



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 9/4/2019

Property Information	
Folio:	03-4108-006-0900
Property Address:	1930 PONCE DE LEON BLVD Coral Gables, FL 33134-4407
Owner	MILTON & MARTIN ACKMAN
Mailing Address	7290 SW 140 TER PALMETTO BAY, FL 33158
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	5,820 Sq.Ft
Lot Size	6,066 Sq.Ft
Year Built	1939



Assessment Information			
Year	2019	2018	2017
Land Value	\$1,516,500	\$1,364,850	\$970,560
Building Value	\$582,000	\$735,150	\$619,547
XF Value	\$0	\$0	\$0
Market Value	\$2,098,500	\$2,100,000	\$1,590,107
Assessed Value	\$2,098,500	\$1,749,117	\$1,590,107

Benefits Information				
Benefit	Type	2019	2018	2017
Non-Homestead Cap	Assessment Reduction		\$350,883	
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
CORAL GABLES SEC K PB 8-33 LOTS 25 TO 28 LESS N50FT BLK 10 LOT SIZE 61.410 X 99 OR 18234-0359 0598 4	

Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,098,500	\$1,749,117	\$1,590,107
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,098,500	\$2,100,000	\$1,590,107
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,098,500	\$1,749,117	\$1,590,107
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,098,500	\$1,749,117	\$1,590,107

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
03/15/2018	\$100	30909-0433	Unable to process sale due to deed errors
05/01/1998	\$0	18234-0359	Sales which are disqualified as a result of examination of the deed

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

Version:

CITY'S

EXHIBIT 1

1930 Ponce de Leon Boulevard

<u>Owner (PA address)</u> Milton Ackman and Claire S. Ackman 7290 SW 140 Ter Palmetto Bay, FL 33158-1266	<u>Owner (deed address)</u> Milton Ackman 7861 SW 103 Pl Miami, FL 33123-2928
<u>Owner (deed address)</u> Claire S. Ackman 11709 SW 91 <i>St Terrace</i> Miami, FL 33186-2160	<u>Owner (probate address)</u> Claire S. Ackman 11377 SW 84 St., Apt. 214 Miami, FL 33173-3643

City of Coral Gables

ONLINE SERVICES

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New Permit Search

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
RC-19-09-3409	09/04/2019	1930 PONCE DE LEON BLVD	BLDG RECERT / CRB	BUILDING RECERTIFICATION (1939) CONSTRUCTION REGULATION BOARD CASE #19-9158 AND UNSAFE STRUCTURES	approved			980.63
ZN-18-05-2973	05/04/2018	1930 PONCE DE LEON BLVD	AWNING / CANOPY - RECOVER	CANVAS AWNING RECOVER (4) / COLOR: ROYAL NAVY \$2,400	issued	05/31/2018		0.00
AB-18-04-3929	04/24/2018	1930 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	COMMERCIAL *CANVAS AWNING RECOVER(4)/ COLOR: ROYAL NAVY \$2400	issued	04/24/2018		0.00
AB-17-10-1976	10/20/2017	1930 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	COMMERCIAL* PRESSURE CLEAN & PAINTING- WALLS: SW-6073 PERFECT GREIGE (DARK BEIGE)/ TRIM: SW-7006 SUPER WHITE \$3700	final	10/20/2017	11/16/2017	0.00
RV-16-10-7044	10/25/2016	1930 PONCE DE LEON BLVD	REVISION TO PERMIT	MEP REVISION	final	10/28/2016	10/28/2016	0.00
CC-16-04-5864	04/05/2016	1930 PONCE DE LEON BLVD	CONCURRENCY INVOICE	CONCURRENCY IMPACT STATEMENT - REF: BL-15-06-6164	final	04/05/2016	04/05/2016	0.00
ME-15-09-4347	09/16/2015	1930 PONCE DE LEON BLVD	MECH COMMERCIAL / RESIDENTIAL WORK	INSTALL 4 NEW DUCTS TO EXISTING AIR HANDLERS.	final	11/14/2016	12/14/2016	0.00
PL-15-08-4302	08/06/2015	1930 PONCE DE LEON BLVD	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMMERCIAL INTERIOR RENOVATIONS (AROMAS DEL PERU)	final	08/25/2016	12/14/2016	0.00
EL-15-07-5012	07/14/2015	1930 PONCE DE LEON BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	COMMERICAL INTERIOR RENOVATIONS (AROMAS DEL PERU) 14 LIGHT SOCKETS; 13 ROUGH IN	final	10/04/2016	12/15/2016	0.00

CITY'S

EXHIBIT

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				OUTLETS; 9 COMMERCIAL OPUTLETS AND 100 AMP SWITCHBOARD REPLACE				
BL-15-06-6164	06/30/2015	1930 PONCE DE LEON BLVD	INTERIOR ALTERATION ONLY	COMMERICAL INTERIOR RENOVATIONS (AROMAS DEL PERU) \$18,500	final	05/12/2016	01/17/2017	0.00
PU-15-04-4186	04/07/2015	1930 PONCE DE LEON BLVD	PUBLIC RECORDS SEARCH	REQ COPY OF PERMIT 04080442	final	04/07/2015	04/07/2015	0.00
PU-15-01-1066	01/26/2015	1930 PONCE DE LEON BLVD	PUBLIC RECORDS SEARCH	REQ COPY OF 27448 25428	final	01/26/2015	01/26/2015	0.00
CE-13-06-1396	06/20/2013	1930 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT16752 105-27 CITY CODE (GRA) GRAFFITI EXISTS ON PROPERTY, PROHIBITED REMOVE GRAFFITI FROM DUMPSTER AREA.	final	06/20/2013	06/20/2013	0.00
BL-12-04-9130	04/26/2012	1930 PONCE DE LEON BLVD	MISCELLANEOUS WORK	DISCARDED 08/03/15 REFERENCE EXCEEDING 2 YR INACTIVE TIME FRAME / OUTSIDE SEATING (AROMAS DEL PERU) \$800	canceled		08/03/2015	0.00
AB-12-04-8874	04/23/2012	1930 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	OUTSIDE SEATING (AROMAS DEL PERU) \$800	issued	04/23/2012		0.00
CE-12-02-8166	02/28/2012	1930 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	VERBAL WARNING - AROMAS DEL PERU CUV & SNT SPOKE TO MGR SILVIA & OWNER JAVIER	final	02/28/2012	02/28/2012	0.00
CE-12-02-8164	02/28/2012	1930 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	VERBAL WARNING SNA & CUV LA VINOECA EATERY - SPOKE TO DANI	final	02/28/2012	02/28/2012	0.00
EL-11-02-4767	02/08/2011	1930 PONCE DE LEON BLVD	ELEC SIGNS	ELECTRICAL SIGN (AROMAS DEL PERU)	final	03/30/2011	12/07/2011	0.00
BL-11-01-5239	01/21/2011	1930 PONCE DE LEON BLVD	SIGNS	ILLUMINATED TENANT & WINDOW SIGNAGE (AROMAS DEL PERU) \$1350	final	03/30/2011	01/18/2012	0.00
AB-11-01-4969	01/18/2011	1930 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	SIGN (AROMAS DEL PERU) \$1350	issued	01/18/2011		0.00
CE-10-11-3252	11/08/2010	1930 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT14650 SEC 5- 1902 ZC (BAN) BLINKING SIGN PROHIBITED.	final	11/08/2010	11/08/2010	0.00
BL-10-05-4624	05/21/2010	1930 PONCE	SIGNS	SIGN (ALINA'S HAIR DESIGNERS)	final	07/28/2010	01/07/2011	0.00

		DE LEON BLVD		ON EXISTING AWNING \$100				
AB-10-05-3278	05/04/2010	1930 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	SIGN ON AWNING (ALINA'S HAIR DESIGNERS) \$100	final	05/04/2010	01/07/2011	0.00
CE-10-03-4518	03/25/2010	1930 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT4074 SEC 62- 133 CC (ORW) MAY NOT PLACE ANY OBJECTS ON CITY R/W, INCLUDING SIDEWALK (CERAMIC FROG, ETC) AS THEY CREATE A POTENTIAL DANGER TO LIFE SAFETY.	final	03/25/2010	03/30/2011	0.00
CE-10-03-4517	03/25/2010	1930 PONCE DE LEON BLVD	CODE ENF TICKET PROCESS - NO RUNNING FINE	T37636 SEC 5- 1901 ZC (SNP) MAINTAINING A PORTABLE SIGN W/O A PERMIT (LA VINOTECA). WARNING ISSUED 3/22/10.	canceled	03/25/2010		0.00
CE-10-03-4202	03/22/2010	1930 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT4068 SEC 62- 133 CC (ORW) MAINTAINING PORTABLE UMBRELLAS ON CITY R/W. POSSIBLE DANGER TO LIFE SAFETY. MUST REMOVE.	final	03/22/2010	03/22/2010	0.00
CE-10-03-4201	03/22/2010	1930 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT4067 SEC 5- 1901 ZC (ZC) MAINTAINING PORTABLE SIGNS W/O OBTAINING REQUIRED PERMIT. MUST REMOVE.	final	03/22/2010	03/30/2011	0.00
EL-09-10-3179	10/21/2009	1930 PONCE DE LEON BLVD	ELEC SIGNS	CANCELLED - ELECTRIC FOR 1 ILLUMINATED SIGN	final	10/28/2009	04/26/2010	0.00
PU-09-08-1429	08/04/2009	1930 PONCE DE LEON BLVD	PUBLIC RECORDS SEARCH	TO CLOSE ACTIVE PERMIT #00110059 CRM INV#8133	final	08/05/2009	08/05/2009	0.00
ZN-09-06-2820	06/18/2009	1930 PONCE DE LEON BLVD	AWNING / CANOPY - RECOVER	1AWNING RECOVER (GREEN) \$1500 @ 221 NAVARRE	final	06/19/2009	08/06/2009	0.00
AB-09-06-2809	06/18/2009	1930 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	1AWNING RECOVER (GREEN) \$1500	final	06/18/2009	08/06/2009	0.00
BL-09-05-2400	05/14/2009	1930 PONCE DE LEON BLVD	SIGNS	CANCELLED - REVERSE CHANNEL LETTERS SIGN "LA MOON" \$1200 - TAKEOVER	final	10/28/2009	04/26/2010	0.00
AB-09-05-2220	05/11/2009	1930 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	RESUBMITTAL REVERSE CHANNEL LETTERS SIGN "LA MOON" \$1200	final	05/11/2009	04/26/2010	0.00

CE-08-12-1229	12/16/2008	1930 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT 1006 SEC 62- 133 CC (ORW) PLACING OBSTRUCTIONS ON PUBLIC RIGHT OF WAY; PHROHIBITED. ie 2 sets of umbrellas on ROW. Tenant @ 221 navarre/LA VINOTECA	pending	12/16/2008		0.00
CE-08-11-0567	11/12/2008	1930 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT77093 SEC 5- 1902 ZC (BAN) BANNERS AND OTHERS ATTENTION ATTRACTORS AND ADVERTISING DEVICES PROHIBITED. ie Nails Grand Opening Banner @1930/ Perros colombianos @1940 tenant also.	pending	11/12/2008		0.00
PL-08-09-0768	09/17/2008	1930 PONCE DE LEON BLVD	PLUMB GAS - APPLIANCE / PIPING / TANK	CONNECTION OF TWO GAS APPLIANCES \$350	final	09/17/2008	12/31/2008	0.00
BL-08-04-1043	04/18/2008	1930 PONCE DE LEON BLVD	SIGNS	ILLUMINATED SIGN ""GABLES NAILS \$1500	pending			5.00
PL-08-03-1120	03/27/2008	1930 PONCE DE LEON BLVD	PLUMB COMMERCIAL / RESIDENTIAL WORK	DF & FINE INSTALL 6 SINKS \$5,800	final	03/27/2008	10/02/2008	0.00
AB-08-03-0169	03/06/2008	1930 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	RESUBMITTAL SIGN ""GABLES NAILS \$1500 (JOSE 305-387- 3410) I.F. SPOKE W/MARTHA, JOSE'S WIFE @4:57 PM 3.12.03)	issued	03/20/2008		0.00
CE-08-02-0785	02/19/2008	1930 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT79664 (SNT) 5- 1901(1) ZC MAINTAINING TEMPORARY SIGN(S) IN EXCESS OF 250 SQ. INCHES AND/OR THAN TWO (2) PER STORE, WHICH IS PROHIBITED NOTE*1940 ADDRESS IN BUILDING	final	02/19/2008	02/19/2008	0.00
BL-08-01-1139	01/28/2008	1930 PONCE DE LEON BLVD	INTERIOR ALTERATION ONLY	CODE ENF VIO INTER ALTER W/O PERMIT \$5,800 (GABLE NAIL)	final	03/27/2008	03/27/2008	0.00
ME-08-01-0421	01/11/2008	1930 PONCE DE LEON BLVD	MECH VENTILATION	INSTALL EXHAUST FAN \$2,800	final	01/14/2008	10/13/2008	0.00



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: Aromas Del Peru Address: 1930 Ponce De Leon Boulevard City: Coral Gables Suite:	Inspection Date: 4/12/2019 InspectionType: AA-Tactical, Assembly Inspected By: Madelaine Mendez 305-460-5563 mmendez@coralgables.com Occ. Sq. Ft.: 3300 Occupant Number: 192505
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Insp. Result	Location	Code Set	Code
Fail	Floor 1	FL NFPA 101 2015 Exit signs	7.10.1.2.1 - Exits - Provide sign
Inspector Comments: Exits, other than main exterior exit doors that obviously and clearly are identifiable as exits, shall be marked by an approved sign that is readily visible from any direction of exit access. PROVIDE 2 EXIT SIGNS WITH ARROW POINTING TO THE DIRECTION OF EGRESS (COMBO SIGN EXIT/EMERGENCY LIGHT) 1. COLD KITCHEN AREA - HANG SIGN ON CEILING BY SHELF WITH PLASTIC TAKE OUT CONTAINERS. 2. BY ENTRANCE IN DISH-WASHING AREA.			
Fail	Floor 1	FL NFPA 101 2015 Emergency lights	7.9.3.1 - Excerpt: Required emergency lighting systems shall be tested in accordance...
Inspector Comments: Required emergency lighting systems shall be tested in accordance with one of the three options offered by 7.9.3.1.1, 7.9.3.1.2, or 7.9.3.1.3. EMERGENCY LIGHTS - - TEST ALL EMERGENCY LIGHTS THROUGHOUT RESTAURANT AND REPAIR/REPLACE AS NEEDED. SUBMIT LETTER STATING THAT ALL THE EMERGENCY LIGHTS HAVE BEEN TESTED THROUGHOUT RESTAURANT AND ARE ALL IN GOOD WORKING CONDITION.			
Fail	Floor 1	FL NFPA 01 2015 Electrical	11.1.4.2 - Excerpt: The relocatable power taps shall be directly connected to...
Inspector Comments: The relocatable power taps shall be directly connected to a permanently installed receptacle. REMOVE EXTENSION CORD (BEHIND REFRIGERATOR/FREEZER) PROVIDE ELECTRICAL OUTLET OR SURGE PROTECTOR WITH A LONG CORD			

CITY'S

EXHIBIT

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Thank you for your assistance. If you have any additional questions or to schedule an inspection, please contact the inspector listed at the top of this report.

Signature valid only in mobile-eye documents

Signature valid only in mobile-eye's documents

Madeline Mendez
4/12/2019

https://www.mobile-eyes.com/InspectPortal_ViewReport.asp?file=1000147OR-14351678... 9/11/2019



The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

February 11, 2019

VIA CERTIFIED MAIL

7018 2290 0001 6692 0795

MILTON & MARTIN ACKMAN
7290 SW 140 TERR
PALMETTO BAY, FL 33158

RE: 1930 PONCE DE LEON BLVD
FOLIO # 03-4108-006-0900

Notice of Required Inspection For Recertification of 40 Years or Older Building

Dear Property Owner:

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 1939. 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 by you to this Department within **ninety (90) calendar days** from the date of this letter. A completed Report includes 1) cover letter(s) stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 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). Submittal of the Report does not constitute recertification; it must be approved by this Department and the Letter of Recertification must be issued.

Once a completed Report is submitted to this Department and 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/property_recertification.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 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 at that time. 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 completed Report may be submitted Monday through Friday, 7:30 am to 3:20 pm to this Department.

I thank you for your prompt attention to this matter.

Manuel Z. Lopez, P.E.
Building Official

CITY'S

Composite

EXHIBIT

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[FAQs > \(https://www.usps.com/faqs/uspstracking-faqs.htm\)](https://www.usps.com/faqs/uspstracking-faqs.htm)**Track Another Package +****Tracking Number:** 70182290000166920795

Remove X

Your item has been delivered to the original sender at 9:42 am on March 25, 2019 in CORAL GABLES, FL 33114.

**Delivered**

March 25, 2019 at 9:42 am
Delivered, To Original Sender
CORAL GABLES, FL 33114

Feedback

Tracking History**March 25, 2019, 9:42 am**

Delivered, To Original Sender
CORAL GABLES, FL 33114

Your item has been delivered to the original sender at 9:42 am on March 25, 2019 in CORAL GABLES, FL 33114.

March 25, 2019, 9:37 am

Available for Pickup
CORAL GABLES, FL 33114

March 24, 2019

In Transit to Next Facility

March 23, 2019, 10:58 pm

Departed USPS Regional Facility
MIAMI FL DISTRIBUTION CENTER

March 16, 2019, 1:13 pm

Unclaimed/Being Returned to Sender

MIAMI, FL 33197

Reminder to Schedule Redelivery of your item

February 14, 2019, 1:56 pm

Notice Left (No Authorized Recipient Available)

MIAMI, FL 33158

February 12, 2019, 7:42 pm

Arrived at USPS Regional Facility

MIAMI FL DISTRIBUTION CENTER

Product Information
Feedback

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>)



The City of Coral Gables

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

5/16/2019

MILTON & MARTIN ACKMAN
7290 SW 140 TERR
PALMETTO BAY, FL 33158

RE: 1930 PONCE DE LEON BLVD
FOLIO # 03-4108-006-0900

Notice of Required Inspection For Recertification of 40 Years or Older Building – **SECOND NOTICE**

Dear Property Owner:

In a certified letter dated February 11, 2019, 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). In order to avoid delays submit the completed Report in person in order to calculate all fees accordingly.

Failure to submit the completed Report within thirty (30) calendar days from the date of this Notice will result in forwarding the matter to the City's Construction Regulation Board for further review and determination; additional fees will be incurred at that time. The completed Report may be submitted Monday through Friday, 7:30am to 2:30pm to this Department. Contact Belkys Garcia at bgarcia@coralgables.com if any questions regarding this matter.

Please govern yourself accordingly.

Sincerely,

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

Manuel Z. Lopez, P.E.
Building Official



The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY

CORAL GABLES, FLORIDA 33134

6/19/2019

MILTON & MARTIN ACKMAN
7290 SW 140 TERR
PALMETTO BAY, FL 33158

RE: 1930 PONCE DE LEON BLVD

FOLIO # 03-4108-006-0900

Notice of Required Inspection For Recertification of 40 Years or Older Building – **FINAL NOTICE**

Dear Property Owner:

In a certified letter dated February 11, 2019, 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 May 16, 2019, informed you it was necessary to submit to this Department a completed Report prepared by a licensed architect or engineer within thirty (30) calendar days certifying the structure meets 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 is presumed unsafe** due to non-compliance.

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).

Please be advised **the matter will be forwarded to the City's Construction Regulation Board ("Board")**; 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, it 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. The completed Report may be submitted Monday through Friday, 7:30 am to 2:30 pm to this Department. Contact Belkys Garcia at bgarcia@coralgables.com if any questions regarding this matter.

Please govern yourself accordingly.

Sincerely,

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

Manuel Z. Lopez, P.E.
Building Official

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 19-9158

vs.

MILTON ACKMAN & CLAIRE S. ACKMAN
7290 S.W. 140th Terrace
Palmetto Bay, Florida 33158-1266

Return receipt number:

7018 2290 0001 6693 8394

Respondent.

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

Date: September 23, 2019

Re: **1930 Ponce de Leon Boulevard**, Coral Gables, Florida 33134-4407 and legally described as Lots 25 to 28 less N50FT, Block 10, of CORAL GABLES SECTION K, according to the Plat thereof, as recorded in Plat Book 8, Page 33, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-006-0900 ("Property").

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

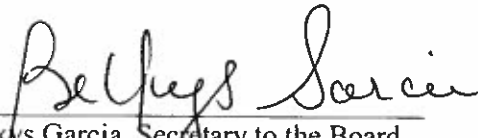
Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134, on October 7, 2019, at 2:00 p.m.

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 2:30 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, 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:
Milton Ackman, 7861 S.W. 103rd Place, Miami, Florida 33123-2928
Claire S. Ackman 11709 S.W. 91st Street, Miami, Florida 33186-2160
Claire S. Ackman, 11377 S.W. 84th Street #214, Miami, Florida 33173-3643



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 19-9158

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 1930 Ponce de Leon Boulevard, ON 9-23-19
AT 10:24 AM.

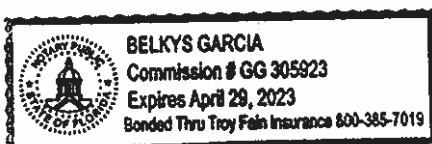
JOSE IGLESIAS
Employee's Printed Name

[Signature]
Employee's Signature

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

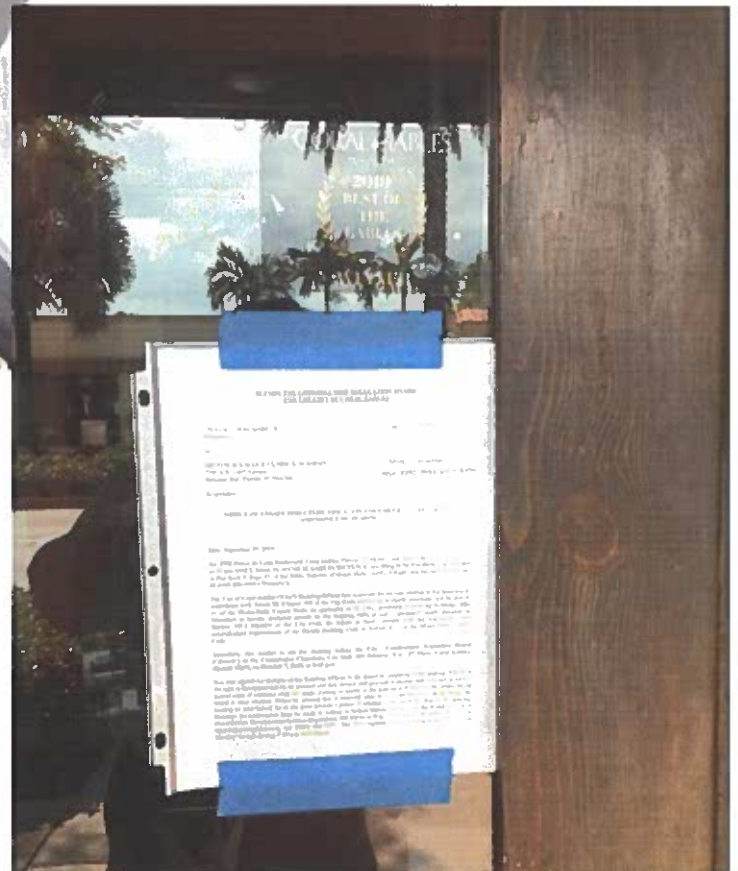
Sworn to (or affirmed) and subscribed before me this 23rd day of September, in
the year 2019, by JOSE IGLESIAS who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

1930 PONCE DE LEON BOULEVARD





CFN 2018R0173975

OR BK 30909 Pgs 433-434 (2Pgs)

RECORDED 03/23/2018 14:25:23

DEED DOC TAX \$0.60

HARVEY RUVIN, CLERK OF COURT

MIAMI-DADE COUNTY, FLORIDA

This instrument prepared by:
JAMES M. SCHIFF, ESQ.
 9130 S. Dadeland Boulevard, Suite 2000
 Miami, Florida 33156
 Tel No. (305) 670-5599

Folio No. 03-4108-006-0090

PERSONAL REPRESENTATIVE'S DISTRIBUTIVE DEED

THIS INDENTURE, made this 15 day of MARCH, 2018, by and between SCOTT ACKMAN and LINDA BITTEL, as the duly qualified and acting Personal Representatives of the Estate of MARTIN ACKMAN, deceased, whose post office addresses are 11709 S.W. 91st Terrace, Miami, FL 33186 and 10100 SW 71st Avenue, Pinecrest, FL 33156, respectively, Parties of the first part and CLAIRE S. ACKMAN, whose post office address is 11709 S.W. 91st Terrace, Miami, FL 33186, party of the second part.

WITNESSETH:

WHEREAS, MARTIN ACKMAN, died in Miami-Dade County, Florida, on July 18, 2017, seized and possessed of a 50% interest in the real property hereinafter described; and

WHEREAS, title to said property passed to the party of the second part as of the date of said decedent's death pursuant to Decedent's Last Will and Testament and the Florida law of descent and distribution and to the Court Order dated March 13, 2018, on Petition to Distribute Real Property to Beneficiary dated February 13, 2018, in those certain proceedings in the Circuit Court for Miami-Dade County, Florida, Probate Division, in Case No. 2017-003462 CP 02, subject only to the right of the parties of the first part to sell or encumber the property for the purpose of defraying claims, costs and expenses of administration of the decedent's estate; and

WHEREAS, the parties of the first part wish to distribute said property to the party of the second part and evidence the release of the property from said right to sell or encumber;

NOW, THEREFORE, in consideration of the foregoing and in connection with the distribution of the estate of said decedent, the parties of the first part have released to the party of the second part the right to sell or encumber said property and granted, conveyed and confirmed unto the party of the second part, her heirs and assigns forever, all of the interest of said decedent in and to the real property situated in Miami-Dade County, Florida, described as follows:

Lots 25, 26, 27 and 28, less the North 50 feet thereof, in Block 10, of CORAL GABLES SECTION "K", according to the Plat thereof, as recorded in Plat Book 8, at Page 33, of the Public Records of Miami-Dade County, Florida.

TOGETHER with all and singular the tenements, hereditaments and appurtenances belonging to or in any way appertaining to that real property, subject to all restrictions, reservations and easements of record, if any, and ad valorem taxes for the current year.

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Book30909/Page433 CFN#20180173975

Page 1 of 2

OR BK 30909 PG 434
LAST PAGE

Because this deed is given to evidence the distribution of assets of a decedent's estate and involves the assumption of no mortgage, minimum state documentary stamps are affixed.

IN WITNESS WHEREOF, the undersigned, as personal representatives of the estate of the said decedent, have executed this instrument under seal on the date aforesaid.

As to both:

Signed, sealed and delivered in the presence of:

[Signature]
Printed Name: JAMES M. SCHIFF

[Signature]
SCOTT ACKMAN, Personal Representative

[Signature]
Printed Name: LINDA BITTEL

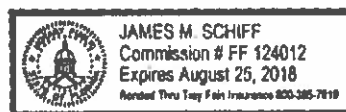
[Signature]
LINDA BITTEL, Personal Representative

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 15 day of MARCH, 2018, by SCOTT ACKMAN and LINDA BITTEL, as Personal Representatives of the Estate of MARTIN ACKMAN, Deceased, who are personally known to me or who have presented their Florida driver's licenses as identification.

[Signature]
Notary Public, State of Florida
Printed: _____

My Commission Expires:



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Page 2 of 2

OFF. REC. 18234P0359

98R401920 1998 AUG 14 14:15

This Instrument Prepared by:
 James M. Schill, Esquire
 James M. Schill, P.A.
 9130 South Dadeland Blvd.
 Suite 1609 - Two Dairan Center
 Miami, Florida 33156

PARCEL IDENTIFICATION NO. 03-4108-006-0900

DOCSTPOEE 0.60 SURTX 0.45
 HARVEY RUVIN, CLERK DADE COUNTY, FL

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, made this 19 day of May, 1998, between CARMELA ACKMAN, Individually and as Trustee of TRUST C/B MILTON R. ACKMAN UNDER INDENTURE OF TRUST DATED 9/30/80, Grantor and MILTON ACKMAN, Grantee, whose address is: 7861 SW 103 Place, Miami, FL 33173-2928

WITNESSETH

THAT said Grantor, for and in consideration of the sum of TEN and NO/100 (\$10.00) DOLLARS, and other good and valuable considerations, the receipt whereof is hereby acknowledged, do hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described land, situate, lying and being in the County of Dade, State of Florida, to-wit:

AN UNDIVIDED 50% INTEREST IN AND TO: Lots 25, 26, 27 and 28 (less North 50 ft. thereof), Block 10, CORAL GABLES, SECTION "K", as recorded in Plat Book 8, at Page 33, of the Public Records of Dade County, Florida.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only property use, benefit and behoof of the said Grantee forever.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hands and seals the day and year first above written.

Signed, sealed in the presence of:

Milton R. Ackman
 Print Name: MILTON R. ACKMAN

Naomi Saltzman
 Print Name: NAOMI SALTZMAN

Carmela Ackman
 CARMELA ACKMAN, Individually and
 as Trustee

N.Y.
 STATE OF FLORIDA)
 COUNTY OF DADE
New York

The foregoing instrument was acknowledged to before me this 22nd day of May, 1998, by CARMELA ACKMAN, Individually and as Trustee of TRUST C/B MILTON R. ACKMAN UNDER INDENTURE OF TRUST DATED 9/30/80, who is personally known to me or who

produced 755217 as identification and who did take an oath.

My Commission Expires:

11/30/98

Notary Public

Print Name:

NAOMI SALTZMAN

NAOMI SALTZMAN
NOTARY PUBLIC, State of New York
Qualified in New York County
No. 31-8744636
Cert. filed with N.Y. Co. Clk. and Reg.
Commission Expires Nov. 30, 1998

RECORDED IN OFFICIAL RECORDS BOOK
OF DADE COUNTY, FLORIDA
RECORD VERIFIED
HARVEY RUVIN
CLERK, CIRCUIT COURT

6

IN THE CIRCUIT COURT OF THE 11TH JUDICIAL
CIRCUIT IN AND FOR MIAMI-DADE COUNTY,
FLORIDA

PROBATE DIVISION

CASE NO. 2017-003462-CP-02

In Re: The Estate of

MARTIN ACKMAN,

Deceased.

RECEIPT OF BENEFICIARY AND CONSENT TO DISCHARGE

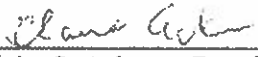
The undersigned Claire S. Ackman, whose address is 11377 S.W. 84th Street, Apt. 214, Miami, Florida 33173 hereby acknowledges having received from the above estate the following:

1. The estate's interest in the real property located at 1930 Ponce de Leon Boulevard, Coral Gables, FL 33134, which folio number is 03-4108-006-0090, by this Court's Order on Petition to Distribute Real Property to Beneficiaries dated March 13, 2018.

2. The sum of \$4,053.86 representing the balance of the funds in the Estate's restricted account at Iberia Bank pursuant to this Court's Order Authorizing release of Estate Funds dated March 13, 2018.

The undersigned further acknowledges receipt of the complete distribution of the share of the estate to which the undersigned was entitled, releases the personal representative from all further liability in connection with this estate, and consents to the entry of an order discharging the personal representative without notice, hearing, or waiting period and without further accounting.

Dated this 15th day of March, 2018.



Claire S. Ackman, Beneficiary
11377 SW 84 Street, Apt. 214
Miami, Florida 33173