

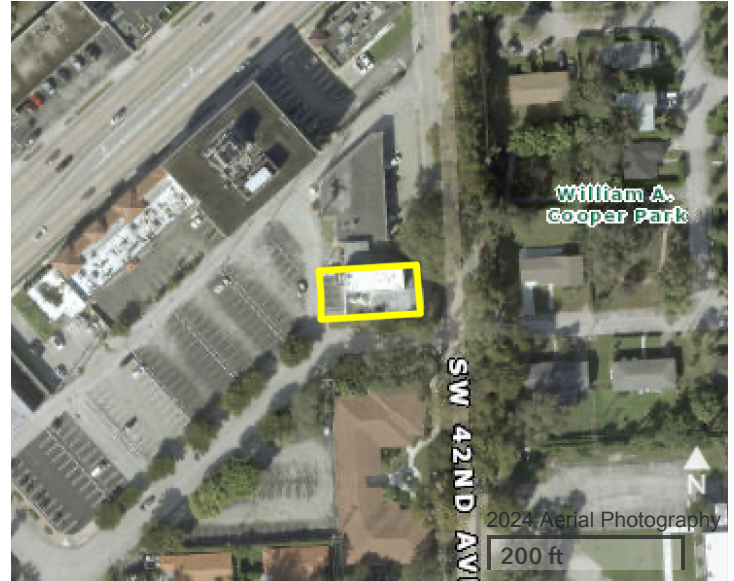


# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On: 12/26/2024

PROPERTY INFORMATION				
Folio	03-4120-023-2360			
Property Address	4944 LE JEUNE RD CORAL GABLES, FL 33146-2208			
Owner	BAYSHORE REAL ESTATE LLC			
Mailing Address	1825 PONCE DE LEON BLVD 502 CORAL GABLES, FL 33134			
Primary Zone	5003 MIXED-USE			
Primary Land Use	1813 OFFICE BUILDING - MULTISTORY : OFFICE BUILDING			
Beds / Baths /Half	0 / 0 / 0			
Floors	2			
Living Units	0			
Actual Area	7,500 Sq.Ft			
Living Area	7,500 Sq.Ft			
Adjusted Area	7,500 Sq.Ft			
Lot Size	5,000 Sq.Ft			
Year Built	Multiple (See Building Info.)			
ASSESSMENT INFORMATION				
Year	2024	2023	2022	
Land Value	\$1,375,000	\$1,375,000	\$1,250,000	
Building Value	\$2,125,000	\$1,925,000	\$770,000	
Extra Feature Value	\$0	\$0	\$0	
Market Value	\$3,500,000	\$3,300,000	\$2,020,000	
Assessed Value	\$2,064,381	\$1,876,710	\$1,706,100	
BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
Non-Homestead Cap	Assessment Reduction	\$1,435,619	\$1,423,290	\$313,900
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				
SHORT LEGAL DESCRIPTION				
CORAL GABLES RIVIERA SEC 2 REV				
PB 28-18				
LOTS 31 & 32 BLK 95				
LOT SIZE 50.000 X 100				
OR 18435-3812 0199 1				



TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,064,381	\$1,876,710	\$1,706,100
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,500,000	\$3,300,000	\$2,020,000
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,064,381	\$1,876,710	\$1,706,100
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,064,381	\$1,876,710	\$1,706,100

City's Exhibit #1

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
04/08/2019	\$2,650,000	31403-1967	Qual by exam of deed
01/01/1999	\$840,000	18435-3812	Sales which are qualified
03/01/1985	\$440,000	12457-0048	Sales which are qualified
03/01/1985	\$600,000	12457-0048	Other disqualified

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>

4944 Le Jeune Rd

<b><u>Owner (PA and deed address)</u></b> BAYSHORE REAL ESTATE LLC a/k/a BAY SHR REAL ESTATE LLC 1825 PONCE DE LEON BLVD, STE 502 CORAL GABLES, FL 33134-4418	<b><u>Owner (Sunbiz principal and mailing address)</u></b> BAYSHORE REAL ESTATE LLC a/k/a BAY SHR REAL ESTATE LLC 4942 S LE JEUNE ROAD CORAL GABLES, FL 33146-2208
<b><u>Owner (RA address)</u></b> BAYSHORE REAL ESTATE LLC a/k/a BAY SHR REAL ESTATE LLC C/O REGISTERED AGENT SOLUTIONS, INC. REGISTERED AGENT 2894 REMINGTON GREEN LN., STE. A TALLAHASSEE, FL 32308-8714	<b><u>Lienholder</u></b> FLORIDA DEPT OF REVENUE MIAMI SERVICE CENTER 3750 SW 87 AVE, STE 300 DORAL, FL 33178-2430

City's Exhibit #2



# City of Coral Gables

## ONLINE SERVICES

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Permits and Inspections: Search Results

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[Contact](#)

 [New Permit Search](#)

### Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
<a href="#">PL-20-08-6886</a>	08/24/2020	4944 LE JEUNE RD	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR *COMMERCIAL - (FORMULA FIGHT FITNESS INC) - INTERIOR AND EXTERIOR ALTERATIONS RELOCATING ACCESIBLE ENTRY RAMP @4940 LE JEUNE RD \$50,000	final	10/20/2020	02/09/2021	0.00
<a href="#">ME-20-07-6303</a>	07/13/2020	4944 LE JEUNE RD	MECH COMMERCIAL / RESIDENTIAL WORK	*COMMERCIAL *INTERIOR AND EXTERIOR ALTERATIONS RELOCATING ACCESIBLE ENTRY RAMP @4940 LE JEUNE RD \$50,000	final	11/30/2020	02/09/2021	0.00
<a href="#">ZN-20-02-4924</a>	02/10/2020	4944 LE JEUNE RD	PAINT / RESURFACE FL / CLEAN	COMMERCIAL *STOREFRONT EXTERIOR PAINT AT 4940 LE JEUNE RD *COPPER FACADE/ROOF TO REMAIN AS IS *GUTTER: SW 7062 ROCK BOTTOM /EXTERIOR BOTTOM OF SOFFIT & TOP OF STOREFRONT: SW 7056 RESERVED WHITE /EXTERIOR STOREFRONT MULLIONS & FRAMES: SW 7062 ROCK BOTTOM \$5,000	canceled	02/10/2020	09/27/2021	0.00
<a href="#">EL-20-02-4927</a>	02/10/2020	4944 LE JEUNE RD	ELEC COMMERCIAL / RESIDENTIAL WORK	ELECTRICAL WORK FOR *COMMERCIAL*RESUBMITTAL (3) *INTERIOR AND EXTERIOR ALTERATIONS RELOCATING ACCESIBLE ENTRY RAMP @4940 LE JEUNE RD \$6,500	final	11/03/2020	02/09/2021	0.00
<a href="#">BL-20-02-4824</a>	02/07/2020	4944 LE JEUNE RD	INT / EXT ALTERATIONS	*COMMERCIAL - (FORMULA FIGHT FITNESS INC) - INTERIOR AND EXTERIOR ALTERATIONS RELOCATING ACCESIBLE ENTRY RAMP @4940 LE JEUNE RD \$50,000	final	10/09/2020	03/04/2021	0.00
<a href="#">AB-19-12-4589</a>	12/20/2019	4944 LE JEUNE RD	BOA COMPLETE (LESS THAN \$75,000)	COMMERCIAL *STOREFRONT EXTERIOR PAINT AT 4940 LE JEUNE RD *COPPER FACADE/ROOF TO REMAIN AS IS *GUTTER: SW 7062 ROCK BOTTOM /EXTERIOR BOTTOM OF SOFFIT & TOP OF STOREFRONT: SW 7056 RESERVED WHITE /EXTERIOR STOREFRONT MULLIONS & FRAMES: SW 7062 ROCK BOTTOM \$5,000	final	12/20/2019	03/22/2023	0.00
<a href="#">AB-19-11-4896</a>	11/22/2019	4944 LE JEUNE RD	BOA COMPLETE (LESS THAN \$75,000)	*COMMERCIAL *REV ALL NEW SHEETS (RESPONSE TO COMMENTS - CHANGE TO ARCHITECT) *INTERIOR AND EXTERIOR ALTERATIONS RELOCATING ACCESIBLE	final	11/25/2019	03/04/2021	0.00

City's Exhibit #3

				ENTRY RAMP @4940 LE JEUNE RD \$50,000				
EL-19-09-3935	09/16/2019	4944 LE JEUNE RD	ELEC COMMERCIAL / RESIDENTIAL WORK	EXPLORATORY INTEWRIOR DEMO \$2500	canceled		11/15/2019	0.00
BL-19-09-3844	09/12/2019	4944 LE JEUNE RD	DEMOLITION	EXPLORATORY INTERIOR DEMO \$2500	final	11/11/2019	12/17/2019	0.00
ZN-15-01-0136	01/06/2015	4944 LE JEUNE RD	CHAIN LINK FENCE / FENCE REPAIRS / TEMP FENCE	CANCELLED - INSTALL CHAIN LINK FENCE \$1,200 (BENEATH STAIRWELL)	canceled		01/29/2015	0.00
ZN-14-12-4357	12/23/2014	4944 LE JEUNE RD	PAINT / RESURFACE FL / CLEAN	PAINT EXT WALLS SW 7011 (LIGHT BEIGE), TRIM, SHUTTERS & RAILINGS - SW 7006 (WHITE), AWNINGS SW 2864 (TEAL/BLUE) \$5,000	final	12/23/2014	01/20/2015	0.00
AB-14-12-4356	12/23/2014	4944 LE JEUNE RD	BOA COMPLETE (LESS THAN \$75,000)	PAINT EXT WALLS SW 7011 (LIGHT BEIGE), TRIM, SHUTTERS, STAIRS & RAILINGS - SW 7006 (WHITE), AWNINGS SW 2864 (TEAL/BLUE) \$5,000	final	12/23/2014	01/20/2015	0.00
CE-14-07-3666	07/23/2014	4944 LE JEUNE RD	CODE ENF WARNING PROCESS	E-MAIL WARNING - GRA 7/23/14 INSPECT - OK	final	07/23/2014	07/23/2014	0.00
CE-14-07-2450	07/07/2014	4944 LE JEUNE RD	CODE ENF WARNING PROCESS	E-MAIL WARNING - GRA	final	07/07/2014	07/07/2014	0.00
RC-14-06-3394	06/19/2014	4944 LE JEUNE RD	BLDG RECERT / CRB	40 YEAR OR OLDER BUILDING RECERTIFICATION	final	06/19/2014	06/19/2014	0.00
EL-13-12-3091	12/30/2013	4944 LE JEUNE RD	ELEC LOW VOLTAGE SYSTEM	INSTALLATION OF RADIO DIALER FOR A FIRE ALARM SYSTEM \$4,280	final	01/10/2014	08/08/2014	0.00
FD-13-12-3033	12/27/2013	4944 LE JEUNE RD	FIRE ALARM SYSTEM	4942 S. LE JEUNE ROAD *** 1ST FLOOR *** FIRE ALARM PERMIT 12-27-13	final	12/27/2013	06/12/2014	0.00
CE-12-08-1370	08/22/2012	4944 LE JEUNE RD	CODE ENF WARNING PROCESS	SNA VERBAL WARNING SPOKE TO DARCY AT 4940 LE JEUNE RD	final	08/22/2012	08/22/2012	0.00
BL-11-04-5957	04/13/2011	4944 LE JEUNE RD	INT / EXT ALTERATIONS	COMMERCIAL INTERIOR ALTERATIONS (655 SF) ADA FRONT RAMP @ 4940 LE JEUNE \$60,000 **DF&F** 5/4/11- STARTED WORK PRIOIR TO PERMIT ISSUED	final	05/16/2011	12/02/2011	152.25
EL-11-03-6914	03/29/2011	4944 LE JEUNE RD	ELEC COMMERCIAL / RESIDENTIAL WORK	MASTER PERMIT CANCELLED- ELECTRICAL DEMO	canceled		04/03/2012	0.00
BL-11-03-6849	03/28/2011	4944 LE JEUNE RD	INT / EXT ALTERATIONS	CANCELLED DUPLICATE PERMIT SEE BL11045957- INT/EXT (REMOVING AWNING) **TENANT AT 4940 LE JEUNE***	canceled		04/03/2012	0.00
AB-11-03-6262	03/18/2011	4944 LE JEUNE RD	BOA COMPLETE (LESS THAN \$75,000)	INT/EXT (REMOVING AWNING) **TENANT AT 4940 LE JEUNE***	final	03/18/2011	04/03/2012	0.00
CE-10-05-3759	04/21/2010	4944 LE JEUNE RD	CODE ENF WARNING PROCESS	WT3161 (BAN) 5-1902 (D) 7 ZC LARGE SIGN ON SIDEWALK AREA AND LARGE SIGN IN WINDOW LARGER THAN 250 SQ. IN. REMOVE SIGNS, MAY PLACE ONE SIGN NO MORE THAN 250 SQ. IN.	final	04/21/2010	08/20/2010	0.00
BL-08-08-1206	08/28/2008	4944 LE JEUNE	SIGNS	CANCELLED 4940 LE JEUNE RD - SIGN PAINT OVER	canceled		04/03/2019	0.00

			RD		AWNING (WHITE) AND VINYL ON WINDOWS "PLATASTUDIO.COM HAIR & MAKE UP" \$1200				
AB-08-08-1041	08/25/2008	4944 LE JEUNE RD	BOA COMPLETE (LESS THAN \$75,000)		CANCELLED 4940 LE JEUNE RD - SIGN PAINT OVER AWNING (WHITE) AND VINYL ON WINDOWS "PLATASTUDIO.COM HAIR & MAKE UP" \$1200	canceled	08/25/2008	04/03/2019	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).

CODE CASES (6)		INSPECTIONS (10)	PERMITS (6)				
Permit Number	Permit Type	Permit Work CL...	Permit Status	Application Date ↓	Expiration Date	Final Date	Description
<a href="#">RECT-24-12-0434</a>	Building Recertification	Recertification	Submitted	12/28/2024			BUILDING RECERTIFICATION (YEAR BUILT 1964) CRB CASE 24-8449
<a href="#">PEXT-24-11-1433</a>	Permit Extension/ Renewal	Building	Finalized	11/25/2024		12/03/2024	***11/25/2024**REPLACE AWNINGS, NEW EXTERIOR LIGHTS, REMOVE DECROTIVE PANELS, AND EXTERIOR PAINT. 10/26/2023: APPROVED WITH CONDITIONS (COPPER ROOF CAN NOT BE PAINTED). 10/19/2023 BOA MEETING - PANEL REVIEW APPROVED AS NOTED BY L.JAUREGUI, C.GIBB, G.PRATT. NOTES ON PLANS. "CANNOT PAINT METAL ROOF- NOT APPROVED/ OTHER ITEMS APPROVED".
<a href="#">BLDB-24-08-2795</a>	FBC Building (Commercial)	Roofing	Issued	08/16/2024	04/13/2025		Re roof
<a href="#">CHON-24-02-0433</a>	Change of Contractor	Building	Finalized	02/22/2024		03/11/2024	REPLACE AWNINGS, NEW EXTERIOR LIGHTS, REMOVE DECROTIVE PANELS, AND EXTERIOR PAINT. 10/26/2023: APPROVED WITH CONDITIONS (COPPER ROOF CAN NOT BE PAINTED). 10/19/2023 BOA MEETING - PANEL REVIEW APPROVED AS NOTED BY L.JAUREGUI, C.GIBB, G.PRATT. NOTES ON PLANS. "CANNOT PAINT METAL ROOF- NOT APPROVED/ OTHER ITEMS APPROVED".
<a href="#">BLDB-23-07-1843</a>	FBC Building (Commercial)	Addition/ Exterior Renovations	Issued	07/17/2023	05/25/2025		REPLACE AWNINGS, NEW EXTERIOR LIGHTS, REMOVE DECROTIVE PANELS, AND EXTERIOR PAINT. 10/26/2023: APPROVED WITH CONDITIONS (COPPER ROOF CAN NOT BE PAINTED). 10/19/2023 BOA MEETING - PANEL REVIEW APPROVED AS NOTED BY L.JAUREGUI, C.GIBB, G.PRATT. NOTES ON PLANS. "CANNOT PAINT METAL ROOF- NOT APPROVED/ OTHER ITEMS APPROVED".
<a href="#">ELEC-22-08-0666</a>	Electrical Commercial	Low Voltage	Finalized	08/05/2022	07/26/2023	01/27/2023	Camera Installation





## The City of Coral Gables

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

June 19, 2014

B C REAL PROPERTY INVESTMENTS  
4942 S LE JEUNE RD SUITE 200  
CORAL GABLES, FL 33146

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

**PROPERTY FOLIO: # 03-4120-023-2360**  
ADDRESS 4944 LE JEUNE RD. CORAL GABLES, FL 33146

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 2014. 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 #4**





CITY OF CORAL GABLES  
Development Services Department

CITY HALL 405 BILTMORE WAY  
CORAL GABLES, FL 33134

1/31/2024

**VIA CERTIFIED MAIL**

7022 2410 0002 9144 7247

BAYSHORE REAL ESTATE LLC  
1825 PONCE DE LEON BLVD 502  
CORAL GABLES, FL 33134

**RE:** 4944 LE JEUNE RD  
**FOLIO #** 03-4120-023-2360

Notice of Required Inspection For Recertification of Building  
Process Number: **TBD**

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is thirty (30) years old, or older, having been built in 1964. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a qualified individual 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 letters 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 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be **approved** and the Letter of Recertification must be issued by this Department.

Threshold buildings (i.e. buildings greater than 3 stories or greater than 50 ft tall, or with an Assembly Occupancy>5000 s.f. & Occupant load > 500 people) shall be recertified by Structural and Electrical Professional Engineers only. Self-qualification letters will be required with proof of DBPR structural and electrical specialization.

Any buildings that are not threshold buildings may be recertified by any Florida Registered Architect or Professional Engineer and self-qualification letters will not be required.

If no deficiencies are identified, the structure will only be recertified once the reports and forms have been submitted and approved.

If deficiencies are identified, they shall be reported to the Building Official within 10 days, or within 24 hours if there is an immediate danger identified. A completed report shall be submitted to this Department. In addition, a structural and/or electrical affidavit from the inspector will be required, with additional affidavits every 180 days, as needed so that the building can continue to be occupied while repairs are carried out. The Building Official is able to grant an extension of one hundred fifty (150) calendar days from the due date or the date the deficiencies were identified (whichever is sooner) to allow time to obtain the necessary permits and perform the repairs. The structure will only be recertified once a *revised* report and all required information is submitted and approved, and all required permits are closed.

Proprietary or modified recertification forms from the inspectors will not be accepted. Only current municipal recertification forms will be accepted. The Architect or Engineer shall obtain the required Forms from the following link:

<https://www.miamidade.gov/global/economy/building/recertification.page>.

**City's Exhibit #5**

If this is your first time using the online system, please register at the following link:

<https://coralgablesfl-energovpub.tylerhost.net/Apps/selfservice/CoralGablesFLProd#/register>

You can access your online process using the process number provided above at the following link:

<https://coralgablesfl-energovpub.tylerhost.net/Apps/SelfService#/myWork?tab=MyPermits>

**The Recertification Report fee of \$500.00 and additional document and filing fees shall be paid online at the following link:**

<https://coralgablesfl-energovpub.tylerhost.net/Apps/SelfService#/payinvoice>

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 and 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.

Please contact Douglas Ramirez at [dramirez@coralgables.com](mailto:dramirez@coralgables.com) regarding any questions concerning building recertification.  
Thank you for your prompt attention to this matter.

A handwritten signature in blue ink, appearing to read 'Manuel Z. Lopez', with a stylized flourish at the end.

Manuel Z. Lopez, P.E.  
Building Official

Tracking Number:

Remove X

70222410000291447247

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Delivered, Front Desk/Reception/Mail Room

MIAMI, FL 33134  
February 3, 2024, 10:40 am

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[What Do USPS Tracking Statuses Mean?](https://faq.usps.com/s/article/Where-is-my-package) (<https://faq.usps.com/s/article/Where-is-my-package>)

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**FAQs**



## CITY OF CORAL GABLES

DEVELOPMENT SERVICES DEPARTMENT  
427 BILTMORE WAY  
CORAL GABLES, FL 33134

5/10/2024

### VIA CERTIFIED MAIL

BAYSHORE REAL ESTATE LLC  
1825 PONCE DE LEON BLVD 502  
CORAL GABLES, FL. 33134

7019 1640 0001 2647 4019

**RE:** 4944 LE JEUNE RD  
**FOLIO #** 03-4120-023-2360

Notice of Required Inspection For Recertification of Building – **OVERDUE NOTICE**  
Process Number **RECT-xx-xxxx**

Dear Property Owner:

In a certified letter dated 1/31/2024, 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 qualified individual within ninety (90) calendar days certifying the structure meets the requirements for 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 letters 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 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be **approved** and the Letter of Recertification must be issued by this Department.

See original notice for additional information.

**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. 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.**

If this is your first time using the online system, please register at the following link:

<https://coralgablesfl-energovpub.tylerhost.net/Apps/selfservice/CoralGablesFLProd#/register>

You can access your online process using the process number provided above at the following link:

<https://coralgablesfl-energovpub.tylerhost.net/Apps/SelfService#/myWork?tab=MyPermits>

**The Recertification Report fee of \$500.00 and additional document and filing fees shall be paid online at the following link:**

<https://coralgablesfl-energovpub.tylerhost.net/Apps/SelfService#/payinvoice>

Please govern yourself accordingly.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Manuel Z. Lopez', with a stylized flourish at the end.

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

Tracking Number:

Remove X

70191640000126474019

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- Out for Delivery
- Preparing for Delivery

Moving Through Network  
In Transit to Next Facility

May 20, 2024

Arrived at USPS Regional Facility  
MIAMI FL DISTRIBUTION CENTER  
May 14, 2024, 10:58 pm

Feedback

What Do USPS Tracking Statuses Mean? (<https://faq.usps.com/s/article/Where-is-my-package>)

Text & Email Updates





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**Product Information**



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Contact USPS Tracking support for further assistance.

**FAQs**



CITY OF CORAL GABLES

7019 1640 0001 2642 6650

DEVELOPMENT SERVICES DEPARTMENT

6/17/2024

427 BILTMORE WAY

CORAL GABLES, FL 33134

BAYSHORE REAL ESTATE LLC  
1825 PONCE DE LEON BLVD 502  
CORAL GABLES, FL 33134

**RE:** 4944 LE JEUNE RD

**FOLIO #** 03-4117-008-2480

Notice of Required Inspection For Recertification of Building – **FINAL NOTICE**

Dear Property Owner:

In a certified letter dated 1/31/2024, 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 5/10/2024, informed you it was necessary to submit to this Department a completed Report prepared by a qualified individual within thirty (30) calendar days certifying the structure meets the requirements for recertification.

See previous correspondence for additional information.

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](mailto:vgoizueta@coralgables.com) if any questions regarding building recertification.

Please govern yourself accordingly.

Sincerely,

Manuel Z. Lopez, P.E.  
Building Official

Tracking Number:

Remove X

70191640000126426650

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Latest Update

Your item was delivered to the front desk, reception area, or mail room at 10:55 am on June 20, 2024 in MIAMI, FL 33134.

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Delivered

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MIAMI, FL 33134  
June 20, 2024, 10:55 am

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**FAQs**

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

CITY OF CORAL GABLES,  
Petitioner,

Case No. 24-8449  
RECT-24-12-0434

vs.

BAYSHORE REAL ESTATE LLC a/k/a  
BAY SHR REAL ESTATE LLC  
1825 PONCE DE LEON BLVD, STE 502  
CORAL GABLES, FL 33134-4418  
Respondent.

Return receipt number:

9589 0710 5270 1801 7234 47

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

Date: December 31, 2024

Re: 4944 LE JEUNE RD., CORAL GABLES, FL. 33146-2208, LOTS 31 & 32, BLOCK 95, CORAL GABLES RIVIERA SEC 2, PB 28-18 and 03-4120-023-2360 ("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 105-89 (10)(m) 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; as follows:

To date, the Owner has not submitted an inspection report conforming to the minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, pursuant to Section 8-11(f) of the Miami-Dade County Code ("Report"), stating that the Structure now meets the minimum code requirements ("Required Action").

**Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Fairchild Tropical Board Room, 427 Biltmore Way, 1<sup>st</sup> floor, Coral Gables, Florida 33134, on January 13, 2025, 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, Virginia Goizueta, at City of Coral Gables, Development Services Department, 427 Biltmore Way, 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.

**City's Exhibit #6**

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.



Virginia Goizueta  
Secretary to the Board

#### 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.

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 Human Resources (E-mail: [relejabarrieta@coralgables.com](mailto:relejabarrieta@coralgables.com), Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

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

**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.**

cc:

BAYSHORE REAL ESTATE LLC a/k/a

BAY SHR REAL ESTATE LLC

4942 S LE JEUNE ROAD

CORAL GABLES, FL 33146-2208

9589 0710 5270 1801 7234 54

BAYSHORE REAL ESTATE LLC a/k/a  
BAY SHR REAL ESTATE LLC  
C/O REGISTERED AGENT SOLUTIONS, INC.  
REGISTERED AGENT  
2894 REMINGTON GREEN LN., STE. A  
TALLAHASSEE, FL 32308-8714

9589 0710 5270 1801 7234 61

FLORIDA DEPT OF REVENUE  
MIAMI SERVICE CENTER  
3750 SW 87 AVE, STE 300  
DORAL, FL 33178-2430

9589 0710 5270 1801 7234 78





CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Title of Document Posted: Notice of Pending Building Recertification

I, Sebastian Ramos, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 4944 Le Jeune Rd., ON December 31, 2024 AT  
10:58 am.

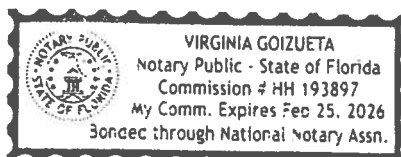
Sebastian Ramos  
Employee's Printed Name

[Signature]  
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 31<sup>st</sup> day of December, in the  
year 2024, by Sebastian Ramos who is personally known to me.

My Commission Expires:



[Signature]  
Notary Public

City's Exhibit #7

4944 Le Jeune Rd



City's Exhibit #8

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

CITY OF CORAL GABLES,  
Petitioner.

Case No. 24-8449  
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BAYSHORE REAL ESTATE LLC a/k/a  
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1825 PONCE DE LEON BLVD, STE 502  
CORAL GABLES, FL 33134-4418  
Respondent

Return receipt number:

9589 0710 5270 1801 7234 47

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

Date: December 31, 2024

Re: 4944 LE JEUNE RD., CORAL GABLES, FL. 33146-2206, LOTS 31 & 32, BLOCK 95, CORAL GABLES RIVIERA SEC 2, PB 28-18 and 03-4120-023-2360 ("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 105-89 (10)(m) 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, as follows:

To date, the Owner has not submitted an inspection report conforming to the minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, pursuant to Section 8-11(f) of the Miami-Dade County Code ("Report"), stating that the Structure now meets the minimum code requirements ("Required Action").

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Fairchild Tropical Board Room, 427 Biltmore Way, 1<sup>st</sup> floor, Coral Gables, Florida 33134, on January 13, 2025, 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, Virginia Goizarena, at City of Coral Gables, Development Services Department, 427 Biltmore Way, Coral Gables, FL 33134, [vgoizarena@coralgables.com](mailto:vgoizarena@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.

Prepared by and return to:

David H. Trevett, Esq.  
Conte[Trevett, P.L.  
5850 T.G. Lee Boulevard, Suite 435  
Orlando, FL 32822

File Number: 19-0058

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(Space Above This Line For Recording Data)

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## Warranty Deed

**This Warranty Deed** made this **8th day of April, 2019**, between **B.C. Real Property Investments, L.L.C., a Florida limited liability company** whose post office address is **10212 Kensington Shore Drive, Orlando, FL 32827**, grantor, and **Bayshore Real Estate, LLC, a Nevada limited liability company** whose post office address is **1825 Ponce De Leon Boulevard, #502, Coral Gables, FL 33134**, grantee:

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

**Witnesseth**, that said grantor, for and in consideration of the sum of **TWO MILLION SIX HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (U.S. \$2,650,000.00)** 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 the **Dade County, Florida**, to-wit:

**Lots 31 and 32, Block 95, Revised Plat Coral Gables Riviera Section Part 2, according to the map or plat thereof, as recorded in Plat Book 28, Page 18, of the Public Records of Miami-Dade County, Florida.**

**Parcel Identification Number: 03-4120-023-2360**

**Subject to taxes for 2019 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any, without intent to reimpose same.**

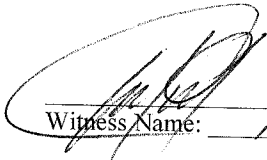
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


**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, 2018.

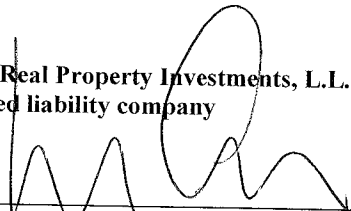
**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

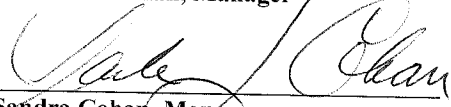
Signed, sealed and delivered in our presence:

  
Witness Name: Nelly Padilla

  
Witness Name: Tanya Tillson


**B.C. Real Property Investments, L.L.C., a Florida  
limited liability company**

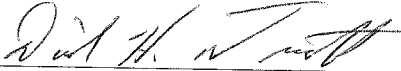
  
Lawrence Cohan, Manager

  
Sandra Cohan, Manager

State of FLORIDA  
County of ORANGE

The foregoing instrument was acknowledged before me this 8 day of April, 2019, by  
**Lawrence Cohan, Manager, and Sandra Cohan, Manager of B.C. REAL PROPERTY INVESTMENTS, L.L.C.,** who  
(☒) are personally known to me or (☐) have produced \_\_\_\_\_ as identification.

  
**DAVID H TREVETT**  
MY COMMISSION # FF987004  
EXPIRES April 27, 2020  
(407) 398-0153  
FloridaNotaryService.com

  
Notary Public  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Foreign Limited Liability Company

BAY SHR REAL ESTATE LLC

### Cross Reference Name

BAYSHORE REAL ESTATE LLC

### Filing Information

<b>Document Number</b>	M16000003302
<b>FEI/EIN Number</b>	47-2000311
<b>Date Filed</b>	04/21/2016
<b>State</b>	NV
<b>Status</b>	ACTIVE
<b>Last Event</b>	LC AMENDMENT
<b>Event Date Filed</b>	12/08/2023
<b>Event Effective Date</b>	NONE

### Principal Address

4942 S Le Jeune Road  
Coral Gables, FL 33146

Changed: 04/30/2021

### Mailing Address

4942 S Le Jeune Road  
Coral Gables, FL 33146

Changed: 04/30/2021

### Registered Agent Name & Address

REGISTERED AGENT SOLUTIONS, INC.  
2894 REMINGTON GREEN LN., STE. A  
TALLAHASSEE, FL 32308

Name Changed: 12/14/2023

Address Changed: 12/08/2023

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

Title MANAGER

PEREIRA, OLGA MARINA  
4942 S Le Jeune Road  
Coral Gables, FL 33146

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2021	04/30/2021
2022	04/16/2022
2023	12/14/2023

**Document Images**

<a href="#">12/14/2023 -- REINSTATEMENT</a>	View image in PDF format
<a href="#">12/08/2023 -- LC AMEND</a>	View image in PDF format
<a href="#">04/16/2022 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/30/2021 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/07/2020 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">07/23/2019 -- AMENDED ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/30/2019 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/25/2018 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/25/2017 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/21/2016 -- Foreign Limited</a>	View image in PDF format





Florida Department of Revenue  
WARRANT

CFN: 20240341877 BOOK 34209 PAGE 4210  
DATE: 05/03/2024 12:16:00 PM  
JUAN FERNANDEZ-BARQUIN  
CLERK OF THE COURT & COMPTROLLER  
MIAMI-DADE COUNTY, FL

BAYSHORE REAL ESTATE LLC  
1825 PONCE DE LEON BLVD  
CORAL GABLES, FL 33134-4418

Tax : Sales and Use Tax  
Business Partner # : 5162499  
Contract Object # : 00017834914  
FEIN : 472000311  
Warrant # : 1000000991429

Re: Warrant issued under Chapter

212, Florida Statutes

THE STATE OF FLORIDA  
TO ALL AND SINGULAR, THE CLERKS OF THE CIRCUIT COURTS AND  
ALL AND SINGULAR, THE SHERIFFS OF THE STATE OF FLORIDA

WARRANT FOR COLLECTION OF DELINQUENT Sales and Use Tax TAX(ES).

The taxpayer named above in the County of Miami-dade, is  
indebted to the Department of Revenue, State of Florida, in the following amounts:

TAX	\$	10140.29
PENALTY	\$	1802.39
INTEREST	\$	582.80
TOTAL	\$	12525.48
FEE(S)	\$	20.00
GRAND TOTAL	\$	12545.48

For returns due on or before December 31, 1999, interest is due at the rate of 12% per annum. For returns due on or after January 1, 2000, a floating rate of interest applies in accordance with section 213.235, Florida Statutes.

WITNESS my hand and official seal in this City of Doral,  
Miami-Dade County, Florida, this 1st day of May, 2024.



Jim Zingale, Executive Director  
Department of Revenue, State of Florida

This instrument prepared by:

Authorized Agent

Please bill to:

State of Florida, Department of Revenue

MIAMI SERVICE CENTER  
3750 NW 87TH AVE STE 300  
Doral, FL 33178-2430

DR-78  
R. 04/18



Florida Department of Revenue  
WARRANT

CFN: 20240820572 BOOK 34470 PAGE 3169  
DATE:10/31/2024 04:08:43 PM  
JUAN FERNANDEZ-BARQUIN  
CLERK OF THE COURT & COMPTROLLER  
MIAMI-DADE COUNTY, FL

BAYSHORE REAL ESTATE LLC  
4942 S LE JEUNE RD  
CORAL GABLES, FL 33146-2208

Tax : Sales and Use Tax  
Business Partner # : 5162499  
Contract Object # : 00017834914  
FEIN : 472000311  
Warrant # : 1000001018330

Re: Warrant issued under Chapter

212, Florida Statutes

THE STATE OF FLORIDA  
TO ALL AND SINGULAR, THE CLERKS OF THE CIRCUIT COURTS AND  
ALL AND SINGULAR, THE SHERIFFS OF THE STATE OF FLORIDA

WARRANT FOR COLLECTION OF DELINQUENT Sales and Use Tax TAX(ES).

The taxpayer named above in the County of Miami-dade, is  
indebted to the Department of Revenue, State of Florida, in the following amounts:

TAX	\$	4643.05
PENALTY	\$	879.25
INTEREST	\$	216.50
TOTAL	\$	5738.80
FEE(S)	\$	20.00
GRAND TOTAL	\$	5758.80

For returns due on or before December 31, 1999, interest is due at the rate of 12% per annum. For returns due on or after January 1, 2000, a floating rate of interest applies in accordance with section 213.235, Florida Statutes.

WITNESS my hand and official seal in this City of Doral,  
Miami-Dade County, Florida, this 25th day of October, 2024.



Jim Zingale, Executive Director  
Department of Revenue, State of Florida

This instrument prepared by:

Authorized Agent

Please bill to:

State of Florida, Department of Revenue

MIAMI SERVICE CENTER  
3750 NW 87TH AVE STE 300  
Doral, FL 33178-2430

DR-78  
R. 04/18