



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 10/17/2018

Property Information	
Folio:	03-4108-009-3640
Property Address:	1516 PONCE DE LEON BLVD Coral Gables, FL 33134-4010
Owner	1516 PONCE LLC C/O DLA PIPER LLP
Mailing Address	355 ALHAMBRA CIR 1550 CORAL GABLES, FL 33134 USA
PA Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1111 STORE : RETAIL OUTLET
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq Ft
Living Area	Sq.Ft
Adjusted Area	8,956 Sq.Ft
Lot Size	11,564 Sq.Ft
Year Built	1948



Assessment Information			
Year	2018	2017	2016
Land Value	\$2,312,800	\$1,850,240	\$1,850,240
Building Value	\$337,200	\$649,760	\$649,760
XF Value	\$0	\$0	\$0
Market Value	\$2,650,000	\$2,500,000	\$2,500,000
Assessed Value	\$2,650,000	\$2,500,000	\$2,500,000

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

Short Legal Description	
CORAL GABLES DOUGLAS SEC	
PB 25-69	
LOT 10 & LOT 11 BLK 35	
LOT SIZE 110.000 X 105	
OR 11754-1946 0383 6	

Taxable Value Information			
	2018	2017	2016
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,650,000	\$2,500,000	\$2,500,000
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,650,000	\$2,500,000	\$2,500,000
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,650,000	\$2,500,000	\$2,500,000
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,650,000	\$2,500,000	\$2,500,000

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
10/07/2015	\$3,000,000	29818-2420	Qual by exam of deed
10/28/2013	\$1,875,000	28899-0422	Qual by exam of deed
05/01/2008	\$0	26418-0636	Sales which are disqualified as a result of examination of the deed

CITY'S

EXHIBIT

1516 PONCE DE LEON BOULEVARD



1516 Ponce de Leon Boulevard

<u>Owner (Registered Agent)</u> 1516 Ponce LLC c/o Rogerio de Laurenzio Registered Agent 355 Alhambra Cir, #1550 Coral Gables, FL 33134-5041	<u>Owner (Deed Address)</u> 1516 Ponce LLC c/o DLA Piper LLP (US) Attn: Ryan J. Coyle 200 S Biscayne Blvd, #2500 Miami, FL 33131-5340
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City of Coral Gables Fire Department

Fire Prevention Division

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

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

Occupant Name:	VACANT	Inspection Date:	4/30/2018
Address:	1516 Ponce De Leon Boulevard Coral Gables	Inspection Type:	Vacant Suite
		Inspected By:	Carlo Milito 305-460-5563 fireprevention@coralgables.com
Suite:		Occ. Sq. Ft.:	950
		Occupant Number:	

No violations noted at this time.

**Company
Representative:**

Vacant
Signature valid only in mobile-eyes documents

vacant
4/30/2018

Inspector:

Carlo Milito
Signature valid only in mobile-eyes documents

Carlo Milito (B)
4/30/2018

CITY'S

EXHIBIT

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[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-09-09-3142	09/29/2009	1516-26 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	2 VINYL LETTER SIGNS ON BLDG FASCIA, 2 VINYL LETTER SIGNS ON STOREFRONT GLASS "FIRST SERVICE REALTY" \$500 "FIRST SERVICE REALTY"	final	09/29/2009	10/07/2015	0.00
AB-11-09-6644	09/20/2011	1516-26 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	REVISIONS TO SIGN "REAL LIVING" \$500	final	09/20/2011	10/12/2015	0.00
AB-11-10-6856	10/17/2011	1516-26 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	REVISION SIGN (ARTSIGHT GALLERY) ***TENANT AT 1524 PONCE*****	final	10/18/2011	10/07/2015	0.00
AB-12-02-6448	02/02/2012	1516-26 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	SIGN (LIFE EXTENSION) \$300	final	02/02/2012	06/14/2012	0.00
AB-15-02-0143	02/03/2015	1516-26 PONCE DE LEON BLVD	BOA PRELIMINARY/MED BONUS/FINAL	**COM** ONE STORY FURNITURE STORE SHOWROOM \$1200000 POSTED 02.05.2015 HW/CD/FB	canceled	02/09/2015	10/12/2015	0.00
AB-17-11-1441	11/08/2017	1516 PONCE DE LEON BLVD	BOA PRELIMINARY/MED BONUS/FINAL	COMMERCIAL *FINAL* INTERIOR/ EXTERIOR- STOREFRONT RENOVATIONS & DEMOLITION \$45000	issued	11/09/2017		0.00
BL-09-10-2057	10/01/2009	1516-26 PONCE DE LEON BLVD	SIGNS	DF&F 2 VINYL LETTER SIGNS ON BLDG FASCIA \$500" FIRST SERVICE REALTY"	final	01/10/2012	04/25/2012	0.00
BL-11-10-7052	10/20/2011	1516-26 PONCE DE LEON BLVD	SIGNS	TENANT AND WINDOW SIGNAGE (ARTSIGHT GALLERY) ***TENANT AT 1524 PONCE*****	final	12/22/2011	02/09/2012	0.00
BL-12-02-6920	02/10/2012	1516-26 PONCE DE LEON BLVD	SIGNS	SIGN (LIFE EXTENSION) \$400	final	06/07/2012	06/14/2012	0.00

CITY'S

EXHIBIT

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BL-18-02-2355	02/14/2018	1516 PONCE DE LEON BLVD	INT / EXT ALTERATIONS	COMM INTERIOR ALTERATIONS, NEW EXTERIOR REAR DOORS, BLOCK UP EXISTING WINDOW OPENING, ROOFTOP A/C EQUIP \$45,000	issued	09/05/2018		0.00
BL-18-08-4046	08/23/2018	1516 PONCE DE LEON BLVD	CONSTRUCTION STAGING PLAN	CONSTRUCTION STAGING PLAN FOR COMM INTERIOR ALTERATIONS, NEW EXTERIOR REAR DOORS, BLOCK UP EXISTING WINDOW OPENING, ROOFTOP A/C EQUIP \$45,000	final	09/04/2018	09/04/2018	122.45
BL-18-09-2343	09/11/2018	1516 PONCE DE LEON BLVD	ROOF / LIGHT WEIGHT CONC	RE ROOF FLAT- GAF ROOFING SYSTEM W/ GAF MINERAL SURFACE CAPSHEET \$32,000	issued	10/03/2018		0.00
CE-08-06-0310	06/04/2008	1516-26 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT00956 SEC 3-209 ZC (CUV) NO USE OF ANY PROPERTY SHALL COMMENCE OR SHALL BE MAINTAINED WITHOUT FIRST OBTAINING A CERTIFICATE OF USE. Expired as per Lucy Valdes X5269	final	06/04/2008	08/09/2013	0.00
CE-08-06-0387	06/05/2008	1516-26 PONCE DE LEON BLVD	CODE ENF TICKET PROCESS - NO RUNNING FINE	T20383 SEC 3-209 ZC (CUV) NO USE OF ANY PROPERTY SHALL COMMENCE OR SHALL BE MAINTAINED WITHOUT OBTAINING A CERTIFICATE OF USE. ie Lucy Valdes X5269 Warning Issued 6/4/08 Tenant located at 1518 PONCE	final	06/05/2008	01/08/2014	0.00
CE-09-01-1993	01/16/2009	1516-26 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT 1019 SEC 105- 27 CC (GRA) Graffiti exists on walls of building. ie Mendoza Side wall.	final	01/16/2009	08/09/2013	0.00
CE-09-02-1849	02/12/2009	1516-26 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT77097 SEC5- 1902 ZC (BAN) BALLONS AND OTHER ATTENTION ATTRACTORS DEVICES ARE PROHIBITED. IE Ballons hearts, colored. Tenant from 1516 AAMOR FLORES.	final	02/12/2009	08/09/2013	0.00
CE-09-09-1497	09/01/2009	1516-26 PONCE		WT3771 SEC5- 1901 ZC (SNP)	final	09/01/2009	08/09/2013	0.00

		DE LEON BLVD	CODE ENF WARNING PROCESS	MAINTAINING SIGN(S) WHICH HAVE BEEN INSTALLED W/OUT APPROVAL AND PERMIT ie FIRST SERVICE REALTY GMAC REAL ESTATE					
CE-11-02-4658	02/07/2011	1516-26 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT4655 SEC 3-209 ZONING CODE (CUV) FAILURE TO RENEW CERTIFICATE OF USE (FIRST SERVICE REALTY INC GMAC). LETTER SENT 12/21/10	final	02/07/2011	02/07/2011	0.00	
CE-11-07-6532	07/15/2011	1516 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT15321 SEC 3-209 ZONING CODE (CUV) FAILURE TO RENEW CERTIFICATE OF USE #5727 (DOMINGO PADRON ATR APPRAISAL)	final	07/15/2011	07/15/2011	0.00	
CE-11-07-7094	07/22/2011	1516 PONCE DE LEON BLVD	CODE ENF TICKET PROCESS - NO RUNNING FINE	T37389 SEC 3-209 ZONING CODE (CUV) FAILURE TO RENEW CERTIFICATE OF USE #5727 - DOMINGO PADRON ART APPRAISAL. CONTACT KATHY ARGUINZONI 305- 460-5269. WARNING ISSUED 7/15/11	final	07/22/2011	08/10/2011	0.00	
CE-13-04-0208	03/28/2013	1516 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT11733 54-29 CITY CODE (TRA) OWNER TO MAINTAIN PREMISES FREE OF LITER. TRASH AT DUMPSTER AREA, REAR.	final	03/28/2013	04/03/2013	0.00	
CE-13-08-0539	08/09/2013	1516 PONCE DE LEON BLVD	CODE ENF LIEN SEARCH	LIEN SEARCH REQUEST	final	08/12/2013	08/12/2013	0.00	
CE-15-09-4726	09/24/2015	1516 PONCE DE LEON BLVD	CODE ENF LIEN SEARCH	LIEN SEARCH	final	10/01/2015	10/01/2015	0.00	
EL-10-08-4068	08/13/2010	1516 PONCE DE LEON BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	BURGLAR ALARM \$ 850	final	08/19/2010	03/30/2011	0.00	
EL-18-02-2660	02/22/2018	1516 PONCE DE LEON BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	COMM INTERIOR ALTERATIONS, 80 LIGHTS, 56 OUTLETS, 125 AMP PANELS, (UNITS A,B,C,D,E,F,G) & TEMP FOR CONSTRUCUTION	issued	09/07/2018		0.00	
HI-14-10-3549	10/23/2014				final	10/23/2014	10/23/2014	0.00	

		1516 PONCE DE LEON BLVD	LETTER OF HISTORIC SIGNIFICANCE						
ME-11-10-7574	10/27/2011	1516-26 PONCE DE LEON BLVD	MECH COMMERCIAL / RESIDENTIAL WORK	REPLACEMENT 2 1/2 TON A/C SYSTEM \$2,200	final	11/02/2011	11/16/2011	0.00	
ME-18-06-3681	06/15/2018	1516 PONCE DE LEON BLVD	MECH COMMERCIAL / RESIDENTIAL WORK	INSTALL 29 TONS A/C DUCTWORK AND BATHROOM FANSTO EXISTING STRUCTURE AS PER APPROVED PLAN	issued	10/10/2018		0.00	
PL-18-07-2919	07/09/2018	1516 PONCE DE LEON BLVD	PLUMB COMMERCIAL / RESIDENTIAL WORK	COMM INTERIOR ALTERATIONS, NEWBATHROOMS / EXISTING WATER SERVICE AND BACKFLOWS	pending			0.00	
PU-13-08-0402	08/07/2013	1516 PONCE DE LEON BLVD	PUBLIC RECORDS SEARCH	REQ COPY OF PERMITS 8419B 24570B 24890B 24852B 30237B	final	08/09/2013	08/09/2013	0.00	
PW-18-10-3475	10/18/2018	1516 PONCE DE LEON BLVD	OBSTRUCTION OF THE ROW PERMIT	OBSTRUCTION OF ROW	pending			0.00	
RC-18-10-3424	10/18/2018	1516 PONCE DE LEON BLVD	BLDG RECERT / CRB	BUILDING RECERTIFICATION (1948) CONSTRUCTION REGULATION BOARD CASE #18- 8031 AND UNSAFE STRUCTURE FEE	approved			980.63	
ZN-10-03-4464	03/25/2010	1516-26 PONCE DE LEON BLVD	DUMPSTER / CONTAINER	DUMPSTER (CLEAN UP ONLY) \$572	final	03/25/2010	03/25/2010	0.00	
ZN-10-05-3512	05/06/2010	1516 PONCE DE LEON BLVD	PAINT / RESURFACE FL / CLEAN	INTERIOR PAINTING ONLY \$900	final	05/06/2010	06/10/2010	0.00	
ZN-11-09-5768	09/07/2011	1516-26 PONCE DE LEON BLVD	ZONING MISCELLANEOUS WORK	REMOVE CARPET, PADDING, PEG BOARD PARTITIONS, SHELVES, REPAIR CEILING TILES , PREP FLOOR FOR TILE, INT PAINT \$1,400 -1524 PONCE DE LEON BLVD-	final	09/09/2011	09/26/2011	0.00	
ZN-11-09-5839	09/08/2011	1516 PONCE DE LEON BLVD	PAINT / RESURFACE FL / CLEAN	TILE INT FLOORS THROUGHOUT INCLUDING BATHROOM \$3,000	final	09/15/2011	09/27/2011	0.00	
ZN-12-01-7512	01/26/2012	1516-26 PONCE DE LEON BLVD	DUMPSTER / CONTAINER	DUMPSTER \$500	final	01/30/2012	01/30/2012	0.00	
ZV-15-09-3900	09/08/2015	1516 PONCE DE LEON BLVD	ZONING LETTER VERIFICATION	ZONING VERIFICATION LETTER	pending			0.00	

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

91 7108 2133 3932 5853 8290

1516 PONCE LLC
c/o DLA PIPER LLP
355 ALHAMBRA CIR #1550
CORAL GABLES, FL 33134

RE: 1516 PONCE DE LEON BLVD
FOLIO # 0341080093640
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 1948. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a Florida Registered Architect or Professional Engineer must inspect said building and a completed Recertification Report ("Report") must be submitted to this Department within **ninety (90) calendar days from the date of this letter**. A completed Report includes the Building Structural Report, the Building Electrical Report, cover letter(s) stating the structure meets the electrical and structural requirements for recertification, the Parking Lot Illumination Standards Form and the Parking Lot Guardrails Requirements Form; no additional documents or photographs are necessary. Note all paperwork submitted must be the original signed and sealed documents (no copies). Submittal of the Report does not constitute recertification; it must be approved by this Department.

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

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

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

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

Thank you for your prompt attention to this matter.

Manuel Z. Lopez, P.E.
Building Official

CITY'S Composite
EXHIBIT 4

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

Track Another Package +

Tracking Number: 9171082133393258538290

Remove X

Your item was delivered to an individual at the address at 1:41 pm on March 13, 2018 in MIAMI, FL 33134.

 **Delivered**

March 13, 2018 at 1:41 pm
Delivered, Left with Individual
MIAMI, FL 33134

Feedback

Tracking History ^

March 13, 2018, 1:41 pm

Delivered, Left with Individual

MIAMI, FL 33134

Your item was delivered to an individual at the address at 1:41 pm on March 13, 2018 in MIAMI, FL 33134.

March 11, 2018

In Transit to Next Facility

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

Product Information



See Less ^

Can't find what you're looking for?

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

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

Feedback

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

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The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY

CORAL GABLES, FLORIDA 33134

June 6, 2018

1516 PONCE LLC
c/o DLA PIPER LLP
355 ALHAMBRA CIR #1550
CORAL GABLES, FL 33134

RE: 1516 PONCE DE LEON BLVD
FOLIO # 0341080093640
Recertification of Building 40 Years or Older - **SECOND NOTICE**

Dear Property Owner:

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

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

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

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

Please govern yourself accordingly.

Sincerely,

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

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



The City of Coral Gables

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

July 10, 2018

1516 PONCE LLC
355 ALHAMBRA CIR #1550
CORAL GABLES, FL 33134

RE: Recertification of Building 40 Years or Older – **FINAL NOTICE**
1516 PONCE DE LEON BLVD
Folio # 0341080093640

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(I). 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

Garcia, Belkys

From: Garcia, Belkys
Sent: Wednesday, July 11, 2018 2:51 PM
To: 'Edgar Fontanez RA'; Erick Torres
Cc: Lopez, Manuel
Subject: RE: 1516 Ponce De Leon Blvd. 40-YR Report - Deadline Oct 9th
Attachments: 1516 PONCE DE LEON BLVD.pdf

Good afternoon,

Please click the Attached for a copy of the letter granting a 90-day extension to recertify the above Subject address. The deadline is October 9, 2018.

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



From: Lopez, Manuel
Sent: Friday, July 6, 2018 12:36 PM
To: 'Edgar Fontanez RA' <tfciami@gmail.com>
Cc: Erick Torres <arch2bc@yahoo.com>; Garcia, Belkys <bgarcia@coralgables.com>
Subject: RE: 1516 Ponce De Leon Blvd. 40-YR Report

Belkys please process.

Thank you,

Manuel Z. Lopez, P.E.
Deputy Building Official
Development Services Department
405 Biltmore Way, 3rd Floor
Coral Gables, Florida 33134
Office: (305) 460-5242



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.

From: Edgar Fontanez RA [<mailto:tfcmiami@gmail.com>]
Sent: Friday, July 06, 2018 9:40 AM
To: Lopez, Manuel
Cc: Erick Torres
Subject: 1516 Ponce De Leon Blvd. 40-YR Report

RE: Folio # 0341080093640
RECERTIFICATION OF BUILDING

Good morning Mr. Lopez, P.E.

Per our conversation this morning, we are humbly requesting a 90-Day extension for submittal of the 40-Year Report; for the above referenced property.

We currently have documents submitted to the City of Coral Gables under Building Permit Application BL-18-02-2355. We are expecting to have permit approval within the next two weeks.

Work will include complete upgrade of the electrical and mechanical systems, removal of the wood canopy, upgrades of bathrooms and interior finish work. We are forecasting work to be done within 90 Days.

Thank you for your consideration and have a fine weekend!

Saludos

--

Edgar Fontanez, RA, CGC, LEED AP, Pres.
TFC Design Builders, LLC
717 Ponce De Leon Blvd. Suite #319
Coral Gables, FL 33134
305.345.4240



The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY

CORAL GABLES, FLORIDA 33134

July 11, 2018

1516 Ponce LLC
c/o DLA Piper LLP
355 Alhambra Circle #1550
Coral Gables, Florida 33134

ADDRESS: 1516 Ponce de Leon Boulevard
PROPERTY FOLIO #: 03-4108-009-3640

Dear Property Owner/Manager:

This Department has received your request for an extension to provide the Building Recertification Report ("Report") for the above property address. By these means, I am granting you ninety (90) calendar days from the date of this letter to provide the 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 ninety (90) 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", is written over a horizontal line.

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

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 18-8031

vs.

1516 PONCE LLC
c/o Rogerio de Laurenzio
355 Alhambra Circle #1550
Coral Gables, Florida 33134-5041

Return receipt number:

7018 0680 0001 3977 2968

Respondent.

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

Date: October 19, 2018

Re: **1516 Ponce de Leon Boulevard**, Coral Gables, Florida 33134-4010 and legally described as Lot 10 & Lot 11, Block 35, 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 03-4108-009-3640 ("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.

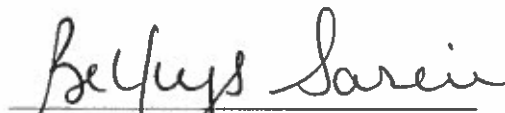
Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on November 5, 2018, at 2:00 p.m.

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, tel: (305) 460-5229. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m., tel: (305) 460-5235.

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

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

Please govern yourself accordingly.


Belkys Garcia, Secretary to the Board

ADA NOTICES

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

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

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

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

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

c:

1516 Ponce LLC, c/o DLA Piper LLP (US), Attn: Ryan J. Coyle, 200 S. Biscayne Boulevard #2500, Miami, Florida 33131-5340



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 18-8031

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 1516 PONCE DE LEON, ON OCTOBER 19, 2018
AT 9:30 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 19th day of October, in
the year 2018, by Claudio Ramos who is personally known to
me.

My Commission Expires:



[Signature]
Notary Public

1516 PONCE DE LEON BOULEVARD



Prepared by:
Jeanne Fuentes Lopez
Fowler White Burnett, P.A.
1395 Brickell Avenue, 14th Floor
Miami, Florida 33131
File No.: 100137

3423437E

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 7th day of October, 2015 between Carol Properties, L.L.C., a Texas limited liability company, whose post office address is: 8626 Westpark Drive, Houston, Texas, 77063, grantor, and 1516 Ponce LLC, a Florida limited liability company, whose post office address is: c/o DLA Piper LLP (US), Attn: Ryan J. Coyle, 200 South Biscayne Boulevard, # 2500, Miami, Florida 33131, 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:

Lots 10 and 11, Block 35, REVISED PLAT OF CORAL GABLES DOUGLAS SECTION, according to the plat thereof recorded in Plat Book 25 at Page 69, of the Public Records of Miami-Dade County, Florida.

Parcel Identification Number: 03-4108-009-3640

Subject to restrictions, easements and limitations of record as set forth on Exhibit "A" attached hereto, without imposing same; zoning regulations.

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, 2014.

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:


Print Name: ARIKAN ELTER


Print Name: Emmanuel Leventis

Carol Properties, L.L.C.,
a Texas limited liability company

By: 
Eric Villasenor Nieto, Manager

State of Texas
County of HARRIS

The foregoing instrument was acknowledged before me this 7TH day of October, 2015 by Eric Villasenor Nieto, as Manager of Carol Properties, L.L.C., a Texas limited liability company, on behalf of the company. He is personally known to me or has produced a DRIVER LICENSE as identification.

[Notary Seal]



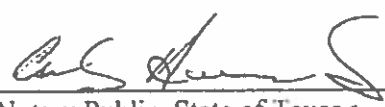

Notary Public, State of Texas
Print Name: Cindy Hernandez
My Commission Expires: January 17, 2017

Exhibit "A"

Permitted Encumbrances

1. Taxes and assessments for the year 2015 and subsequent years, which are not yet due and payable.
2. Utility easements referenced in the following instruments, which easements run along the rear five (5) feet of the platted lots and along the three (3) foot strip lying along the side lines of the platted lots per Paragraph 16 of the Warranty Deed recorded at Deed Book 1119, at Page 197.
3. Easement granted to South Atlantic Telephone and Telegraph Company by instrument recorded in Book 839, Page 106.
4. Water Service Easement in favor of Consumers Water Company referenced in Bill of Sale filed at Deed Book 939, at Page 443, assigned to Consumer's Water Company by instrument recorded at Deed Book 1004, at Page 499.
5. Electric Service Easement in favor of Utilities Land Company referenced in Bill of Sale filed at Deed Book 939, at Page 435, assigned to Florida Power and Light by instrument at Deed Book 1004, at Page 496.
6. Terms and conditions of the Hold Harmless & Restrictive Covenant Encroachment Agreement between Kopp Building, LLC and City of Coral Gables recorded in Book 28007, Page 2352.



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

Detail by Entity Name

Florida Limited Liability Company
1516 PONCE LLC.

Filing Information

Document Number	L15000149280
FEI/EIN Number	47-5241151
Date Filed	09/04/2015
State	FL
Status	ACTIVE
Last Event	LC STMNT OF RA/RO CHG
Event Date Filed	04/07/2017
Event Effective Date	NONE

Principal Address

355 Alhambra Circle
Ste.1550
Coral Gables, FL 33134

Changed: 02/12/2018

Mailing Address

355 Alhambra Circle
Ste.1550
Coral Gables, FL 33134

Changed: 02/12/2018

Registered Agent Name & Address

LAURENZIO, ROGERIO de
355 ALHAMBRA CIR. #1550
CORAL GABLES, FL 33134

Name Changed: 02/12/2018

Address Changed: 04/07/2017

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

Title MGR

NEW WORLD REAL ESTATE SERVICES LIMITED
STE 200B 2ND FL 1 BAY ST PO BOX N-3944
NASSAU BA

Annual Reports

Report Year	Filed Date
2016	03/02/2016
2017	01/11/2017
2018	02/12/2018

Document Images[02/12/2018 -- ANNUAL REPORT](#)[View image in PDF format](#)[04/07/2017 -- CORP CHACHG](#)[View image in PDF format](#)[01/11/2017 -- ANNUAL REPORT](#)[View image in PDF format](#)[03/02/2016 -- ANNUAL REPORT](#)[View image in PDF format](#)[09/04/2015 -- Florida Limited Liability](#)[View image in PDF format](#)