



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 6/24/2022

Property Information	
Folio:	03-4117-005-2020
Property Address:	2551 LE JEUNE RD Coral Gables, FL 33134-5805
Owner	PUBLIX SUPER MARKETS INC
Mailing Address	PO BOX 32018 LAKELAND, FL 33802 USA
PA Primary Zone	6600 COMMERCIAL - LIBERAL
Primary Land Use	1411 SUPERMARKET : RETAIL OUTLET
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	43,490 Sq.Ft
Lot Size	132,514 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information			
Year	2021	2020	2019
Land Value	\$26,502,800	\$26,502,800	\$26,502,800
Building Value	\$100,000	\$100,000	\$100,000
XF Value	\$0	\$0	\$0
Market Value	\$26,602,800	\$26,602,800	\$26,602,800
Assessed Value	\$26,602,800	\$25,775,710	\$23,432,464

Benefits Information				
Benefit	Type	2021	2020	2019
Non-Homestead Cap	Assessment Reduction		\$827,090	\$3,170,336
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Taxable Value Information			
	2021	2020	2019
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$26,602,800	\$25,775,710	\$23,432,464
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$26,602,800	\$26,602,800	\$26,602,800
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$26,602,800	\$25,775,710	\$23,432,464
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$26,602,800	\$25,775,710	\$23,432,464

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



OFFICE OF THE PROPERTY APPRAISER

Generated On : 6/24/2022

Property Information

Folio: 03-4117-005-2020

Property Address: 2551 LE JEUNE RD

Roll Year 2021 Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	CC	6600	Square Ft.	132,514.00	\$26,502,800

Building Information

The Building calculated value for this property has been overridden. Please refer to the Building Value in the Assessment Section, in order to obtain the most accurate value.

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1962			30,348	
1	2	1996			13,142	

Extra Features

The Extra Feature calculated value for this property has been overridden. Please refer to the XF Value in the Assessment Section, in order to obtain the most accurate value.

Description	Year Built	Units	Calc Value
Cent A/C - Comm (Aprox 300 sqft/Ton)	1986	10	
Cent A/C - Comm (Aprox 300 sqft/Ton)	1982	28	
Cent A/C - Comm (Aprox 300 sqft/Ton)	1978	12	
Cent A/C - Comm (Aprox 300 sqft/Ton)	1962	50	
Light Standard - 10-30 ft High - 1 Fixture	1962	10	
Paving - Asphalt	1962	87,120	
Cooler Room - Area - Used with X/F #15	1962	1,200	
Paving - Concrete	1962	923	
Wall - CBS 4 to 8 in, reinforced	1962	1,320	
Wall - CBS unreinforced	1962	2,200	

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Version:

- 1) 2551 Le Jeune Rd – There are many judgments that name the owner, Publix Super Markets, Inc. However, it is not worth determining which ones actually create liens to notify the judgments holders, unless the City proceeds to demolition.

<u>Owner (principal and mailing address)</u>	<u>Owner (Registered Agent address)</u>
Publix Super Markets, Inc. 3300 Publix Corporate Pkwy Lakeland, FL 33811-3311	Publix Super Markets, Inc. c/o Corporate Creations Network, Inc. Registered Agent 801 US Highway 1 North Palm Beach, FL 33408-3811

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[Logon](#) [Help](#) [Contact](#)
[New Permit Search](#)

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
PW-19-11-4419	11/14/2019	2551 LE JEUNE RD	UTILITY PERMIT	INSTALL 630' OF NEW 3-1.5" HDPE CONDUITS DIRECTIONAL BORE ALONG THE WEST SIDE OF SALZEDO ST. INSTALL 56' TRENCH ON THE NORTH SIDE OF MIRACLE MILE. INSTALL A NEW CC HH (48"X48"X48"). INSTALL THREE NEW CC HH (24"X36"X36"). *PERMIT REQUEST HAS BEEN DISCARDED NO ACTION HAS TAKEN PLACE FOR OVER 180 DAYS	canceled		05/13/2021	0.00
DR-19-04-4604	04/05/2019	2551 LE JEUNE RD	DEVELOPMENT REVIEW COMMITTEE	PUBLIX MIXED-USE REDEVELOPMENT. DRC LEVEL 1 APPLICATION FOR A 56,011 SQUARE FEET PUBLIX GROCERY STORE AND AN 18-STORY MIXED-USE BUILDING, TO BE LOCATED AT 2551 LE JEUNE ROAD	issued	04/05/2019		0.00
CE-18-08-4415	08/29/2018	2551 LE JEUNE RD	CODE ENF LIEN SEARCH	LIEN SEARCH	final	08/31/2018	08/31/2018	0.00
ME-17-06-1503	06/09/2017	2551 LE JEUNE RD	MECH COMMERCIAL / RESIDENTIAL WORK	EXACT CHANGE OUT 6 ROOFTOP CONDENSERS (PUBLIX) \$24,914	final	06/20/2017	12/15/2017	0.00
FD-14-10-3834	10/27/2014	2551 LE JEUNE RD	FIRE HYDRANT FLOW TEST	FIRE HYDRANT FLOW TEST FLOW HYDRANT #18-02 ANDALUSIA AVE & LEJEUNE RD	final	10/27/2014	10/27/2014	0.00
FD-14-10-3830	10/27/2014	2551 LE JEUNE RD	FIRE HYDRANT FLOW TEST	FIRE HYDRANT FLOW TEST FLOW HYDRANT: 17-28 350 VALENCIA AVE	final	10/27/2014	10/27/2014	0.00
DR-14-05-2841	05/12/2014	2551 LE JEUNE RD	DEVELOPMENT REVIEW COMMITTEE	57,000 SQ. FT. PUBLIX STORE AND 18 STORY, 282 UNIT MULTI FAMILY RESIDENTIAL BUILDING AT 2551 LE JEUNE ROAD	issued	05/12/2014		0.00
HI-14-05-2175	05/02/2014	2551 LE JEUNE	LETTER OF HISTORIC		final	05/02/2014	05/02/2014	0.00

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		RD	SIGNIFICANCE					
CE-13-07-0607	07/09/2013	2551 LE JEUNE RD	CODE ENF WARNING PROCESS	WT12136 105-27 CITY CODE (GRA) GRAFFITI ON SIDE OF BUILDING	final	07/09/2013	07/10/2013	0.00
CE-13-07-0338	07/05/2013	2551 LE JEUNE RD	CODE ENF WARNING PROCESS	WT13305 SEC 33-200 MIAMI DADE COUNTY CODE (BEE) MUST HAVE BEE HIVE ABATED FROM RIGHT OF WAY TREE COVERED UNDER RESTRICTIVE COVENANT	final	07/05/2013	07/05/2013	0.00
RC-12-11-1230	11/21/2012	2551 LE JEUNE RD	BLDG RECERT / CRB	BUILDING RECERTIFICATION	final		11/21/2012	0.00
ZN-10-12-3720	12/07/2010	2551 LE JEUNE RD	PAINT / RESURFACE FL / CLEAN	DF & F CLEAN/PAINT MAIN WALLS SW 6106 (BEIGE) AND ACCENT (WHITE) PUBLIX SUPERMARKET \$9,100	final	12/07/2010	05/20/2011	0.00
CE-10-12-3484	12/03/2010	2551 LE JEUNE RD	CODE ENF WARNING PROCESS	WT8307 62-133 CITY SHOPPING CARTS PLACED IN THE ALLEY WAY O THE 500 BLOCK OF ALMERIA/VALENCIA. MUST REMOVE ALL OBSTRUCTIONS FROM THE RIGHT OF WAY	final	12/03/2010	09/17/2018	0.00
CE-10-12-3422	12/02/2010	2551 LE JEUNE RD	CODE ENF TICKET PROCESS - NO RUNNING FINE	T37136 CH.3-208 ZONING CODE (EXT) @ 3:55PM (SHERIDAN PAINTING) MAINTAINING/DOING EXTERIOR CONSTRUCTION, ALTERATIONS AND/OR REPAIRS WITHOUT NECESSARY APPROVAL AND PERMIT(S).	final	12/02/2010	12/28/2010	0.00
CE-10-12-3421	12/02/2010	2551 LE JEUNE RD	CODE ENF TICKET PROCESS - NO RUNNING FINE	T37135 CH.62-58 CITY CODE (PWP) @ 3:55PM FAILURE TO OBTAIN A PUBLIC WORKS PERMIT FOR DOING WORK ON THE PUBLIC RIGHT OF WAY WHICH IS PROHIBITED.	final	12/02/2010	12/28/2010	0.00
CE-09-05-2641	05/18/2009	2551 LE JEUNE RD	CODE ENF TICKET PROCESS - NO RUNNING FINE	T36462 62-133 SWA CITY CODE MAINTAINING A SWALE ARE (ABANDOND PUBLIX CART ON RIGHT OF WAY)	final	05/18/2009	06/05/2009	0.00
CE-08-06-0659	06/10/2008	2551 LE JEUNE RD	CODE ENF WARNING PROCESS	WT 00553 / SWA 62- 133 CITY CODE MAINTAINING A SWALE AREA IN VIOLATION OF CITY CODE. PUBLIX CART ON SWALE	final	06/10/2008	09/17/2018	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).

CORAL CABLES

THE CITY BEAUTIFUL

Public Information

Search for

No results were found



The City of Coral Gables

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

November 27, 2012

Publix Super Markets, Inc.
3300 Publix Corporate Pkwy.
Lakeland, FL 33811

**LETTER OF BUILDING RECERTIFICATION
IN ACCORDANCE WITH SECTION 8-11(f) OF
THE CODE OF MIAMI-DADE COUNTY**

PROPERTY FOLIO: # 03-4117-005-2020
ADDRESS: 2551 LeJeune Road, Coral Gables, FL

Dear Property Owner/Manager:

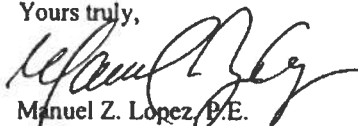
This Office is in receipt of your structural and electrical report stating that the above referenced building has been examined and found to be structurally and electrically safe for its continued occupancy.

Based on acceptance of this report, we herewith grant this LETTER OF RECERTIFICATION for the above subject premises in accordance with Section 8-11(f) of the Code of Miami-Dade County.

The expiration date of this approval, as stated in said Code, is 10 years from 2012. This recertification letter does not exclude the building from subsequent inspections as deemed necessary by the Building Official, as specified in the Florida Building Code.

As a routine matter, and in order to avoid possible misunderstanding, nothing in this letter should be construed directly, or indirectly as a guarantee of the safety of any portion of this structure. However, based on the term stated in Section 8-11(f) of the Code, continued occupancy of the building will be permitted in accordance with the minimum procedural guidelines for the recertification structural/electrical report on file with this office.

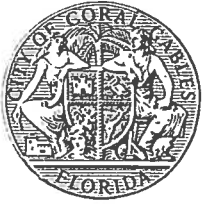
Yours truly,


Manuel Z. Lopez, P.E.
Building Official

CITY'S

EXHIBIT

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The City of Coral Gables

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

1/3/2022

VIA CERTIFIED MAIL

PUBLIX SUPER MARKETS INC
3300 PUBLIX CORPORATE PKWY
LAKE LAND, FL 33811

7020 3160 0001 1022 1055

RE: 2551 LE JEUNE RD
FOLIO # 03-4117-005-2020

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 1962. 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. 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 \$500.00 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, 7:30am to 3:20pm to this Department. Contact Virginia Goizueta at vgoizueta@coralgables.com if any questions regarding building recertification.

Thank you for your prompt attention to this matter.

Manuel Z. Lopez, P.E.
Building Official

CITY'S

EXHIBIT 5

Track Another Package +

Tracking Number: 70203160000110221055

Remove X

Your item was delivered to an individual at the address at 2:17 pm on January 6, 2022 in LAKELAND, FL 33811.

USPS Tracking Plus® Available ▾

 **Delivered, Left with Individual**

January 6, 2022 at 2:17 pm
LAKELAND, FL 33811

Feedback

Get Updates ▾

Text & Email Updates	▾
Tracking History	▾
USPS Tracking Plus®	▾
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

Feedback



The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY

CORAL GABLES, FLORIDA 33134

4/4/2022

PUBLIX SUPER MARKETS INC
3300 PUBLIX CORPORATE PKWY
LAKELAND, FL. 33811

7021 2720 0001 4959 2148

RE: 2551 LE JEUNE RD
FOLIO # 03-4117-005-2020

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

Dear Property Owner:

In a certified letter dated 1/3/2022, 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). **Additionally you will need to register in the new permitting system to submit report, see the instructions attached.**

Failure to submit the 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. The completed Report may be submitted Monday through Friday, 7:30am to 2:30pm to this Department. Contact Virginia Goizueta at vgoizueta@coralgables.com if any questions regarding building recertification.

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

Track Another Package +

Tracking Number: 70212720000149592148

Remove X

Your item was delivered to the front desk, reception area, or mail room at 12:54 pm on April 8, 2022 in LAKELAND, FL 33811.

USPS Tracking Plus® Available ▾

 **Delivered, Front Desk/Reception/Mail Room**

April 8, 2022 at 12:54 pm
LAKELAND, FL 33811

Feedback

Get Updates ▾

Text & Email Updates	▾
Tracking History	▾
USPS Tracking Plus®	▾
Product Information	▾

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

FAQs

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The City of Coral Gables

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

6/9/2022

PUBLIX SUPER MARKETS INC
3300 PUBLIX CORPORATE PKWY
LAKELAND, FL 33811

7021 1970 0000 4016 1609

RE: 2551 LE JEUNE RD

FOLIO # 03-4117-005-2020

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

Dear Property Owner:

In a certified letter dated 1/3/2022, 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 4/4/2022, 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 remains unsafe** due to non-compliance. 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, 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, 7:30am to 2:30pm to this Department. Contact Virginia Goizueta at vgoizueta@coralgables.com if any questions regarding building recertification.

Please govern yourself accordingly.

Sincerely,

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

Manuel Z. Lopez, P.E.
Building Official

Track Another Package +

Tracking Number: 70211970000040161609

Remove X

Your item was delivered to an individual at the address at 2:16 pm on June 13, 2022 in LAKELAND, FL 33811.

USPS Tracking Plus® Available ✓

✓ Delivered, Left with Individual

June 13, 2022 at 2:16 pm
LAKELAND, FL 33811

Feedback

Get Updates ✓

Text & Email Updates	✓
Tracking History	✓
USPS Tracking Plus®	✓
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

Feedback

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 22-4341

vs.

Return receipt number:

PUBLIX SUPER MARKETS, INC.
P.O. BOX 32018
LAKELAND, FL 33802
Respondent.

7021 1970 0000 4016 2033

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

Date: JUNE 29, 2022

Re: 2551 LE JEUNE RD, CORAL GABLES, FL. 33134-5805 CORAL GABLES CRAFT SEC, LOTS 1 TO 48 INCL ALLEY CLOSED BY CG RESO 2503 BLK8 PB 10-40 FOLIO NO.: 03-4117-005-2020 ("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 105-186(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.

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 Florida, Coral Gables, Florida 33134, on July 11, 2022, 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, Secretary to Virginia Goizueta the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, vgoizueta@coralgables.com, tel: (305) 460-5250. 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


CITY'S
EXHIBIT

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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.



Virginia Goizueta
Secretary to the Board

ADA NOTICES

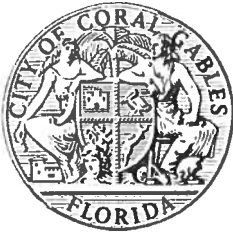
Any person who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, must register with the City Clerk, prior to engaging in lobbying activities before the city staff, boards, committees and/or the City Commission. A copy of the Ordinance is available in the Office of the City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

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

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: Publix Super Markets, Inc., 3300 Publix Corporate Pkwy, Lakeland, FL 33811-3311; Publix Super Markets, Inc., c/o Corporate Creations Network, Inc., Registered Agent, 801 US Highway 1, North Palm Beach, FL 33408-3811.



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 22-4341

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

I, EDUARDO MARTIN, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 2551 Le Jeune Rd. , ON June 29, 2022 AT 10:00 a.m AND WAS
ALSO POSTED AT CITY HALL.

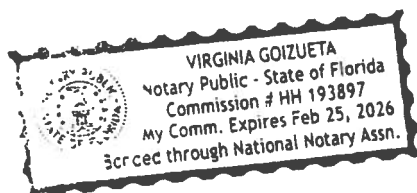
EDUARDO MARTIN
Employee's Printed Name

Eduardo Martin
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me by means of X physical presence or online
notarization, this 29 day of June, in the year 2022, by
Eduardo Martin who is personally known to me.

My Commission Expires:



[Signature]
Notary Public

CITY'S

EXHIBIT

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2551 Le Jeune Rd



CITY'S

EXHIBIT

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Prepared by ~~and Returns~~:
Ellen Rose, Esq.
Therrel Baisden, P.A.
One Southeast Third Ave, Suite 2950
Miami, FL 33131

CFN 20060705958
OR Bk 24675 Pgs 4675 - 4677; (3pgs)
RECORDED 06/29/2006 08:40:42
DEED DOC TAX 75,000.00
SURATX 56,250.00
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

Tax Folio #03-4117-005-2020

(above space reserved for recording information)

SPECIAL WARRANTY DEED

THIS WARRANTY DEED made effective as of the 22nd day of June, 2006, by **VALENCIA CENTER, INC.**, a Florida corporation, whose post office address is 1684 W. Hibiscus Blvd., Melbourne, Florida 32901 (hereinafter referred to as the "**Grantor**"), to **PUBLIX SUPER MARKETS, INC.**, a Florida corporation, whose post office address is 3300 Publix Corporate Parkway, Lakeland, Florida 33811 (hereinafter collectively referred to as the "**Grantee**").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: that the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Miami-Dade County, Florida, viz:

Lots 1 through 48, inclusive, in Block 8, of CORAL GABLES, CRAFTS SECTION, a subdivision, according to the plat thereof, as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida; together with the 20 foot strip of land which was formerly an alleyway as shown by said plat of CRAFTS SECTION, said property being all of said Block 8, together with the alleyway therein, of CORAL GABLES, CRAFTS SECTION, being bounded by Andalusia Avenue on the North, Salzedo Street on the East, Valencia Avenue on the South, and LeJeune Road on the West, in the City of Coral Gables, Florida.

LESS those portions of Lots 1 and 48 taken by Order of Taking filed November 20, 1961, in Official Records Book 2894, Page 393, of the Public Records of Miami-Dade County, Florida.

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CITY'S

EXHIBIT

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SUBJECT TO:

1. Taxes for the year 2006 and years subsequent thereto;
2. Zoning ordinances of Miami-Dade County, Florida; and
3. Conditions, restrictions, easements and limitations of record, if any, without reimposing same.


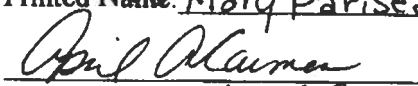
TOGETHER WITH all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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 claiming by or through the Grantor; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2005.

IN WITNESS WHEREOF, the undersigned has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered
in the presence of:*


Printed Name: Mary Pariseau

Printed Name: April A. Carmen

VALENCIA CENTER, INC., a Florida
corporation

By: 

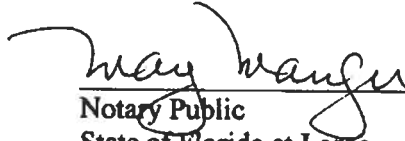
John H. Sottile, President

Address: 1684 W. Hibiscus Blvd.
Melbourne, Florida 32901

STATE OF FLORIDA)
) ss.
COUNTY OF BREVARD)

The foregoing instrument was sworn to and acknowledged before me this ^{20th} 22nd day of June 2006 by John H. Sottile as President of **VALENCIA CENTER, INC.**, a Florida corporation by and on behalf of said corporation. He is personally known to me.





Notary Public
State of Florida at Large

MARY MANGER

Printed Notary Signature

My commission expires:



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Detail by Entity Name

Florida Profit Corporation

PUBLIX SUPER MARKETS, INC.

Filing Information

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FEI/EIN Number 59-0324412
Date Filed 12/27/1921
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Last Event AMENDMENT
Event Date Filed 04/01/2022
Event Effective Date NONE

Principal Address

3300 PUBLIX CORPORATE PKWY
LAKELAND, FL 33811-3311

Changed: 03/24/2010

Mailing Address

3300 PUBLIX CORPORATE PKWY
LAKELAND, FL 33811-3311

Changed: 01/19/2018

Registered Agent Name & Address

Corporate Creations Network, Inc.
801 US Highway 1
North Palm Beach, FL 33408

Name Changed: 04/07/2020

Address Changed: 04/07/2020

Officer/Director Detail

Name & Address

Title SVP, Secretary

Metz, Merriann M
3300 PUBLIX CORPORATE PKWY
LAKELAND, FL 33811-3311

Title EXECUTIVE VP & CFO

PHILLIPS, DAVID P
3300 PUBLIX CORPORATE PKWY
LAKELAND, FL 33811-3311

Title CEO

JONES, RANDALL T, Sr.
3300 PUBLIX CORPORATE PARKWAY
LAKELAND, FL 33811-3311

Title SVP

SMITH, MICHAEL R
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MCGARRITY, ROBERT J
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Title VP, Real Estate Strategy

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Title VP, Real Estate Assets

RAYBURN, WILLIAM W, IV
3300 PUBLIX CORPORATE PKWY
LAKELAND, FL 33811-3311

Title President

Murphy, Kevin S

3300 PUBLIX CORPORATE PKWY
LAKELAND, FL 33811-3311

Annual Reports

Report Year	Filed Date
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