with the use of said real property, all leases and sales contracts of said real property now or hereafter entered into and all right, title and interest of Mortgagor thereunder, including without limitation, cash or securities deposited thereunder pursuant to said leases or sales contracts, and all rents, issues, proceeds, and profits accruing from said real property and together with all proceeds of the conversion, voluntary or involuntary of any of the foregoing into cash or liquidated claims, including without limitation, proceeds of insurance and condemnation awards (the foregoing said real property, tangible and intangible personal property hereinafter referred to collectively as the "Mortgaged Property"). Mortgagor hereby grants to Lender a security interest in the foregoing described tangible and intangible personal property.

To have and to hold the Mortgaged Property, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and the reversion and reversions thereof and all the estate, right, title, interest, homestead, dower and right of dower, separate estate, possession, claim and demand whatsoever, as well in law as in equity, of Mortgagor and unto the same, and every part thereof, with the appurtenances of Mortgagor in and to the same, and every part and parcel thereof unto Lender.

This Mortgage secures, in addition to the indebtedness evidenced by the Note, (a) all advances made by Lender to protect or preserve the Premises or the lien hereof on the Premises, or to pay taxes or premiums for insurance on the Premises, or to

Copies: 0  
 Distribution: Original - Filed in Land Records  
 10/31/03 (10/31/03)  
 For Real Estate located in Florida



*Handwritten signature and date: 10/27*

All notices, demands and requests provided for or permitted to be given pursuant to this Mortgage must be in writing and shall be deemed to have been properly given or served if delivered in person or sent by United States certified mail, postage prepaid, return receipt requested, and addressed to the following addresses:

Lender:  
SunTrust Bank  
Exceptions Department  
P.O. Box 406400  
Ft. Lauderdale, FL 33340-8400

Mortgagor:  
Skyy Properties, Inc.  
6435 SW 100th Street  
Miami, FL 33156

All notices, demands and requests shall be deemed given, if not sooner received, on the third calendar day following the date upon which such notice is deposited in the United States mail. Rejection or other refusal to accept or the inability to deliver because of changed address of which no notice was given shall be deemed to be receipt of the notice, demand or request sent. Mortgagor or Lender shall have the right from time to time and at any time during the term of this Mortgage to change their respective addresses by giving the other party hereto notice of such change of address.

**WAIVER OF TRIAL BY JURY. MORTGAGOR AND LENDER HEREBY KNOWINGLY, VOLUNTARILY, INTENTIONALLY, AND IRREVOCABLY WAIVE THE RIGHT EITHER OF THEM MAY HAVE TO A TRIAL BY JURY IN RESPECT TO ANY LITIGATION, WHETHER IN CONTRACT OR TORT, AT LAW OR IN EQUITY, BASED HEREON, OR ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS MORTGAGE AND ANY OTHER DOCUMENT OR INSTRUMENT CONTEMPLATED TO BE EXECUTED IN CONJUNCTION HERewith, OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF ANY PARTY HERETO. THIS PROVISION IS A MATERIAL INDUCEMENT FOR LENDER ACCEPTING THIS MORTGAGE. FURTHER, MORTGAGOR HEREBY CERTIFIES THAT NO REPRESENTATIVE OR AGENT OF LENDER, NOR THE LENDER'S COUNSEL, HAS REPRESENTED, EXPRESSLY OR OTHERWISE, THAT LENDER WOULD NOT, IN THE EVENT OF SUCH LITIGATION, SEEK TO ENFORCE THIS WAIVER OF RIGHT TO JURY TRIAL PROVISION. NO REPRESENTATIVE OR AGENT OF THE LENDER, NOR LENDER'S COUNSEL HAS THE AUTHORITY TO WAIVE, CONDITION, OR MODIFY THIS PROVISION.**

THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$567954.09, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE

In Witness Whereof, Mortgagor has executed and delivered this Mortgage under seal as of the date first above written.

Signed, sealed, and delivered in the presence of:

*[Handwritten Signature]*  
Witness Signature

Nanette G. Passafiume  
Name printed or typed

*[Handwritten Signature]*  
Witness Signature

Analia Webe Lehmann  
Name printed or typed

*[Handwritten Signature]*  
Witness Signature

Nanette G. Passafiume  
Name printed or typed

*[Handwritten Signature]*  
Witness Signature

Analia Webe Lehmann  
Name printed or typed

Skyy Properties, Inc.

By: *[Handwritten Signature]*  
Gregory Yu, President

And: *[Handwritten Signature]*  
Lee Chu Yu, Vice President

**Exhibit A**

Exhibit A to attached Commercial Mortgage and Security Agreement, dated October 29, 2003 by Skyy Properties, Inc. ("Mortgagor").

Lots 27, 28, 29, 30 and 31, Block 15 of CORAL GABLES CRAFT SECTION, according to the Plat thereof, as recorded in Plat Book 10, at Page 40, of the Public Records of Miami-Dade County, Florida.

*Handwritten signature and number 227*



**Federal Deposit  
Insurance Corporation**

Each depositor insured to at least \$250,000 per insured bank

**SunTrust Bank (FDIC #: 867)**

Status: Active • Insured Since January 1, 1934

SunTrust Bank is an active bank

Data as of: September 30, 2015

**Overview**

Locations

History

Identifications

Financials

**Suntrust Banks, Inc.  
Bank Holding Company**

**SunTrust Bank** has 1473 domestic locations in 12 states, 0 locations in territories, and 5 foreign locations

**SunTrust Bank  
Banking Institution**

**Established:** September 21, 1891

**FDIC Certificate #:** 867

**Insured:** January 1, 1934

**1473 Locations  
Branches (Offices)**

**Bank Charter Class:** Member of the Federal Reserve System

**Headquarters:** 303 Peachtree Street,  
Northeast  
Atlanta, GA 30308  
Fulton County

**Regulated By:** Federal Reserve Board

**Consumer Assistance:** <http://www.FederalReserveConsumerHelp.gov>

**Corporate Website:** <http://WWW.SUNTRUST.COM>

Contact the FDIC about [SunTrust Bank](#)

**Silio, Antonio**

---

**From:** Silio, Antonio  
**Sent:** Monday, July 01, 2013 7:06 AM  
**To:** 'restking@aol.com'  
**Subject:** RE: 40 year recertification for 2728 Ponce de Leon Blvd

Mr. Yu; as per your request you have been granted additional time to complete the 40 year recertification. The new completion date for the property located at 2728 Ponce de Léon is July 31<sup>st</sup> 2013, thank you for your attention to this matter.

Antonio Silió  
Plans Processor  
Coral Gables  
[Asilio@coralgables.com](mailto:Asilio@coralgables.com)  
305-569-1807

**From:** [restking@aol.com](mailto:restking@aol.com) [mailto:[restking@aol.com](mailto:restking@aol.com)]  
**Sent:** Thursday, June 27, 2013 10:24 PM  
**To:** Silio, Antonio  
**Cc:** [omar@formgroup.net](mailto:omar@formgroup.net)  
**Subject:** 40 year recertification for 2728 Ponce de Leon Blvd

Good evening Mr. Silio,

Please accept this letter as a confirmation of your granting additional time until July 31, 2013 to complete the 40 year recertification for building located at 2728 Ponce de Leon Blvd, Coral Gables.

We are having the Form Group, Mr. Omar Morales, AIA, to help us to complete the building recertification.

Thank you very much for your consideration.

Sincerely,

Gregory Yu  
Manager  
Skyy Properties, Inc.

## Goizueta, Virginia

---

**From:** Lopez, Manuel  
**Sent:** Tuesday, June 09, 2015 7:23 AM  
**To:** Goizueta, Virginia  
**Subject:** RE: 2728 Ponce de Leon 40-Year Certification

If the building is gutted we have to wait until the work is finished, at that point they can get us the report.

Manuel Z. Lopez P.E.  
Building Official  
City of Coral Gables  
Development Services Department  
405 Biltmore Way, 3<sup>rd</sup> Floor  
Coral Gables Florida, 33134  
305-460-5242



CORAL GABLES  
INCORPORATED 1925

*Celebrating 90 years of a dream realized.*

---

**From:** Goizueta, Virginia  
**Sent:** Monday, June 08, 2015 3:57 PM  
**To:** Lopez, Manuel  
**Subject:** FW: 2728 Ponce de Leon 40-Year Certification

Manny,

How shall I proceed?

*Virginia Goizueta*

*Building Service Coordinator*  
*City of Coral Gables*  
Development Services Department  
405 Biltmore Way, 3<sup>rd</sup> Floor  
Coral Gables, Florida 33134  
Office: 305-460-5250



CORAL GABLES  
INCORPORATED 1925

*Celebrating 90 years of a dream realized.*

**From:** restking@aol.com [mailto:restking@aol.com]  
**Sent:** Monday, June 08, 2015 2:16 PM  
**To:** Goizueta, Virginia  
**Cc:** Lopez, Manuel; omar@formgroup.net  
**Subject:** Re: 2728 Ponce de Leon 40-Year Certification

Good afternoon Ms. Goizueta,

Thank you for your prompt response. We didn't realize that there were electrical corrections that needed to be made, we apologize.

At the present time, the interior of the building has been completely gutted, please see attached photo. We are in the process of completely refurbishing the entire building. We currently have an open demolition permit #BL-14-05-3427, and our pending building permit application is #BL-15-01-1126. Please advice on what we need to do at this time to meet requirements. Thank you for your attention.

Regards,

Greg Yu  
Manager  
Skyy Properties, Inc  
c 305-479-6688

-----Original Message-----

**From:** Goizueta, Virginia <vgoizueta@coralgables.com>  
**To:** 'restking@aol.com' <restking@aol.com>  
**Cc:** Lopez, Manuel <mlopez@coralgables.com>  
**Sent:** Mon, Jun 8, 2015 10:16 am  
**Subject:** FW: 2728 Ponce de Leon 40-Year Certification

Mr. Yu,

Please note the electrical portion of the report was rejected by the electrical official because it required ELECTRICAL CORRECTIONS in order to comply with the recertification. Our records don't show these repairs took place nor a new report was submitted.

At this point we need these corrections to take place and a new report submitted for the Electrical official's review to bring the building into compliance.

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



CORAL GABLES  
INCORPORATED

*Celebrating 40 years of a dream realized.*

**From:** [restking@aol.com](mailto:restking@aol.com) [mailto:[restking@aol.com](mailto:restking@aol.com)]  
**Sent:** Monday, June 08, 2015 5:08 AM  
**To:** Lopez, Manuel  
**Cc:** [omar@formgroup.net](mailto:omar@formgroup.net)  
**Subject:** 2728 Ponce de Leon 40-Year Certification

Good morning Mr. Lopez,

Apologize for the late response, I first notice the letter (dated June 2, 2015 that you sent us) this past Friday afternoon. It actually comes as a surprise, because we thought we have completed the 40-year building recertification back in September, 2013. Enclosed please find 1) Structural report 2) Electrical report 3) City of CG receipt 4) our Architect invoice we paid.

We are currently in process of obtaining a building permit for the complete renovation of the entire building. We currently have a building demolition permit #BL-14-05-3427, and our pending building permit application is #BL-15-01-1126.

Please advise if any thing we need to do at this time to comply.  
Thank you very much for your attention.

Greg Yu  
Manager  
Skyy Properties, Inc  
c 305-479-6688

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.

City of Coral Gables  
 3 Building & Zoning  
 1324206-1 08/30/2013 BR3 T54  
 Fri Aug30,2013 01:13PM Trans#44-44  
 Name: FORM GROUP  
 Addr: 2728 PONCE DE LEON BLVD CORAL GA  
 44 \$449.23 BZPMTS - Building & Zonin  
 - Permits  
 \* Customer #: 025669  
 \* Permit #: RC-13-08-1913  
 1 ITEM(S): TOTAL: \$449.23  
 Checks (00004192) PAID \$449.23

www.coralgables.com

**CITY OF CORAL GABLES  
 DEVELOPMENT SERVICES DEPT INVOICE  
 BUILDING RE CERTIFICATION**

405 Biltmore Way - Coral Gables, FL 33134  
 (305) 460-5235

N BLVD  
 3134-6005

PERMIT NUMBER: **RC-13-08-1913**

PARCEL NUMBER: **03-4117-005-4200**

PTS 27 TO 31 INC BLK 15 LOT SIZE 10700 SQUARE FEET OR  
 10 2003 6 - HEINZ HAIBACH & GEORGE OLIVER 73R-286209 ISABEL

<b>Applicant:</b> FORM GROUP 4300 SW 71 ST MIAMI, FL 33155	<b>Owner:</b> SKYY PROP INC 6435 SW 100 ST MIAMI, FL 33156-3351  <b>Tenant:</b>	<b>Contractor:</b>   <b>Qualifier:</b> <b>Bus. License:</b>
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**Project Description:**  
 40 YEAR OR OLDER BUILDING RECERTIFICATION

# OF PAGES OF DOCUMENTATION 28 UNSAFE STRUCTURES BOARD 0.0000 RECERTIFICATION YEAR 2013	
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FEES	
BUILDING RE-CERTIFICATION I	380.63
ORDINANCE 2006-27 FILING FE	28.00
DOCUMENT PRESERVATION FI	40.60
<b>TOTAL:</b>	<b>\$449.23</b>

This department must have: 24 hrs. notice for all inspections  
 (305) 460-5245 FAX (305) 569-1827

Issued Date:  
 Expiration Date: 08/30/2014

CALL BEFORE YOU DIG FOR ALL UTILITY LOCATES  
 SUNSHINE STATE ONE CALL  
 1-800-432-4770



Permits

File Edit Record Navigate Form Reports Format Tab Help

Main Actions Contractors Custom Fields Fees Project Information Plan Routing Fee Summary

Permit type: **3012** COMMERCIAL ADDITION Permit #: BL-15-01-1126

Address: 2728 PONCE DE LEON BLVD Apt/Suite

City: CORAL GABLES State: FL Zip: 33134-6005

Permit Information

Master permit: Project: Routing queue: b1040a Applied: 01/27/2015

Status: pending Approved: Issued: Closed/Final:

Description: INCLUSIVE/ COMMERCIAL 1 STORY ADDITION, SIMPLIFIED/ INTERIOR ALTERATIONS, STOREFRONT PATIO, PARKING LOT RECONFIGURATION, OVERHEAD DOORS, CBS DUMPSTER ENCLOSURES, \$500000

Submitted: Clock: Running Days: 156 Expires: 07/26/2016

Submitted via:

Owner

Last name: SKYY PROP INC First name: Address: 6435 SW 100 ST MIAMI FL 33156-3351

Phone: ( ) -

Applicant

Owner is applicant?  Contractor is applicant?

Last name: SKYY PROP INC First name: Address: 6435 SW 100 ST MIAMI FL 33156-3351

Phone: ( ) - Cust #: 008517 Email:

Lender

Last name: First name: Address:

Phone: ( ) -

Ext 60 days

**Silio, Antonio**

---

**From:** restking@aol.com  
**Sent:** Saturday, June 01, 2013 12:34 AM  
**To:** Silio, Antonio  
**Subject:** 2728 Ponce 40year Cert. extension to 6/30/13

Good evening Sir,

Would you please pass on this e-mail to Mr. John Abbott as a written confirmation to extend the deadline to 6/30/2013 for the completion of the 40-year certification, the subject building is located at 2728 Ponce de Leon Blvd.

Thank you very much,

Gregory T. Yu  
Manager  
Skyy Properties Inc,  
305-479-6688



2013  
D

Skyy Properties Inc.  
6435 SW 100 Street  
Miami, Florida 33156

6 MONTH  
EXTENSION  
MFL 3/25/14

March 20, 2014

Attn: Mr. Manny Lopez  
City of Coral Gables  
Building Department  
405 Biltmore Way  
Coral Gables, FL 33134

c/c Mr. Omar Morales, Form Group

RE: Building located on 2728 Ponce de Leon Blvd  
Time extension to update the electrical portion of the 40-year Building Re-certification

Dear Mr. Lopez,

Based on the 40-year building re-certification inspection we submitted back in September 2013, there are electrical works that needed be done. I am writing to ask you to give us time extension to update the electrical work portion to complete the 40-year building re-certification. We are requesting the extension because we are in the process of making the architectural and engineering drawings to submit to the City for complete renovation of the entire building. A contract has been signed on March 19, 2014 to have Form Group as the principle architect to complete re-do the building. The Form Group contact is:

Form Group - Mr. Omar Morales - 4300 SW 73 Avenue, Suite 106, Miami, Florida 33155 / tel: 305-443-4244

We already received City's Board of Architect Approval as of last week, and I am enclosing a copy of the B.O.A. # for your record. Mr. Omar Morales mentioned yesterday that we should expect to submit to the City a complete set of plan for addition and renovation of the building in about 45 days.

Thank you very much for your consideration,

Regards,

Gregory T. Yu  
Managing Partner  
Skyy Properties, Inc  
C 305-479-6688



PAGE (3)

B.O.A. #

AB 13021667

Applic. #

Job

Description:

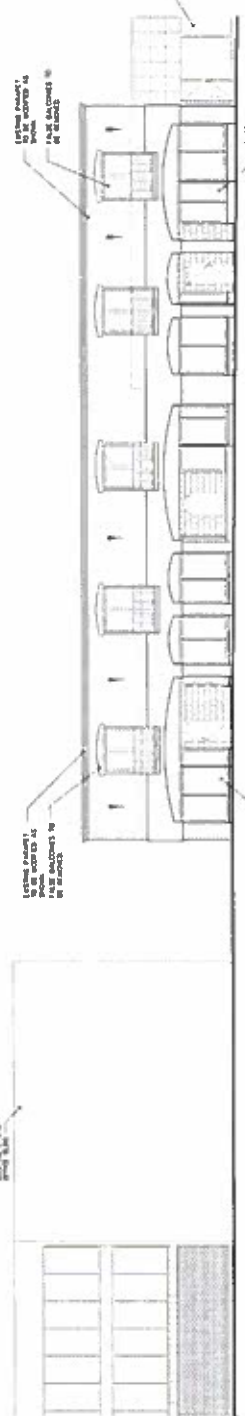
ADDITION + RENOVATIONS

2728

PONCE DE LEON BLVD



**(A) PROPOSED SOUTH ELEVATION**  
 ELEVATION SHOWN  
 PLAT FOR REFERENCE



**(B) EXISTING SOUTH ELEVATION**  
 ELEVATION SHOWN  
 PLAT FOR REFERENCE

**PROPOSED MEDICAL RENOVATION FOR  
 2728 PONCE DE LEON BLVD  
 2728 PONCE DE LEON BLVD, CORAL GABLES, FL 33134**

**FORM GROUP**  
 ARCHITECTS

**FORM GROUP, INC.**  
 1000 BAYVIEW BLVD, SUITE 1000  
 MIAMI, FL 33134  
 TEL: 305.442.1000  
 WWW.FORMGROUP.COM

**A-102**



WOOD SHOWN OVER ARCADE



ALUMINUM STOREFRONT SYSTEM



ANCHORED STEEL PLATE



SLOPING PANEL DOORS



ROUGH STUCCO FINISH

- 1.5" LIGHT ANGLE
- 1.5" LIGHT ANGLE
- 1.5" LIGHT ANGLE
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- 1.5" LIGHT ANGLE
- 1.5" LIGHT ANGLE

Via Email and Hand Delivery  
bgarcia@coralgables.com

October 19, 2015

Ms. Belkys Garcia, Secretary  
Construction Regulation Board  
The City of Coral Gables  
405 Biltmore Way  
Coral Gables, Florida 33134

RE: City of Coral Gables vs. SKYY PROPERTIES, INC.  
CASE NO. 15-4414  
Property: 2728 Ponce de Leon Blvd.

Dear Ms. Garcia,

I am the architect and contractor for the referenced property. In 2013, I authored the Recertification Report for the building noting some electrical and structural items needing repair or modification. The owner decided to embark on a major renovation of the building and contracted me to design plans for remodeling and a small addition. I submitted the plans for this renovation and remodeling in mid 2014.

We obtained an interior demolition permit in June of 2014 which included the complete demolition of the existing electrical system. All electrical issues enumerated in the Recertification report have been address since the entire electrical system of the building has been removed. With respect to the structural issues enumerated in the Recertification report have also been eliminated due to the interior demolition of the building. The building is vacant and closed to any public activity pending completing of the renovation/remodeling work.

We are awaiting the receipt of a building permit to commence the remodeling, renovation and small addition to the building. These remodeling/renovation plans have been in permitting since 2014. All disciplines have signed off except for Zoning and Public Works. The Public Works sign off is dependent on the Zoning and Zoning is pending a review of parking requirements. The owner's attorney has been working with Ramon Trias, the Planning and Zoning Director on this. We anticipate receiving a permit very shortly.

In the event the foregoing is insufficient to close the referenced case, please accept this as our request for a deferral until your next meeting date of November 9, 2015.

Please feel free to contact me with any questions you may have or if I can be of further assistance in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Omar A. Morales', with a long horizontal flourish extending to the right.

Omar A. Morales, AIA  
Architect: AR#14851

Cc: Virginia Goizueta, Building Services Coordinator – via email only  
VGoizueta@coralgables.com  
Alexander Palenzuela, Esq., City's Outside Counsel, via email only  
alp@alp-law.com  
Laura L. Russo, Esq., Owner's Attorney, via email only  
Laura@LauraRussoLaw.com  
Greg Yu, President, Skyy Properties, Inc., via email only  
restking@aol.com

Law Office  
of  
LAURA L. RUSSO, ESQ.  
2655 Le Jeune Road, Suite PH-1F  
Coral Gables, Florida 33134

Tel: 305-476-8300  
Fax: 305-476-8383

Email: [Laura@LauraRussoLaw.com](mailto:Laura@LauraRussoLaw.com)

Via Email Only [Bgarcia@coralgables.com](mailto:Bgarcia@coralgables.com)

December 21, 2015

Ms. Belkys Garcia  
Secretary to the Construction Regulation Board  
The City of Coral Gables  
405 Biltmore Way  
Coral Gables, Fl. 33134

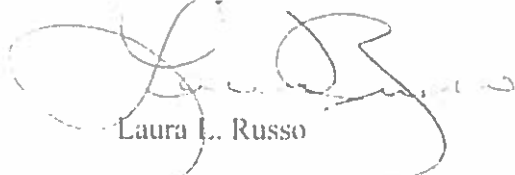
Re: Skyy Property – Zoning  
Our File No.: 15L-120  
Property: 2728 Ponce de Leon Blvd., Coral Gables, FL  
Case No.: 15-4414

Dear Ms. Garcia,

I represent Skyy Properties, Inc., the owner of the referenced property. I am in receipt of your notice of Non-Compliance for Case No. 15-4414. Please accept this letter as our request for an administrative hearing.

Thank you.

Sincerely,



Laura L. Russo

Cc: Manuel Lopez, (via email only [Mlopez@coralgables.com](mailto:Mlopez@coralgables.com))  
Greg Yu, President, Skyy Properties (via email only)

## Garcia, Belkys

---

**From:** Garcia, Belkys  
**Sent:** Monday, December 21, 2015 3:44 PM  
**To:** 'Jessy Pineda'; Laura Russo  
**Cc:** gy; Goizueta, Virginia; Figueroa, Yaneris; alp@alp-law.com  
**Subject:** RE: Property: 2728 Ponce de Leon Blvd. - Case No.: 15-4414

Good afternoon,

I am in receipt of your request and you will be placed on the January 11, 2016 Construction Regulation Board's Agenda. the Notice will be sent to you.

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:** Jessy Pineda [mailto:jessy@laurarussolaw.com]  
**Sent:** Monday, December 21, 2015 3:33 PM  
**To:** Garcia, Belkys  
**Cc:** Lopez, Manuel; gy; Laura Russo  
**Subject:** Property: 2728 Ponce de Leon Blvd. - Case No.: 15-4414

Good afternoon.

Please see the attached letter from Laura L. Russo, Esq.

Should you have any questions, please do not hesitate to call us.

Thank you,

Jessy Pineda  
Assistant to Laura L. Russo, Esq.  
LAURA L. RUSSO, ESQ., LLC  
2655 LeJeune Road, Suite PH 1-F  
Coral Gables, Florida 33134  
Tel: 305-476-8300  
Fax: 305-476-8383  
Email: [jessy@laurarussolaw.com](mailto:jessy@laurarussolaw.com)

PLEASE NOTE OUR OFFICE WILL BE CLOSED FROM DECEMBER 24, 2015 THROUGH JANUARY 4, 2016

NOTICE: This e-mail is from a law firm, Laura L. Russo, Esq., LLC, and is intended solely for the use of the individual(s) to whom it is addressed. If you believe you received this e-mail in error, please notify the sender immediately, delete the e-mail from your

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## Garcia, Belkys

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**From:** Garcia, Belkys  
**Sent:** Friday, March 04, 2016 2:44 PM  
**To:** 'Russo Laura'  
**Cc:** Lopez, Manuel; Goizueta, Virginia; Figueroa, Yanneris; Yu Greg; Burton Hersh  
**Subject:** RE: 2728 Ponce de Leon Blvd - Skyy Properties - CRB  
**Attachments:** RECORDED ORDER - FEB.pdf

Good afternoon,

Thank you for your email. We are pleased to know of the progress with this Case. Please note the next deadline is 30 days from the date the Bracing Permit was issued and within 60 days from the date of the Order (Attached).

Thank you,

*Belkys Garcia*  
City of Coral Gables  
Development Services Department  
405 Biltmore Way, 3rd Floor  
Coral Gables, Florida 33134  
Office: (305) 460-5229

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**From:** Russo Laura [mailto:laura@laurarussolaw.com]  
**Sent:** Friday, March 04, 2016 12:42 PM  
**To:** alp@alp-law.com  
**Cc:** Russo Laura Esq; Garcia, Belkys; Goizueta, Virginia; Figueroa, Yanneris; Yu Greg; Burton Hersh  
**Subject:** 2728 Ponce de Leon - Skyy Properties

Good afternoon Alexander,

I am attaching for your files a copy of the Building for Shoring and Wall Stabilization required by the Construction Regulation Board's order of Feb. 17, 2016. The deadline was 30 days from the date of the order. The City issued the permit on March 2, 2016. Also attached for your records is a copy of the recorded Notice of Commencement.

We will keep you posted on the progress of the work.

Best regards,

Laura

Laura L. Russo, Esq.  
**2655 LeJeune Road. PH 1F**  
**Coral Gables, Florida 33134**  
**Tel: 305-476-8300**  
**Fax: 305-476-8383**  
**Cell: 305-801-9002**

**[laura@laurarussolaw.com](mailto:laura@laurarussolaw.com)**

NOTICE: This e-mail is from a law firm, Laura L. Russo, Esq., LLC, and is intended solely for the use of the individual(s) to whom it is addressed. If you believe you received this e-mail in error, please notify the sender immediately, delete the e-mail from your computer and do not copy or disclose it to anyone else. If you are not an existing client of Laura L. Russo, Esq., LLC, do not construe anything in this e-mail to make you a client unless it contains a specific statement to that effect and do not disclose anything to Laura L. Russo, Esq., LLC in reply that you expect it to hold in confidence. If you properly received this e-mail as a client, co-counsel or retained expert of Laura L. Russo, Esq., LLC, you should maintain its contents in confidence in order to preserve the attorney-client or work product privilege that may be available to protect confidentiality.

## Garcia, Belkys

---

**From:** Burton Hersh <BHersh@burtonhersh.com>  
**Sent:** Monday, May 09, 2016 7:37 AM  
**To:** Iglesias, Peter  
**Cc:** Goizueta, Virginia; Yu Greg; Garcia, Belkys; 'Russo Laura'; Trias, Ramon  
**Subject:** 2728 Ponce de Leon Blvd - Skyy Properties

Good morning Peter,

I met with Ramon Trias to discuss 2728 Ponce in regards to doing the demolition now. Ramon verified that the zoning code would not allow demolition of the structure prior to securing a permit for construction (partial demolition and improvements) and preserve the grandfathered area which currently does not have parking.

Ramon indicated it was a technical requirement of the zoning code.

We will be submitting permit documents for construction this week. Per Virginias suggestion we will separate the work outside of the property line as a separate permit.

Should you need any additional information or wish to discuss this further please let me know.

Thank you,  
Burton

Burton H. Hersh, AIA  
[bhersh@burtonhersh.com](mailto:bhersh@burtonhersh.com)

**burtonhersh**

130 Miracle Mile Suite 200  
Coral Gables, Florida 33134  
T 305.446.4877 C 305.491.1133  
[www.burtonhersh.com](http://www.burtonhersh.com)



**City of Coral Gables**  
**Fire Department**  
**Fire Prevention Division**  
2815 Salzado 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.

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<b>Occupant Name:</b>	VACANT	<b>Inspection Date:</b>	7/1/2015
<b>Address:</b>	2728 Ponce De Leon Boulevard	<b>InspectionType:</b>	Under Construction
<b>City:</b>	Coral Gables	<b>Inspected By:</b>	Madelaine Mendez 305-460-5563 mmendez@coralgables.com
<b>Suite:</b>		<b>Occ. Sq. Ft.:</b>	5477

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**No violations noted at this time.**

<b>Company Representative:</b>	Signature on file under renovation or Construction 7/1/2015 Signature on file
<b>Inspector:</b>	Madelaine Mendez 7/1/2015

CITY'S

EXHIBIT 9



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Permits and Inspections: Search Results

Logon Help Contact

New Permit Search

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
AB-10-04-3918	04/12/2010	2728 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	RESUBMITTAL REVERSE CHANNEL SIGN (CHU'S) \$2500	final	04/12/2010	10/01/2010	0.00
AB-13-02-1667	02/28/2013	2728 PONCE DE LEON BLVD	BOA PRELIMINARY/MED BONUS/FINAL	REV# 3 REV#1 REVISIONS TO ADDITION AND RENOVATIONS \$500000 POSTED 03/07/2013 ***FB**HW***	issued	07/01/2015		0.00
BL-09-02-2543	02/27/2009	2728 PONCE DE LEON BLVD	MISCELLANEOUS WORK	DISCARDED EXPIRED--- COMMERCIAL INTERIOR RENOVATIONS (CHU' S RESTAURANT) \$	canceled		05/08/2012	0.00
BL-10-04-4367	04/20/2010	2728 PONCE DE LEON BLVD	SIGNS	REVERSE CHANNEL SIGN (CHU'S) \$2500	final	09/21/2010	10/01/2010	0.00
BL-14-05-3427	05/20/2014	2728 PONCE DE LEON BLVD	DEMOLITION	COMMERCIAL INTERIOR DEMO ( ONLY ) \$ 20,000	issued	06/27/2014		0.00
BL-15-01-1126	01/27/2015	2728 PONCE DE LEON BLVD	COMMERCIAL ADDITION	INCLUSIVE/ COMMERCIAL 1 STORY ADDITION, SIMPLIFIED/, INTERIOR ALTERATIONS, STOREFRONT,PATIO,PARKING LOT RECONFIGURATION,OVERHEAD DOORS, CBS DUMPSTER ENCLOSURES,\$500,000	pending			0.00
CE-09-06-2534	06/05/2009	2728 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT56727 CH.5-1902 (D) 7 ZONING CODE (BAN) BANNERS, BALLOONS, FLAGS, OTHER ATTENTION ATTRACTORS AND ADVERTISING DEVICES ARE PROHIBITED.	final	06/05/2009	06/15/2009	0.00
CE-10-01-2592	01/03/2010	2728 PONCE DE LEON BLVD	CODE ENF TICKET PROCESS - NO RUNNING FINE	T010044 CH.5-1902 (D) 7 ZONING CODE (BAN) - CHU'S BANNERS, BALLOONS, FLAGS, OTHER ATTENTION ATTRACTORS AND ADVERTISING DEVICES ARE PROHIBITED.	final	01/03/2010	03/16/2010	0.00
CE-11-06-6015	06/07/2011	2728 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT14833 CH.105-27 CITY CODE (CPM) @ 4-15PM PROPERTY IS IN NEED OF MAINTENANACE AS FOLLOWS: REMOVE WASP NEST BY LION HEAD FOUNTAIN AND CLEAN UP GRAFFITI ON THE REAR WALL.	final	06/07/2011	06/07/2011	0.00
CE-12-03-7896	02/12/2012	2728 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT17270 CH.54-29 CITY CODE (TRA) @ 12:00PM OWNER TO MAINTAIN PREMISES FREE OF LITTER.	final	02/12/2012	03/11/2012	0.00
CE-13-03-0581	03/08/2013	2728 PONCE DE LEON BLVD	CODE ENF BOARD/MITIGATION	CASE #12991 PAYING FIRST PAYMENT OF \$1250 AS PER STIPULATION W/CITY	final	03/08/2013	03/15/2013	0.00
CE-13-05-2055	05/31/2013	2728 PONCE	CODE ENF BOARD/MITIGATION	CASE #12991 PAYING FINAL PAYMENT OF \$1250 AS PER	final		06/03/2013	0.00

CITY'S

EXHIBIT

10

		DE LEON BLVD		STIPULATION W/CITY					
CE-13-08-0579	08/09/2013	2728 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT12199 54-29 CITY CODE (TRA) BOXES THROWN AT REAR OF PROPERTY MUST BE PLACED IN DUMPSTER (VERBAL WARNING GIVEN LAST WEEK)	final	08/09/2013	08/09/2013	0.00	
EL-10-04-4368	04/20/2010	2728 PONCE DE LEON BLVD	ELEC SIGNS	REVERSE CHANNEL SIGN (CHU'S) \$2500 DOUBLE FEE AND FINE	final	09/30/2010	10/01/2010	0.00	
EL-14-05-3602	05/22/2014	2728 PONCE DE LEON BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	COMMERCIAL INTERIOR DEMO ( ONLY ) ELECTRICAL	final	07/10/2014	10/13/2014	0.00	
EL-15-01-1137	01/27/2015	2728 PONCE DE LEON BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	40 LIGHT SOCKETS; 10 ROUGH IN OUTLETS; 54 TONS A/C; 1300 AMP SERVICE	pending			0.00	
ME-14-07-2771	07/10/2014	2728 PONCE DE LEON BLVD	MECH COMMERCIAL / RESIDENTIAL WORK	MECHANICAL FOR DEMO ONLY	final	07/11/2014	03/26/2015	0.00	
ME-15-02-0086	02/03/2015	2728 PONCE DE LEON BLVD	MECH COMMERCIAL / RESIDENTIAL WORK	INCLUSIVE ADDITION. INSTALL CURB FOR TENNANT A AND TENNANT B . INSTALL 34 TONS RTU ' S FOR TENNANT A ONLY.	pending			0.00	
PL-14-05-3638	05/22/2014	2728 PONCE DE LEON BLVD	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMMERCIAL INTERIOR DEMO ( ONLY )	issued	07/11/2014		0.00	
PL-15-01-1177	01/27/2015	2728 PONCE DE LEON BLVD	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMMERCIAL 1 STORY INTERIOR ALTERATIONS	pending			0.00	
PS-15-04-5296	04/24/2015	2728 PONCE DE LEON BLVD	TREE REMOVAL/RELOCATION	TREE REMOVAL 1-BLACK OLIVE , 1-FICUS	final	05/06/2015	05/06/2015	0.00	
PU-09-10-1978	10/01/2009	2728 PONCE DE LEON BLVD	PUBLIC RECORDS SEARCH	REQ BLDG DWGS & CD COPY FOR PERMIT# 23207-B, 31523- B & 00050218. CRM INV#8595	final	10/02/2009	10/02/2009	0.00	
PU-11-07-6131	07/12/2011	2728 PONCE DE LEON BLVD	PUBLIC RECORDS SEARCH	REQ COPY OF PERMIT 31523B CRM INV 013771	final	07/13/2011	07/13/2011	0.00	
PU-11-07-6698	07/19/2011	2728 PONCE DE LEON BLVD	PUBLIC RECORDS SEARCH	REQ COPY OF PERMIT 8144B CRM INV 013801	canceled		01/09/2014	0.00	
PU-12-08-1215	08/21/2012	2728 PONCE DE LEON BLVD	PUBLIC RECORDS SEARCH	REQ COPY OF PERMITS 23292B 31523B 23207B 00050218	final	08/22/2012	08/22/2012	0.00	
PU-15-02-1267	02/25/2015	2728 PONCE DE LEON BLVD	PUBLIC RECORDS SEARCH	REQ COPY OF PERMITS 7757 8144	final	02/25/2015	02/25/2015	0.00	
PW-12-11-1540	11/28/2012	2728 PONCE DE LEON BLVD	OBSTRUCTION OF ROW PERMIT	OBSTRUCTION OF ROW METERED SPACES REQUIRE PERMIT FROM PARKING DEPT	final	11/28/2012	05/21/2013	0.00	
PW-15-02-1441	02/27/2015	2728 PONCE DE LEON BLVD	OBSTRUCTION OF ROW PERMIT	TEMPORARY CONSTRUCTION BARRIER ON SWK BOND PAID BY SKYY PROPERTIES INC.	issued	03/03/2015		0.00	
RC-13-08-1913	08/30/2013	2728 PONCE DE LEON BLVD	BUILDING RE CERTIFICATION	40 YEAR OR OLDER BUILDING RECERTIFICATION	issued	08/30/2013		0.00	
RV-12-11-1334	11/26/2012	2728 PONCE DE LEON BLVD	REVISION TO PERMIT	REVISION TO PERMIT TO CHANGE COLOR TO BM 050 (LIGHT BEIGE/PINK) AND TRIM WHITE AND REPAIR OF FOAM CASING AROUND DOORS	final	11/28/2012	11/28/2012	0.00	
ZN-12-11-0944	11/15/2012	2728	PAINT / RESURFACE	REPAIR STUCCO ON	final	11/19/2012	12/18/2012	0.00	

		PONCE DE LEON BLVD	FL / CLEAN	OVERHANG, SOFFIT, PAINT EXT - LT BEIGE (SW 6112), TRIM - WHITE \$2,300					
ZN-14-07-2591	07/09/2014	2728 PONCE DE LEON BLVD	DUMPSTER / CONTAINER	DUMPSTER	final	07/14/2014	07/14/2014	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).



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Permits and Inspections: Search Results

Logon Help Contact

New Permit Search

### Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
AB-10-04-3918	04/12/2010	2728 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	RESUBMITTAL REVERSE CHANNEL SIGN (CHU'S) \$2500	final	04/12/2010	10/01/2010	0.00
AB-13-02-1667	02/28/2013	2728 PONCE DE LEON BLVD	BOA PRELIMINARY/MED BONUS/FINAL	REV#4 REV# 3 REV#1 REVISIONS TO ADDITION AND RENOVATIONS \$500000 POSTED 03/07/2013 ***FB**HW***	issued	07/01/2015		76.13
BL-09-02-2543	02/27/2009	2728 PONCE DE LEON BLVD	MISCELLANEOUS WORK	DISCARDED EXPIRED--- COMMERCIAL INTERIOR RENOVATIONS (CHU' S RESTAURANT) \$	canceled		05/08/2012	0.00
BL-10-04-4367	04/20/2010	2728 PONCE DE LEON BLVD	SIGNS	REVERSE CHANNEL SIGN (CHU'S) \$2500	final	09/21/2010	10/01/2010	0.00
BL-14-05-3427	05/20/2014	2728 PONCE DE LEON BLVD	DEMOLITION	COMMERCIAL INTERIOR DEMO ( ONLY ) \$ 20,000	issued	06/27/2014		0.00
BL-15-01-1126	01/27/2015	2728 PONCE DE LEON BLVD	COMMERCIAL ADDITION	INCLUSIVE/ COMMERCIAL 1 STORY ADDITION, SIMPLIFIED/, INTERIOR ALTERATIONS, STOREFRONT,PATIO,PARKING LOT RECONFIGURATION,OVERHEAD DOORS, CBS DUMPSTER ENCLOSURES,\$500,000	pending			0.00
CE-09-06-2534	06/05/2009	2728 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT56727 CH.5-1902 (D) 7 ZONING CODE (BAN) BANNERS, BALLOONS, FLAGS, OTHER ATTENTION ATTRACTORS AND ADVERTISING DEVICES ARE PROHIBITED.	final	06/05/2009	06/15/2009	0.00
CE-10-01-2592	01/03/2010	2728 PONCE DE LEON BLVD	CODE ENF TICKET PROCESS - NO RUNNING FINE	T010044 CH.5-1902 (D) 7 ZONING CODE (BAN) - CHU'S BANNERS, BALLOONS, FLAGS, OTHER ATTENTION ATTRACTORS AND ADVERTISING DEVICES ARE PROHIBITED.	final	01/03/2010	03/16/2010	0.00
CE-11-06-6015	06/07/2011	2728 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT14833 CH.105-27 CITY CODE (CPM) @ 4:15PM PROPERTY IS IN NEED OF MAINTENANACE AS FOLLOWS: REMOVE WASP NEST BY LION HEAD FOUNTAIN AND CLEAN UP GRAFFITI ON THE REAR WALL.	final	06/07/2011	06/07/2011	0.00
CE-12-03-7896	02/12/2012	2728 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT17270 CH.54-29 CITY CODE (TRA) @ 12:00PM OWNER TO MAINTAIN PREMISES FREE OF LITTER.	final	02/12/2012	03/11/2012	0.00
CE-13-03-0581	03/08/2013	2728 PONCE DE LEON BLVD	CODE ENF BOARD/MITIGATION	CASE #12991 PAYING FIRST PAYMENT OF \$1250 AS PER STIPULATION W/CITY	final	03/08/2013	03/15/2013	0.00
CE-13-05-2055	05/31/2013	2728	CODE ENF	CASE #12991 PAYING FINAL	final		06/03/2013	0.00



		PONCE DE LEON BLVD	BOARD/MITIGATION	PAYMENT OF \$1250 AS PER STIPULATION W/CITY					
CE-13-08-0579	08/09/2013	2728 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT12199 54-29 CITY CODE (TRA) BOXES THROWN AT REAR OF PROPERTY MUST BE PLACED IN DUMPSTER (VERBAL WARNING GIVEN LAST WEEK)	final	08/09/2013	08/09/2013	0.00	
EL-10-04-4368	04/20/2010	2728 PONCE DE LEON BLVD	ELEC SIGNS	REVERSE CHANNEL SIGN (CHU'S) \$2500 DOUBLE FEE AND FINE	final	09/30/2010	10/01/2010	0.00	
EL-14-05-3602	05/22/2014	2728 PONCE DE LEON BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	COMMERCIAL INTERIOR DEMO ( ONLY ) ELECTRICAL	final	07/10/2014	10/13/2014	0.00	
EL-15-01-1137	01/27/2015	2728 PONCE DE LEON BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	40 LIGHT SOCKETS; 10 ROUGH IN OUTLETS; 54 TONS A/C; 1300 AMP SERVICE	pending			0.00	
ME-14-07-2771	07/10/2014	2728 PONCE DE LEON BLVD	MECH COMMERCIAL / RESIDENTIAL WORK	MECHANICAL FOR DEMO ONLY	final	07/11/2014	03/26/2015	0.00	
ME-15-02-0086	02/03/2015	2728 PONCE DE LEON BLVD	MECH COMMERCIAL / RESIDENTIAL WORK	INCLUSIVE ADDITION. INSTALL CURB FOR TENNANT A AND TENNANT B ; INSTALL 34 TONS RTU ' S FOR TENNANT A ONLY.	pending			0.00	
PL-14-05-3638	05/22/2014	2728 PONCE DE LEON BLVD	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMMERCIAL INTERIOR DEMO ( ONLY )	final	07/11/2014	10/16/2015	0.00	
PL-15-01-1177	01/27/2015	2728 PONCE DE LEON BLVD	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMMERCIAL 1 STORY INTERIOR ALTERATIONS	pending			0.00	
PS-15-04-5296	04/24/2015	2728 PONCE DE LEON BLVD	TREE REMOVAL/RELOCATION	TREE REMOVAL 1-BLACK OLIVE , 1-FICUS	final	05/06/2015	05/06/2015	0.00	
PU-09-10-1978	10/01/2009	2728 PONCE DE LEON BLVD	PUBLIC RECORDS SEARCH	REQ BLDG DWGS & CD COPY FOR PERMIT# 23207-B, 31523-B & 00050218. CRM INV# 8595	final	10/02/2009	10/02/2009	0.00	
PU-11-07-6131	07/12/2011	2728 PONCE DE LEON BLVD	PUBLIC RECORDS SEARCH	REQ COPY OF PERMIT 31523B CRM INV 013771	final	07/13/2011	07/13/2011	0.00	
PU-11-07-6698	07/19/2011	2728 PONCE DE LEON BLVD	PUBLIC RECORDS SEARCH	REQ COPY OF PERMIT 8144B CRM INV 013801	canceled		01/09/2014	0.00	
PU-12-08-1215	08/21/2012	2728 PONCE DE LEON BLVD	PUBLIC RECORDS SEARCH	REQ COPY OF PERMITS 23292B 31523B 23207B 00050218	final	08/22/2012	08/22/2012	0.00	
PU-15-02-1267	02/25/2015	2728 PONCE DE LEON BLVD	PUBLIC RECORDS SEARCH	REQ COPY OF PERMITS 7757 8144	final	02/25/2015	02/25/2015	0.00	
PW-12-11-1540	11/28/2012	2728 PONCE DE LEON BLVD	OBSTRUCTION OF ROW PERMIT	OBSTRUCTION OF ROW METERED SPACES REQUIRE PERMIT FROM PARKING DEPT	final	11/28/2012	05/21/2013	0.00	
PW-15-02-1441	02/27/2015	2728 PONCE DE LEON BLVD	OBSTRUCTION OF ROW PERMIT	TEMPORARY CONSTRUCTION BARRIER ON SWK BOND PAID BY SKYY PROPERTIES INC.	issued	03/03/2015		0.00	
PW-15-11-5741	11/16/2015	2728 PONCE DE LEON BLVD	OBSTRUCTION OF ROW PERMIT	TEMPORARY CONSTRUCTION BARRIER ON SWK BOND PAID BY SKYY PROPERTIES INC. RENEWAL OF PW15021441	issued	11/16/2015		0.00	
RC-13-08-1913	08/30/2013	2728 PONCE DE LEON BLVD	BUILDING RE CERTIFICATION	40 YEAR OR OLDER BUILDING RECERTIFICATION	issued	08/30/2013		0.00	
RC-15-10-5497	10/22/2015	2728	BUILDING RE	CONSTRUCTION REGULATION	issued	11/10/2015		37.50	

		PONCE DE LEON BLVD	CERTIFICATION	BOARD CASE #15-4414 UNSAFE STRUCTURES FEE					
RV-12-11-1334	11/26/2012	2728 PONCE DE LEON BLVD	REVISION TO PERMIT	REVISION TO PERMIT TO CHANGE COLOR TO BM 050 (LIGHT BEIGE/PINK) AND TRIM WHITE AND REPAIR OF FOAM CASING AROUND DOORS	final	11/28/2012	11/28/2012	0.00	
ZN-12-11-0944	11/15/2012	2728 PONCE DE LEON BLVD	PAINT / RESURFACE FL / CLEAN	REPAIR STUCCO ON OVERHANG, SOFFIT, PAINT EXT - LT BEIGE (SW 6112), TRIM - WHITE \$2,300	final	11/19/2012	12/18/2012	0.00	
ZN-14-07-2591	07/09/2014	2728 PONCE DE LEON BLVD	DUMPSTER / CONTAINER	DUMPSTER	final	07/14/2014	07/14/2014	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).

Permit #: BL-14-05-3427 Permit type: b1122 - DEMOLITION Address: 2728 PONCE DE LEON BLVD  
 Master permit #: Routing queue: b1024a - 11 LEVEL PLAN REV/PP/CAS CORAL GABLES, FL 33134-6005

Group # - Name	Action Code	Action Description	Completion Date	Completion Code	Completed By	Comments
2 - BUILDING PLAN REVIEW	prbuild	BUILDING PLAN REVIEW	5/20/2014	reject	mlopez	DERM APPROVAL
2 - BUILDING PLAN REVIEW	prbuild	BUILDING PLAN REVIEW	6/23/2014	apvd	mlopez	
4 - ELECTRICAL PLAN REV	prelec	ELECTRICAL PLAN REVIEW	5/22/2014	apvd	areyes	
5 - FIRE PLAN REVIEW	prfire	FIRE PLAN REVIEW	5/21/2014	apvd	coms	
7 - MECHANICAL PLAN RE\	prmech	MECHANICAL PLAN REVIEW	5/23/2014	waived	gruggiano	
8 - PLUMBING PLAN REVIE	prplbg	PLUMBING PLAN REVIEW	5/22/2014	apvd	gurgelles	
12 - PLAN PROCESSING	calc fees	CALCULATE FEES	6/26/2014	comp	iray	
12 - PLAN PROCESSING	ppderm	DERM PLAN REVIEW	6/23/2014	apvd	iray	
12 - PLAN PROCESSING	ppappl	APPLICATION/LICENSE/OWNERSHI	6/26/2014	comp	iray	
13 - CASHIER	collect	COLLECT FEES	6/27/2014		iwebuser	
14 - NOTICE OF COMMENC	ppnoc	NOTICE OF COMMENCEMENT	12/19/2014	comp	anvera2	
15 - INSPECTION	fi905	FINAL FIRE (BLDG PERMIT)				
15 - INSPECTION	fi905	FINAL FIRE (BLDG PERMIT)	12/19/2014	cancel	anvera2	
15 - INSPECTION	bi084	FINAL STRUCTURAL				
15 - INSPECTION	bi084	FINAL STRUCTURAL	6/9/2015	cancel	ebermudez1	

Permit #: EL-14-05-3602      Permit type: el499 - ELEC COMMERCIAL / RESIDE      Address: 2728 PONCE DE LEON BLVD  
 Master permit #: BL-14-05-3427      Routing queue: bi005aa - TRADE QUEUE/NOC      CORAL GABLES, FL 33134-6005

Group # - Name	Action Code	Action Description	Completion Date	Completion Code	Completed By	Comments
1 - PERMIT PROCESSING	applaccept	APPLICATION ACCEPTANCE	7/10/2014	comp	ldavidson	
1 - PERMIT PROCESSING	calc fees2	CALCULATE FEES	7/10/2014	comp	ldavidson	
1 - PERMIT PROCESSING	apelec	ELECTRICAL APPLICATION REVIEW	5/22/2014	apvd	areyes	PENDING MASTER PERMIT
2 - CASHIER	collect	COLLECT FEES	7/10/2014		iwebuser	
3 - NOTICE OF COMMENCE	ppnoc	NOTICE OF COMMENCEMENT	5/22/2014	waived	areyes	
4 - INSPECTION	el179	FINAL ELECTRICAL	10/13/2014	apvd	agarcia3	

Permit #: ME-14-07-2771      Permit type: me609 - MECH COMMERCIAL / RESID      Address: 2728 PONCE DE LEON BLVD  
 Master permit #: BL-14-05-3427      Routing queue: b1005aa - TRADE QUEUE/NOC      CORAL GABLES, FL 33134-6005

Group # - Name	Action Code	Action Description	Completion Date	Completion Code	Completed By	Comments
1 - PERMIT PROCESSING	applaccept	APPLICATION ACCEPTANCE	7/10/2014	comp	ldavidsen	
1 - PERMIT PROCESSING	calc fees2	CALCULATE FEES	7/10/2014	comp	ldavidsen	
1 - PERMIT PROCESSING	apmech	MECHANICAL APPLICATION REVIEW	7/11/2014	apvd	gruggiano	
2 - CASHIER	collect	COLLECT FEES	7/11/2014		iwebuser	
4 - INSPECTION	me001	FINAL MECHANICAL	3/26/2015	apvd	gruggiano	

Permit #: PL-14-05-3638      Permit type: pi707 - PLUMB COMMERCIAL / RESID      Address: 2728 PONCE DE LEON BLVD  
 Master permit #: BL-14-05-3427      Routing queue: bi005aa - TRADE QUEUE/NOC      CORAL GABLES, FL 33134-6005

Group # - Name	Action Code	Action Description	Completion Date	Completion Code	Completed By	Comments
1 - PERMIT PROCESSING	applaccept	APPLICATION ACCEPTANCE	7/9/2014	comp	jhitchman	
1 - PERMIT PROCESSING	calc fees2	CALCULATE FEES	7/10/2014	comp	gurgelles	
1 - PERMIT PROCESSING	applbg	PLUMBING APPLICATION REVIEW	7/10/2014	apvd	gurgelles	
2 - CASHIER	collect	COLLECT FEES	7/11/2014		iwebuser	
3 - NOTICE OF COMMENCE	ppnoc	NOTICE OF COMMENCEMENT				
4 - INSPECTION	pl001	FINAL PLUMBING				

Permit #: BL-15-01-1126 Permit type: b1013 - COMMERCIAL ADDITION Address: 2728 PONCE DE LEON BLVD  
 Master permit #: Routing queue: b1040a - 11 LEVEL PLAN REVIEW/PP/ Address: CORAL GABLES, FL 33134-6005

Group # - Name	Action Code	Action Description	Completion Date	Completion Code	Completed By	Comments
1 - BOA PLAN REVIEW	pradmin	ADMINISTRATIVE BOARD OF ARCHI	5/13/2015	apvd	cmindreau	
1 - BOA PLAN REVIEW	pradmin	ADMINISTRATIVE BOARD OF ARCHI	7/7/2015	apvd	cmindreau	
1 - BOA PLAN REVIEW	prboa	BOARD OF ARCHITECTS PLAN REV	1/22/2015	apvd	jray	
2 - BUILDING PLAN REVIEW	prbuild	BUILDING PLAN REVIEW	2/20/2015	reject	mlopez	IS THERE A SITTING PLAN OR IS INTERIOR TO BE DONE UNDER SEPARATE PERMIT? For "Building Shell Only", per R/A's note.
2 - BUILDING PLAN REVIEW	prbuild	BUILDING PLAN REVIEW	7/23/2015	apvd	cramos	
3 - CONCURRENCEY PLAN F	prconc	CONCURRENCEY PLAN REVIEW				
4 - ELECTRICAL PLAN REV	prelec	ELECTRICAL PLAN REVIEW	1/27/2015	apvd	areyes	
5 - FIRE PLAN REVIEW	prfire2	AUTOMATIC SPRINKLER SYSTEM R	2/2/2015	no	tdaniel	
5 - FIRE PLAN REVIEW	prfire3	FIRE ALARM	2/2/2015	no	tdaniel	
5 - FIRE PLAN REVIEW	prfire	FIRE PLAN REVIEW	2/2/2015	apvd	tdaniel	
7 - MECHANICAL PLAN REI	prmech	MECHANICAL PLAN REVIEW	2/3/2015	appon	gruggiano	ONLY TENNANT A HAS A/C UNITS. TENNANT B IS ONLY CURBS.
8 - PLUMBING PLAN REVIEW	prplbg	PLUMBING PLAN REVIEW				
8 - PLUMBING PLAN REVIEW	prplbg	PLUMBING PLAN REVIEW	1/27/2015	reject	gurgelles	1.PROVIDE DERM APPROVAL 2.PROVIDE WASA WATER VERIFICATION LETTER 3. PROVIDE GAS ISO WITH TABLE BEING USED 4.HOW IS RAIN WATER BEING MAINTAINED ON PROPERTY, TAKE RAIN WATER TO C.B.? 5.PROVIDE ROOF PLAN WITH R.T.U'S AND PROPOSED CONDENSATE TERMINATION AND OVERFLOW SYSTEM 6.PROVIDE NARATIVE WITH RESUBMITTAL SEE SAME COMMENTS DATED 1/27/15
8 - PLUMBING PLAN REVIEW	prplbg	PLUMBING PLAN REVIEW	7/10/2015	reject	gurgelles	
9 - PUBLIC WORKS PLAN F	insurance	INS COMPLIANCE				
9 - PUBLIC WORKS PLAN F	legalsuff	LEGALLY SUFFICIENT				
9 - PUBLIC WORKS PLAN F	prpworks	PUBLIC WORKS PLAN REVIEW				

Permit #: BL-15-01-1126      Permit type: b1013 - COMMERCIAL ADDITION      Address: 2728 PONCE DE LEON BLVD  
 Master permit #:      Routing queue: b1040a - 11 LEVEL PLAN REVIEW/PP/      CORAL GABLES, FL 33134-6005

Group # - Name	Action Code	Action Description	Completion Date	Completion Code	Completed By	Comments
9 - PUBLIC WORKS PLAN F	prpworks	PUBLIC WORKS PLAN REVIEW	1/29/2015	reject	hickman	1.SHOW FRONT PROPERTY LINE - DOORS CANNOT SWING TOWARDS THE SIDEWALK (RIGHT OF WAY) PAGE A-101  2.LIGHT FIXTURES IF ENCROACHING MORE THAN 9" INTO THE RIGHT OF WAY REQUIRE COMMISSION APPROVAL (LOW VOLTAGE ENCROACHING LESS THAN 9" REQUIRES HOLD HARMLESS-RESTRICTIVE COVENANT. PAGE E-100  1. INDICATE PROPOSED DRAINAGE ON THE NEW PARKING ALLEY AREAS 2. CONTACT LINA OR YAMILET FOR MEETING ABOUT PARKING SPACES IN ALLEY
9 - PUBLIC WORKS PLAN F	prpworks	PUBLIC WORKS PLAN REVIEW	7/14/2015	reject	emunoz	
10 - PUBLIC SERVICE PLAN	prpubserv	PUBLIC SERVICE PLAN REVIEW				
11 - STRUCTURAL PLAN RE	prstr	STRUCTURAL PLAN REVIEW	2/6/2015	reject	dgonzalez2	This is a Level III alteration that does not appear to be feasible to achieve in a reasonable an economic manner. Submitted plans do not address a Level III alteration. Met with EOR Alex Kondrat, P.E. and discussed structural requirements. EOR to meet and discuss with Architect and Owner. Review terminated.



Permit #: BL-15-01-1126  
Master permit #:

Permit type: b1013 - COMMERCIAL ADDITION  
Routing queue: b1040a - 11 LEVEL PLAN REVIEW/PP/A

Address: 2728 PONCE DE LEON BLVD  
CORAL GABLES, FL 33134-6005

Group # - Name	Action Code	Action Description	Completion Date	Completion Code	Completed By	Comments
11 - STRUCTURAL PLAN RE	prstr	STRUCTURAL PLAN REVIEW	5/28/2015	reject	dgonzalez2	<p><b>COMMENTS:</b></p> <ol style="list-style-type: none"> <li>1) Comment remains. This is a Level III alteration.                             <ol style="list-style-type: none"> <li>a) Check adequacy of existing roof framing.</li> <li>b) Reflect roof drainage on plans. Check existing joists for ponding. Provide/detail overflow scuppers as applicable. Comply with FBC Section 1617.</li> <li>c) Some parapets appear to be 8.75-feet above roof level. Check structural adequacy of existing parapets. Check ASCE 7-10 for special loads applicable to parapets. Submit calculations.</li> <li>d) Specify weight of A/C units. Submit calculations for A/C unit supports. Provide unit's spec sheet. Address FBC Section 1609.8. Provide section(s) and detail all connections.</li> </ol> </li> <li>2) Provide copy of original as-built drawings and any subsequent alteration in vicinity of proposed work. Copy may be obtained from microfilm section at 305-460-5262.</li> <li>3) Specify/Detail slab on grade control joints.</li> <li>4) Eccentric footing WF-42:                             <ol style="list-style-type: none"> <li>a) Provide load breakdown for wall footing.</li> <li>b) Calculations for (eccentric) WF-42 do not address how eccentric load is counterbalanced. Submit calculations.</li> </ol> </li> <li>5) Nominal 8" masonry and beams are 7-5/8" wide. Check width of steel plates.</li> <li>6) Specify proposed/existing top of roof elevations along roof edges.</li> <li>7) Some joists mistyped as 6K9. Revise.</li> <li>8) Specify elevations on sections to better understand intent.</li> <li>9) Overhangs may be treated as a shop drawing submittal but connections to supports and adequacy of same is by EOR. Provide sufficient detailing of future supports for overhangs. Check structural adequacy of existing parapets for superimposed loads. Submit calculations.</li> <li>10) Provide section(s) at location indicated by Plans Examiner on Office Copy submittal (no</li> </ol>

Permit #: BL-15-01-1126      Permit type: b1013 - COMMERCIAL-ADDITION      Address: 2728 PONCE DE LEON BLVD  
 Master permit #:      Routing queue: b1040a - 11 LEVEL PLAN REVIEW/PP/      CORAL GABLES, FL 33134-6005

Group # - Name	Action Code	Action Description	Completion Date	Completion Code	Completed By	Comments
11 - STRUCTURAL PLAN RE	prsr	STRUCTURAL PLAN REVIEW	7/20/2015	apvd	dgonzalez2	
12 - ZONING PLAN REVIEW	insurance	INS COMPLIANCE				
12 - ZONING PLAN REVIEW	legalsuff	LEGALLY SUFFICIENT				
12 - ZONING PLAN REVIEW	przoning	ZONING PLAN REVIEW				

11) Special Inspector required for all structural work.

Permit #: BL-15-01-1126      Permit type: b1013 - COMMERCIAL ADDITION      Address: 2728 PONCE DE LEON BLVD  
 Master permit #:      Routing queue: b1040a - 11 LEVEL PLAN REVIEW/PP/      CORAL GABLES, FL 33134-6005

Group # - Name	Action Code	Action Description	Completion Date	Completion Code	Completed By	Comments
12 - ZONING PLAN REVIEW	pizoning	ZONING PLAN REVIEW	2/19/2015	defer	etejera	<p>1) NEED AN ORIGINAL SIGNED AND SEALED SURVEY, PLANS HAVE ONLY A PHOTO COPY OF A SURVEY.</p> <p>2) MUST COMPLY WITH ALL REQUIREMENTS OF SECTION 5-119 (OUTDOOR DINING) SUCH AS,</p> <p>A. THE OPEN-AIR DINING AREA SHALL NOT OCCUPY AN AREA OF MORE THAN THIRTY (30%) PERCENT OF THE PUBLIC INDOOR AREA OF THE PRIMARY RESTAURANT OPERATION.</p> <p>B. THAT THE OPEN-AIR DINING AREA SHALL BE UNENCLOSED AND SHALL BE OPEN EXCEPT THAT IT MAY BE COVERED WITH A CANVAS COVER OR STRUCTURAL CANOPY OF A BUILDING'S ARCADE, LOGGIA OR OVERHANG.</p> <p>C. A PERMIT ISSUED FOR AN OPEN-AIR DINING LOCATED ON PUBLIC PROPERTY SHALL BE ISSUED FOR A PERIOD OF ONE (1) YEAR, RENEWABLE ANNUALLY BY THE PLANNING DEPARTMENT. SUCH PERMIT SHALL NOT BE TRANSFERABLE IN ANY MANNER.</p> <p>D. THERE SHALL BE MAINTAINED A MINIMUM OF FIVE (5) FOOT CLEAR DISTANCE OF PUBLIC SIDEWALK, FREE OF ALL OBSTRUCTIONS, IN ORDER TO ALLOW ADEQUATE PEDESTRIAN MOVEMENT. THE MINIMUM DISTANCE SHALL BE MEASURED FROM THE PORTION OF THE OPEN-AIR DINING AREA NEAREST EITHER THE CURB-LINE OR THE NEAREST OBSTRUCTION.</p> <p>E. NO AWNING, CANOPY OR COVERING OF ANY KIND, EXCEPT INDIVIDUAL TABLE UMBRELLAS, SHALL BE ALLOWED OVER ANY</p>

Permit #: BL-15-01-1126      Permit type: b1013 - COMMERCIAL ADDITION      Address: 2728 PONCE DE LEON BLVD  
 Master permit #:      Routing queue: b1040a - 11 LEVEL PLAN REVIEW/PP/      CORAL GABLES, FL 33134-6005

Group # - Name	Action Code	Action Description	Completion Date	Completion Code	Completed By	Comments
						<p>PORTION OF THE OPEN-AIR DINING AREA LOCATED ON PUBLIC PROPERTY EXCEPT AS ALLOWED UNDER SEPARATE COVENANT PROCESS.</p> <p>F. NO PERIMETER STRUCTURES SUCH AS FENCES, RAILINGS, PLANTERS OR OTHER SUCH BARRIERS SHALL SURROUND THE OPEN-AIR DINING AREA WHICH WOULD RESTRICT THE FREE AND UNOBSTRUCTED PEDESTRIAN FLOW OR DISCOURAGE THE FREE USE OF THE TABLES OR CHAIRS BY THE GENERAL PUBLIC.</p> <p>G. THE STANDARDS FOR NIGHTTIME USES IN ARTICLE 4, DIVISION 3 ARE MET.</p> <p>H. PLANS MUST INDICATE THAT OUTDOOR DINING WILL BE ON A SEPARATE PERMIT.</p> <p>I. AND MORE (SEE ARTICLE 5, SECTION 5-119).</p> <p>3) AS PER SECTION 5-302 (AWNING IN A COMMERCIAL DISTRICT) "AWNINGS AND ENTRANCE CANOPIES PLACED UPON, ATTACHED TO, OR FORMING ANY PART OF ANY BUILDING IN ANY COMMERCIAL DISTRICT MAY BE MADE OF CANVAS, CLOTH, NATURAL MATERIALS OR OTHER SIMILAR MATERIALS AND OF FIBERGLASS, PLASTIC OR NON-FERROUS METALS, BUT IN NO CASE SHALL ANY SUCH AWNINGS, SHELTER CANOPIES, ENTRANCE CANOPIES OR CARPORT CANOPIES BE MADE OF WOOD OR WOOD PRODUCTS OR OF MASONITE OR SIMILAR MATERIALS; IN ALL CASES SUCH AWNINGS, SHELTER CANOPIES, ENTRANCE CANOPIES OR CARPORT CANOPIES SHALL</p>

Permit #: BL-15-01-1126      Permit type: b1013 - COMMERCIAL ADDITION      Address: 2728 PONCE DE LEON BLVD  
 Master permit #:      Routing queue: b1040a - 11 LEVEL PLAN REVIEW/PP/      CORAL GABLES, FL 33134-6005

Group # - Name	Action Code	Action Description	Completion Date	Completion Code	Completed By	Comments
						<p>GENERALLY SIMULATE THE APPEARANCE OF CANVAS AWNINGS, AND MUST NOT BE CORRUGATED OR SLATTED OR WITH HOLES OR OTHER VISIBLE SPACES OR GAPS."</p> <p>4) WILL NEED A P.W. ENCROACHMENT COVENANT FOR AWNING OVER SIDEWALK.</p> <p>A. SECTION 5-1911. ENCROACHMENTS OVER PUBLIC RIGHTS-OF-WAY.AWNINGS WHICH ENCROACH OVER PUBLIC RIGHTS-OF-WAY SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS AND RESTRICTIONS:                      THE PROPERTY OWNER SHALL EXECUTE A RESTRICTIVE COVENANT PREPARED BY THE CITY ATTORNEY, WHICH SHALL RUN WITH THE TITLE OF THE LAND, AGREEING TO PROVIDE PUBLIC LIABILITY INSURANCE COVERAGE FOR THE ENCROACHMENT IN THE MINIMUM LIMITS REQUIRED BY THE CITY, AND NAMING THE CITY AS ADDITIONAL INSURED UNDER THE POLICY.                      AN EXECUTED COPY OF THE RESTRICTIVE COVENANT, TOGETHER WITH CERTIFICATE OF REQUIRED INSURANCE, SHALL BE PRESENTED TO THE BUILDING OFFICIAL, PRIOR TO THE ISSUANCE OF ANY PERMITS FOR SUCH WORK.</p> <p>5) PLANS MUST PROVIDE A MINIMUM OF 10% OPEN LANDSCAPING, SEE SECTION 5-1101.</p> <p>6) PLANS MUST PROVIDE A NOTE INDICATING THAT "PROJECT WILL COMPLY WITH LANDSCAPE DIVISION 11."</p> <p>7) PROJECT MUST PROVIDE PARKING FOR ADDITION. IF ADDITION IS 943' SQUARE FEET THEN PROJECT WILL NEED A MINIMUM OF 12 SPACES (11.3 AS PER CALC.), PLANS ONLY</p>

Permit #: BL-15-01-1126  
Master permit #:

Permit type: b1013 - COMMERCIAL ADDITION  
Routing queue: b1040a - 11 LEVEL PLAN REVIEW/PP/

Address: 2728 PONCE DE LEON BLVD  
CORAL GABLES, FL 33134-6005

Group # - Name	Action Code	Action Description	Completion Date	Completion Code	Completed By	Comments
						<p>SHOW 9 SPACES WITHIN PRIVATE PROPERTY. IF OFF-STREET PARKING IS BEING USED IT MUST COMPLY WITH SECTION 5-1408 AND BE APPROVED BY THE DEVELOPMENT SERVICE DIRECTOR.</p> <p>8) AS PER SECTION 5-1403, PARKING SPACES MUST BE A MINIMUM OF 18" FROM SIDE PROPERTY LINE.</p> <p>9) AS PER SECTION 5-1701 "NEW COMMERCIAL CONSTRUCTION OR RENOVATION OF AN EXISTING COMMERCIAL STRUCTURE, THE USE OF WHICH INVOLVES FOOD PRODUCTS (SUCH AS RESTAURANTS, CAFETERIAS, ETC.), WHERE THE CUMULATIVE COST OF SUCH RENOVATION IS IN EXCESS OF TWENTY-FIVE (25%) PERCENT OF THE ASSESSED VALUE OF THE EXISTING COMMERCIAL STRUCTURE SHALL MAKE PROVISIONS FOR THE INSTALLATION OF AN AIR CONDITIONING SYSTEM FOR COMMERCIAL TRASH CONTAINERS." NEED PLANS TO INDICATE THAT THE CUMULATIVE COST OF SUCH RENOVATION WILL NOT EXCEED TWENTY-FIVE (25%) PERCENT OF THE ASSESSED VALUE OF THE EXISTING COMMERCIAL STRUCTURE.</p> <p>10) AS PER SECTION 5-1702 THE TRASH CONTAINER ROOM MUST BE EASILY ACCESSIBLE FOR SERVICING. PLANS SHOW PARKING SPACES BLOCKING ACCESS.</p> <p>11) WHEN MORE THAN ONE PLATTED LOT IS INVOLVED A COVENANT IN LUE OF A UNITY OF TITLE MUST BE FILED WITH THE CITY ATTORNEY'S OFFICE. AS PER ZONING'S RECORDS WE DO NOT HAVE A UNITY OF TITLE</p>

Permit #: BL-15-01-1126      Permit type: b1013 - COMMERCIAL ADDITION      Address: 2728 PONCE DE LEON BLVD  
Master permit #:      Routing queue: b1040a - 11 LEVEL PLAN REVIEW/PP/      CORAL GABLES, FL 33134-6005

Group # - Name	Action Code	Action Description	Completion Date	Completion Code	Completed By	Comments
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ON FILE.

12) FURTHER REVIEW REQUIRED ONCE CHANGES ARE DONE TO PLANS.

Permit #: BL-15-01-1126      Permit type: b1013 - COMMERCIAL ADDITION      Address: 2728 PONCE DE LEON BLVD  
 Master permit #:      Routing queue: b1040a - 11 LEVEL PLAN REVIEW/PP/      CORAL GABLES, FL 33134-6005

Group # - Name	Action Code	Action Description	Completion Date	Completion Code	Completed By	Comments
12 - ZONING PLAN REVIEW	p zoning	ZONING PLAN REVIEW	8/4/2015	defer	etejera	<p>1) AS PER CORAL GABLES ZONING CODE SECTION 4-402. A, "PROHIBITED USES ON CERTAIN STREET", THE OUTDOOR BAR / OUTDOOR CAFE WINDOW WILL NOT BE ALLOWED UPON LOTS OR PREMISES ABUTTING PONCE DE LEON BOULEVARD BETWEEN SOUTHWEST 8TH STREET AND BIRD ROAD.</p> <p>A. "EXCEPT AS PROVIDED IN SECTION 4-403(F), NO ..... BUSINESS CONDUCTED OUTSIDE A BUILDING AND/OR RESTAURANTS SHALL BE PERMITTED ON ANY LOTS OR PREMISES ABUTTING CORAL WAY (A PORTION OF WHICH IS KNOWN AS MIRACLE MILE), OR BILTMORE WAY, OR UPON LOTS OR PREMISES ABUTTING PONCE DE LEON BOULEVARD BETWEEN SOUTHWEST 8TH STREET AND BIRD ROAD." (SEE SHEET A-302 FOR CLARIFICATION).</p> <p>2) AS PER SECTION 5-302, B (AWNING IN A COMMERCIAL DISTRICT) "AWNINGS ..... ENTRANCE CANOPIES OR CARPORT CANOPIES SHALL GENERALLY SIMULATE THE APPEARANCE OF CANVAS AWNINGS, AND MUST NOT BE CORRUGATED OR SLATTED OR WITH HOLES OR OTHER VISIBLE SPACES OR GAPS."</p> <p>3) NEED TO SHOW CHAIRS AND TABLES FOR OUTDOOR SEATING.</p> <p>4) WILL NEED A P.W. ENCROACHMENT COVENANT FOR AWNING AND TRELIS OVER SIDEWALK.</p> <p>A. SECTION 5-1911. ENCROACHMENTS OVER PUBLIC RIGHTS-OF-WAY.AWNINGS WHICH</p>



Permit #: BL-15-01-1126      Permit type: bi013 - COMMERCIAL ADDITION      Address: 2728 PONCE DE LEON BLVD  
 Master permit #:      Routing queue: bi040a - 11 LEVEL PLAN REVIEW/PP/A      CORAL GABLES, FL 33134-6005

Group # - Name	Action Code	Action Description	Completion Date	Completion Code	Completed By	Comments
						<p>ENCROACH OVER PUBLIC RIGHTS-OF-WAY SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS AND RESTRICTIONS:                      THE PROPERTY OWNER SHALL EXECUTE A RESTRICTIVE COVENANT PREPARED BY THE CITY ATTORNEY, WHICH SHALL RUN WITH THE TITLE OF THE LAND, AGREEING TO PROVIDE PUBLIC LIABILITY INSURANCE COVERAGE FOR THE ENCROACHMENT IN THE MINIMUM LIMITS REQUIRED BY THE CITY, AND NAMING THE CITY AS ADDITIONAL INSURED UNDER THE POLICY.                      AN EXECUTED COPY OF THE RESTRICTIVE COVENANT, TOGETHER WITH CERTIFICATE OF REQUIRED INSURANCE, SHALL BE PRESENTED TO THE BUILDING OFFICIAL, PRIOR TO THE ISSUANCE OF ANY PERMITS FOR SUCH WORK.</p> <p>5) PLANS MUST PROVIDE A MINIMUM OF 10% OPEN LANDSCAPING, SEE SECTION 5-1101. IF LOT IS 10,537 SQUAR FEET THEN THE REQUIRED MINIMUM LANDSCAPING IS 1,053.7 VS. 195 SHOWN ON PLANS.</p> <p>6) PROJECT MUST PROVIDE PARKING FOR ADDITION. ZONING LEGEND ON COVER PAGE INDICATES A REDUCTION IN SQUARE FOOTAGE BUT FLOOR PLAN DIMENSION ON SHEET A-101 ARE THE SAME. SHEET A-101 DOES SHOW A CHANGE IN THE ENTRANCE AREA FOR TENANT "C" BUT THE CHANGE IS A REDUCED ENTRANCE, THIS WILL INCREASE THE SQUARE FOOTAGE.</p> <p>A. IF ADDITION IS 943' SQUARE FEET THEN PROJECT WILL NEED A MINIMUM OF 12 SPACES (11.3 AS PER CALC.), PLANS ONLY SHOW 9 SPACES WITHIN PRIVATE PROPERTY. IF OFF-STREET PARKING IS BEING USED IT</p>

Permit #: BL-15-01-1126      Permit type: b1013 - COMMERCIAL ADDITION      Address: 2728 PONCE DE LEON BLVD  
 Master permit #:      Routing queue: b1040a - 11 LEVEL PLAN REVIEW/PPA      CORAL GABLES, FL 33134-6005

Group # - Name	Action Code	Action Description	Completion Date	Completion Code	Completed By	Comments
						<p>MUST COMPLY WITH SECTION 5-1408 AND BE APPROVED BY THE DEVELOPMENT SERVICE DIRECTOR.</p> <p>7) NEED TO SHOW THAT ALL PARTS OF PARKING SPACES SHALL BE SET BACK FROM BUILDING ENTRANCES AND EXITS A DISTANCE OF AT LEAST THREE (3) FEET FROM THE OUTSIDE EDGE OF THE OPEN DOOR.</p> <p>8) AS PER SECTION 5-1403, PARKING SPACES MUST BE A MINIMUM OF 18" FROM SIDE PROPERTY LINE, NEED TO SHOW DIMENSIONS ON PLAN.</p> <p>9) AS PER SECTION 5-1701 "NEW COMMERCIAL CONSTRUCTION OR RENOVATION OF AN EXISTING COMMERCIAL STRUCTURE, THE USE OF WHICH INVOLVES FOOD PRODUCTS (SUCH AS RESTAURANTS, CAFETERIAS, ETC.), WHERE THE CUMULATIVE COST OF SUCH RENOVATION IS IN EXCESS OF TWENTY-FIVE (25%) PERCENT OF THE ASSESSED VALUE OF THE EXISTING COMMERCIAL STRUCTURE SHALL MAKE PROVISIONS FOR THE INSTALLATION OF AN AIR CONDITIONING SYSTEM FOR COMMERCIAL TRASH CONTAINERS." NEED PLANS TO INDICATE THAT THE CUMULATIVE COST OF SUCH RENOVATION WILL NOT EXCEED TWENTY-FIVE (25%) PERCENT OF THE ASSESSED VALUE OF THE EXISTING COMMERCIAL STRUCTURE.</p> <p>10) WHEN MORE THAN ONE PLATTED LOT IS INVOLVED A COVENANT IN LUE OF A UNITY OF TITLE MUST BE FILED WITH THE CITY ATTORNEY'S OFFICE. AS PER ZONING'S RECORDS WE DO NOT HAVE A UNITY OF TITLE</p>

Permit #: BL-15-01-1126  
Master permit #:

Permit type: b1013 - COMMERCIAL-ADDITION  
Routing queue: b1040a - 11 LEVEL PLAN REVIEW/PP/

Address: 2728 PONCE DE LEON BLVD  
CORAL GABLES, FL 33134-6005

Group # - Name	Action Code	Action Description	Completion Date	Completion Code	Completed By	Comments
13 - PLAN PROCESSING	ppappl	APPLICATION/LICENSE/OWNERSHIP				
13 - PLAN PROCESSING	calc fees	CALCULATE FEES				
13 - PLAN PROCESSING	ppcstaging	CONSTRUCTION STAGING PLAN AF				
13 - PLAN PROCESSING	ppdemo	DEMOLITION OF EXISTING STRUCT				
13 - PLAN PROCESSING	ppderm	DERM PLAN REVIEW				
13 - PLAN PROCESSING	ppimpfees	MIAMI-DADE COUNTY IMPACT FEES				
13 - PLAN PROCESSING	ppsewer	SEWER ALLOCATION LETTER FROM				
13 - PLAN PROCESSING	ppwater	WATER VERIFICATION FORM				
14 - CASHIER	collect	COLLECT FEES				
15 - NOTICE OF COMMENC	ppnoc	NOTICE OF COMMENCEMENT				
16 - BUILDING INSPECTION	b1002	ARCH/ENG REVIEW SOIL CONDITIC				
16 - BUILDING INSPECTION	b1004	BASE - COMMERCIAL PKG LOT				
16 - BUILDING INSPECTION	b1005	BEAMS 01 FLOOR				
16 - BUILDING INSPECTION	b1006	BEAMS 02 FLOOR				
16 - BUILDING INSPECTION	b1007	BEAMS 03 FLOOR				
16 - BUILDING INSPECTION	b1023	CAPS 01 FLOOR				
16 - BUILDING INSPECTION	b1024	CAPS 02 FLOOR				
16 - BUILDING INSPECTION	b1025	CAPS 03 FLOOR				
16 - BUILDING INSPECTION	b1040	CEILING FRAMING 01 FLOOR				
16 - BUILDING INSPECTION	b1041	CEILING FRAMING 02 FLOOR				
16 - BUILDING INSPECTION	b1042	CEILING FRAMING 03 FLOOR				
16 - BUILDING INSPECTION	b1058	COLUMNS 01 FLOOR				
16 - BUILDING INSPECTION	b1059	COLUMNS 02 FLOOR				
16 - BUILDING INSPECTION	b1060	COLUMNS 03 FLOOR				
16 - BUILDING INSPECTION	b1077	CONCRETE CURBING				
16 - BUILDING INSPECTION	b1084	FINAL STRUCTURAL				
16 - BUILDING INSPECTION	b1089	FINAL STRUCTURAL SHUTTERS - S				
16 - BUILDING INSPECTION	b1091	FIRE STOPPING 01 FLOOR				
16 - BUILDING INSPECTION	b1092	FIRE STOPPING 02 FLOOR				
16 - BUILDING INSPECTION	b1093	FIRE STOPPING 03 FLOOR				
16 - BUILDING INSPECTION	b1112	FOUNDATION ADDITIONS/NEW - SC				

ON FILE.  
11) TRELLIS MUST INDICATE A ZONING CODE APPROVED MATERIAL AND SHOW ALL CONNECTORS AS CONCEALED.