



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 10/17/2018

Property Information	
Folio:	03-4108-009-2840
Property Address:	1315 PONCE DE LEON BLVD Coral Gables, FL 33134-3324
Owner	LA S KINA LLC
Mailing Address	232 ANDALUSIA AVE #202 CORAL GABLES, FL 33134 USA
PA Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	2111 RESTAURANT OR CAFETERIA RETAIL OUTLET
Beds / Baths / Half	0 / 0 / 2
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	1,315 Sq.Ft
Lot Size	7,000 Sq.Ft
Year Built	1958



Assessment Information			
Year	2018	2017	2016
Land Value	\$1,575,000	\$1,120,000	\$1,120,000
Building Value	\$216,975	\$184,100	\$1,000
XF Value	\$0	\$9,150	\$0
Market Value	\$1,791,975	\$1,313,250	\$1,121,000
Assessed Value	\$1,356,410	\$1,233,100	\$1,121,000

Benefits Information				
Benefit	Type	2018	2017	2016
Non-Homestead Cap	Assessment Reduction	\$435,565	\$80,150	

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
8 54 41 PB 25-69 CORAL GABLES DOUGLAS SEC LOT 18 BLK 29 LOT SIZE 7000 SQUARE FEET OR 18701-3485 0699 1

Taxable Value Information			
	2018	2017	2016
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,356,410	\$1,233,100	\$1,121,000
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,791,975	\$1,313,250	\$1,121,000
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,356,410	\$1,233,100	\$1,121,000
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,356,410	\$1,233,100	\$1,121,000

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
10/30/2014	\$1,000,000	29378-2099	Qual by exam of deed
06/01/1999	\$420,000	18701-3485	Sales which are qualified
10/01/1997	\$450,000	17815-0695	Other disqualified
10/01/1994	\$255,000	16560-4727	Sales which are qualified

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



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 12/10/

Property Information	
Folio:	03-4108-009-2840
Property Address:	1315 PONCE DE LEON BLVD Coral Gables, FL 33134-3324
Owner	LA S KINA LLC
Mailing Address	1000 PONCE DE LEON BLVD 315 CORAL GABLES, FL 33134 USA
PA Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	2111 RESTAURANT OR CAFETERIA : RETAIL OUTLET
Beds / Baths / Half	0 / 0 / 2
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	1,315 Sq.Ft
Lot Size	7,000 Sq.Ft
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Land Value	\$1,575,000	\$1,120,000	\$1,120,000
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Benefits Information				
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Short Legal Description
8 54 41 PB 25-69 CORAL GABLES DOUGLAS SEC LOT 18 BLK 29 LOT SIZE 7000 SQUARE FEET OR 18701-3485 0699 1

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	2018	2017	2016
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Exemption Value	\$0	\$0	
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<b>City</b>			
Exemption Value	\$0	\$0	
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<b>Regional</b>			
Exemption Value	\$0	\$0	
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Sales Information			
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06/01/1999	\$420,000	18701-3485	Sales which are qualified
10/01/1997	\$450,000	17815-0695	Other disqualified
10/01/1994	\$255,000	16560-4727	Sales which are qualified

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Version:

1315 Ponce de Leon Boulevard

<b><u>Owner (Property Appraiser Address)</u></b> La S. Kina, LLC 232 Andalusia Ave, #202 Coral Gables, FL 33134-5913	<b><u>Owner (Registered Agent)</u></b> La S. Kina, LLC c/o Neil A. Santamaria 1000 Ponce de Leon Blvd, Suite 315 Coral Gables, FL 33134-3345
<b><u>Mortgage</u></b> Biscayne Bank 2601 S Bayshore Dr, Suite 600 Coconut Grove, FL 33133-5419	

1315 PONCE DE LEON BOULEVARD





**City of Coral Gables  
Fire Department**

**Fire Prevention Division**

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

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

<b>Occupant Name:</b>	TINTA Y CAFE	<b>Inspection Date:</b>	3/13/2018
<b>Address:</b>	1315 Ponce De Leon Boulevard Coral Gables	<b>Inspection Type:</b>	AA-Tactical, Business (Annual Fire Inspection)
<b>Suite:</b>		<b>Inspected By:</b>	Terrance J. Daniel 305-441-5776 tdaniel@coralgables.com
		<b>Occ. Sq. Ft.:</b>	1520
		<b>Occupant Number:</b>	227061

**No violations noted at this time.**

**Company Representative:**

Carlos Santamarina  
3/13/2018

**CITY'S**

**EXHIBIT 2**



Home Citizen Services Business Services Back to Coral Gables.com

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-09-10-2267	10/06/2009	1315 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	PAINT EXT WALLS SW/6758 AQUEDUCT & TRIM SW6360 FALSKY GOLD \$1000	final	10/06/2009	10/16/2009	0.00
AB-10-08-3847	08/11/2010	1315 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	***CANCELLED***WINDOW SIGN "DSB D'SUERTE BOHEME RESTAURANT BUFFET EUROPEAN STYLE" \$80	canceled	08/12/2010	09/19/2014	0.00
AB-11-07-5548	07/01/2011	1315 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	PAINT BUILDING WALLS SW 6086 MEDIUM BEIGE TRIMS SW 6069 (BROWN)	final	07/01/2011	09/19/2014	0.00
AB-15-03-4767	03/19/2015	1315 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	FINAL * PASS-THRU WINDOW / INTERIOR RENOVATIONS \$30000	final	03/19/2015	05/09/2016	0.00
AB-15-11-5148	11/05/2015	1315 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	CANCELLED *** OUTSIDE SEATING (TINTA Y CAFE) \$5,000	canceled	11/05/2015	05/11/2018	0.00
AB-16-03-6855	03/25/2016	1315 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	**COM** PAINT BUILDING MAIN WALLS BM 2108-50 (SILVER FOX) FASCIA BM2106-70 FOGGY MORNING) BRICK BM 2085-10 (ARROYO RED) \$1200	final	03/25/2016	05/18/2016	0.00
BL-10-08-4439	08/20/2010	1315 PONCE DE LEON BLVD	SIGNS	CANCELLED WINDOW SIGN "DSB D'SUERTE BOHEME RESTAURANT BUFFET EUROPEAN STYLE" \$80	canceled		05/24/2012	0.00
BL-14-09-2898	09/22/2014	1315 PONCE DE LEON BLVD	BLD SIMPLE CHANGE OF CONTRACTOR	CHANGE OF CONTRACTOR & CONVERT WINT P# 01020360 *** ROOF TOP SCREENING FOR MECH EQUIP \$5,400	final	09/22/2014	02/09/2018	0.00
BL-15-02-0006	02/02/2015	1315 PONCE DE LEON BLVD	DEMOLITION	COMM INTER DEMO ONLY (TINTA y CAFE) \$1,700	final	02/26/2015	09/03/2015	0.00
BL-15-04-5397	04/28/2015	1315 PONCE DE LEON BLVD	INT / EXT ALTERATIONS	NEW WINDOW /COMM INTERIOR ALTERATIONS (TINTA y CAFE) \$30,000	final	09/03/2015	05/09/2016	0.00
BL-15-05-4941	05/12/2015	1315 PONCE DE LEON BLVD	INT / EXT ALTERATIONS	CANCELLED WRONG BOA NUMBER GIVEN	canceled		05/13/2015	0.00
BL-15-11-6138	11/20/2015	1315 PONCE DE LEON BLVD	MISCELLANEOUS WORK	CANCELLED WRONG LOGIN CODE	canceled		11/24/2015	0.00
CE-10-07-3736	07/01/2010	1315 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT6270 SEC 105-27 CC (GRA) GRAFFITI ON CONTROL BOX MUST BE REMOVED W/IN 72 HOURS AS STATED IN CG ORDINANCE. E-MAIL SENT TO MANUEL GARCIA 6/25/10.	final	07/04/2010	02/09/2018	0.00
CE-10-07-3960	07/07/2010	1315 PONCE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T37667 SEC 105-27 CC (GRA) GRAFFITI ON	final	07/07/2010	05/25/2010	0.00

CITY'S

EXHIBIT

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		DE LEON BLVD		CONTROL CABINET MUST BE REMOVED. WARNING VIA E-MAIL 6/25/10 - WRITTEN WARNING 7/1/10.					
CE-10-08-3649	08/07/2010	1315 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT14066 CH.5 1902 ZONING (BAN) BANNER AND BALLOONS BEING DISPLAYED	final	08/07/2010	02/09/2018	0.00	
CE-10-11-4471	11/24/2010	1315 PONCE DE LEON BLVD	CODE ENF BOARD/MITIGATION	CASE # 11010 MITIGATION REQUEST	final	11/24/2010	02/09/2018	0.00	
CE-11-01-4823	01/13/2011	1315 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	VERBAL WARNING REGARDING FLASHING OPEN SIGN ZC 5-1902	final	01/13/2011	01/13/2011	0.00	
CE-11-01-5059	01/19/2011	1315 PONCE DE LEON BLVD	CODE ENF BOARD/MITIGATION	CASE # 11010 - MITIGATED AMOUNT OF \$475.00	final	01/19/2011	02/09/2018	0.00	
CE-12-01-7435	01/25/2012	1315 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT12372 SEC 5-1902 ZONING CODE (BAN) FLASHING LIGHT ON SIGN PROHIBITED. MUST BE KEPT ON STEADY BURN.	final	01/25/2012	01/25/2012	0.00	
CE-12-02-6376	01/28/2012	1315 PONCE DE LEON BLVD	CODE ENF TICKET PROCESS - NO RUNNING FINE	T43176 5-1902 ZONING CODE (BAN) BANNERS, BALLONS, FLAGS, & OTHER ATTENTION ATTRACTORS AND ADVERTISING DEVICES, PROHIBITED. TRUCK (LIGHTS & AD ON SIDE) PARKED ALONG PONCE.	final	01/28/2012	02/27/2012	0.00	
CE-12-06-0119	06/28/2012	1315 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT9608 CH105 CITY CODE (CPM) DUMPSTER MAINTAINED OPEN, & OUT BY SIDEWALK.	final	06/28/2012	06/30/2012	0.00	
CE-12-07-1472	07/24/2012	1315 PONCE DE LEON BLVD	CODE ENF BOARD/MITIGATION	CASE # 12818 PAYING FOR ADMIN. FEE	final	07/24/2012	07/27/2012	0.00	
CE-12-07-1816	07/15/2012	1315 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT9459 5-1902 ZONING CODE (BAN) @ 1:30PM - (DELIPOLLO CHICKEN SUIT) BANNERS, BALLOONS, FLAGS, OTHER ATTENTION ATTRACTORS AND ADVERTISING DEVICES ARE PROHIBITED.	final	07/15/2012	07/29/2012	0.00	
CE-12-11-0603	11/10/2012	1315 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT9233 5-1901(1) ZONING CODE (SNT) MAINTAINING TEMP. SIGN IN EXCESS OF 250SQ. IN. , PROHIBITED. DELIPOLLO	final	11/10/2012	11/10/2012	0.00	
CE-13-10-1027	10/17/2013	1315 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT11107 105-27 CITY CODE (GRA) GRAFFITI ON FRONT OF BUILDING AND ON PAYPHONE	final	10/17/2013	10/17/2013	0.00	
CE-13-10-1400	10/23/2013	1315 PONCE DE LEON BLVD	CODE ENF TICKET PROCESS DAILY RUNNING FINE	T55105 105-27 CITY CODE (GRA) GRAFFITI ON PROPERTY. WARNING ISSUED ON 10/17/13 GIVING 72 HOURS FOR COMPLIANCE. GRAFFITI ON WALL AND PAYPHONE	final	02/20/2014	02/20/2014	0.00	
CE-14-09-1887	09/04/2014	1315 PONCE DE LEON BLVD	CODE ENF LIEN SEARCH	LIEN SEARCH	final	09/05/2014	09/05/2014	0.00	
CE-17-12-1229	12/05/2017	1315 PONCE DE LEON BLVD	CODE ENF LIEN SEARCH	LIEN SEARCH	final	12/18/2017	12/18/2017	0.00	
EL-15-02-0628	02/12/2015	1315 PONCE DE LEON BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	COMM INTER DEMO ONLY (TINTA y CAFE) ELECTRIC	final	09/03/2015	09/03/2015	0.00	
EL-15-04-5624	04/30/2015	1315 PONCE DE LEON BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	15 SOCKETS, 10 SPECIAL 5 OUTLETS NEW PANELS	final	09/15/2015	04/08/2016	0.00	

EL-15-05-5033	05/13/2015	1315 PONCE DE LEON BLVD	ELECTRICAL COMMERCIAL /RESIDENTIAL WORK	CANCELLED- LINKED TO WRONG JOB	canceled	05/13/2015	0.00
FD-12-01-6506	01/11/2012	1315 PONCE DE LEON BLVD	FIRE HOOD SYSTEM/FIRE SUPPRESSION SYSTEM	DELIPOLLO	final	01/11/2012 03/01/2012	0.00
ME-12-01-6835	01/17/2012	1315 PONCE DE LEON BLVD	MECH SMOKE EVAC INSP / FIRE SUPPRESSION TEST	REPAIR FIRE SUPPRESSION SYSTEM UPGRADE HOOD \$900	final	02/08/2012 03/01/2012	0.00
ME-15-05-5471	05/20/2015	1315 PONCE DE LEON BLVD	MECH COMMERCIAL / RESIDENTIAL WORK	INSTALL NEW DUCTWORK FOR THE DINNING AREA.	final	09/10/2015 04/26/2016	0.00
PL-15-05-4371	05/04/2015	1315 PONCE DE LEON BLVD	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMM INTERIOR ALTERATIONS (TINTA y CAFE)	final	10/01/2015 04/06/2016	0.00
PL-15-05-5066	05/13/2015	1315 PONCE DE LEON BLVD	PLUMB COMMERCIAL / RESIDENTIAL WORK	CANCELLED LINKED TO WRONG JOB	canceled	05/13/2015	0.00
PL-15-10-5304	10/19/2015	1315 PONCE DE LEON BLVD	PLUMB COMMERCIAL / RESIDENTIAL WORK	REPLACE EXISTING GREASE LINES, SUPPLEMENTAL TO PL-15-05-4371 (TINTA y CAFE) \$3,000	final	10/19/2015 03/16/2016	0.00
PL-16-03-6322	03/16/2016	1315 PONCE DE LEON BLVD	PLUMB COMMERCIAL / RESIDENTIAL WORK	***SUPPLEMENT*** TO PL-15-05-4371 *** NEW GAS LINES FROM BEHIND WALL (TINTA y CAFE)	final	03/18/2016 03/18/2016	0.00
PL-16-06-6508	06/06/2016	1315 PONCE DE LEON BLVD	PLUMB COMMERCIAL / RESIDENTIAL WORK	REPLACEMENT OF SEWER LINE TO PVC & TIE INTO CITY \$2400	final	07/08/2016 07/15/2016	0.00
PU-14-09-2906	09/22/2014	1315 PONCE DE LEON BLVD	PUBLIC RECORDS SEARCH	REQ CERT COPY OF PERMIT 01020360	final	09/22/2014 09/22/2014	0.00
PU-14-12-4561	12/30/2014	1315 PONCE DE LEON BLVD	PUBLIC RECORDS SEARCH	REQ COPY OF DRAWINGS	final	12/30/2014 12/30/2014	0.00
RC-18-07-4137	07/30/2018	1315 PONCE DE LEON BLVD	BLDG RECERT / CRB	BUILDING RECERTIFICATION (1958) CONSTRUCTION REGULATION BOARD CASE # 18-8034 AND UNSAFE STRUCTURE FEE	issued	07/30/2018	600.00
RV-16-03-7001	03/29/2016	1315 PONCE DE LEON BLVD	REVISION TO PERMIT	MECHANICAL REVISION	final	04/04/2016 04/04/2016	0.00
SD-16-04-5789	04/04/2016	1315 PONCE DE LEON BLVD	SHOP DRAWINGS	SHOP DRAWINGS SLIDING GLASS DOOR	final	04/04/2016 04/04/2016	0.00
ZN-09-10-2386	10/08/2009	1315 PONCE DE LEON BLVD	PAINT / RESURFACE FL / CLEAN	EXT PAINT \$1,000 WALLS SW/6758 AQUEDUCT & TRIM SW6360 FALSKY GOLD	final	10/08/2009 10/16/2009	0.00
ZN-11-07-5641	07/05/2011	1315 PONCE DE LEON BLVD	PAINT / RESURFACE FL / CLEAN	PAINT EXT - MD BEIGE (SW 6086), TRIM - BROWN (SW 6069), PAINT INTERIOR \$800	final	07/18/2011 12/30/2011	0.00
ZN-15-03-4318	03/12/2015	1315 PONCE DE LEON BLVD	DUMPSTER / CONTAINER	DUMPSTER	final	03/12/2015 03/12/2015	0.00
ZN-15-11-6258	11/24/2015	1315 PONCE DE LEON BLVD	OUTDOOR SEATING	CANCELLED *** OUTSIDE SEATING (TINTA Y CAFE) \$5,000	canceled	05/11/2018	0.00
ZN-16-03-6909	03/28/2016	1315 PONCE DE LEON BLVD	PAINT / RESURFACE FL / CLEAN	**COM** PAINT BUILDING MAIN WALLS BM 2108-50 (SILVER FOX) FASCIA BM2106-70 FOGGY MORNING) BRICK BM 2085-10 (ARROYO RED) \$1200	final	03/28/2016 05/18/2016	0.00
ZV-14-08-3590	08/25/2014				final	02/09/2018 02/09/2018	0.00



1315 PONCE DE LEON BLVD	ZONING LETTER VERIFICATION	ZONING VERIFICATION LETTER
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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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**New Permit Search**

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AB-10-08-3847	08/11/2010	1315 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	***CANCELLED***WINDOW SIGN "DSB D'SUERTE BOHEME RESTAURANT BUFFET EUROPEAN STYLE" \$80	canceled	08/12/2010	09/19/2014	0.00
AB-11-07-5548	07/01/2011	1315 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	PAINT BUILDING WALLS SW 6086 MEDIJIM BEIGE TRIMS SW 6069 (BROWN)	final	07/01/2011	09/19/2014	0.00
AB-15-03-4767	03/19/2015	1315 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	FINAL * PASS-THRU WINDOW / INTERIOR RENOVATIONS \$30000	final	03/19/2015	05/09/2016	0.00
AB-15-11-5148	11/05/2015	1315 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	CANCELLED *** OUTSIDE SEATING (TINTA Y CAFE) \$5,000	canceled	11/05/2015	05/11/2018	0.00
AB-16-03-6855	03/25/2016	1315 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	**COM** PAINT BUILDING MAIN WALLS BM 2108-50 (SILVER FOX) FASCIA BM2106-70 FOGGY MORNING) BRICK BM 2085-10 (ARROYO RED) \$1200	final	03/25/2016	05/18/2016	0.00
AB-18-10-4123	10/31/2018	1315 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	RESIDENTIAL *NEW LIGHTING POLES(2) \$3000	issued	10/31/2018		0.00
BL-10-08-4439	08/20/2010	1315 PONCE DE LEON BLVD	SIGNS	CANCELLED-WINDOW SIGN "DSB D'SUERTE BOHEME RESTAURANT BUFFET EUROPEAN STYLE" \$80	canceled		05/24/2012	0.00
BL-14-09-2898	09/22/2014	1315 PONCE DE LEON BLVD	BLD SIMPLE CHANGE OF CONTRACTOR	CHANGE OF CONTRACTOR & CONVERT WINT P# 01020360 *** ROOF TOP SCREENING FOR MECH EQUIP \$5,400	final	09/22/2014	02/09/2018	0.00
BL-15-02-0006	02/02/2015	1315 PONCE DE LEON BLVD	DEMOLITION	COMM INTER DEMO ONLY (TINTA y CAFE) \$1,700	final	02/26/2015	09/03/2015	0.00
BL-15-04-5397	04/28/2015	1315 PONCE DE LEON BLVD	INT / EXT ALTERATIONS	NEW WINDOW /COMM INTERIOR ALTERATIONS (TINTA y CAFE) \$30,000	final	09/03/2015	05/09/2016	0.00
BL-15-05-4941	05/12/2015	1315 PONCE DE LEON BLVD	INT / EXT ALTERATIONS	CANCELLED WRONG BOA NUMBER GIVEN	canceled		05/13/2015	0.00
BL-15-11-6138	11/20/2015	1315 PONCE DE LEON BLVD	MISCELLANEOUS WORK	CANCELLED WRONG LOGIN CODE	canceled		11/24/2015	0.00
CE-10-07-3736	07/01/2010	1315 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT6270 SEC 105-27 CC (GRA) GRAFFITI ON CONTROL BOX MUST BE REMOVED W/IN 72 HOURS AS STATED IN CG ORDINANCE. E-MAIL SENT	final	07/04/2010	02/09/2018	0.00

Case No.	Issue Date	Address	Code	Description	Notes	Status	Start Date	End Date	Amount
CE-10-07-3960	07/07/2010	1315 PONCE DE LEON BLVD	CODE ENF TICKET PROCESS - NO RUNNING FINE	T37667 SEC 105-27 CC (GRA) GRAFFITI ON CONTROL CABINET MUST BE REMOVED. WARNING VIA E-MAIL 6/25/10 - WRITTEN WARNING 7/1/10.	TO MANUEL GARCIA 6/25/10.	final	07/07/2010	09/23/2010	0.00
CE-10-08-3649	08/07/2010	1315 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT14066 CH.5 1902 ZONING (BAN) BANNER AND BALLOONS BEING DISPLAYED		final	08/07/2010	02/09/2018	0.00
CE-10-11-4471	11/24/2010	1315 PONCE DE LEON BLVD	CODE ENF BOARD/MITIGATION	CASE # 11010 MITIGATION REQUEST		final	11/24/2010	02/09/2018	0.00
CE-11-01-4823	01/13/2011	1315 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	VERBAL WARNING REGARDING FLASHING OPEN SIGN ZC 5-1902		final	01/13/2011	01/13/2011	0.00
CE-11-01-5059	01/19/2011	1315 PONCE DE LEON BLVD	CODE ENF BOARD/MITIGATION	CASE # 11010 - MITIGATED AMOUNT OF \$475.00		final	01/19/2011	02/09/2018	0.00
CE-12-01-7435	01/25/2012	1315 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT12372 SEC 5-1902 ZONING CODE (BAN) FLASHING LIGHT ON SIGN PROHIBITED. MUST BE KEPT ON STEADY BURN.		final	01/25/2012	01/25/2012	0.00
CE-12-02-6376	01/28/2012	1315 PONCE DE LEON BLVD	CODE ENF TICKET PROCESS - NO RUNNING FINE	T43176 5-1902 ZONING CODE (BAN) BANNERS, BALLONS, FLAGS, & OTHER ATTENTION ATTRACTORS AND ADVERTISING DEVICES, PROHIBITED. TRUCK (LIGHTS & AD ON SIDE) PARKED ALONG PONCE.		final	01/28/2012	02/27/2012	0.00
CE-12-06-0119	06/28/2012	1315 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT9608 CH105 CITY CODE (CPM) DUMPSTER MAINTAINED OPEN, & OUT BY SIDEWALK.		final	06/28/2012	06/30/2012	0.00
CE-12-07-1472	07/24/2012	1315 PONCE DE LEON BLVD	CODE ENF BOARD/MITIGATION	CASE # 12818 PAYING FOR ADMIN. FEE		final	07/24/2012	07/27/2012	0.00
CE-12-07-1816	07/15/2012	1315 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT9459 5-1902 ZONING CODE (BAN) @ 1:30PM - (DELIPOLLO CHICKEN SUIT) BANNERS, BALLOONS, FLAGS, OTHER ATTENTION ATTRACTORS AND ADVERTISING DEVICES ARE PROHIBITED.		final	07/15/2012	07/29/2012	0.00
CE-12-11-0603	11/10/2012	1315 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT9233 5-1901(1) ZONING CODE (SNT) MAINTAINING TEMP. SIGN IN EXCESS OF 250SQ. IN. , PROHIBITED. DELIPOLLO		final	11/10/2012	11/10/2012	0.00
CE-13-10-1027	10/17/2013	1315 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT11107 105-27 CITY CODE (GRA) GRAFFITI ON FRONT OF BUILDING AND ON PAYPHONE		final	10/17/2013	10/17/2013	0.00
CE-13-10-1400	10/23/2013	1315 PONCE DE LEON BLVD	CODE ENF TICKET PROCESS DAILY RUNNING FINE	T55105 105-27 CITY CODE (GRA) GRAFFITI ON PROPERTY. WARNING ISSUED ON 10/17/13 GIVING 72 HOURS FOR COMPLIANCE. GRAFFITI ON WALL AND PAYPHONE		final	02/20/2014	02/20/2014	0.00
CE-14-09-1887	09/04/2014	1315 PONCE DE LEON BLVD	CODE ENF LIEN SEARCH	LIEN SEARCH		final	09/05/2014	09/05/2014	0.00
CE-17-12-1229	12/05/2017	1315 PONCE DE LEON BLVD	CODE ENF LIEN SEARCH	LIEN SEARCH		final	12/18/2017	12/18/2017	0.00
EL-15-02-0628	02/12/2015	1315 PONCE DE LEON BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	COMM INTER DEMO ONLY (TINTA y CAFE) ELECTRIC		final	09/03/2015	09/03/2015	0.00

EL-15-04-5624	04/30/2015	1315 PONCE DE LEON BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	15 SOCKETS, 10 SPECIAL 5 OUTLETS NEW PANELS	final	09/15/2015	04/08/2016	0.00
EL-15-05-5033	05/13/2015	1315 PONCE DE LEON BLVD	ELECTRICAL COMMERCIAL / RESIDENTIAL WORK	CANCELLED- LINKED TO WRONG JOB	canceled		05/13/2015	0.00
EL-18-11-2763	11/06/2018	1315 PONCE DE LEON BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	NEW LIGHT POLES IN PARKING LOT (2) \$3000	pending			0.00
FD-12-01-6506	01/11/2012	1315 PONCE DE LEON BLVD	FIRE HOOD SYSTEM/FIRE SUPPRESSION SYSTEM	DELIPOILLO	final	01/11/2012	03/01/2012	0.00
ME-12-01-6835	01/17/2012	1315 PONCE DE LEON BLVD	MECH SMOKE EVAC INSP / FIRE SUPPRESSION TEST	REPAIR FIRE SUPPRESSION SYSTEM UPGRADE HOOD \$900	final	02/08/2012	03/01/2012	0.00
ME-15-05-5471	05/20/2015	1315 PONCE DE LEON BLVD	MECH COMMERCIAL / RESIDENTIAL WORK	INSTALL NEW DUCTWORK FOR THE DINNING AREA.	final	09/10/2015	04/26/2016	0.00
PL-15-05-4371	05/04/2015	1315 PONCE DE LEON BLVD	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMM INTERIOR ALTERATIONS (TINTA y CAFE)	final	10/01/2015	04/06/2016	0.00
PL-15-05-5066	05/13/2015	1315 PONCE DE LEON BLVD	PLUMB COMMERCIAL / RESIDENTIAL WORK	CANCELLED LINKED TO WRONG JOB	canceled		05/13/2015	0.00
PL-15-10-5304	10/19/2015	1315 PONCE DE LEON BLVD	PLUMB COMMERCIAL / RESIDENTIAL WORK	REPLACE EXISTING GREASE LINES, SUPPLEMENTAL TO PL-15-05-4371 (TINTA y CAFE) \$3,000	final	10/19/2015	03/16/2016	0.00
PL-16-03-6322	03/16/2016	1315 PONCE DE LEON BLVD	PLUMB COMMERCIAL / RESIDENTIAL WORK	***SUPPLEMENT*** TO PL-15-05-4371 *** NEW GAS LINES FROM BEHIND WALL (TINTA y CAFE)	final	03/18/2016	03/18/2016	0.00
PL-16-06-6508	06/06/2016	1315 PONCE DE LEON BLVD	PLUMB COMMERCIAL / RESIDENTIAL WORK	REPLACEMENT OF SEWER LINE TO PVC & TIE INTO CITY \$2400	final	07/08/2016	07/15/2016	0.00
PU-14-09-2906	09/22/2014	1315 PONCE DE LEON BLVD	PUBLIC RECORDS SEARCH	REQ CERT COPY OF PERMIT 01020360	final	09/22/2014	09/22/2014	0.00
PU-14-12-4561	12/30/2014	1315 PONCE DE LEON BLVD	PUBLIC RECORDS SEARCH	REQ COPY OF DRAWINGS	final	12/30/2014	12/30/2014	0.00
RC-18-07-4137	07/30/2018	1315 PONCE DE LEON BLVD	BLDG RECERT / CRB	BUILDING RECERTIFICATION (1958) CONSTRUCTION REGULATION BOARD CASE #18-8034 AND UNSAFE STRUCTURE FEE	issued	07/30/2018		600.00
RV-16-03-7001	03/29/2016	1315 PONCE DE LEON BLVD	REVISION TO PERMIT	MECHANICAL REVISION	final	04/04/2016	04/04/2016	0.00
SD-16-04-5789	04/04/2016	1315 PONCE DE LEON BLVD	SHOP DRAWINGS	SHOP DRAWINGS SLIDING GLASS DOOR	final	04/04/2016	04/04/2016	0.00
ZN-09-10-2386	10/08/2009	1315 PONCE DE LEON BLVD	PAINT / RESURFACE FL / CLEAN	EXT PAINT \$1,000 WALLS SW/6758 AQUEDUCT & TRIM SW6360 FALSKY GOLD	final	10/08/2009	10/16/2009	0.00
ZN-11-07-5641	07/05/2011	1315 PONCE DE LEON BLVD	PAINT / RESURFACE FL / CLEAN	PAINT EXT - MD BEIGE (SW 6086), TRIM - BROWN (SW 6069), PAINT INTERIOR \$800	final	07/18/2011	12/30/2011	0.00
ZN-15-03-4318	03/12/2015	1315 PONCE DE LEON BLVD	DUMPSTER / CONTAINER	DUMPSTER	final	03/12/2015	03/12/2015	0.00
ZN-15-11-6258	11/24/2015	1315 PONCE	OUTDOOR SEATING	CANCELLED *** OUTSIDE SEATING (TINTA Y CAFE) \$5,000	canceled		05/11/2018	0.00

ZN-16-03-6909	03/28/2016	DE LEON BLVD 1315 PONCE DE LEON BLVD	PAINT / RESURFACE FL / CLEAN	**COM** PAINT BUILDING MAIN WALLS BM 2108-50 (SILVER FOX) FASCIA BM2106-70 FOGGY MORNING) BRICK BM 2085- 10 (ARROYO RED) \$1200	final	03/28/2016	05/18/2016	0.00
ZV-14-08-3590	08/25/2014	1315 PONCE DE LEON BLVD	ZONING LETTER VERIFICATION	ZONING VERIFICATION LETTER	final	02/09/2018	02/09/2018	0.00

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



The City of Coral Gables

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

March 6, 2018

VIA CERTIFIED MAIL

LA S KINA LLC
232 ANDALUSIA AVE #202
CORAL GABLES, FL 33134

91 7108 2133 3932 5853 8283

RE: 1315 PONCE DE LEON BLVD
FOLIO # 0341080092840
Recertification of Building 40 Years or Older

To whom it may concern:

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

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

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

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

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

Thank you for your prompt attention to this matter.

Handwritten signature of Manuel Z. Lopez

Manuel Z. Lopez, P.E.
Building Official

CITY'S

Composite

EXHIBIT

4

# USPS Tracking® FAQs > (<https://www.usps.com/faqs/uspstracking-faqs.htm>)

**Track Another Package +**

**Tracking Number:** 9171082133393258538283

Remove X

Your item was delivered to an individual at the address at 10:38 am on March 9, 2018 in MIAMI, FL 33134.

 **Delivered**

March 9, 2018 at 10:38 am  
Delivered, Left with Individual  
MIAMI, FL 33134

Feedback

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## Tracking History

**March 9, 2018, 10:38 am**

Delivered, Left with Individual  
MIAMI, FL 33134

Your item was delivered to an individual at the address at 10:38 am on March 9, 2018 in MIAMI, FL 33134.

**March 8, 2018, 10:26 pm**

Departed USPS Regional Facility  
MIAMI FL DISTRIBUTION CENTER

**March 7, 2018, 9:47 pm**

Arrived at USPS Regional Facility  
MIAMI FL DISTRIBUTION CENTER

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**Product Information**

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**See Less**

## Can't find what you're looking for?

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

**FAQs (<https://www.usps.com/faqs/uspstracking-faqs.htm>)**

Feedback

### **The easiest tracking number is the one you don't have to know.**

With Informed Delivery®, you never have to type in another tracking number. Sign up to:

- See images\* of incoming mail.
- Automatically track the packages you're expecting.
- Set up email and text alerts so you don't need to enter tracking numbers.





## The City of Coral Gables

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

June 6, 2018

LA S KINA LLC  
232 ANDALUSIA AVE #202  
CORAL GABLES, FL 33134

**RE: 1315 PONCE DE LEON BLVD**  
**FOLIO # 0341080092840**  
**Recertification of Building 40 Years or Older - SECOND NOTICE**

Dear Property Owner:

In a certified letter dated March 6, 2018, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(1). The letter informed you it was necessary to submit to this Department a completed Report prepared by a licensed architect or engineer within ninety (90) calendar days certifying the structure meets the requirements for recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

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

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

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

Please govern yourself accordingly.

Sincerely,

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

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



## The City of Coral Gables

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

LA S KINA LLC  
232 ANDALUSIA AVE #202  
CORAL GABLES, FL 33134

RE: Recertification of Building 40 Years or Older – **FINAL NOTICE**  
1315 PONCE DE LEON BLVD  
Folio # 0341080092840

Dear Property Owner:

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

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

Please govern yourself accordingly.

Sincerely,

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

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



## The City of Coral Gables

### Development Services Department

CITY HALL 405 BILTMORE WAY  
CORAL GABLES, FLORIDA 33134

August 1, 2018

LA S Kina LLC  
232 Andalusia Avenue #202  
Coral Gables, Florida 33134

**ADDRESS: 1315 Ponce de Leon Boulevard**  
**PROPERTY FOLIO #: 03-4108-009-2840**

Dear Property Owner/Manager:

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

By these means, I am granting you thirty (30) calendar days from the date of this letter to provide a new, completed and revised Recertification Report. Please note we will not be able to grant additional extensions; therefore, repairs to comply with the recertification criteria shall take place during these thirty (30) calendar days.

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

Sincerely,

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

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

AMERICAN SOCIETY  
OF CIVIL ENGINEERS  
NATIONAL ACADEMY  
OF BUILDING INSPECTION  
ENGINEERS

*J. N. Sheingold, P.E.*  
CONSULTING ENGINEER  
PROFESSIONAL BUILDING INSPECTION  
12420 S.W. 75th AVE., / MIAMI, FLORIDA 33156  
TELEPHONE: (305) 378-1244  
Established 1976

NATIONAL SOCIETY OF  
PROFESSIONAL ENGINEERS  
FLORIDA ENGINEERING  
SOCIETY

26 July, 2018

City of Coral Gables  
Building Department  
405 Biltmore Way  
Coral Gables, Florida 33134

Att: Building Official

Ref: 1315 Ponce De Leon Blvd.  
Coral Gables, Florida

Dear Sir:

Our firm was retained to provide a recertification inspection in accordance with the guidelines contained in Miami-Dade County Ordinance 75-34 and Section 8-11(f) of the Miami-Dade County Code. As the result of our inspection, **we found the structural systems to be safe for continuing occupancy and intended use.** The following electrical deficiency needs correction:

1. Provide illumination for the parking area as required by Miami-Dade County Code Chapter 8C-3

In order to avoid any possible misunderstanding, we wish to specifically advise that nothing in this report should be construed, either directly or indirectly, as a guarantee of condition of any portion of the building. To the best of our knowledge and ability, this report represents an accurate appraisal of the present physical condition of the property, based on a visual examination of the observed conditions to the extent reasonably possible.

Sincerely,

 J.N. Sheingold, P.E. 21181



# City of Coral Gables Building & Zoning Department

## MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING'S STRUCTURAL RECERTIFICATION

INSPECTION COMMENCED  
DATE: 7/25/2018

INSPECTION COMPLETED  
DATE: 7/25/2018

INSPECTION MADE BY

SIGNATURE: J.N. Sheingold, P.E.  
PRINT NAME

TITLE  
ADDRESS: 12420 SW 75th Avenue

Miami, Florida 33156

### DESCRIPTION OF STRUCTURE

a. Name of Title:	
b. Street Address:	1315 PONCE DE LEON BLVD, CORAL GABLES, FLORIDA 33134
c. Legal Description:	CORAL GABLES DOUGLAS SEC. PB 25-69, LOT 18, BLOCK 29
d. Owners Name:	LA S KINA LC
e. Owner's Mailing Address:	232 ANDALUSIA AVE #202, CORAL GABLES, FLORIDA 33134
f. Folio Number of Building:	Folio: 03-4108-009-2840
g. Building Code Occupancy Classification:	2111 RESTAURANT OR CAFETERIA : RETAIL OUTLET
h. Present Use:	RESTAURANT
i. General Description, Type of Construction, Size, Number of Stories, and Special Features	
Additional Comment:	
	CBS CONSTRUCTION, 1 FLOOR, 1315 SQFT, BUILT 1958, COMPOSITION ROOF, ON-SITE PARKING

7/25/18

4. Significant-structural repairs required

5. Samples chipped out for examination in spall areas: N/A  
1. No.  
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).  
S-TILE ON SLOPED AREAS, GYPSUM PLANK DECK ON FLAT - GRANULATED MEMBRANE, WATERTIGHT  
SATISFACTORY

2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support:  
AIR CONDITIONING UNIT AND EXHAUST VENTS, SATISFACTORY

3. Note types of drains and scupper:  
THROUGH WALL DRAIN SCUPPERS TO COLLECTOR BOXES AND DOWNSPOUTS

b. Floor systems(s)

1. Describe (type of system framing, material, spans, condition)  
REINFORCED CONCRETE, SLAB ON GRADE, SATISFACTORY

c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.  
NONE

**7. STEEL FRAMING SYSTEM**

a. Description  
STEEL BAR JOISTS SPANNING TO PERIMETER TIE BEAMS

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

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

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

**8. CONCRETE FRAMING SYSTEM**

a. Full description of structural system  
reinforced concrete foundation, masonry exterior walls, stucco veneer, tie beams, tie columns

b. Cracking NONE  
1. Not significant  
2. Location and description of members affected and type cracking

c. General condition SATISFACTORY

d. Rebar corrosion - check appropriate line:

## MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING'S STRUCTURAL RECERTIFICATION

### 1. DESCRIPTION OF STRUCTURE

a. Name of Title:	
b. Street Address	1315 PONCE DE LEON BLVD., CORAL GABLES, FLORIDA 33134
c. Legal Description:	CORAL GABLES DOUGLAS SEC, PB 25-69, LOT 18, BLK 29
d. Owner's Name	LA S KINA LLC
e. Owner's Mailing Address:	232 ANDALUSIA AVE, #202, CORAL GABLES, FLORIDA 33134
f. Building Official Folio Number:	Folio: 03-4108-009-2840
g. Building Code Occupancy Classification:	2111 RESTAURANT OR CAFETERIA : RETAIL OUTLET
h. Present Use:	RESTAURANT
i. General Description, Type of Construction, Size, Number of Stories, and Special Features	CBS CONSTRUCTION, 1 FLOOR, 1315 SQFT, BUILT 1958, COMPOSITION ROOF, ON-SITE PARKING
	Additions to original structure: NO

### 2. PRESENT CONDITION OF STRUCTURE

a. General alignment (not good, fair, poor, explain if significant)	
1. Bulging	NONE
2. Settlement	NONE
3. Deflections	NONE
4. Expansion	NONE
5. Contraction	NONE
b. Portion showing distress (Note, beams, columns, structural walls, floors, roofs, other)	
	NONE

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

SATISFACTORY

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

NONE

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

NONE

f. Previous patching or repairs

YES OVER TIME AS PART OF ROUTINE MAINTENANCE

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

COMMERCIAL 80 psf

### 3. INSPECTIONS

a. Date of notice of required inspection
b. Date(s) of actual inspection 7 / 23 / 2018
c. Name and qualification of individual submitting inspection report: J.N. Sheingold, PE 21181
d. Description of any laboratory or other formal testing, if required, rather than manual or visual procedures NONE
e. Structural repair note appropriate line: <input checked="" type="checkbox"/> 1. None required <input type="checkbox"/> 2. Required (describe and indicate acceptance)

**4. SUPPORTING DATA**

- a. \_\_\_\_\_ sheet written data
- b. \_\_\_\_\_ photographs
- c. \_\_\_\_\_ drawings or sketches:

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

a. Concrete masonry units	GOOD
b. Clay tile or terra cotta units	---
c. Reinforced concrete tie columns	GOOD
d. Reinforced concrete tie beams	GOOD
e. Lintel	-----
f. Other type bond beams	----
g. Masonry finishes - exterior	---
1. Stucco	GOOD
2. Veneer	-----
3. Paint only	GOOD
4. Other(describe)	----
h. Masonry finishes - interior	GOOD
1. Vapor barrier	----
2. Furring and plaster	GOOD
3. Paneling	----
4. Paint only	GOOD
5. Other (describe)	---
i. Cracks: NONE	
1. Location - note beams, columns, other	
2. Description	
j. Spalling: NONE	
1. Location - note beams, columns, other	
2. Description	
k. Rebar corrosion-check appropriate line: <input checked="" type="checkbox"/> 1. None visible <input type="checkbox"/> 2. Minor-patching will suffice <input type="checkbox"/> 3. Significant-but patching will suffice	



<input checked="" type="checkbox"/>	1. Non visible
<input type="checkbox"/>	2. Location and description of members affected and type cracking
<input type="checkbox"/>	3. Significant but patching will suffice
<input type="checkbox"/>	4. Significant - structural repairs required (describe)
e. Samples chipped out in spall areas: N/A	
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 GLAZING AND ALUMINUM AWNING.	
b. Anchorage – type & condition of fasteners and latches: SCREWS INTO SILL AND JAMB, SATISFACTORY	
c. Sealant – type of condition of perimeter sealant & at mullions: latex/elastomeric caulk, satisfactory	
d. Interiors seals – type & condition at operable vents: latex/elastomeric caulk, satisfactory	
e. General condition: SATISFACTORY	

**10. WOOD FRAMING**

a. Type – NONE	
b. Note metal fitting i.e., angles, plates, bolts, split pintles, pintles, other, and note condition: N/A	
c. Joints – note if well fitted and still closed: NOT ACCESSIBLE	
d. Drainage – note accumulations of moisture: NONE	
e. Ventilation –note any concealed spaces not ventilated: NONE	
f. Note any concealed spaces opened for inspection: NONE	



**City of Coral Gables  
Building & Zoning Department**

**MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR  
BUILDING'S ELECTRICAL RECERTIFICATION**

INSPECTION COMMENCED  
DATE: 7/25/2018

INSPECTION COMPLETED  
DATE: 7/25/2018

INSPECTION MADE BY  
SIGNATURE: J.N. Sheingold, PE, 21181  
PRINT NAME  
TITLE: \_\_\_\_\_  
ADDRESS: 12420 SW 75th Avenue  
Pinecrest, Florida 33156

a. Name of Title:	
b. Street Address:	1315 PONCE DE LEON BLVD, CORAL GABLES 33134
c. Legal Description:	CORAL GABLES DOUGLAS SEC, PB 25-69, LOT 18, BLK 29
d. Owners Name:	LA S KINA LLC
e. Owner's Mailing Address:	232 ANDALUSIA AVE #202, CORAL GABLES, FLORIDA 33134
f. Folio Number of Building:	Folio: 03-4108-009-2840
g. Building Code Occupancy Classification:	2111 RESTAURANT OR CAFETERIA : RETAIL OUTLET
h. Present Use:	RESTAURANT
i. General Description, Type of Construction, Size, Number of Stories, and Special Features	
Additional Comment:	CBS CONSTRUCTION, 1 FLOOR, 1315 SQFT, BUILT 1958, COMPOSITION ROOF, ON-SITE PARKING SLAB ON GRADE

*[Handwritten signature]*  
*[Handwritten date: 7/25/18]*

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

### 1. ELECTRIC SERVICE

1. Size: Amperage (200A ) Fuses (  ) Breakers (  )  
 2. Phase: Three Phase (  ) Single Phase (  )  
 3. Condition: Good (  ) Fair (  ) Needs Repair (  )

4. Comments: SINGLE METER, OVERHEAD SERVICE

### 2. METER AND ELECTRIC ROOM

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

2. Comments: NO METER ROOM. METER AND MAIN ON EXTERIOR WALL

### 3. GUTTERS

1. Location: N/A Good (  ) Requires Repair (  )

2. Taps and Fill: Good (  ) Requires Repair (  )

3. Comments: N/A

### 4. ELECTRICAL PANELS

1. Panel # ( 1-2 ) Location: KITCHEN

Good (  ) Needs Repair (  )

2. Panel # ( ) Location:

Good (  ) Needs Repair (  )

3. Panel # ( ) Location:

Good (  ) Needs Repair (  )

4. Panel # ( ) Location:

Good (  ) Needs Repair (  )

5. Panel # ( ) Location:

Good (  ) Needs Repair (  )

6. Comments: PANEL A-A/C, WATER HEATER; SUB PANEL B-GENERA LIGHTING

### 5. BRANCH CIRCUITS

1. Identified: Yes (  ) Must be identified (  )  
 2. Conductors: Good (  ) Deteriorated (  ) Must be replaced (  )

3. Comments:

<b>6. GROUNDING OF SERVICE</b>		
Condition:	Good ( x )	Repairs Required ( )
Comments:		
<b>7. GROUNDING OF EQUIPMENT</b>		
Condition:	Good ( x )	Repairs Required ( )
Comments:		
<b>8. SERVICE CONDUITS/RACEWAYS</b>		
Condition:	Good ( x )	Repairs Required ( )
Comments: WHERE ACCESSIBLE		
<b>9. SERVICE CONDUCTORS AND CABLES</b>		
Condition:	Good ( <input checked="" type="checkbox"/> )	Repairs Required ( <input type="checkbox"/> )
Comments: WHERE ACCESSIBLE		
<b>10. TYPES OF WIRING METHODS</b>		
Conduit Raceways:	Good ( <input checked="" type="checkbox"/> )	Repairs Required ( <input type="checkbox"/> )
Conduit PVC:	Good ( <input type="checkbox"/> )	Repairs Required ( <input type="checkbox"/> )
NM Cable:	Good ( <input type="checkbox"/> )	Repairs Required ( <input type="checkbox"/> )
BX Cable:	Good ( <input type="checkbox"/> )	Repairs Required ( <input type="checkbox"/> )
<b>11. FEEDER CONDUCTORS</b>		
Condition:	Good ( <input checked="" type="checkbox"/> )	Repairs Required ( <input type="checkbox"/> )
Comments: WHERE ACCESSIBLE		
<b>12. EMERGENCY LIGHTING</b>		
Condition:	Good ( <input checked="" type="checkbox"/> )	Repairs Required ( <input type="checkbox"/> )
Comments: SATISFACTORY		
<b>13. BUILDING EGRESS ILLUMINATION</b>		
Condition:	Good ( <input checked="" type="checkbox"/> )	Repairs Required ( <input type="checkbox"/> )
Comments: SATISFACTORY		
<b>14. FIRE ALARM SYSTEM</b>		
Condition:	Good ( <input type="checkbox"/> )	Repairs Required ( <input type="checkbox"/> )
Comments: N/A		
<b>15. SMOKE DETECTORS</b>		

Condition: Good (  ) Repairs Required (  )

Comments: N/A

**16. EXIT LIGHTS**

Condition: Good (  ) Repairs Required (  )

Comments: SATISFACTORY

**17. EMERGENCY GENERATOR**

Condition: Good (  ) Repairs Required (  )

Comments: N/A

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

Condition: Good (  ) Repairs Required (  )

Comments: N/A

**19. OPEN OR UNDERCOVER PARKING SURFACE AND SECURITY LIGHTING**

Condition: Good (  ) Illumination Required (  )

Comments: DOES NOT COMPLY WITH MIAMI-DADE COUNTY CHAPTER 8C-3

**20. SWIMMING POOL WIRING**

Condition: Good (  ) Repairs Required (  )

Comments: N/A

**21. WIRING OF MECHANICAL EQUIPMENT**

Condition: Good (  ) Repairs Required (  )

Comments: ROOF TOP VENT AND ONE A/C CONDENSER.

**22. GENERAL ADDITIONAL COMMENTS**

GFCI PROVIDED



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

Date: 26 July 2018

RE: Case No.:

Property Address:

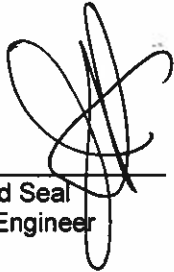
1315 Ponce De Leon Blvd, Coral Gables, Florida

Building Description:

1 STORY CBS, 1315 SQ. FT FLAT ROOF, SLAB ON GRADE, 1958

1. I am a Florida registered professional engineer or architect with an active license.
2. On 25 July, 2018, at 9:30 pm, I measured the level of illumination in the parking lot (s) serving the above referenced building.
3. Maximum 0.00 foot candle per SF, Minimum 0.00 foot candle per SF, Minimum to Maximum ratio 0.00 : 0.00, foot candle 0.00 average per SF.
4. The level of illumination provided in the parking lot (s) meets the minimum standards for the occupancy classification of the building as established in Section 8C-3 of the Code of Miami-Dade County.

Note: There are no parking lights at this location

  
\_\_\_\_\_  
Signature and Seal  
of Architect or Engineer

J.N. Sheingold, P.E.

(Print Name)



City of Coral Gables  
Development Services

# OFFICE SET



**RC-18-07-4137**

1315 PONCE DE LEON BLVD #

Folio #: 03-4108-009-2840  
Permit Description: BUILDING  
RECERTIFICATION (BUILT 1958)

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

Section	Approved	
	By	Date
<input checked="" type="checkbox"/> BUILDING	<i>MJ</i>	<i>7/30/18</i>
<input type="checkbox"/> CONCURRENCY		
<input checked="" type="checkbox"/> ELECTRICAL		
<input type="checkbox"/> FEMA		
<input type="checkbox"/> FIRE		
<input type="checkbox"/> HANDICAP		
<input type="checkbox"/> HISTORICAL		
<input type="checkbox"/> LANDSCAPE		
<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"/> OWNER BUILDER		

*R 7/31/18*

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

Special Inspector required for the following:

- Special Inspector for PILING
- Special Inspector for REINFORCED MASONRY
- Special Inspector for \_\_\_\_\_

RC-18-07-4137



RC-18-07-4137



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

CITY OF CORAL GABLES,  
Petitioner,

Case No. 18-8034

vs.

LA S. KINA, LLC  
232 Andalusia Avenue #202  
Coral Gables, Florida 33134-5913

Return receipt number:

7018 0680 0001 3977 2951

Respondent.

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

Date: October 19, 2018

Re: **1315 Ponce de Leon Boulevard**, Coral Gables, Florida 33134-3324 and legally described as Lot 18, Block 29, of CORAL GABLES DOUGLAS SECTION, according to the Plat thereof, as recorded in Plat Book 25, Page 69, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-009-2840 ("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 November 5, 2018, at 2:00 p.m.**

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



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

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

Please govern yourself accordingly.



Belkys Garcia, Secretary to the Board

#### ADA NOTICES

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

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

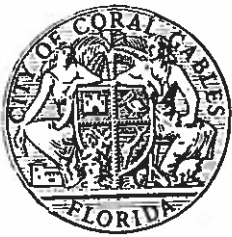
**Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Board, with respect to any matter considered at such hearing or meeting, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record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

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

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

C:

La S. Kina, LLC, c/o Neil A. Santamaria, 1000 Ponce de Leon Boulevard, Suite 315, Coral Gables, Florida 33134-3345  
Biscayne Bank, 2601 S. Bayshore Drive, Suite 600, Coconut Grove, Florida 33133-5419



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Case #: 18-8034

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

I, Claudio Ramos, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 1315 PONCE DE LEON, ON OCTOBER 19, 2018  
AT 9:15 am BOULEVARD.

Claudio Ramos  
Employee's Printed Name

[Signature]  
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 19<sup>th</sup> day of October, in  
the year 2018, by Claudio Ramos who is personally known to  
me.

My Commission Expires:



Belkys Garcia  
Notary Public

1315 PONCE DE LEON BOULEVARD



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

CITY OF CORAL GABLES,  
Petitioner,

Case No. 18-8034

vs.

LA S. KINA, LLC  
1000 Ponce de Leon Boulevard #315  
Coral Gables, Florida 33134

Return receipt number:

7018 0680 0001 3977 3019

Respondent.

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

Date: December 18, 2018

Re: **1315 Ponce de Leon Boulevard**, Coral Gables, Florida 33134-3324 and legally described as Lot 18, Block 29, of CORAL GABLES DOUGLAS SECTION, according to the Plat thereof, as recorded in Plat Book 25, Page 69, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-009-2840 ("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.

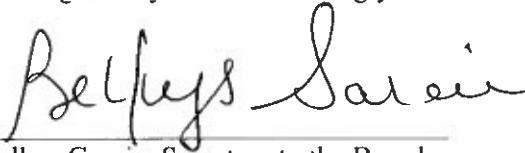
**Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, 2<sup>nd</sup> Floor, Coral Gables, Florida 33134, on January 14, 2019, at 2:00 p.m.**

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

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

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

Please govern yourself accordingly.



Belkys Garcia, Secretary to the Board

#### ADA NOTICES

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

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

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c:

La S. Kina, LLC, c/o Neli A. Santamaria, 1000 Ponce de Leon Boulevard, Suite 315, Coral Gables, Florida 33134-3345  
Biscayne Bank, 2601 S. Bayshore Drive, Suite 600, Coconut Grove, Florida 33133-5419



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Case #: 18-8034

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

I, JOSE IGLESIAS, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 1315 PONCE DE LEON, ON DECEMBER 18, 2018  
AT 2:40 P.M. BOULEVARD

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 18<sup>th</sup> day of December, in  
the year 2018, by Jose Iglesias who is personally known to  
me.

My Commission Expires:



Belkys Garcia  
Notary Public

1315 PONCE DE LEON BOULEVARD



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

---

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

CITY OF CORAL GABLES,

Case No. 18-8034

Petitioner,

vs.

LA S. KINA, LLC  
c/o Neli A. Santamaria  
1000 Ponce de Leon Boulevard #315  
Coral Gables, Florida 33134

Respondent.

**NOTICE OF ORDER DECLARING STRUCTURE UNSAFE**

This cause was brought before the Construction Regulation Board ("Board") of the City of Coral Gables ("City"), on January 14, 2019, on the Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing ("Notice"). The Board, having heard the arguments of the parties and having considered any evidence presented, hereby enters this Order Declaring Structure Unsafe ("Order") and finds, concludes, and orders as follows:

Findings of Fact

1. The City properly served all required notices on the owner, LA S. KINA, LLC, and any lienholders of record for the structure located on the property at **1315 Ponce de Leon Boulevard**, having folio number 03-4108-009-2840 (the "Structure").
2. As of the date of this Notice the Structure has failed to comply with the inspection report requirement and minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, required by Section 8-11 of the Miami-Dade County Code ("Report"). Therefore, **the Structure is presumed 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

3. It is, therefore, **ORDERED**: The Owner shall take the Required Action as follows: a) the owner shall recertify the structure within 30 days of the date of this Order; to include permits and inspections, if applicable, and submittal of the Recertification Report; b) if the requirement is not completed within the 30 days the owner shall pay a daily fine of \$250 for each day the violation continues.

4. *Request for compliance inspection.* It is the responsibility of the Owner 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.

5. *Payment of costs, fines, and demolition by City.* The Owner shall pay, within 7 days of the date of this Order, the City's administrative costs to date of \$600, in addition to the costs of recording 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.

6. Lien for costs and notice to subsequent purchasers. The City shall have a special assessment lien for its administrative costs, the costs of corrective action, and any fines imposed by the Board, 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.

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

8. NOTICE: If the Respondent does not comply with the terms of this Order, the City may issue a Notice of Non-Compliance ("Notice"). The Respondent may request an administrative hearing that shall be strictly limited to determining whether the Respondent complied with the terms of this Order. Requests for a hearing 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 33134-5717, bgarcia@coralgables.com, tel: (305) 460-5229. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m. Failure to request an administrative hearing within seven (7) days after service of the Notice shall constitute a waiver of the Respondent's right to the hearing. The Respondent shall be liable for the reasonable costs of the administrative hearing, if the Respondent does not prevail at the hearing.

DONE AND ORDERED at the City of Coral Gables, Miami-Dade County, Florida, on this 15<sup>th</sup> day of January, 2019.

CONSTRUCTION REGULATION BOARD  
OF THE CITY OF CORAL GABLES

  
Secretary to the Board

**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 (30) DAYS OF THE FILING OF THIS ORDER.**

c:  
Biscayne Bank, 2601 S. Bayshore Drive, Suite 600, Coconut Grove, Florida 33133-5419

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

---

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

CITY OF CORAL GABLES,

Case No. 18-8034

Petitioner,

vs.

LA S. KINA, LLC  
c/o Neli A. Santamaria  
1000 Ponce de Leon Boulevard #315  
Coral Gables, Florida 33134

Respondent.

**NOTICE OF ORDER DECLARING STRUCTURE UNSAFE**

This cause was brought before the Construction Regulation Board ("Board") of the City of Coral Gables ("City"), on January 14, 2019, on the Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing ("Notice"). The Board, having heard the arguments of the parties and having considered any evidence presented, hereby enters this Order Declaring Structure Unsafe ("Order") and finds, concludes, and orders as follows:

**Findings of Fact**

1. The City properly served all required notices on the owner, LA S. KINA, LLC, and any lienholders of record for the structure located on the property at **1315 Ponce de Leon Boulevard**, having folio number 03-4108-009-2840 (the "Structure").
2. As of the date of this Notice the Structure has failed to comply with the inspection report requirement and minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, required by Section 8-11 of the Miami-Dade County Code ("Report"). Therefore, **the Structure is presumed 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

3. It is, therefore, **ORDERED**: The Owner shall take the Required Action as follows: a) the owner shall recertify the structure within 30 days of the date of this Order; to include permits and inspections, if applicable, and submittal of the Recertification Report; b) if the requirement is not completed within the 30 days the owner shall pay a daily fine of \$250 for each day the violation continues.
4. *Request for compliance inspection.* It is the responsibility of the Owner 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.
5. *Payment of costs, fines, and demolition by City.* The Owner shall pay, within 7 days of the date of this Order, the City's administrative costs to date of \$600, in addition to the costs of recording 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.
6. Lien for costs and notice to subsequent purchasers. The City shall have a special assessment lien for its administrative costs, the costs of corrective action, and any fines imposed by the Board, 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.
7. City's remedies are cumulative. This Order notwithstanding, the City may enforce its code by any other lawful means.
8. **NOTICE:** If the Respondent does not comply with the terms of this Order, the City may issue a Notice of Non-Compliance ("Notice"). The Respondent may request an administrative hearing that shall be strictly limited to determining whether the Respondent complied with the terms of this Order. Requests for a hearing 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 33134-5717, bgarcia@coralgables.com, tel: (305) 460-5229. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m. Failure to request an administrative hearing within seven (7) days after service of the Notice shall constitute a waiver of the Respondent's right to the hearing. The Respondent shall be liable for the reasonable costs of the administrative hearing, if the Respondent does not prevail at the hearing.

DONE AND ORDERED at the City of Coral Gables, Miami-Dade County, Florida, on this 15<sup>th</sup> day of January, 2019.

CONSTRUCTION REGULATION BOARD  
OF THE CITY OF CORAL GABLES

  
Secretary to the Board

**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 (30) DAYS OF THE FILING OF THIS ORDER.**

c:  
Biscayne Bank, 2601 S. Bayshore Drive, Suite 600, Coconut Grove, Florida 33133-5419

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

CITY OF CORAL GABLES,  
Petitioner.

Case No. 18-8034

vs.

I.A.S. KINA, LLC  
1000 Ponce de Leon Boulevard #315  
Coral Gables, Florida 33134

Return receipt number:

7018 2290 0001 6693 7557

Respondent.

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

Date: February 19, 2019

Re: **1315 Ponce de Leon Boulevard**, Coral Gables, Florida 33134-3324 and legally described as Lot 18, Block 29, of CORAL GABLES DOUGLAS SECTION, according to the Plat thereof, as recorded in Plat Book 25, Page 69, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-009-2840 ("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.

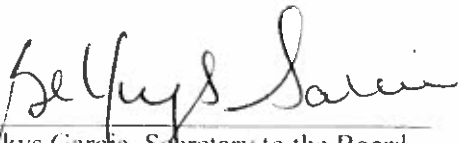
**Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, 2<sup>nd</sup> Floor, Coral Gables, Florida 33134, on March 11, 2019, at 2:00 p.m.**

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

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

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

Please govern yourself accordingly.



Belkys Garcia, Secretary to the Board

#### ADA NOTICES

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

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

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

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

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

c:

La S. Kina, LLC, c/o Neli A. Santamaria, 1000 Ponce de Leon Boulevard, Suite 315, Coral Gables, Florida 33134-3345  
Biscayne Bank, 2601 S. Bayshore Drive, Suite 600, Coconut Grove, Florida 33133-5419



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Case #: 18-8034

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

I, JOSE IGLESIAS, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 1315 Ponce de Leon, ON Feb. 19, 2019  
AT 10:00 AM Boulevard

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 19<sup>th</sup> day of February, in  
the year 2019, by Jose Iglesias who is personally known to  
me.

My Commission Expires:



Belkys Garcia  
Notary Public



1315 PONCE DE LEON BOULEVARD



## Garcia, Belkys

---

**From:** Neli Santamarina <commongroundinvestments@aol.com>  
**Sent:** Tuesday, October 23, 2018 12:19 PM  
**To:** Garcia, Belkys  
**Cc:** Lopez, Manuel; shernandez@biscaynebank.com; Garcia, Dayron  
**Subject:** Re: 40 Year Recertification - La S Kina LLC - 1315 Ponce de Leon Boulevard - Case No: 18-8034

Thank you, so much for the additional 30 day extension.  
I will work diligently with the engineer to get this accomplished within this time range.

I have already filed the Certification Report from the engineer with the City. This was done a couple of months ago. It was accepted contingent on the parking lot lighting issue.

Cordially,

Neli A. Santamarina  
Broker/Principal  
Common Ground Investments Corp

Sent from my iPad

On Oct 23, 2018, at 11:46 AM, Garcia, Belkys <[bgarcia@coralgables.com](mailto:bgarcia@coralgables.com)> wrote:

Good morning,

I have spoken to the Building Official, Manuel Lopez, and he has granted an additional 30-day extension as you will be out of town on November 5<sup>th</sup>. I will inform the Board at the November hearing of that information; therefore, no one needs to be present. Note the new deadline to recertify the structure is November 26, 2018 as the 30-day falls on Thanksgiving and the office is closed. If the structure is not recertified by this deadline, the Case will be re-scheduled to the December Board hearing for further review.

The requirements for building recertification are:

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

Thank you,

*Belkys Garcia*  
City of Coral Gables  
Development Services Department

405 Biltmore Way, 3rd Floor  
Coral Gables, Florida 33134  
Office: 305.460.5229  
<image001.png>

**From:** Neli Santamarina [<mailto:commongroundinvestments@aol.com>]  
**Sent:** Tuesday, October 23, 2018 10:02 AM  
**To:** Garcia, Belkys <[bgarcia@coralgables.com](mailto:bgarcia@coralgables.com)>  
**Cc:** Garcia, Dayron <[DGarcia@coralgables.com](mailto:DGarcia@coralgables.com)>; Lopez, Manuel <[mlopez@coralgables.com](mailto:mlopez@coralgables.com)>; [shernandez@biscaynebank.com](mailto:shernandez@biscaynebank.com)  
**Subject:** 40 Year Recertification - La S Kina LLC - 1315 Ponce de Leon Boulevard - Case No: 18-8034

Ms. Garcia....

I am herein requesting a continuance to appear before the Construction Board, which has been scheduled for November 5th. In my email to the you and Mario Lopez (attached herein) requesting that I be given more than thirty (30) days to perform on correcting the deficiency that was found in the 40 Year Recertification inspection, I highlighted that it would be impossible for me to undertake the installation of new lighting in the parking lot within the thirty (30) day timeline I was allowed. I share a property line with the property owner to the south of me, and this is one of only two potential areas to place the lighting pole. I had to meet with them several times, and that alone took almost three (3) weeks. Hence my initial request for more than the thirty (30) days I was granted to complete the correction. I have hired an engineer and contractor that will be performing the work to install the lighting. The permit application was signed 3 weeks ago and they have informed me that they will be submitting the application this coming Thursday. I will furnish you with the appropriate documentation once I receive it from them.

I will be out of town from the 30th of October through the 8th of November and will not be available to appear on November 5th. Please accept this as my request to reschedule my appearance before the Construction Board, if that still applies.

Respectfully submitted,

Neli A. Santamarina  
Broker/Principal  
Common Ground Investments Corp

Sent from my iPad

Begin forwarded message:

**From:** "Garcia, Belkys" <[bgarcia@coralgables.com](mailto:bgarcia@coralgables.com)>  
**Date:** August 1, 2018 at 10:23:28 AM EDT  
**To:** Neli Santamarina <[commongroundinvestments@aol.com](mailto:commongroundinvestments@aol.com)>  
**Cc:** "Lopez, Manuel" <[mlopez@coralgables.com](mailto:mlopez@coralgables.com)>, "Garcia, Dayron" <[DGarcia@coralgables.com](mailto:DGarcia@coralgables.com)>  
**Subject:** RE: 40 Year Recertification - La S Kina LLC - 1315 Ponce de Leon Boulevard - 30 Day Extension

Hello Ms. Santamaria,

I spoke to Mr. Lopez and, at this time, he is only granting a 30-day extension. Note the Notices were mailed March 6<sup>th</sup> and it was delivered and received March 9<sup>th</sup>. We mailed two additional Notices to remind the owners of the recertification requirement (click the Attached). Therefore, the deadline for building recertification is August 31, 2018.

Thank you,

*Belkys Garcia*

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

<image001.png>

**From:** Neli Santamarina [<mailto:commongroundinvestments@aol.com>]  
**Sent:** Wednesday, August 1, 2018 9:51 AM  
**To:** Garcia, Belkys <[bgarcia@coralgables.com](mailto:bgarcia@coralgables.com)>  
**Cc:** Garcia, Dayron <[DGarcia@coralgables.com](mailto:DGarcia@coralgables.com)>; Lopez, Manuel <[mlopez@coralgables.com](mailto:mlopez@coralgables.com)>  
**Subject:** Re: 40 Year Recertification - La S Kina LLC - 1315 Ponce de Leon Boulevard - 30 Day Extension

Good morning, Ms. Garcia...

Thank you for your expedient response.

I feel that a thirty (30) day extension may not be a realistic amount of time to comply with the lighting requirement. It is my understanding that I have to bring out an electrical engineer to assess whether or not I even need to have parking lights. Additionally, if we do need it I will need to get drawings made, apply for a permit, increase electrical output from the electrical panel; FPL will probably need to get involved etc. Knowing how slow this process is, I don't foresee this being completed in that thirty (30) day window. I would greatly appreciate it if this extension could be for 60 or 90 days in order to properly accomplish complying with this lighting requirement, if indeed I am required to.

Cordially,

Neli A. Santamarina  
Broker/Principal  
Common Ground Investments Corp

Sent from my iPad

On Aug 1, 2018, at 9:11 AM, Garcia, Belkys <[bgarcia@coralgables.com](mailto:bgarcia@coralgables.com)> wrote:

Good morning,

Please click the Attached for a copy of the extension letter. Let me know if you have any questions regarding this matter.

Thank you,

*Belkys Garcia*

City of Coral Gables  
Development Services Department  
405 Biltmore Way, 3rd Floor  
Coral Gables, Florida 33134  
Office: 305.460.5229  
<image001.png>

**From:** Neli A. Santamarina  
[mailto:commongroundinvestments@aol.com]  
**Sent:** Tuesday, July 31, 2018 11:38 AM  
**To:** Garcia, Belkys <bgarcia@coralgables.com>  
**Cc:** Garcia, Dayron <DGarcia@coralgables.com>  
**Subject:** 40 Year Recertification - La S Kina LLC - 1315 Ponce de Leon Boulevard

Ms. Garcia...

I went by yesterday to file the 40 Year Recertification Report for my property situated at 1315 Ponce de Leon Boulevard. I was told that you were the only person that I could file this with, and that you were out sick. Due to the timeline to file having expired, I reached out to Dayron Garcia, who spoke with Manuel Lopez, and they asked that I go ahead and pay the fee to put the report in the system, contingent on the Parking Lot Illumination requirement being met.

The First and Second Notice of the Recertification were sent to the attorney who did the closing on this property, and not directly to me. (Please see attached letter from Manuel Lopez). I only received the Second Notice that was sent out in June, and immediately set up for the inspection. The inspection was conducted and finished on July 26th, thereby past the thirty (30) day calendar days allowed to submit the report as evidenced in the June 6th letter from Manuel Lopez.

I am herein requesting an extension of the deadline to submit the report so that I can coordinate getting the Parking Lot lights installed.

Cordially

***Neli A. Santamarina, Broker/Principal***

**COMMON GROUND INVESTMENTS CORP.  
1000 Ponce de Leon Boulevard, Suite 315  
Coral Gables, Florida 33134  
305.860.6420 (office)**

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.

<1315 PONCE DE LEON BLVD.pdf>

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.

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:** Monday, November 26, 2018 2:29 PM  
**To:** 'tintaycafe@aol.com'  
**Cc:** Lopez, Manuel; Garcia, Dayron  
**Subject:** RE: Electrical Permit Status - EL-18-11-2763 - CRB -1315 Ponce de Leon Blvd  
**Attachments:** Re: 40 Year Recertification - La S Kina LLC - 1315 Ponce de Leon Boulevard - Case No: 18-8034

Good afternoon,

The Building Official granted the last administrative extension to recertify the above Subject structure and it does expire today (see Attached). Please note the Case will be forwarded to the Construction Regulation Board for the January 14, 2019 hearing for further review. We encourage you to recertify the structure as soon as possible.

A reminder of the list of requirements to recertify:

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

Let me know if you have any questions on this matter.

Thank you,

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

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

**From:** Garcia, Dayron  
**Sent:** Monday, November 26, 2018 2:18 PM  
**To:** 'tintaycafe@aol.com' <tintaycafe@aol.com>  
**Cc:** Garcia, Belkys <bgarcia@coralgables.com>  
**Subject:** RE: Electrical Permit Status - EL-18-11-2763

Hi Neli,

I have included her in this email.

I was able to speak with Zoning and he has approved the plans. I still need Structural and Electrical. My hope is that I can have both reviewed by tomorrow. I will keep you posted.

Dayron Garcia  
Plans Processor Lead  
City of Coral Gables  
Development Services Dept.  
Building Division  
Permit Counter: 305-460-5245  
Direct ext. 305-460-5383

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

From: tintaycafe@aol.com [mailto:tintaycafe@aol.com]  
Sent: Monday, November 26, 2018 1:34 PM  
To: Garcia, Dayron  
Subject: Re: Electrical Permit Status - EL-18-11-2763

Thank you,so much, Dayron.

Belkys Garcia gave me until today, the 26th, to comply with this. As you can see, it is almost impossible to accomplish anything that quickly with a permitting process in any municipality these days. Can you keep her in the loop on this, please.

Neli A. Santamarina  
Tinta y Cafe  
1315 Ponce de Leon Boulevard  
Coral Gables, Florida. 33134  
T: 305-285-0101

> On Nov 26, 2018, at 9:57 AM, Garcia, Dayron <DGarcia@coralgables.com> wrote:

>

> Hi Neli,

>

> I had a nice Thanksgiving, how about you?

>

> The permit is still pending but now that I know it has been submitted, I will help you push it along. The permit has not been issued yet but I will help and push for everything to be completed this week. If I have any comments, I will let you know so you can work on corrections immediately.

>

> Dayron Garcia  
> Plans Processor Lead  
> City of Coral Gables  
> Development Services Dept.  
> Building Division  
> Permit Counter: 305-460-5245  
> Direct ext. 305-460-5383

>

> -----Original Message-----

> From: Neli Santamarina [mailto:tintaycafe@aol.com]  
> Sent: Monday, November 26, 2018 9:23 AM  
> To: Garcia, Dayron  
> Subject: Electrical Permit Status - EL-18-11-2763



>  
> Good morning, Dayron....  
> Hope you had a wonderful Thanksgiving.  
> Sorry to bother you, once again, but I need to find out what the status of the above electrical permit is. It's showing as "pending". I am not sure what that means. Does that mean it's been issued, and ready for the work to be done? Does it mean that there are pending approvals from a department?  
> I kindly appreciate your enlightening me on this.  
>  
> Thank you,  
> Neli  
>  
> Neli A. Santamarina  
> Tinta y Cafe... "a coffee house y Mas"  
> 1315 Ponce de Leon Blvd.  
> Coral Gables, Florida 33134  
> 305-285-0101  
>  
> Sent from my iPad  
> 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

---

**From:** tintaycafe@aol.com  
**Sent:** Tuesday, November 27, 2018 11:59 AM  
**To:** Garcia, Belkys  
**Cc:** Garcia, Dayron  
**Subject:** Re: CRB - 1315 Ponce de Leon Blvd

We've submitted that change a couple of months ago.

Neli A. Santamarina  
Tinta y Cafe  
1315 Ponce de Leon Boulevard  
Coral Gables, Florida. 33134  
T: 305-285-0101

> On Nov 27, 2018, at 11:41 AM, Garcia, Belkys <bgarcia@coralgables.com> wrote:

>

> Please ensure you change that with the Miami-Dade County Property Appraiser's office.

>

> Thank you,

>

> Belkys Garcia

> City of Coral Gables

> Development Services Department

> 405 Biltmore Way, 3rd Floor

> Coral Gables, Florida 33134

> Office: 305.460.5229

>

>

> -----Original Message-----

> From: tintaycafe@aol.com [mailto:tintaycafe@aol.com]

> Sent: Tuesday, November 27, 2018 11:37 AM

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

> Cc: Lopez, Manuel <mlopez@coralgables.com>; Garcia, Dayron

> <DGarcia@coralgables.com>

> Subject: Re: CRB - 1315 Ponce de Leon Blvd

>

> The mailing address is the property address. 1315 Ponce de Leon Boulevard, Coral Gables, FL. E 33134.

>

> Neli A. Santamarina

> Tinta y Cafe

> 1315 Ponce de Leon Boulevard

> Coral Gables, Florida. 33134

> T: 305-285-0101

>

>> On Nov 27, 2018, at 11:10 AM, Garcia, Belkys <bgarcia@coralgables.com> wrote:

>>

>> Ms. Santamarina,

>>

>> I've Attached a copy of the Office of the Property Appraiser's Office Summary Report dated 10/17/18 and it has the Mailing Address as 232 Andalusia Avenue #202, Coral Gables, Florida 33134. That is the address the notices were mailed to as that the address of record per the County from the beginning of the year. When the city's outside counsel processed the title work in October the mailing address reflected the same.

>>

>> If the Mailing Address has recently changed please let me know.

>>

>> Thank you,

>>

>> Belkys Garcia

>> City of Coral Gables

>> Development Services Department

>> 405 Biltmore Way, 3rd Floor

>> Coral Gables, Florida 33134

>> Office: 305.460.5229

>>

>>

>> -----Original Message-----

>> From: tintaycafe@aol.com [mailto:tintaycafe@aol.com]

>> Sent: Tuesday, November 27, 2018 11:01 AM

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

>> Cc: Lopez, Manuel <mlopez@coralgables.com>; Garcia, Dayron

>> <DGarcia@coralgables.com>

>> Subject: Re: CRB - 1315 Ponce de Leon Blvd

>>

>> Thank you for the explanation.

>> The notices were sent to the wrong address. As soon as I received notice I did the inspection and filed the report, with the only pending issue being the lighting in the parking lot.

>>

>> Hopefully the permitting process will be completed this week and I can move on to finishing the job.

>>

>> Neli A. Santamarina

>> Tinta y Cafe

>> 1315 Ponce de Leon Boulevard

>> Coral Gables, Florida. 33134

>> T: 305-285-0101

>>

>>> On Nov 27, 2018, at 10:47 AM, Garcia, Belkys <bgarcia@coralgables.com> wrote:

>>>

>>> Good morning,

>>>

>>> There were three notices mailed regarding the required building recertification on March 6, 2018, June 6, 2018 and July 10, 2018 (Attached). A report was submitted and an administrative extension granted August 1, 2018. Compliance wasn't achieved and the matter was referred to the Construction Regulation Board and scheduled for the November 5, 2018 Hearing. You requested an administrative extension and an additional 30-day extension was granted, which expired yesterday. When the last extension was granted, you were informed if there was no compliance the matter would be re-scheduled to the Board for further review (Email Attached). Therefore, the Case has been re-scheduled for the January 14, 2019 Hearing as there is no Hearing in the month of December. This gives you some time to complete the work.

>>>

>>> Please contact me and I can answer your questions.

>>>

>>> Thank you,

>>>

>>> Belkys Garcia

>>> City of Coral Gables

>>> Development Services Department

>>> 405 Biltmore Way, 3rd Floor

>>> Coral Gables, Florida 33134

>>> Office: 305.460.5229

>>>

>>>

>>> -----Original Message-----

>>> From: Neli Santamarina [mailto:tintaycafe@aol.com]

>>> Sent: Monday, November 26, 2018 10:05 PM

>>> To: Garcia, Dayron <DGarcia@coralgables.com>

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

>>> Subject: Re: Electrical Permit Status - EL-18-11-2763

>>>

>>> Thank you for the assist, Dayron.

>>>

>>> I have now been rescheduled to appear before the Construction Board at the January meeting. I'm not sure why, if I'm in the permitting process, and the explanation for the delay is pretty obvious and not under my control. I appreciate anything you can do to help me expedite.

>>>

>>> Cordially,

>>> Neli

>>>

>>> Neli A. Santamarina

>>> Tinta y Cafe... "a coffee house y Mas"

>>> 1315 Ponce de Leon Blvd.

>>> Coral Gables, Florida 33134

>>> 305-285-0101

>>>

>>> Sent from my iPad

>>>

>>>> On Nov 26, 2018, at 2:17 PM, Garcia, Dayron <DGarcia@coralgables.com> wrote:

>>>>

>>>> Hi Neli,

>>>>

>>>> I have included her in this email.

>>>>

>>>> I was able to speak with Zoning and he has approved the plans. I still need Structural and Electrical. My hope is that I can have both reviewed by tomorrow. I will keep you posted.

>>>>

>>>>> Dayron Garcia

>>>>> Plans Processor Lead

>>>>> City of Coral Gables

>>>>> Development Services Dept.

>>>>> Building Division

>>>>> Permit Counter: 305-460-5245

>>>>> Direct ext. 305-460-5383

>>>>>

>>>>> -----Original Message-----

>>>> From: tintaycafe@aol.com [mailto:tintaycafe@aol.com]

>>>> Sent: Monday, November 26, 2018 1:34 PM

>>>> To: Garcia, Dayron

>>>> Subject: Re: Electrical Permit Status - EL-18-11-2763

>>>>

>>>> Thank you,so much, Dayron.

>>>>

>>>> Belkys Garcia gave me until today, the 26th, to comply with this. As you can see, it is almost impossible to accomplish anything that quickly with a permitting process in any municipality these days. Can you keep her in the loop on this, please.

>>>>

>>>> Neli A. Santamarina

>>>> Tinta y Cafe

>>>> 1315 Ponce de Leon Boulevard

>>>> Coral Gables, Florida. 33134

>>>> T: 305-285-0101

>>>>

>>>>> On Nov 26, 2018, at 9:57 AM, Garcia, Dayron <DGarcia@coralgables.com> wrote:

>>>>>

>>>>> Hi Neli,

>>>>>

>>>>> I had a nice Thanksgiving, how about you?

>>>>>

>>>>> The permit is still pending but now that I know it has been submitted, I will help you push it along. The permit has not been issued yet but I will help and push for everything to be completed this week. If I have any comments, I will let you know so you can work on corrections immediately.

>>>>>

>>>>> Dayron Garcia

>>>>> Plans Processor Lead

>>>>> City of Coral Gables

>>>>> Development Services Dept.

>>>>> Building Division

>>>>> Permit Counter: 305-460-5245

>>>>> Direct ext. 305-460-5383

>>>>>

>>>>> -----Original Message-----

>>>>> From: Neli Santamarina [mailto:tintaycafe@aol.com]

>>>>> Sent: Monday, November 26, 2018 9:23 AM

>>>>> To: Garcia, Dayron

>>>>> Subject: Electrical Permit Status - EL-18-11-2763

>>>>>

>>>>> Good morning, Dayron....

>>>>> Hope you had a wonderful Thanksgiving.

>>>>> Sorry to bother you, once again, but I need to find out what the status of the above electrical permit is. It's showing as "pending". I am not sure what that means. Does that mean it's been issued, and ready for the work to be done? Does it mean that there are pending approvals from a department?

>>>>> I kindly appreciate your enlightening me on this.

>>>>>

>>>>> Thank you,

>>>>> Neli

>>>>>

>>>>> Neli A. Santamarina

>>>> Tinta y Cafe... "a coffee house y Mas"

>>>> 1315 Ponce de Leon Blvd.

>>>> Coral Gables, Florida 33134

>>>> 305-285-0101

>>>>

>>>> Sent from my iPad

>>>> 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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>>>>

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>>>> <1315 PONCE DE LEON BLVD.pdf>

>>>> <mime-attachment>

>>>> <mime-attachment>

>>>>

>>>> 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.

>>>> <mime-attachment>

>>>>

>>>> 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.



CFN 2014R0765148  
OR Bk 29378 Pgs 2099 - 2100; (2pgs)  
RECORDED 11/05/2014 10:32:08  
DEED DDC TAX 6,000.00  
SURTAX 4,500.00  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

Prepared by:  
ALDO G. BUSOT, Esq.

901 Ponce De Leon Boulevard  
Suite 204  
Coral Gables, FL 33134  
305-446-3400

[Space Above This Line For Recording Data]

## Warranty Deed

This Warranty Deed made this 30<sup>th</sup> day of October, 2014 between PONCE DE LEON ENTERPRISES, INC., a Florida corporation whose post office address is 4840 Biltmore Drive, Coral Gables, FL 33146, grantor, and LA S. KINA, LLC, a Florida limited liability company whose post office address is 232 Andalusia Avenue, Suite 202, Coral Gables, FL 33134, grantee:

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

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

Lot 18, in Block 29, of REVISED PLAT OF CORAL GABLES DOUGLAS SECTION, according to the Plat thereof as recorded in Plat Book 25, at Page 69, of the Public Records of Miami-Dade County, Florida.

Parcel Identification Number: 03-4108-009-2840

Subject to: Taxes for 2014 and subsequent years; Zoning restrictions, prohibitions and other requirements imposed by governmental authority; Restrictions, limitations, and easements of record, without intent of reimposing same; Matters appearing on the Plat or otherwise common to the subdivision; Public utility easements of record, if any.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2013.

DoubleTimes

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

Signed, sealed and delivered in our presence:

PONCE DE LEON ENTERPRISES, INC.,  
a Florida corporation

By: *Aldo Busot*  
ALDO J. BUSOT, President

*[Signature]*  
Witness Name: *July G. Mates*

*[Signature]*  
Witness Name: *Magly Rodriguez*

State of Florida  
County of Miami-Dade

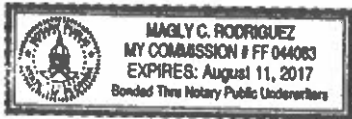
The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of October, 2014 by ALDO J. BUSOT, President of PONCE DE LEON ENTERPRISES, INC., a Florida corporation, on behalf of said corporation. He  is personally known or  has produced Drivers License as identification.

[Notary Seal]

*[Signature]*  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_







DIVISION of  
**CORPORATIONS**  
*an official State of Florida website*

[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

## Detail by Entity Name

Florida Limited Liability Company

LA S. KINA, LLC

### Filing Information

<b>Document Number</b>	L14000164099
<b>FE/EIN Number</b>	N/A
<b>Date Filed</b>	10/21/2014
<b>State</b>	FL
<b>Status</b>	INACTIVE
<b>Last Event</b>	ADMIN DISSOLUTION FOR ANNUAL REPORT
<b>Event Date Filed</b>	09/28/2018
<b>Event Effective Date</b>	NONE

### Principal Address

1000 Ponce De Leon  
Suite 315  
Coral Gables, FL 33134

Changed: 04/27/2017

### Mailing Address

1000 Ponce De Leon  
Suite 315  
Coral Gables, FL 33134

Changed: 04/27/2017

### Registered Agent Name & Address

Santamarina, Neli A  
1000 Ponce De Leon  
Suite 315  
Coral Gables, FL 33134

Name Changed: 04/09/2015

Address Changed: 04/27/2017

**Authorized Person(s) Detail**

**Name & Address**

Title MGR

SANTAMARINA, NELI A

1000 Ponce De Leon

Suite 315

Coral Gables, FL 33134

**Annual Reports**

Report Year	Filed Date
2015	04/09/2015
2016	04/28/2016
2017	04/27/2017

**Document Images**

<a href="#">04/27/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/28/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/09/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">10/21/2014 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>

**2019 FLORIDA LIMITED LIABILITY COMPANY REINSTATEMENT**

DOCUMENT# L14000164099

Entity Name: LA S. KINA, LLC

**Current Principal Place of Business:**

1000 PONCE DE LEON  
SUITE 315  
CORAL GABLES, FL 33134

**Current Mailing Address:**

1000 PONCE DE LEON  
SUITE 315  
CORAL GABLES, FL 33134 US

FEI Number: NOT APPLICABLE

Certificate of Status Desired: No

**Name and Address of Current Registered Agent:**

SANTAMARINA, NELI A  
1000 PONCE DE LEON  
SUITE 315  
CORAL GABLES, FL 33134 US

*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.*

SIGNATURE: NELI A. SANTAMARINA

01/14/2019

Electronic Signature of Registered Agent

Date

**Authorized Person(s) Detail :**

Title MGR  
Name SANTAMARINA, NELI A  
Address 1000 PONCE DE LEON  
SUITE 315  
City-State-Zip: CORAL GABLES FL 33134

*I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath, that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes, and that my name appears above, or on an attachment with all other like empowered.*

SIGNATURE: NELI SANTAMARINA

MGR

01/14/2019

Electronic Signature of Signing Authorized Person(s) Detail

Date



CFN 2017R0722975  
 OR BK 30805 Pgs 3664-3679 (16Pgs)  
 RECORDED 12/27/2017 10:03:19  
 MTG DOC TAX \$3,237.50  
 INTANG TAX \$1,850.00  
 HARVEY RUVIN, CLERK OF COURT  
 MIAMI-DADE COUNTY, FLORIDA

This instrument prepared by:  
 Manuel A. Ramirez, Esquire  
 CASTRO & RAMIREZ, LLC  
 1805 Ponce de Leon Blvd  
 Suite 500  
 Coral Gables, Florida 33134  
 Telephone: (305) 372-2800

**MORTGAGE**

THIS MORTGAGE AND SECURITY AGREEMENT (the "Mortgage") is made and entered into as of December 27<sup>th</sup> 2017, by LA S. KINA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, hereinafter ("Mortgagor"), whose address is 1000 Ponce de Leon Blvd., Suite 315, Coral Gables, Florida 33134, and BISCAYNE BANK A FLORIDA STATE CHARTERED COMMERCIAL BANK, ("Mortgagee") whose address is 2601 South Bayshore Drive, Suite 600, Coconut Grove, Florida, 33133.

**WITNESSETH:**

WHEREAS, Mortgagor is justly and lawfully indebted to Mortgagee in the sum NINE HUNDRED TWENTY FIVE THOUSAND AND 00/100 (\$925,000.00) DOLLARS, as evidenced by that certain promissory note payable to the order of Mortgagee (the "Note"), executed by Mortgagor, bearing the same date as this Mortgage, to be paid according to its terms, to be paid according to its terms, the final payment under which is due and payable on January 15, 2028, unless automatically extended pursuant to the terms of the Note.

NOW THEREFORE, to secure the payment of the aforesaid indebtedness (the "Loan"), and such future or additional advances as may be made by Mortgagee, at its option, to Mortgagor or Mortgagor's permitted successors in title, for any purpose, provided that all those advances are to be made within 10 years from the date of the Mortgage or within such lesser period of time as may be provided hereafter by law as a prerequisite for the sufficiency of actual notice or record notice of optional future or additional advances as against the rights of creditors or subsequent purchasers for valuable consideration, the total amount of indebtedness secured by the Mortgage may decrease or increase from time to time, but the total unpaid balance so secured at any one time shall not exceed the maximum principal amount of ONE MILLION EIGHT HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$1,850,000.00), plus interest and any disbursements made for the payment of taxes, levies or insurance on the property covered by the lien of the Mortgage with interest on those disbursements, Mortgagor hereby grants, bargains, sells, conveys, assigns, transfers, mortgages, pledges, delivers, sets over, warrants and confirms to Mortgagee the following:

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

<http://www.biscaynebank.com>

**Biscayne Bank (FDIC # 57973)**

**Active Insured Since July 5, 2005**

Data as of: October 10, 2018

<http://www.biscaynebank.com> is an active bank

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

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

Showing 1 to 5 of 5 entries

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