

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

CITY OF CORAL GABLES,  
Petitioner,

Case No. 15-4458

vs.

JAK HOLDINGS GROUP, LLC  
1801 Ponce de Leon Boulevard  
Coral Gables, Florida 33134-4418

Return receipt number:

91 7108 2133 3932 7177 0264

Respondent.

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

Date: June 22, 2016

Re: **1801 Ponce de Leon Boulevard**, Coral Gables, Florida 33134-4418 and legally described as Lot 3, Block 6, of REVISED PLAT CORAL GABLES SECTION "L," according to the Plat thereof, as recorded in Plat Book 8, Page 85, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-007-0380 ("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.

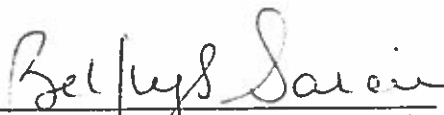
If the Required Action is not completed before the above hearing date, the Building Official may order

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:

JAK Holdings Group, LLC, c/o Morton Antman, 900 S. Federal Highway, Suite B, Hollywood, Florida 33020-6051

TotalBank, 2720 Coral Way, Miami, Florida 33145-3202

TotalBank, 100 S.E. 2<sup>nd</sup> Avenue, 32<sup>nd</sup> Floor, Miami, Florida 33131-2100

Florida Business Development Corporation, 6801 Lake Worth Road, Suite 209, Greenacres, Florida 33467-2966

Florida Business Development Corporation, 300 S.W. 12<sup>th</sup> Avenue, Suite A, Miami, Florida 33130-2002

Florida Business Development Corporation, c/o Agustin De Goytisolo, 799 Brickell Avenue, Suite 606, Miami, Florida 33131-2808

1801 Ponce de Leon Boulevard





CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Complaint Case #: 15-4458

Title of Document Posted: Construction Regulation Board Case

I, JOSE IGLESIAS, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 1801 Ponce de Leon Blvd. ON 6-22-16  
AT 10:10 AM.

JOSE IGLESIAS  
Employee's Printed Name

[Signature]  
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 22<sup>nd</sup> day of June, in  
the year 2016, by Jose Iglesias who is personally known to  
me.

My Commission Expires:



Belkys Garcia  
Notary Public

## Garcia, Belkys

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**From:** alp@alp-law.com  
**Sent:** Tuesday, December 01, 2015 12:11 PM  
**To:** Garcia, Belkys; Goizueta, Virginia  
**Subject:** FW: Unsafe Structures proceeding - 1801 Ponce De Leon Blvd  
**Attachments:** unsafe structures notice - 12-14-15 hearing - 1801 Ponce de Leon.pdf

FYI

Very truly yours,

Alexander L. Palenzuela  
Law Offices of Alexander L. Palenzuela, P.A.  
1200 Brickell Avenue, Suite 1440  
Miami, FL 33131-3205  
main (305) 375-9510, ext. 303  
direct +1 (305) 417-9007  
fax (305) 375-9511  
[alp@alp-law.com](mailto:alp@alp-law.com)  
[www.alp-law.com](http://www.alp-law.com)

PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING

This message, together with any attachments, is intended only for the addressee. It may contain information which is legally privileged, confidential and exempt from disclosure. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, use, or any action or reliance on this communication is strictly prohibited. If you have received this e-mail in error, please notify the sender immediately by telephone, at (305) 375-9510, ext. 303, or by return e-mail and delete this message, along with any reply and attachments.

Tax Advice Disclosure: To ensure compliance with requirements imposed by the IRS under Circular 230, we inform you that any U.S. federal tax advice contained in this communication (including any attachments), unless otherwise specifically stated, was not intended or written to be used, and cannot be used, for the purpose of (1) avoiding penalties under the Internal Revenue Code or (2) promoting, marketing or recommending to another party any matters addressed herein.

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**From:** Alexander Palenzuela <[alp@alp-law.com](mailto:alp@alp-law.com)>  
**Date:** Wednesday, November 18, 2015 at 7:11 PM  
**To:** John Herrera <[john@johnherreralaw.com](mailto:john@johnherreralaw.com)>  
**Subject:** Unsafe Structures proceeding - 1801 Ponce De Leon Blvd

Dear Mr. Herrera:

As we discussed, please find attached an unsigned copy of the notice of the December 14, 2015, Constructional Review Board ("Board") hearing that begins at 2 PM at City Hall. Please confirm that you agree to accept email service only of the attached notice.

**CITY'S**

**EXHIBIT**

12

As we also discussed, based on the order entered at the November hearing, the Board will be determining the deadlines for compliance on the notice of unsafe structure. Therefore, I recommend that you obtain and submit a recertification report in advance of the hearing, so that the Board sees that you are seeking to come into compliance.

Please let me know if the City can be of assistance in expediting compliance.

Thank you.

Very truly yours,

Alexander L. Palenzuela  
Law Offices of Alexander L. Palenzuela, P.A.  
1200 Brickell Avenue, Suite 1440  
Miami, FL 33131-3205  
main (305) 375-9510, ext. 303  
direct +1 (305) 417-9007  
fax (305) 375-9511  
[alp@alp-law.com](mailto:alp@alp-law.com)  
[www.alp-law.com](http://www.alp-law.com)

PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING

This message, together with any attachments, is intended only for the addressee. It may contain information which is legally privileged, confidential and exempt from disclosure. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, use, or any action or reliance on this communication is strictly prohibited. If you have received this e-mail in error, please notify the sender immediately by telephone, at (305) 375-9510, ext. 303, or by return e-mail and delete this message, along with any reply and attachments.

Tax Advice Disclosure: To ensure compliance with requirements imposed by the IRS under Circular 230, we inform you that any U.S. federal tax advice contained in this communication (including any attachments), unless otherwise specifically stated, was not intended or written to be used, and cannot be used, for the purpose of (1) avoiding penalties under the Internal Revenue Code or (2) promoting, marketing or recommending to another party any matters addressed herein.

## Garcia, Belkys

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**From:** Garcia, Belkys  
**Sent:** Tuesday, January 12, 2016 2:02 PM  
**To:** 'John Herrera, Esq.'  
**Cc:** Lopez, Manuel; Goizueta, Virginia; Figueroa, Yaneris; alp@alp-law.com; Harry Joseph; Karla Reyes; Reception JHPA  
**Subject:** RE: 1801 Ponce de Leon Blvd - Request For Extension  
**Attachments:** RECORDED ORDER - DEC.pdf

Good afternoon Mr. Herrera,

Please be advised you will be scheduled for the February 8, 2016 Construction Regulation Board meeting so that you can request the extension. Additionally, there is a fee of \$150.00 to attend that Board meeting.

Note if you do not submit the required paperwork per the Order's expiration date a Notice of Non-compliance will be issued (see 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:** Lopez, Manuel  
**Sent:** Tuesday, January 12, 2016 1:43 PM  
**To:** Garcia, Belkys  
**Cc:** Goizueta, Virginia; Figueroa, Yaneris; alp@alp-law.com; 'John Herrera, Esq.'; Harry Joseph; Karla Reyes; Reception JHPA  
**Subject:** RE: 1801 Ponce de Leon Blvd - Request For Extension

They should get the extension from the Board.

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  
THE CITY OF GABLES

*Celebrating 90 years of a dream realized.*

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**From:** Garcia, Belkys  
**Sent:** Tuesday, January 12, 2016 1:41 PM  
**To:** Lopez, Manuel  
**Cc:** Goizueta, Virginia; Figueroa, Yanneris; alp@alp-law.com; 'John Herrera, Esq.'; Harry Joseph; Karla Reyes; Reception JHPA  
**Subject:** 1801 Ponce de Leon Blvd - Request For Extension

Manny,

Please read email below and see letter Attached requesting extension for the above Subject address as their Board Order expires January 16, 2016. Please advise.

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:** John Herrera, Esq. [<mailto:john@johnherreralaw.com>]  
**Sent:** Tuesday, January 12, 2016 11:53 AM  
**To:** Garcia, Belkys  
**Cc:** John Herrera, Esq.; Harry Joseph; Karla Reyes; Reception JHPA  
**Subject:** Letter to B. Garcia RE: JAKK Holdings, LLC, Requesting Extension to obtain permits for Recertification  
**Importance:** High

Dear Ms. Garcia,

Attached hereto is my written request for an extension in which to obtain the permits for the recertification on my building. Thank you in advance for your cooperation on this matter. I look forward to hearing from you at your earliest convenience.

Regards,

JOHN HERRERA, Esq.



JOHN HERRERA, P.A.  
ATTORNEYS AT LAW

1801 Ponce de Leon Blvd.  
Coral Gables, Fl. 33134  
Tel: 305.446.1504



Fax: 305.446.1505  
[john@johnherrerlaw.com](mailto:john@johnherrerlaw.com)  
[www.johnherrerlaw.com](http://www.johnherrerlaw.com)

## Garcia, Belkys

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**From:** John Herrera, Esq. <john@johnherreralaw.com>  
**Sent:** Saturday, February 06, 2016 4:25 PM  
**To:** Garcia, Belkys  
**Cc:** Goizueta, Virginia; Lopez, Manuel; Karla Reyes; alp@alp-law.com; Figueroa, Yaneris  
**Subject:** Re: 1801 Ponce de Leon Blvd - CRB Feb 8th Request

Dear Ms. Garcia,

I thank you for your response and information regarding my concern about this matter. I need to point out to you that I hired a company to and pull permits and to start the work. The company was unable to procure the permits as there were additional requirements that were unknown to me or anybody. I thank you for the advance notice on the gearing but I have to bring this up to them that I did try to obtain the permits for the work. It is absolutely incorrect to say that I have not done what I needed to do within the timeframe allotted. I hope you have a nice weekend.

On Feb 5, 2016 3:57 PM, "Garcia, Belkys" <[bgarcia@coralgables.com](mailto:bgarcia@coralgables.com)> wrote:  
Good afternoon,

As per our conversation, I consulted with counsel and you can attend the Construction Regulation Board meeting of Monday, February 8<sup>th</sup> at 2:00 pm. However, please know your Case is not on the official Agenda and you will need to address the Board once all Cases have been heard and request they hear your Case. Note, the Board Order required that you must apply for the required permits to correct the issues outlined on the Recertification Report and, as of this date, permit applications have not been submitted.

Additionally, the Commission recently approved a new Resolution giving the Construction Regulation Board the authority to impose fines. Please know, the deadline to submit the permit applications was January 19, 2016; therefore, you will be scheduled to attend the March 14<sup>th</sup> Board meeting in order for the Board to impose the fine on your property. I wanted to advise you of this matter ahead of time.

Thank you,

*Belkys Garcia*

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

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.

## Garcia, Belkys

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**From:** Garcia, Belkys  
**Sent:** Thursday, March 10, 2016 1:27 PM  
**To:** Ortiz, William  
**Cc:** Goizueta, Virginia; Figueroa, Yanneris  
**Subject:** RE: 1801 Ponce de Leon Boulevard Lien

That's great. I was concerned it would be difficult to adjust. Thanks so much.

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:** Ortiz, William  
**Sent:** Thursday, March 10, 2016 1:26 PM  
**To:** Garcia, Belkys  
**Cc:** Goizueta, Virginia; Figueroa, Yanneris  
**Subject:** RE: 1801 Ponce de Leon Boulevard Lien

Not a problem. When the property comes into compliance, please let me know and I'll adjust the fine.

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**From:** Garcia, Belkys  
**Sent:** Thursday, March 10, 2016 12:01 PM  
**To:** Ortiz, William  
**Cc:** Goizueta, Virginia; Figueroa, Yanneris  
**Subject:** 1801 Ponce de Leon Boulevard Lien  
**Importance:** High

Hi Will,

In regards to 1801 Ponce de Leon Boulevard's Intent to Lien amount a credit needs to be given to the owner from December 17, 2015 through January 21, 2016 due to a second Order issued by the Construction Regulation Board. The first Order issued by the Board didn't address a deadline so the Case went back and the Board issued a second Order.

Please call us so we can discuss as we'd like to avoid a potential problem. Sorry for the confusion.

Thank you,

*Belkys Garcia*

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

Office: (305) 460-5229

## Garcia, Belkys

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**From:** Garcia, Belkys  
**Sent:** Monday, March 14, 2016 3:24 PM  
**To:** 'John Herrera, Esq.'; Karla Reyes; Harry Joseph  
**Cc:** Goizueta, Virginia; Figueroa, Yaneris  
**Subject:** RE: Today's hearing in JAKK HOLDING - 1801 Ponce de Leon Boulevard

Good afternoon,

Thank you for the email and please know your Case has been deferred to the April 11, 2016 Construction Regulation Board meeting.

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:** John Herrera, Esq. [mailto:john@johnherreralaw.com]  
**Sent:** Monday, March 14, 2016 12:32 PM  
**To:** Karla Reyes; Harry Joseph; John Herrera, Esq.; Garcia, Belkys  
**Subject:** Today's hearing in JAKK HOLDING

Belkis,

I am copying everyone on this email in order to ensure that you either receive it from me or someone in my office.

I have an undue hardship/conflict and I am unable to attend today's hearing. Please roll my case over till next month. Please confirm receipt of this email so that I know everything is fine.

Regards,  
John Herrera, Esq.  
1801 Ponce de Leon Blvd.  
Coral Gables, Florida 33134  
Office (305) 446-1504  
Facsimile (305) 446-1505  
sent from my phone.

Sent from [BlueMail](#)

## Garcia, Belkys

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**From:** Garcia, Belkys  
**Sent:** Tuesday, April 26, 2016 10:09 AM  
**To:** John Herrera, Esq. (john@johnherreralaw.com)  
**Cc:** Goizueta, Virginia; Figueroa, Yaneris  
**Subject:** CRB - 1801 Ponce de Leon Blvd #BL16047063  
**Attachments:** Sent from the City of Coral Gables Development Services Department.pdf

Good morning Mr. Herrera,

Please see Attached Report regarding the status of your plans. The Board of Architects and Building review both approved. However, the Structural Engineer rejected and has listed some comments and questions. Give this Report to the engineer/architect in order to address the issues. The engineer can set up a meeting with our Structural Engineer by calling 305-460-5235 if there are any questions regarding the Comments.

Thank you,

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

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.

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

**From:** ds-pln@coralgables.com [mailto:ds-pln@coralgables.com]  
**Sent:** Tuesday, April 26, 2016 9:35 AM  
**To:** Garcia, Belkys  
**Subject:** Sent from the City of Coral Gables Development Services Department

Please open the attached document. It was scanned and sent to you using a Xerox Multifunction Printer.

Attachment File Type: pdf, Multi-Page

Multifunction Printer Location:  
Device Name: CTHDS3FL-7970A

Permit #: BL-16-04-7063

Address: 1801 PONCE DE LEON BLVD  
CORAL GABLES, FL 33134-4418

Permit type: b1185 - GENERAL REPAIRS  
Routing queue: b1201 - PLAN REVIEW/PP/CASHIER/N

Master permit #:

Group # - Name	Action Code	Action Description	Completion Date	Completion Code	Completed By	Comments
1 - PLAN REVIEW	prboa	BOARD OF ARCHITECTS PLAN REV	4/21/2016	apvd	jray	
1 - PLAN REVIEW	prbuild	BUILDING PLAN REVIEW	4/26/2016	apvd	cramos	
1 - PLAN REVIEW	prstr	STRUCTURAL PLAN REVIEW				
1 - PLAN REVIEW	prstr	STRUCTURAL PLAN REVIEW	4/26/2016	reject	dreczek	<p>1. S2: Section 1: (i) Hook TB-1 reinforcement at end (ii) Address splice with reinforcement of existing TB around the corner (iii) Address splice with existing TB reinforcement in-line with new TB-1 (chip out concrete without cutting, splice 2'-6", ... etc.)</p> <p>2. S2: Section 2a: Show existing roof (How is it supported ? How are walls braced ? How is diaphragm connected ? Is shoring required?)</p> <p>3. S2: Section 2b: (i) Specify epoxy (ii) Specify embedment (iii) Call out minimum splice of column reinforcement with dowels, if dowels used (iv) Hook column reinforcement at top of TB-1.</p>
2 - PLAN PROCESSING	ppappl	APPLICATION/LICENSE/OWNERSHI				
2 - PLAN PROCESSING	calc fees	CALCULATE FEES				
3 - CASHIER	collect	COLLECT FEES				
4 - NOTICE OF COMMENCE	ppnoc	NOTICE OF COMMENCEMENT				
6 - INSPECTION	hi773	FINAL HISTORICAL (BLDG PERMIT)				
6 - INSPECTION	bi084	FINAL STRUCTURAL				
6 - INSPECTION	zn004	FINAL ZONING				

## Garcia, Belkys

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**From:** John Herrera, Esq. <john@johnherrerallaw.com>  
**Sent:** Tuesday, May 17, 2016 6:53 PM  
**To:** Garcia, Belkys  
**Cc:** Goizueta, Virginia; Figueroa, Yaneris; Reczek, Dariusz  
**Subject:** RE: CRB - 1801 Ponce de Leon Blvd #BL16047063

Dear Belkis,

I have forwarded the email to the engineer and followed up with him. He informed me that his office would be calling the operator to schedule an appointment with Mr. Dariusz Reczek tomorrow. I will keep you posted on the progress on my end. This looks like its going to be a photo finish. I really hope that, should this not come to fruition in time, the board realizes that I am not sleeping on my laurels. Thank you for everything and be well.

Regards,

JOHN HERRERA, Esq.



JOHN HERRERA, P.A.  
ATTORNEYS AT LAW

1801 Ponce de Leon Blvd.  
Coral Gables, Fl. 33134  
Tel: 305.446.1504  
Fax: 305.446.1505  
[john@johnherrerallaw.com](mailto:john@johnherrerallaw.com)  
[www.johnherrerallaw.com](http://www.johnherrerallaw.com)

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

**From:** Garcia, Belkys [mailto:bgarcia@coralgables.com]  
**Sent:** Monday, May 16, 2016 8:35 AM  
**To:** John Herrera, Esq. <john@johnherrerallaw.com>  
**Cc:** Goizueta, Virginia <vgoizueta@coralgables.com>; Figueroa, Yaneris <yfigueroa@coralgables.com>; Reczek, Dariusz <dreczek@coralgables.com>  
**Subject:** RE: CRB - 1801 Ponce de Leon Blvd #BL16047063  
**Importance:** High

Good morning Mr. Herrera,

The plans were rejected by our Structural Engineer on Friday, May 13th as the Comments have not been addressed. The best solution is for your engineer to schedule a meeting with the City's engineer in order to have a better understanding on the requirements. Your engineer can schedule an appointment by calling the operator at 305-460-5235 and requesting a meeting with Dariusz Reczek.



Regarding your questions on the lien ... Please know once an Order has been made by the Board the special assessment lien is automatic. Once the Case is closed, a letter can be issued for you to record with the County and the lien will be removed.

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

From: John Herrera, Esq. [mailto:john@johnherreralaw.com]  
Sent: Tuesday, May 10, 2016 12:58 PM  
To: Garcia, Belkys  
Cc: Goizueta, Virginia; Figueroa, Yaneris  
Subject: RE: CRB - 1801 Ponce de Leon Blvd #BL16047063 - New Info

Thank you Belkis. I'm on it. I will be pressing forward and expeditiously. Keep you posted.

Regards,

JOHN HERRERA, Esq.

1801 Ponce de Leon Blvd.  
Coral Gables, Fl. 33134  
Tel: 305.446.1504  
Fax: 305.446.1505  
john@johnherreralaw.com  
www.johnherreralaw.com

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

From: Garcia, Belkys [mailto:bgarcia@coralgables.com]  
Sent: Tuesday, May 10, 2016 9:28 AM  
To: John Herrera, Esq. <john@johnherreralaw.com>  
Cc: Goizueta, Virginia <vgoizueta@coralgables.com>; Figueroa, Yaneris <yfigueroa@coralgables.com>  
Subject: RE: CRB - 1801 Ponce de Leon Blvd #BL16047063 - New Info

Good morning Mr. Herrera,

Thank you so much for your kind words. I appreciate them and I'm happy to help.

The Board's Order for your Case expires June 13, 2016, which happens to be the same day of the Board meeting. Therefore, you do not need to attend the May meeting as they will not be making a ruling and you have some time. As we get closer to the June date if the property is still non-compliant as per the Order we will schedule your Case on the Agenda.

Let's continue to monitor the plans and hope for the best.

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

From: John Herrera, Esq. [mailto:john@johnherreralaw.com]  
Sent: Saturday, May 07, 2016 3:00 PM  
To: Garcia, Belkys  
Subject: RE: CRB - 1801 Ponce de Leon Blvd #BL16047063 - New Info

Argh!!!!

Thank you Belkis. I will forward them again and I will have them picked up on Monday so that there is no mistake on them this time.

Please let me know if/when you think that I should be concerned about going to the Monday meeting. I'm concerned that they may not realize that I truly am, doing as much as possible to comply with their timeline. I am not sure that they would realize this with or without my presence at the meeting. I look forward to your comments and guidance.

Thank you so much for giving me this individual assistance and help. You are very sweet and caring. I really can't thank you enough. Have a wonderful weekend.

Regards,

JOHN HERRERA, Esq.

1801 Ponce de Leon Blvd.  
Coral Gables, Fl. 33134  
Tel: 305.446.1504  
Fax: 305.446.1505  
john@johnherreralaw.com  
www.johnherreralaw.com

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

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

Sent: Thursday, May 5, 2016 3:53 PM

To: John Herrera, Esq. <john@johnherreralaw.com>

Cc: Goizueta, Virginia <vgoizueta@coralgables.com>; Figueroa, Yaneris <yfigueroa@coralgables.com>; Reczek, Dariusz <dreczek@coralgables.com>

Subject: CRB - 1801 Ponce de Leon Blvd #BL16047063 - New Info

Mr. Herrera,

Please know the Structural Engineer reviewed the plans and has not approved them. Please click on the Attached for new Comments. The plans will need to be signed out so the engineer and/or architect addresses the Comments.

Thank you,

Belkys Garcia

City of Coral Gables

Development Services Department

405 Biltmore Way, 3rd Floor

Coral Gables, Florida 33134

Office: (305) 460-5229

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.

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

From: John Herrera, Esq. [mailto:john@johnherreralaw.com]

Sent: Thursday, May 05, 2016 3:21 PM

To: Garcia, Belkys

Cc: Goizueta, Virginia; Figueroa, Yaneris; Reczek, Dariusz

Subject: RE: CRB - 1801 Ponce de Leon Blvd #BL16047063

Thank you again for all your help.

Regards,

JOHN HERRERA, Esq.

1801 Ponce de Leon Blvd.

Coral Gables, Fl. 33134

Tel: 305.446.1504

Fax: 305.446.1505

john@johnherreralaw.com

www.johnherreralaw.com

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

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

Sent: Thursday, May 5, 2016 3:20 PM

To: John Herrera, Esq. <john@johnherreralaw.com>

Cc: Goizueta, Virginia <vgoizueta@coralgables.com>; Figueroa, Yaneris <yfigueroa@coralgables.com>; Reczek, Dariusz <dreczek@coralgables.com>

Subject: RE: CRB - 1801 Ponce de Leon Blvd #BL16047063

Good afternoon Mr. Herrera,

Please know I have received the plans with the new Structural sheets inserted and have given them to the Structural Engineer for re-review.

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

From: Garcia, Belkys

Sent: Thursday, May 05, 2016 1:32 PM

To: 'John Herrera, Esq.'

Cc: Goizueta, Virginia; Figueroa, Yaneris; Reczek, Dariusz

Subject: RE: CRB - 1801 Ponce de Leon Blvd #BL16047063

Just make sure they go to the Permit Counter on the third floor. They can ask for me, if you'd prefer.

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

From: John Herrera, Esq. [mailto:john@johnherreralaw.com]  
Sent: Thursday, May 05, 2016 12:17 PM  
To: Garcia, Belkys  
Cc: Goizueta, Virginia; Figueroa, Yaneris; Reczek, Dariusz  
Subject: RE: CRB - 1801 Ponce de Leon Blvd #BL16047063

Thank you very much for your prompt response. I will have them dropped off now. Should they speak to anybody in particular? Any specific instructions? I want them to head that way asap.

Regards,

JOHN HERRERA, Esq.

1801 Ponce de Leon Blvd.  
Coral Gables, Fl. 33134  
Tel: 305.446.1504  
Fax: 305.446.1505  
john@johnherreralaw.com  
www.johnherreralaw.com

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

From: Garcia, Belkys [mailto:bgarcia@coralgables.com]  
Sent: Thursday, May 5, 2016 12:03 PM  
To: John Herrera, Esq. <john@johnherreralaw.com>  
Cc: Goizueta, Virginia <vgoizueta@coralgables.com>; Figueroa, Yaneris <yfigueroa@coralgables.com>; Reczek, Dariusz <dreczek@coralgables.com>  
Subject: RE: CRB - 1801 Ponce de Leon Blvd #BL16047063  
Importance: High

Hello Mr. Herrera,

Please have the plans dropped off to the Permit Counter as they will sign them back into the System. The plans will then be routed to the Structural Engineer for re-review. It would be great if they can be brought into the office today so the re-review process starts as soon as possible. I will ask our Engineer to update me on the status of the plans once he receives and reviews them.

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

From: John Herrera, Esq. [mailto:john@johnherreralaw.com]  
Sent: Thursday, May 05, 2016 11:49 AM  
To: Garcia, Belkys  
Cc: Goizueta, Virginia; Figueroa, Yaneris  
Subject: RE: CRB - 1801 Ponce de Leon Blvd #BL16047063

Dear Belkis,

I just left you a message on your voice mail. I just received the corrected plans. Can I have someone drop them off to you, or should I have them dropped off on Monday? Please call me on my cell at (786) 399-1985.

Regards,

JOHN HERRERA, Esq.

1801 Ponce de Leon Blvd.  
Coral Gables, Fl. 33134  
Tel: 305.446.1504  
Fax: 305.446.1505  
john@johnherreralaw.com  
www.johnherreralaw.com

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

From: Garcia, Belkys [mailto:bgarcia@coralgables.com]  
Sent: Tuesday, April 26, 2016 10:09 AM  
To: John Herrera, Esq. <john@johnherreralaw.com>  
Cc: Goizueta, Virginia <vgoizueta@coralgables.com>; Figueroa, Yaneris <yfigueroa@coralgables.com>  
Subject: CRB - 1801 Ponce de Leon Blvd #BL16047063

Good morning Mr. Herrera,

Please see Attached Report regarding the status of your plans. The Board of Architects and Building review both approved. However, the Structural Engineer rejected and has listed some comments and questions. Give this Report to the engineer/architect in order to address the issues. The engineer can set up a meeting with our Structural Engineer by calling 305-460-5235 if there are any questions regarding the Comments.

Thank you,

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

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.

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

From: ds-pln@coralgables.com [mailto:ds-pln@coralgables.com]  
Sent: Tuesday, April 26, 2016 9:35 AM  
To: Garcia, Belkys  
Subject: Sent from the City of Coral Gables Development Services Department

Please open the attached document. It was scanned and sent to you using a Xerox Multifunction Printer.

Attachment File Type: pdf, Multi-Page

Multifunction Printer Location:  
Device Name: CTHDS3FL-7970A

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

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12 15 15

December 10, 2015

John Herrera  
1801 Ponce De Leon Blvd.  
Coral Gables, Florida 33134

**RE:** 90 Year Building Re-Certification  
**SUBJ:** 1801 Ponce De Leon Blvd. Coral Gables, FL 33134  
**Folio:** 03-4108-007-0380

Gentlemen:

Enclosed, please find the structural and electrical report as per your request. This letter should serve as our issuance of a successful 90 Year Building Re-Certification.

**We certify this building is structurally and electrically safe for its use and occupancy, but require repairs to structural components.**

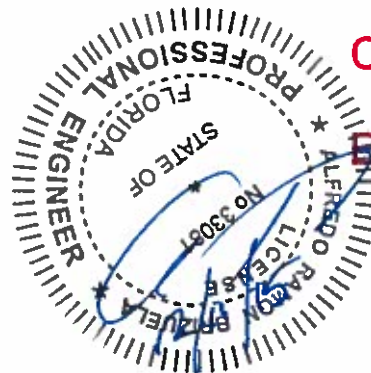
There is no parking lot at this property.

We found several structural deficiencies and have advised the owner that concrete repairs will be required by a professional concrete restoration firm. The areas of concern have been noted in our report. In our opinion, these deficiencies do not affect the structural integrity of the building at this time and to do not compromise the short term safety of the building or its occupants.

As a routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the building.

Sincerely,

Alfredo Brizuela, P.E. 33081



CITY'S

EXHIBIT 13

13309 S.W. 124<sup>TH</sup> STREET  
MIAMI, FLORIDA 33186  
TEL: (305) 908-8733  
FAX: (305) 971-6004  
EMAIL: BRIZUELA.COM







MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING STRUCTURAL RECERTIFICATION

INSPECTION COMMENCED

Date: December 4, 2015

INSPECTION MADE BY: Al Brizuela

SIGNATURE: \_\_\_\_\_

INSPECTION COMPLETED

Date: December 10, 2015

PRINT NAME: Alfredo R. Brizuela PE #33081

TITLE: President

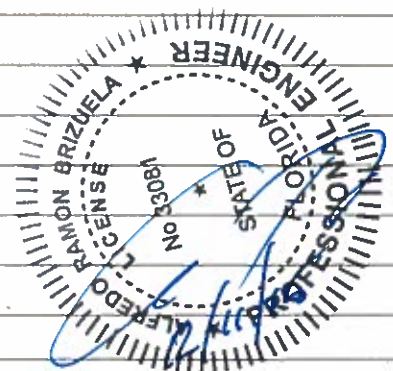
ADDRESS: 13309 SW 124th Street  
Miami, Florida 33186

1. DESCRIPTION OF STRUCTURE

- a. Name on Title: Jak Holdings Group LLC.
- b. Street Address: 1801 Ponce De Leon Blvd. Coral Gables, Fl 33134
- c. Legal Description: CORAL GABLES SEC L PB 8-85 LOT 3 BLK 6 LOT SIZE 25.010 X 100 COC 25962-0798 09 2007 6
- d. Owner's Name: Jak Holdings Group LLC.
- e. Owner's Mailing Address: 1801 PONCE DE LEON BLVD Coral Gables, FL 33134
- f. Folio Number of Property on which Building is Located: 03-4108-007-0380
- g. Building Code Occupancy Classification: 1713 OFFICE BUILDING - ONE STORY : OFFICE BUILDING
- h. Present Use: OFFICE BUILDING
- i. General Description, Type of Construction, Size, Number of Stories, and Special Features

Additional Comments:

One story office-building constructed of concrete tie-beams and columns, masonry bearing walls and spread footings with concrete slab on grade. Total building square footage is 2,275 square feet. The structure was built in 1924 according to public records. The roof is a modified built-up roof on wood decking supported by wood frame. The exterior is finished with stucco and paint. Store front windows and doors surround the north and west sides of the building.



Additions to original structure:

None

## 2. PRESENT CONDITION OF STRUCTURE

a. General alignment (not good, fair, poor, explain if significant)

1. Bulging Fair

2. Settlement good

3. Defections Fair

4. Expansion good

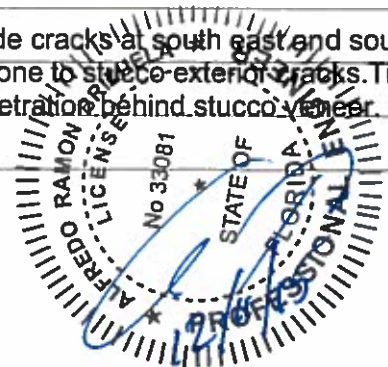
5. Contraction good

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

Roof is in fair conditions, evidence of recent repairs, interior water damage from previous roof water intrusion, Infrared confirmed no present roof leaks. Tie beam north side minor spall, column north side hairline crack. Visible repair done to footing north side.

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

Hairline cracks along the the exterior and at north side column, medium to wide cracks at south east and south west corners of building extending to roof parapet. Some patching has been done to stucco exterior cracks. Tie beam at north side early evidence of minor spalling. Evidence of moisture penetration behind stucco veneer.



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

There are hairline, fine cracks along exterior walls, Medium to wide cracks at south side corners and parapet at corners.

e. General extent of deterioration – cracking or spalling of concrete or masonry; oxidation of metals; rot or borer attack in wood.

Early minor spall at tie beam at north side, no visible rebar or corrosion, wide cracking at south corners.

f. Previous patching or repairs Yes throughout exterior walls. Load conditions unchanged based on visual inspection

g. Nature of present loading indicate residential, commercial, other estimate magnitude.

Commercial

### 3. INSPECTIONS

a. Date of notice of required inspection

b. Date(s) of actual inspection 12/4/2015- 12/10/2015

c. Name and qualifications of individual submitting inspection report:

Al Brizuela P.E. #33081

d. Description of any laboratory or other formal testing, if required, rather than manual or visual procedures

None

e. Structural repair-note appropriate line: 2

1. None required

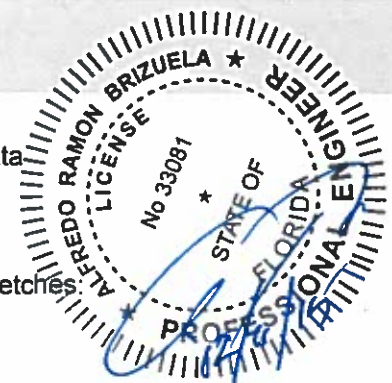
2. Required (describe and indicate acceptance) Cracks at south and north side and spalling at north side

### 4. SUPPORTING DATA

a. \_\_\_\_\_ sheet written data

b.  photographs

c. \_\_\_\_\_ drawings or sketches

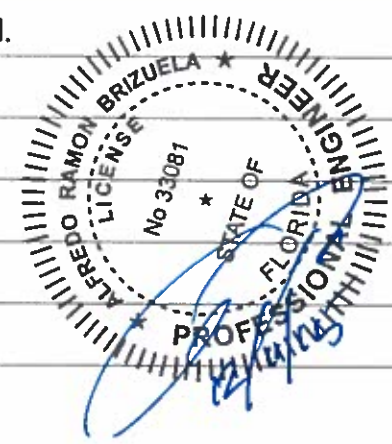


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**5. MASONRY BEARING WALL = Indicate good, fair, poor on appropriate lines:**

a. Concrete masonry units	poor, require crack repair and patching
b. Clay tile or terra cota units	Fair
c. Reinforced concrete tie columns	Fair, require crack patching
d. Reinforced concrete tie beams	Fair, minor spalling require repair
e. Lintel	Good
f. Other type bond beams	
g. Masonry finishes - exterior	
1. Stucco	Poor, south and east side
2. Veneer	NA
3. Paint only	Fair, south and east side
4. Other(describe)	
h. Masonry finishes - interior	
1. Vapor barrier	Not visible
2. Purring and plaster	Fair
3. Paneling	NA
4. Paint only	Fair
5. Other (describe)	
i. Cracks: There are hairline, fine cracks along exterior walls, Medium to wide cracks at south side corners and parapet at corners.	
1. Location - note beams, columns, other	Exterior north tie beam
2. Description	Medium to wide at south corners wall and parapet, hairline at various and column.
j. Spalling: Yes minor	
1. Location - note beams, columns, other	Exterior north tie beam
2. Description	Rebar not visible early stage isolated not widespread.
k. Rebar corrosion-check appropriate line: 1- None visible	
1. None visible	
2. Minor-patching will suffice	
3. Significant-but patching will suffice	
4. Significant-structural repairs required	



1. Samples chipped out for examination in spall areas:

1. No. None

2. Yes - describe color, texture, aggregate, general quality

## 6. FLOOR AND ROOF SYSTEM

a. Roof:

1. Describe (flat, slope, type roofing, type roof deck, condition).

Flat roof with parapet walls around perimeter capped with clay S-Tiles with Modified built-up roof, 2x8 wood decking wood framing support. Roof fair condition. Roof deck and framing good.

2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support: AC compressor on roof, support good,

3. Note types of drains and scuppers and condition:

Aluminum gutter and scuppers in good condition.

b. Floor system(s)

1. Describe (type of system framing, material, spans, condition)

Concrete Slab On Grade- Good

c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.

Rear electrical room attic access.

## 7. STEEL FRAMING SYSTEM

a. Description N/A



b. Exposed Steel - describe condition of paint & degree of corrosion:

There is no visible or exposed steel framing

c. Concrete or other fireproofing – note any cracking or spalling, and note where any covering was removed for inspection

Exterior walls, floor is non-combustible concrete.

d. Elevator sheave beams & connections, and machine floor beams – note condition:

N/A- No elevator in this building

**8. CONCRETE FRAMING SYSTEM**

a. Full description of structural system

Exterior masonry bearing walls, concrete columns and tie beams. Foundation is spread footing, exterior is stucco.

b. Cracking

1. Not significant

2. Location and description of members affected and type cracking Hairline cracks exterior walls and column

Significant only at south east and south west.

c. General condition fair

d. Rebar corrosion - check appropriate line:

1. None visible

2. Location and description of members affected and type cracking

3. Significant but patching will suffice

4. Significant - structural repairs required (describe)

e. Samples chipped out in spall areas:

1. No.

2. Yes, describe color, texture, aggregate, general quality:



**9. WINDOWS**

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

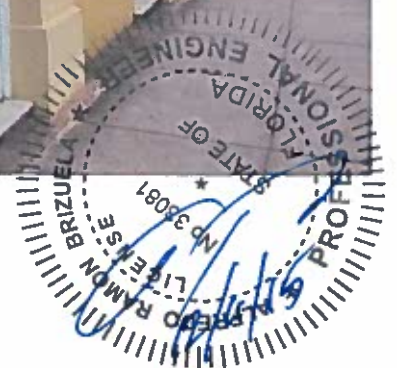
**10. WOOD FRAMING**

- a. Type – fully describe if mill construction, light construction, major spans, trusses; Beam and Truss
- b. Note metal fitting i.e., angles, plates, bolts, split pintles, pintles, other, and note condition: Good
- c. Joints – note if well fitted and still closed: Good
- d. Drainage – note accumulations of moisture: None Visible
- e. Ventilation –note any concealed spaces not ventilated: Attic ventilation good
- f. Note any concealed spaces opened for inspection: Attic



CA

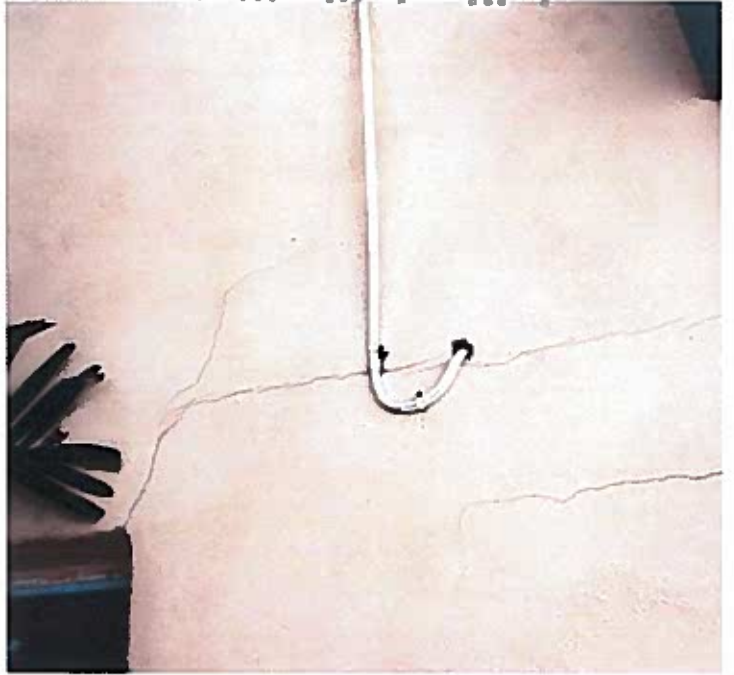
12 15 15





C.A.

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PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
No. 281  
ALFREDO RAMON BRIZUELA  
LICENSE

12/4/15

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12 15 15



PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
MORAN RAMON BRIZUELA  
No. 33081  
LICENSE  
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**MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING ELECTRICAL RECERTIFICATION**

**INSPECTION COMMENCED**

Date: December 4, 2015

INSPECTION MADE BY: Al Brizueta

SIGNATURE: \_\_\_\_\_

**INSPECTION COMPLETED**

Date: December 10, 2015

PRINT NAME: Alfredo R. Brizueta PE #33081

TITLE: President

ADDRESS: 13309 SW 124th Street  
Miami, Florida 33186

**DESCRIPTION OF STRUCTURE**

- a. Name on Title: Jak Holdings Group LLC.
- b. Street Address: 1801 Ponce De Leon Blvd. Coral Gables, Fl 33134
- c. Legal Description: CORAL GABLES SEC L PB 8-85 LOT 3 BLK 6 LOT SIZE 25.010 X 100 COC 25962-0798 09 2007 6
- d. Owner's Name: Jak Holdings Group LLC.
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- f. Folio Number of Property on which Building is Located: 03-4108-007-0380
- g. Building Code Occupancy Classification: 1713 OFFICE BUILDING - ONE STORY : OFFICE BUILDING
- h. Present Use: OFFICE BUILDING
- i. General Description, Type of Construction, Size, Number of Stories, and Special Features

**Additional Comments:**

One story office-building constructed of concrete tie-beams and columns, masonry bearing walls and spread footings with concrete slab on grade. Total building square footage is 2,275 square feet. The structure was built in 1924 according to public records. The roof is a modified built-up roof on wood decking supported by wood frame. The exterior veneer is stucco and paint. Store front windows and doors surround the north and west sides of the building.



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

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12 15 15

**1. ELECTRIC SERVICE**

1. Size:            Amperage            ( 450 )      Fuses            (       )      Breakers            ( X )

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

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

Comments: There is one electrical room located at the rear of the building where the service enters from an overhead feed. There are four meters and four disconnect switches.

**2. METER AND ELECTRIC ROOM**

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

Comments: The electrical room is generally clean with ample workspace. However, the room is being used to store shutters, those shutters and any other loose items should be removed. Also, the room provides access to the attic.

**3. GUTTERS**

Location:            Good            ( X )      Requires Repair            (       )

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

Comments: Good Condition



4. ELECTRICAL PANELS

Location: Good ( X ) Needs Repair ( )

1. Panel #( A )

Good ( X ) Needs Repair ( )

2. Panel #( B )

Good ( X ) Needs Repair ( )

3. Panel #( C )

Good ( X ) Needs Repair ( )

4. Panel #( D )

Good ( ) Needs Repair ( )

5. Panel #( )

Good ( ) Needs Repair ( )

Comments: There 4 separate meters labeled A,B,C and D. There are 4 disconnect switches labeled; A-1-of-4, B-2-of-4, C-4-of-4, and D-3-of-4—all Disconnects are 100A except for A, which is 150A. All disconnects are breaker type, enclosures are all in good condition. All electrical panels are recessed mounted at various parts of office, all are MGB-w/ breakers, enclosures are in good condition, all circuits are labeled.

5. BRANCH CIRCUITS:

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

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

Comments:



**6. GROUNDING SERVICE:**

Good ( X )

Repairs Required ( )

Comments: Service grounded to two ground rods and water pipe.

**7. GROUNDING OF EQUIPMENT:**

Good ( X )

Repairs Required ( )

Comments: All equipment grounded.

**8. SERVICE CONDUITS/RACEWAYS:**

Good ( X )

Repairs Required ( )

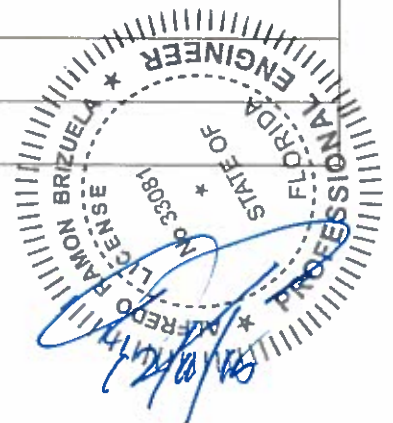
Comments: Service conduits overhead feed, weather-head and conduits all good.

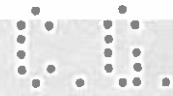
**9. SERVICE CONDUCTOR AND CABLES:**

Good ( X )

Repairs Required ( )

Comments: Service conductors good condition.





**10. TYPES OF WIRING METHODS:**

Conduit Raceways:	Good	( X )	Repairs Required	( )
Conduit PVC:	Good	( X )	Repairs Required	( )
NM Cable:	Good	( N/A )	Repairs Required	( )
BX Cable:	Good	( N/A )	Repairs Required	( )

**11. FEEDER CONDUCTORS:**

Good ( X ) Repairs Required ( )

Comments: Good condition

**12. EMERGENCY LIGHTING:**

Good ( X ) Repairs Required ( )

Comments: Emergency lighting is installed in main corridor, main entrance (Front Door), and auxillary doors (not used for normal egress) at the north side of building.

**13. BUILDING EGRESS ILLUMINATION:**

Good ( X ) Repairs Required ( )

Comments: Located at front entrance.





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**14. FIRE ALARM SYSTEM:**

Good ( )

Repairs Required ( )

Comments: N/A- None

**15. SMOKE DETECTORS:**

Good ( )

Repairs Required ( )

Comments: N/A- None

**16. EXIT LIGHTS:**

Good ( X )

Repairs Required ( )

Comments: Batter backup Exit Lights are installed at all doors. Batteries are all good.

**17. EMERGENCY GENERATOR:**

Good ( )

Repairs Required ( )

Comments: No generator at site



**18. WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS:**



Require Additional

Good ( )

Repairs Required ( )

Comments: There is no parking lot at this property.

**19. OPEN OR UNDERCOVER PARKING GARAGE AREAS AND EGRESS ILLUMINATION:**

Require Additional

Good ( )

Repairs Required ( )

Comments: There is no parking garage at this building.

**20. SWIMMING POOL WIRING:**

Good ( )

Repairs Required ( )

Comments: No swimming pool is located at this building

**21. WIRING TO MECHANICAL EQUIPMENT:**

Good ( X )

Repairs Required ( )

Comments: AC Compressor located on roof, disconnect and conduits good, Air handler is located in closet wiring connection good.



22. ADDITIONAL COMMENTS:

0.0.

Owner will clear out all materials that are stored in electrical room.

0 15 15

SD:rs.vc.mb.js.rtc1:8/5/2011 40yrtrackingsystem



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



Date: 12-10-2015

RE: Case No.:

Fd10 : 03 - 4108 - 007 - 0380

Property Address:

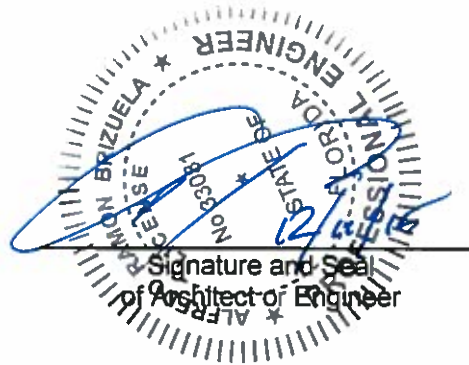
1801 PONCE DE LEON, Coral Gables, FL 33134

Building Description:

OFFICE Building, 1-STORY

1. I am a Florida registered professional engineer or architect with an active license.
2. On \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_pm, I measured the level of illumination in the parking lot (s) serving the above referenced building.
3. Maximum \_\_\_\_\_ foot candle per SF, Minimum \_\_\_\_\_ foot candle per SF, Minimum to Maximum ratio \_\_\_\_:\_\_\_\_, foot candle \_\_\_\_\_ average per SF.
4. The level of illumination provided in the parking lot (s) meets / does not meet the minimum standards for the occupancy classification of the building as established in Section 8C-3 of the Code of Miami-Dade County.

*No Parking lot  
on this property*



Signature and Seal  
of Architect or Engineer

ALFREDO BRIZUELA

(Print Name)

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

12 15 15

DATE: 12-10-2015

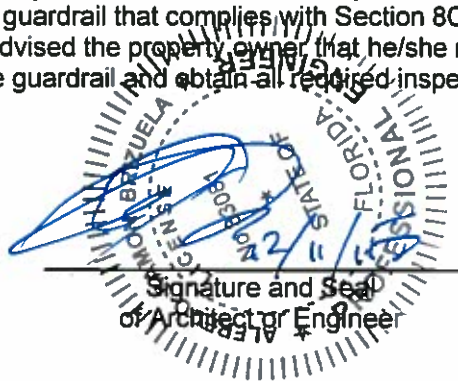
Re: Case No. Folio: 03-4108-007-0380  
Property Address: Bldg. No.: , Sq. Ft.: 1801 PONCE DE LEON, CORAL GABLES, FL 33134  
Building Description: Office Building, 1-STORY

The undersigned states the following:

I am a Florida registered professional engineer or architect with an active license. On \_\_\_\_\_, 20\_\_\_\_, I inspected the parking lots servicing the above referenced building for compliance with Section 8C-6 and determined the following (check only one):

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

No Parking lot  
on this property

  
Signature and Seal  
of Architect or Engineer

ALFREDO PRIZUELA  
(Print Name)



**City of Coral Gables  
Development Services**



**RC-15-11-5313**

**1801 PONCE DE LEON BLVD #**

Folio #: **03-4108-007-0380**

Permit Description: **CONSTRUCTION  
REGULATION BOARD CASE #15-4458  
UNSAFE STRUCTURES FEE 1924**

**EL** \_\_\_\_\_  
**ME** \_\_\_\_\_  
**PL** \_\_\_\_\_

# OFFICE SET

Section	Approved	
	By	Date
<input type="checkbox"/> BUILDING		
<input type="checkbox"/> CONCURRENCY		
<input type="checkbox"/> ELECTRICAL	<i>[Signature]</i>	<i>[Date]</i>
<input type="checkbox"/> FEMA		
<input type="checkbox"/> FIRE		
<input type="checkbox"/> HANDICAP		
<input type="checkbox"/> HISTORICAL		
<input type="checkbox"/> MECHANICAL		
<input type="checkbox"/> PLUMBING		
<input type="checkbox"/> PUBLIC WORKS		
<input type="checkbox"/> STRUCTURAL		
<input type="checkbox"/> ZONING		
<input type="checkbox"/>		
<input type="checkbox"/>		
<input type="checkbox"/>		
<input type="checkbox"/> OWNER BUILDER		

Subject to compliance with all Federal, State, County and City rules and regulations. City assumes no responsibility for accuracy of/or results from these plans.  
**THIS COPY OF PLANS MUST BE AVAILABLE ON BUILDING SITE OR AN INSPECTION WILL NOT BE MADE.**

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