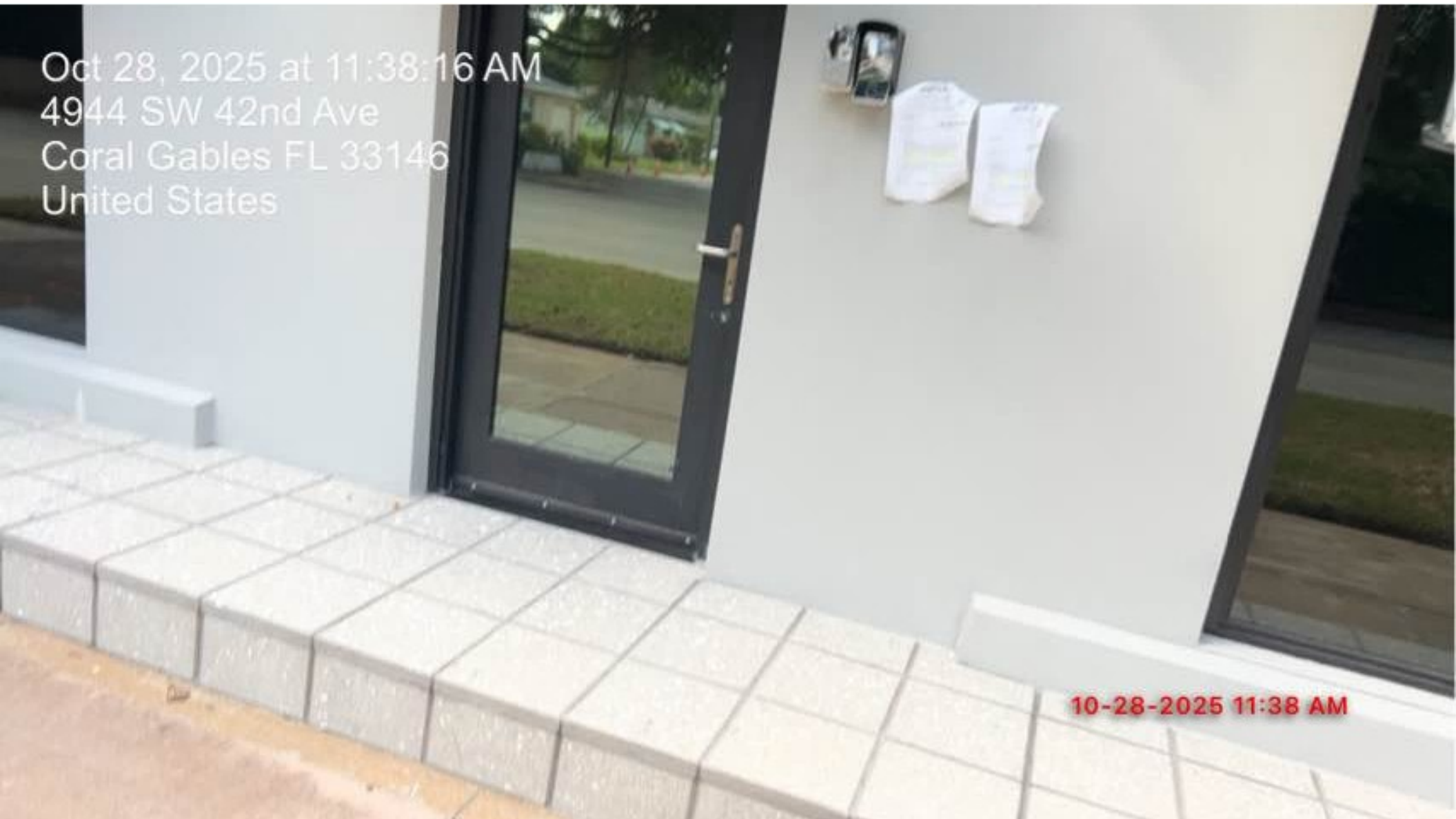


Oct 28, 2025 at 11:38:16 AM
4944 SW 42nd Ave
Coral Gables FL 33146
United States



10-28-2025 11:38 AM

Oct 28, 2025 at 11:38 AM
4944 SW 42nd Ave
Coral Gables FL 33146
United States

4944 LeJaine Rd

City of Coral Gables
Code Enforcement Division
427 Biltmore Way, Suite 101



Code Enforcement Violation Warning

October 28, 2025

Case #NOV-25-10-11927

File # 2041200232960

4944 LE JEUNE RD LLC
150 SE 2 AVE 300
MIAMI, FL 33131

Novi. 25.10.11927

Dear Property Owner and/or Occupant:

As part of an ongoing effort to enhance the health, safety, and welfare of the citizens of Coral Gables, a recent inspection was made to the premises at:

4944 LE JEUNE RD, Coral Gables, FL 33146-2208

At that time, a Code Enforcement Officer found the following violations exist on the property:

Expired Building Permit - Sec. 126-26 - Adoption of building, plumbing, electrical and related technical codes.

The state building code together with all local amendments thereto is hereby adopted by reference. Penalties for violation of the state building code shall be as established in section 1-2 Florida Building Code 125.4.1.1. If work has commenced and the permit is revoked, becomes null and void, or expires because of lack of progress or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work.
(Code 1998, § 9-1; Code 1997, § 9-28; Code 2006, § 105-22; Ord. No. 3392, § 1.12-17-1927)

Code Enforcement Officer Comments: (EXP) EXPIRED PERMIT, BLDG-35-01-1882, REPLACE 4 SWINGS, NEW EXTERIOR LIGHTS, REMOVE DECORATIVE PANELS, AND EXTERIOR PAINT.

The following steps should be taken to correct the violation:

Please review re-activate the permit(s) in order to call for final pending inspections. Inspections must be approved, in order for the permit(s) not to expire. If you require further assistance, please contact please contact: Development Services at 305-465-6265; development@cityofcorgables.com

Coral Gables has earned the title of "The City Beautiful" and the help of the residents. Your immediate cooperation in correcting the violations listed above would be greatly appreciated.

The Code Enforcement Division will re-inspect the property on 11/25/2025 to determine if corrective measures have been completed. If corrective measures have not been completed by 11/25/2025, a Notice of Violation will be issued.

The Division is available for consultation on this matter until 2:00 PM on 11/25/2025. Please do not hesitate to call Development Services at 305-465-6265 for additional assistance or to call the Enforcement Division at 305-465-6265. A fee of \$100.00 will be assessed for each violation.

[Signature]

4944 LeJaine Rd

City of Coral Gables
Code Enforcement Division
427 Biltmore Way, Suite 101



Code Enforcement Violation Warning

October 28, 2025

Case #NOV-25-10-11928

File # 2041200233000

4944 LE JEUNE RD LLC
150 SE 2 AVE 300
MIAMI, FL 33131

Novi. 25.10.11928

Dear Property Owner and/or Occupant:

As part of an ongoing effort to enhance the health, safety, and welfare of the citizens of Coral Gables, a recent inspection was made to the premises at:

4944 LE JEUNE RD, Coral Gables, FL 33146-2208

At that time, a Code Enforcement Officer found the following violations exist on the property:

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The state building code together with all local amendments thereto is hereby adopted by reference. Penalties for violation of the state building code shall be as established in section 1-2 Florida Building Code 125.4.1.1. If work has commenced and the permit is revoked, becomes null and void, or expires because of lack of progress or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work.
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10-28-2025 11:38 AM