



# PROPERTY APPRAISER OF MIAMI-DADE COUNTY

## Summary Report

Generated On: 10/30/2025

PROPERTY INFORMATION	
<b>Folio</b>	03-5024-004-0450
<b>Property Address</b>	13610 DEERING BAY DR CORAL GABLES, FL 33158-0000
<b>Owner</b>	DEERING BAY YACHT & , COUNTRY CLUB INC
<b>Mailing Address</b>	13610 DEERING BYA DR CORAL GABLES, FL 33158-2800
<b>Primary Zone</b>	8600 SPECIAL USE
<b>Primary Land Use</b>	3515 TOURIST ATTRACTION/EXHIBIT : ENTERTAINMENT
<b>Beds / Baths /Half</b>	0 / 0 / 0
<b>Floors</b>	3
<b>Living Units</b>	0
<b>Actual Area</b>	50,642 Sq.Ft
<b>Living Area</b>	50,642 Sq.Ft
<b>Adjusted Area</b>	46,787 Sq.Ft
<b>Lot Size</b>	672,609.96 Sq.Ft
<b>Year Built</b>	Multiple (See Building Info.)



ASSESSMENT INFORMATION			
Year	2025	2024	2023
<b>Land Value</b>	\$325,990	\$277,092	\$277,092
<b>Building Value</b>	\$5,646,250	\$4,864,310	\$4,619,264
<b>Extra Feature Value</b>	\$795,551	\$685,511	\$694,729
<b>Market Value</b>	\$6,767,791	\$5,826,913	\$5,591,085
<b>Assessed Value</b>	\$6,409,604	\$5,826,913	\$5,591,085

BENEFITS INFORMATION		
Benefit	Type	2025 2024 2023
<b>Non-Homestead Cap</b>	Assessment Reduction	\$358,187
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).		

SHORT LEGAL DESCRIPTION
DEERING BAY
PB 139-60
TRACT D-6 LESS BEG 258.94FTNELY
OF SW COR OF TR TH N8.98FT
W54.28FT N153.03FT W5FT N51.42FT

TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
<b>COUNTY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$6,409,604	\$5,826,913	\$5,591,085
<b>SCHOOL BOARD</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$6,767,791	\$5,826,913	\$5,591,085
<b>CITY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$6,409,604	\$5,826,913	\$5,591,085
<b>REGIONAL</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$6,409,604	\$5,826,913	\$5,591,085

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description

The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser of Miami-Dade County is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser of Miami-Dade County and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <https://www.miamidadepa.gov/pa/disclaimer.page>

List of service addresses for 13610 Deering Bay Dr, updated from 10-31-25 – This property has two owners; one named in the deeds and one on the property appraiser’s website. Please note that the USPS Zip Code Lookup does not recognize the address 13605 Old Cutler Rd (so I could not provide the 9-digit zip code), but Google Maps does. Also, while the deeds say that the owner is a Florida General Partnership, there is no such partnership listed. There is, however, a corporation with that name, so I have included it.

<p><b><u>OWNER (PROPERTY APPRAISER AND ALL SUNBIZ ADDRESSES)</u></b>  DEERING BAY YACHT AND COUNTRY CLUB, INC.  C/O SCOTT MASON  13610 DEERING BAY DR, CLUBHOUSE  CORAL GABLES, FL 33158-2800</p>	<p><b><u>OWNER (DEED ADDRESS)</u></b>  DEERING BAY ASSOCIATES A/K/A DEERING BAY ASSOCIATES, INC.  13605 OLD CUTLER RD  MIAMI, FL 33158</p>
<p><b><u>SECOND OWNER (ALL SUNBIZ ADDRESSES)</u></b>  DEERING BAY ASSOCIATES A/K/A DEERING BAY ASSOCIATES, INC.  C/O KAREN M. LEVINE  REGISTERED AGENT  328 MINORCA AVENUE  CORAL GABLES, FL 33134-4304</p>	<p><b><u>MORTGAGEE (MORTGAGE AND FDIC BANKFIND ADDRESS)</u></b>  AMERANT BANK, N.A.  220 ALHAMBRA CIR  CORAL GABLES, FL 33134-5174</p>
<p><b><u>LIENHOLDER (CLAIM OF LIEN ADDRESS AND SUNBIZ MAILING ADDRESS)</u></b>  TSI COMMERCIAL FLOORING OF TEXAS, INC. A/K/A TSI COMMERCIAL FLOOR COVERING OF TEXAS, INC.  3611 N. STALEY RD, STE #1  CHAMPAIGN, IL 61822-8950</p>	<p><b><u>LIENHOLDER (SUNBIZ PRINCIPAL ADDRESS)</u></b>  TSI COMMERCIAL FLOORING OF TEXAS, INC. A/K/A TSI COMMERCIAL FLOOR COVERING OF TEXAS, INC.  6451 NW 102 AVE, STE 3  DORAL, FL 33178-4745</p>
<p><b><u>LIENHOLDER (SUNBIZ REGISTERED AGENT ADDRESS)</u></b>  TSI COMMERCIAL FLOORING OF TEXAS, INC. A/K/A TSI COMMERCIAL FLOOR COVERING OF TEXAS, INC.  C T CORPORATION SYSTEM  1200 S PINE ISLAND RD  PLANTATION, FL 33324-4413</p>	<p><b><u>SECOND OWNER (OTHER SUNBIZ PRINCIPAL AND MAILING ADDRESS)</u></b>  DEERING BAY ASSOCIATES A/K/A DEERING BAY ASSOCIATES, INC.  13611 DEERING BAY DR, APT 402  CORAL GABLES, FL 33158-2840</p>
<p><b><u>SECOND OWNER (OTHER REGISTERED AGENT ADDRESS)</u></b>  DEERING BAY ASSOCIATES A/K/A DEERING BAY ASSOCIATES, INC.  C/O JEREMY D. LEVINE  REGISTERED AGENT  328 MINORCA AVENUE, STE 4  CORAL GABLES, FL 33134-4304</p>	



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### Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
<a href="#">PU-24-07-8777</a>	07/17/2024	13610 DEERING BAY DR	PUBLIC RECORDS SEARCH	Lost plan/certified for rv22078725	pending			200.00
<a href="#">EX-22-09-6796</a>	09/23/2022	13610 DEERING BAY DR	PERMIT EXTENSION & RENEWAL	EXTENSION TO PERMIT BL-19-10-4772 -APRVD 6 MONTHS****	final	10/21/2022	10/21/2022	0.00
<a href="#">RV-22-07-8725</a>	07/26/2022	13610 DEERING BAY DR	REVISION TO PERMIT	REVISION - ( PLUMBING & STRUCTURAL ) - CABANA ( DEERING BAY COUNTRY CLUB 19TH HOLE )	final	10/06/2022	10/06/2022	0.00
<a href="#">BL-22-07-8596</a>	07/12/2022	13610 DEERING BAY DR	ROOF / LIGHT WEIGHT CONC	*** NEW ROOF TILE - VERA CLAY SPANISH S - RED & FLAT *** COMMERICAL - CABANA (DEERING BAY COUNTRY CLUB 19TH HOLE)	final	08/19/2022	03/13/2023	0.00
<a href="#">EL-22-07-8542</a>	07/05/2022	13610 DEERING BAY DR	ELEC LOW VOLTAGE SYSTEM	*** FIRE ALARM **** COMMERICAL - CABANA ( DEERING BAY COUNTRY CLUB 19TH HOLE ) FD-22-07-8533	final	08/29/2022	03/22/2023	0.00
<a href="#">FD-22-07-8533</a>	07/01/2022	13610 DEERING BAY DR	FIRE ALARM SYSTEM	*** FIRE ALARM **** COMMERICAL - CABANA ( DEERING BAY COUNTRY CLUB 19TH HOLE )	final	08/30/2022	06/15/2023	0.00
<a href="#">FD-22-05-8309</a>	05/03/2022	13610 DEERING BAY DR	FIRE SPRINKLER SYSTEM	FIRE SPRINKLER SYSTEM \$25,832	final	06/23/2022	04/14/2023	0.00
<a href="#">RV-22-04-8333</a>	04/18/2022	13610 DEERING BAY DR	REVISION TO PERMIT	***REVISION, OUTDOOR HORN STROBES FD-20-11-5334*** INCLUSIVE/ ADDITION(3214SF), SIMPLIFIED/ DETACED BAR PAVILLION,COVERED ENTRY, INTERIOR ALTERATIONS ON 3 FLOORS, CHILLER EQUIPMENT SLAB AND SURROUND SCREENING,STEPS, WALKWAY,LANDSCAPING, WINDOWS,DOORS, BLK UP EXISTING OPNG, RAILINGS, PLANTERS @ DEERING BAY CLUBHOUSE \$3,350,657	final	05/02/2022	05/02/2022	0.00
<a href="#">PL-22-04-8301</a>	04/14/2022	13610 DEERING BAY DR	PLUMB SITE UTILITIES-LIFT STATION/MANHOLE/STORM	PLUMBING SITE WORK FOR FINAL * COMMERICAL - CABANA ( DEERING BAY COUNTRY CLUB 19TH HOLE ) \$637,398 including tree removal and landscaping. EXTENDED BY PEXT-24-02-0513.	final	04/27/2022	07/22/2024	0.00

PL-22-04-8280	04/12/2022	13610 DEERING BAY DR	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING GAS WORK { NATURAL } FOR FINAL * COMMERICAL - CABANA ( DEERING BAY COUNTRY CLUB 19TH HOLE ) \$637,398 including tree removal and landscaping.	final	04/13/2022	04/05/2023	0.00
RV-22-04-8132	04/01/2022	13610 DEERING BAY DR	REVISION TO PERMIT	***REVISION TO FIRE SPRINKLER SYSTEM*** INCLUSIVE/ ADDITION(3214SF), SIMPLIFIED/ DETACHED BAR PAVILLION,COVERED ENTRY, INTERIOR ALTERATIONS ON 3 FLOORS, CHILLER EQUIPMENT SLAB AND SURROUND SCREENING,STEPS, WALKWAY,LANDSCAPING, WINDOWS,DOORS, BLK UP EXISTING OPNG, RAILINGS, PLANTERS @ DEERING BAY CLUBHOUSE \$3,350,657	final	05/02/2022	05/02/2022	0.00
RV-22-03-8977	03/09/2022	13610 DEERING BAY DR	REVISION TO PERMIT	REVISION - ( ELECTRICAL & SITEPLAN )	final	10/31/2023	10/31/2023	0.00
PS-21-12-6382	12/21/2021	13610 DEERING BAY DR	TREE REMOVAL/MITIGATION	TREE REMOVAL	final	06/10/2024	06/10/2024	0.00
RV-21-11-6508	11/23/2021	13610 DEERING BAY DR	REVISION TO PERMIT	REVISION - ADD ADDITIONAL LAYER OF RUBERIOD MOP SMOOTH BELOW INSULATION	final	12/13/2021	12/13/2021	0.00
FD-21-11-6356	11/12/2021	13610 DEERING BAY DR	FIRE HYDRANT FLOW TEST	FIRE HYDRANT FLOW TEST FOR PROJECT: DBCC-DEERING BAY - BAR HOLE 19; FLOW HYDRANT #84-02 AT 13610 DEERING BAY DRIVE AND RESIDUAL HYDRANT AT 13610 DEERING BAY DRIVE.	final	11/16/2021	11/16/2021	0.00
SD-21-10-7678	10/25/2021	13610 DEERING BAY DR	SHOP DRAWINGS	**SHOP DRAWING TRUSSES** FOR DETACHED BAR PAVILLION,COVERED ENTRY,	final	11/01/2021	11/01/2021	0.00
SD-21-10-7672	10/25/2021	13610 DEERING BAY DR	SHOP DRAWINGS	**SHOP DRAWING - STAIR AND BALCONY RAILINGS, GUARDRAILS FOR ADDITION @ DEERING BAY CLUBHOUSE	final	02/04/2022	02/04/2022	0.00
EL-21-08-8497	08/26/2021	13610 DEERING BAY DR	ELEC COMMERCIAL / RESIDENTIAL WORK	TEMP FOR TEST (CHILLER ONLY) \$900	final	09/02/2021	02/15/2022	0.00
SD-21-08-7572	08/09/2021	13610 DEERING BAY DR	SHOP DRAWINGS	SHOP DRAWING ( SHORING )	final	03/15/2022	03/15/2022	0.00
AB-21-08-7574	08/09/2021	13610 DEERING BAY DR	BOA PRELIMINARY/MED BONUS/FINAL	*COMMERCIAL* RE ROOF VEREA SPANISH "S" TILE COLOR RED *POSTED* \$430,000	final	08/09/2021	11/30/2022	0.00
PL-21-07-8377	07/28/2021	13610 DEERING BAY DR	PLUMB COMMERCIAL / RESIDENTIAL WORK	CHANGE OF CONTRACTOR FROM PL- 20-08-6785 PLUMBING & GAS WORK FOR COMM. *** INCLUSIVE *** ADDITION, SIMPLIFIED/ DETACHED BAR PAVILLION, INTERIOR ALTERATIONS ON 3 FLOORS, EQUIPMENT SLAB AND SURROUND SCREENING, @ DEERING BAY CLUBHOUSE \$3,350,657	final	08/02/2021	02/09/2022	0.00
EL-21-07-8040	07/20/2021	13610 DEERING BAY DR	ELEC COMMERCIAL / RESIDENTIAL WORK	TEMP FOR TEST	final	07/22/2021	11/12/2021	0.00

UP-21-07-7669	07/13/2021	13610 DEERING BAY DR	UPFRONT FEE - THIS IS NOT A PERMIT	UPFRONT FEE FOR *COMMERCIAL* RE ROOF VEREA SPANISH "S" TILE COLOR RED *POSTED* \$430,000	final	07/23/2021	07/23/2021	0.00
BL-21-07-7668	07/13/2021	13610 DEERING BAY DR	ROOF / LIGHT WEIGHT CONC	*COMMERCIAL RE ROOF 2 TYPES SLOPED- VERA SPANISH "S" TILE COLOR RED, FLAT- GAF ROOFING SYSTEM W/ MINERAL SURFACE CAPSHEET \$389,840.00	final	11/08/2021	11/30/2022	0.00
EL-21-06-7469	06/04/2021	13610 DEERING BAY DR	ELEC LOW VOLTAGE SYSTEM	INCLUSIVE/ ADDITION(3214SF), SIMPLIFIED/ DETACED BAR PAVILLION,COVERED DATA,AUDIO,VIDEO	final	06/08/2021	03/25/2022	0.00
RV-21-05-8150	05/27/2021	13610 DEERING BAY DR	REVISION TO PERMIT	REVISION - FIRE SPRINKLER INSTALLATION	final	07/28/2021	07/28/2021	0.00
ME-21-05-7597	05/17/2021	13610 DEERING BAY DR	MECH COMMERCIAL / RESIDENTIAL WORK	FINAL * COMMERCIAL - CABANA ( DEERING BAY COUNTRY CLUB 19TH HOLE ) \$637,398	final	04/26/2022	04/20/2023	0.00
EL-21-04-7361	04/14/2021	13610 DEERING BAY DR	ELEC COMMERCIAL / RESIDENTIAL WORK	FINAL * COMMERCIAL - CABANA ( DEERING BAY COUNTRY CLUB 19TH HOLE ) \$637,398	final	05/02/2022	06/21/2023	0.00
PL-21-04-7305	04/13/2021	13610 DEERING BAY DR	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR FINAL * COMMERCIAL - CABANA ( DEERING BAY COUNTRY CLUB 19TH HOLE ) \$637,398 *** SEPARATE PERMIT FOR GAS WORK ***	final	04/11/2022	04/11/2023	0.00
SD-21-03-8510	03/23/2021	13610 DEERING BAY DR	SHOP DRAWINGS	SHOP DRAWINGS - WINDOWS AND DOORS INCLUSIVE/ ADDITION(3214SF), SIMPLIFIED/ DETACED BA PAVILLION,COVERED ENTRY, INTERIOR ALTERATIONS ON 3 FLOORS, CHILLER EQUIPMENT SLAB AND SURROUND SCREENING,STEPS, WALKWAY,LANDSCAPING, WINDOWS,DOORS, BLK UP EXISTING OPNG, RAILINGS, PLANTERS @ DEERING BAY CLUBHOUSE \$3,350,657	final	04/27/2021	04/27/2021	0.00
FD-21-02-7060	02/23/2021	13610 DEERING BAY DR	FIRE SPRINKLER SYSTEM	UNDERGROUND FIRE LINES FOR SPRINKLERS @ DEERING BAY CLUBHOUSE	final	04/07/2021	07/21/2023	0.00
BL-21-01-5369	01/01/2021	13610 DEERING BAY DR	COMMERCIAL ADDITION	CANCELLED, TRANSFERRRED TO ENERGOV PERMIT NO. EDEN-24-07- 0300****FINAL *COMMERCIAL - CABANA ( DEERING BAY COUNTRY CLUB 19TH -HOLE ) \$637,398 including tree removal and landscaping. EXTENDED BY PEXT-24- 02-0513	canceled	04/07/2022	10/16/2024	0.00
AB-21-01-5368	01/01/2021	13610 DEERING BAY DR	BOA PRELIMINARY/MED BONUS/FINAL	FINAL * COMMERCIAL - CABANA ( DEERING BAY COUNTRY CLUB 19TH HOLE ) \$637,398	final	03/10/2021	04/03/2023	0.00
RV-20-12-6023	12/30/2020	13610 DEERING BAY DR	REVISION TO PERMIT	**** REVISION - REDUCTION OF ( SCOPE OF WORK ) M,E,P, & STRUCTURAL AND BUILDING ***** INCLUSIVE/ ADDITION(3214SF), SIMPLIFIED/ DETACED BAR PAVILLION,COVERED ENTRY, INTERIOR	final	04/27/2021	04/27/2021	0.00

Project ID	Start Date	Address	Description	Work Description	Status	Start Date	End Date	Amount
BL-20-12-5315	12/11/2020	13610 DEERING BAY DR	ROOF / LIGHT WEIGHT CONC	ALTERATIONS ON 3 FLOORS, CHILLER EQUIPMENT SLAB AND SURROUND SCREENING, STEPS, WALKWAY, LANDSCAPING, WINDOWS, DOORS, BLK UP EXISTING OPNG, RAILINGS, PLANTERS @ DEERING BAY CLUBHOUSE \$3,350,657	final	10/06/2021	04/29/2022	0.00
FD-20-12-5016	12/04/2020	13610 DEERING BAY DR	FIRE SPRINKLER SYSTEM	*COMMERCIAL* NEW ROOF TWO TYPES SLOPED-BARREL CLAY TILE, FLAT- GAF ROOFING SYSTEM W/ GAF RUBEROID MODIFIED TOP[ PLY \$62,686.00	final	12/16/2020	07/21/2023	0.00
EL-20-11-5366	11/06/2020	13610 DEERING BAY DR	ELEC LOW VOLTAGE SYSTEM	FIRE SPRINKLER SYSTEM INSTALLATION \$20,033	final	01/29/2021	05/20/2022	0.00
FD-20-11-5334	11/05/2020	13610 DEERING BAY DR	FIRE ALARM SYSTEM	FIRE ALARM SYSTEM FD-20-11-5334	final	06/01/2021	05/19/2022	0.00
ME-20-11-5148	11/02/2020	13610 DEERING BAY DR	MECH COMMERCIAL / RESIDENTIAL WORK	FIRE ALARM SYSTEM \$4,900	final	11/10/2020	02/23/2022	0.00
PS-20-10-6126	10/05/2020	13610 DEERING BAY DR	TREE REMOVAL/MITIGATION	HVAC AS PER PLANS	final	10/06/2020	10/06/2020	0.00
ZN-20-08-6960	08/25/2020	13610 DEERING BAY DR	CHAIN LINK FENCE / FENCE REPAIRS / TEMP FENCE	TREE REMOVAL FOR 14 trees as per tree disposition plan approved in permit number BL 19104772 master permit.	canceled		01/10/2022	0.00
FD-20-08-6895	08/24/2020	13610 DEERING BAY DR	FIRE HYDRANT FLOW TEST	**PERMIT DISCARDED/CANCELED** INSTALL 950' OF A TEMPORARY CONSTRUCTION FENCE	final	08/26/2020	08/26/2020	0.00
PL-20-08-6788	08/19/2020	13610 DEERING BAY DR	PLUMB SITE UTILITIES- LIFT STATION/MANHOLE/STORM	FIRE HYDRANT FLOW TEST, PROJECT: DBCC-DEERING BAY, FLOW HYDRANT #84-01 AT 13610 DEERING BAY DRIVE AND RESIDUAL HYDRANT #84-02 AT 13610 DEERING BAY DRIVE.	final	01/11/2021	03/21/2022	0.00
PL-20-08-6787	08/19/2020	13610 DEERING BAY DR	PLUMB IRRIGATION / SPRINKLER SYSTEM	PLUMBING SITE WORK FOR COMM. *** INCLUSIVE/ *** ADDITION, SIMPLIFIED/ DETACHED BAR PAVILLION, INTERIOR ALTERATIONS ON 3 FLOORS, EQUIPMENT SLAB AND SURROUND SCREENING, @ DEERING BAY CLUBHOUSE \$3,350,657	final	05/03/2022	05/19/2022	0.00
PL-20-08-6785	08/19/2020	13610 DEERING BAY DR	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING IRRIGATION WORK INCLUSIVE/ ADDITION, SIMPLIFIED/ DETACHED BAR PAVILLION, INTERIOR ALTERATIONS ON 3 FLOORS, EQUIPMENT SLAB AND SURROUND SCREENING, @ DEERING BAY CLUBHOUSE \$3,350,657	canceled	11/11/2020	08/03/2021	0.00

Permit ID	Issue Date	Address	Project Description	Project Details	Status	Start Date	End Date	Amount
				SCREENING, @ DEERING BAY CLUBHOUSE \$3,350,657				
FD-20-05-6589	05/18/2020	13610 DEERING BAY DR	FIRE CIVIL DRAWINGS REVIEW	WATERMAIN @ DEERING BAY CLUBHOUSE \$3,350,657	approved			0.00
AR-20-02-5736	02/25/2020	13610 DEERING BAY DR	ART IN PUBLIC PLACES	CANCELLED SUPERCEDED BY AR20024750	canceled	02/25/2020		0.00
PW-20-02-4865	02/07/2020	13610 DEERING BAY DR	MISCELLANEOUS PERMIT	SEWER CAPACITY LETTER 2/18/19 - JACEVEDO	final	02/21/2020	04/18/2022	0.00
AR-20-02-4750	02/05/2020	13610 DEERING BAY DR	ART IN PUBLIC PLACES	ART IN PUBLIC PLACES FEE - INCLUSIVE/ ADDITION, SIMPLIFIED/ DETACHED BAR PAVILLION, INTERIOR ALTERATIONS ON 3 FLOORS, EQUIPMENT SLAB AND SURROUND	final	02/25/2020	02/25/2020	0.00
				SCREENING, @ DEERING BAY CLUBHOUSE \$3,350,657				
FD-20-01-5197	01/29/2020	13610 DEERING BAY DR	FIRE HYDRANT FLOW TEST	FIRE HYDRANT FLOW TEST, PROJECT: DEERING BAY EXPANSION, FLOW HYDRANT #84-02 AT 13610 DEERING BAY DRIVE AND RESIDUAL HYDRANT #84-01 AT 13610 DEERING BAY DRIVE.	final	01/30/2020	01/30/2020	0.00

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Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
<a href="#">EL-19-10-4849</a>	10/11/2019	13610 DEERING BAY DR	ELEC COMMERCIAL / RESIDENTIAL WORK	INCLUSIVE/ ADDITION, SIMPLIFIED/ DETACHED BAR PAVILLION, INTERIOR ALTERATIONS ON 3 FLOORS, EQUIPMENT SLAB AND SURROUND SCREENING, @ DEERING BAY CLUBHOUSE \$3,350,657	final	11/03/2020	04/13/2022	0.00
<a href="#">BL-19-10-4772</a>	10/10/2019	13610 DEERING BAY DR	COMMERCIAL ADDITION	INCLUSIVE/ ADDITION(3214SF), SIMPLIFIED/ DETACHED BAR PAVILLION, COVERED ENTRY, INTERIOR ALTERATIONS ON 3 FLOORS, CHILLER EQUIPMENT SLAB AND SURROUND SCREENING, STEPS, WALKWAY, LANDSCAPING, WINDOWS, DOORS, BLK UP EXISTING OPNG, RAILINGS, PLANTERS @ DEERING BAY CLUBHOUSE \$3,350,657	final	10/08/2020	10/31/2023	0.00
<a href="#">CE-19-10-4234</a>	10/02/2019	13610 DEERING BAY DR	CODE ENF LIEN SEARCH	LIEN SEARCH	final	10/08/2019	10/08/2019	0.00
<a href="#">ZV-19-09-4446</a>	09/25/2019	13610 DEERING BAY DR	ZONING LETTER VERIFICATION	Folio: 03-5024-007-0310 Address: Vacant Land Legal Description: Tract A-7, of DEERING BAY CLUB VILLAS, according to the Plat thereof, as recorded in Plat Book 143, Page 81 of the Public Records of Miami-Dade County, Florida.	final	09/25/2019	09/25/2019	0.00
<a href="#">ZV-19-09-4444</a>	09/25/2019	13610 DEERING BAY DR	ZONING LETTER VERIFICATION	Folio: 03-5024-004-0460 Address: Vacant Land (Golf Course) Legal Description: Tract D-7 (less Deering Bay Lagoon) of DEERING BAY, according to the Plat thereof, recorded in Plat Book 139, Page 60, Public Records of Miami-Dade County, Florida.	final	09/25/2019	09/25/2019	0.00
<a href="#">ZV-19-09-4442</a>	09/25/2019	13610 DEERING BAY DR	ZONING LETTER VERIFICATION	Tract D-6 (less Deering Bay Lagoon) of DEERING BAY, according to the Plat thereof, recorded in Plat Book 139, Page 60, Public Records of Miami-Dade County, Florida.	final	09/25/2019	09/25/2019	0.00

<a href="#">CE-19-09-3632</a>	09/09/2019	13610 DEERING BAY DR	CODE ENF LIEN SEARCH	LIEN SEARCH	final	09/12/2019	09/12/2019	0.00
<a href="#">AB-19-08-5502</a>	08/20/2019	13610 DEERING BAY DR	BOA PRELIMINARY/MED BONUS/FINAL	COMMERCIAL *FINAL *REV #1 (RESPONSE TO COMMENTS) DEERING BAY CLUBHOUSE RENOVATION & ADDITION(2935SQFT) *HW/ CD/ TREES/ POSTED \$3,350,657	final	08/20/2019	02/27/2023	0.00
<a href="#">DR-19-03-5199</a>	03/11/2019	13610 DEERING BAY DR	DEVELOPMENT REVIEW COMMITTEE	*OK TO CLOSE/CANCEL PER SURAMY CABRERA* DRC LEVEL 2 APPLICATION FOR THE RENOVATION AND EXPANSION OF THE MAIN CLUBHOUSE OF DEERING BAY COUNTRY CLUB'S	canceled	03/12/2019	12/20/2022	0.00
<a href="#">BL-18-05-4007</a>	05/23/2018	13610 DEERING BAY DR	AWNINGS / CANOPY	CANOPY STRUCTURE AT MARINA \$64,640	final	07/16/2018	03/13/2019	0.00
<a href="#">AB-18-05-3458</a>	05/14/2018	13610 DEERING BAY DR	BOA PRELIMINARY/MED BONUS/FINAL	COMMERCIAL* TENSIONED SAILS SHADE STRUCTURE ON THE DOCK \$64,640	final	05/14/2018	03/13/2019	0.00
<a href="#">PU-15-01-1420</a>	01/30/2015	13610 DEERING BAY DR	PUBLIC RECORDS SEARCH	REQ COPY OF 07020221	final	01/30/2015	01/30/2015	0.00
<a href="#">BL-14-08-2206</a>	08/05/2014	13610 DEERING BAY DR	INT / EXT ALTERATIONS	PUBLIC REALM IMPROVEMENTS: PLAYGROUND \$36,800	final	09/12/2014	09/12/2014	0.00
<a href="#">AB-14-07-3522</a>	07/22/2014	13610 DEERING BAY DR	BOA COMPLETE (LESS THAN \$75,000)	PLAYGROUND \$36,800	final	07/22/2014	09/12/2014	0.00
<a href="#">ZN-14-01-1735</a>	01/06/2014	13610 DEERING BAY DR	PAINT / RESURFACE FL / CLEAN	PAINT EXT GUARD HOUSE WALLS BM 2156-60 (CREAM), TRIM - BM 049 (BRICK RED) \$17,000	final	01/06/2014	01/29/2014	0.00
<a href="#">AB-14-01-1734</a>	01/06/2014	13610 DEERING BAY DR	BOA COMPLETE (LESS THAN \$75,000)	PAINT EXT GUARD HOUSE WALLS BM 2156-60 (CREAM), TRIM - BM 049 (BRICK RED) \$17,000	final	01/06/2014	01/29/2014	0.00
<a href="#">EX-13-10-0636</a>	10/10/2013	13610 DEERING BAY DR	PERMIT EXTENSION & RENEWAL	PERMIT RENEWAL BL-12-04-8968	final	11/14/2013	11/14/2013	0.00
<a href="#">BL-13-09-0841</a>	09/17/2013	13610 DEERING BAY DR	LANDSCAPING	PLAYGROUND LANDSCAPING & HARDSCAPE RENOVATION @ PARK AREA \$57,000	final	09/25/2013	10/30/2014	0.00
<a href="#">AB-13-09-0541</a>	09/11/2013	13610 DEERING BAY DR	BOA COMPLETE (LESS THAN \$75,000)	PLAYGROUND RENOVATION @ PARK AREA \$57,000	final	09/11/2013	10/30/2014	0.00
<a href="#">EL-13-07-0491</a>	07/09/2013	13610 DEERING BAY DR	ELEC COMMERCIAL / RESIDENTIAL WORK	THIS IS A SERVICE REPAIR FOR THE LANDSCAPING LIGHTS METER \$900	final	07/09/2013	07/19/2013	0.00
<a href="#">PS-13-04-1285</a>	04/19/2013	13610 DEERING BAY DR	TREE REMOVAL/MITIGATION	REMOVAL OF 1 SEAGRAPE TREE ---- PLAN SENT INTEROFFICE	approved			47.25
<a href="#">RR-13-02-0835</a>	02/15/2013	13610 DEERING BAY DR	RE-REVIEW FEE	RE-REVIEW FEE FOR STRUCTURAL	canceled		01/19/2023	0.00
<a href="#">BL-12-05-8436</a>	05/15/2012	13610 DEERING BAY DR	MISCELLANEOUS WORK	PROPERTY MAINTENANCE (CHANGE ALL LIGHT BULBS & MISC. CLEAN UP) \$2,000	canceled	11/14/2013	06/19/2018	0.00
<a href="#">BL-12-04-8968</a>	04/24/2012	13610 DEERING BAY DR	TRAILER	CONSTRUCTION TRAILER (1 TO 2 MONTHS) \$2,200	canceled	04/17/2013	06/19/2018	0.00
<a href="#">EL-12-04-8055</a>	04/11/2012	13610 DEERING BAY DR	ELEC COMMERCIAL / RESIDENTIAL WORK	100 AMP SERVICE FOR TRAILER	canceled		06/19/2018	0.00
<a href="#">ZN-12-04-7954</a>	04/10/2012	13610 DEERING BAY DR	PORTABLE STORAGE UNIT (POD)	***CANCELLED - SEE BL12048968 FOR THE TRAILER***STORAGE	canceled		04/24/2012	0.00

Permit ID	Issue Date	Address	Work Description	Amount	Status	Start Date	End Date	Value
EL-12-03-8149	03/14/2012	13610 DEERING BAY DR	ELEC LOW VOLTAGE SYSTEM	UNIT (1 TO 2 MONTHS) \$2,200	final	03/14/2012	08/30/2012	0.00
PL-11-08-6929	08/24/2011	13610 DEERING BAY DR	PLUMB COMMERCIAL / RESIDENTIAL WORK	GATE ENTRY ONLY TO PARKING LOT NORTH OF HARBOR	final	08/26/2011	09/01/2011	0.00
PL-11-08-6928	08/24/2011	13610 DEERING BAY DR	PLUMB COMMERCIAL / RESIDENTIAL WORK	INSTALL A 2" BACKFLOW METER #18615076 \$900 ( LOCATED AT MAIN ENTRANCE MAINTENANCE AREA NORTH WALL)	final	08/26/2011	09/01/2011	0.00
PL-11-08-6927	08/24/2011	13610 DEERING BAY DR	PLUMB COMMERCIAL / RESIDENTIAL WORK	INSTALL A NEW 2" BACKFLOW METER #38709014 \$900 ( LOCATED NEXT TO ESTATES ENTRANCE SIGN)	final	08/26/2011	09/01/2011	0.00
PS-11-04-6371	04/18/2011	13610 DEERING BAY DR	TREE REMOVAL/MITIGATION	INSTALL A NEW "2" BACKFLOW METER #06411117 \$900 (LOCATED AT SOUTH AREA JUST PASSED ESTATES ENTRANCE)	final	04/28/2011	04/28/2011	0.00
BL-11-04-5574	04/07/2011	13610 DEERING BAY DR	POOL DECK / SLAB	TREE REMOVAL- 36 PONGAMS (NEW LANSCAPING AFTER ROADWAY PROJECT)	final	04/21/2011	03/28/2012	0.00
AB-11-04-5153	04/01/2011	13610 DEERING BAY DR	BOA COMPLETE (LESS THAN \$75,000)	DIAMOND BRIGHT INSIDE OF POOL & PAVERS ON POOL DECK \$50,000	final	04/01/2011	11/20/2018	0.00
BL-11-03-4892	03/01/2011	13610 DEERING BAY DR	DRIVEWAY/WALKWAY	DIAMOND BRIGHT INSIDE OF POOL & PAVERS ON POOL DECK \$65,000	canceled	03/11/2011	12/13/2021	0.00
AB-11-03-4888	03/01/2011	13610 DEERING BAY DR	BOA COMPLETE (LESS THAN \$75,000)	REMOVE AND REPLACE PAVERS \$18350 - *OK TO CLOSE/CANCEL FL STA 553.79(15)*	canceled	03/01/2011	02/02/2023	0.00
AB-11-02-5557	02/17/2011	13610 DEERING BAY DR	BOA PRELIMINARY/MED BONUS/FINAL	REMOVE AND REPLACE PAVERS \$18350	final	02/17/2011	05/10/2012	0.00
ME-10-10-5040	10/18/2010	13610 DEERING BAY DR	MECH COMMERCIAL / RESIDENTIAL WORK	RESURFACE (PAVERS) OF PRIVATE ROAD \$200000	final	10/20/2010	11/03/2010	0.00
EL-10-07-4230	07/13/2010	13610 DEERING BAY DR	ELEC COMMERCIAL / RESIDENTIAL WORK	REPLACE TWO TON AIR CONDITIONING @ GUARDHOUSE \$2,600	final	07/13/2010	11/04/2010	0.00
EL-09-11-1524	11/04/2009	13610 DEERING BAY DR	ELEC COMMERCIAL / RESIDENTIAL WORK	CAMARAS AT GUARDHOUSE - LOW VOLT PERMIT\$ 2400	final	11/06/2009	12/17/2009	0.00
ZN-09-10-3568	10/28/2009	13610 DEERING BAY DR	CHAIN LINK FENCE / FENCE REPAIRS / TEMP FENCE	SUPPLEMENT TO EXISTING FIRE ALARM PERMIT	final	12/07/2009	01/07/2010	0.00
PU-09-08-1435	08/04/2009	13610 DEERING BAY DR	PUBLIC RECORDS SEARCH	INSTALL 4' HIGH GALVANIZED CHAIN LINK FENCE (D-3) \$2,900	final	08/11/2009	08/11/2009	0.00
EL-09-06-2513	06/15/2009	13610 DEERING BAY DR	ELEC COMMERCIAL / RESIDENTIAL WORK	REQ DWGS TO CLOSE ACTIVE PERMIT#06040433 CRM INV#8140	final	06/24/2009	12/17/2009	0.00
EL-08-06-1136	06/20/2008	13610 DEERING BAY DR	ELEC SERVICE - CHANGE / LATERAL / REPAIR	INSTALL FIRE ALARM @ (DEERING BAY YACHT CLUB) \$30,000	final	06/30/2008	10/02/2008	0.00
PS-08-06-0621	06/10/2008	13610 DEERING BAY DR	TREE REMOVAL/RELOCATION	REPAIR DAMAGED SWITCHBOARD \$2,300	final	10/06/2008	10/06/2008	0.00
FD-08-01-1111	01/28/2008	13610 DEERING BAY DR	FIRE SPRINKLER SYSTEM	REMOVE 2 PONGAM TREES	final	02/29/2008	03/18/2008	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).

**ENERGOV**  
2023 - 2025

<a href="#">ELEC-25-10-3988</a>	Electrical Commercial	Low Voltage - Fire Alarm	Finalized	10/08/2025	04/20/2026	10/22/2025	Fire Alarm 3rd Floor Remodel	13610 DEERING BAY DR	3RD FLOOR
<a href="#">FIRE-25-09-1718</a>	Fire	Fire Sprinkler	Issued	09/22/2025			relocate existing fire sprinkler heads	13610 DEERING BAY DR	3RD FLOOR
<a href="#">MECB-25-09-1416</a>	Mechanical Commercial	Boilers and pressure vessels	Denied	09/22/2025			Replace boiler and storage tanks with new tank type, boilers, and an electronic mixing valve.	13610 DEERING BAY DR	
<a href="#">ELEC-25-09-3929</a>	Electrical Commercial	Other	Issued	09/19/2025	04/20/2026		Provide electrical provisions to power to new trash compactor (10HP)	13610 Deering Bay Dr	
<a href="#">REVR-25-09-4219</a>	Revision to Permit	Commercial	Cancelled	09/16/2025		09/24/2025	*** CANCELLED - INCORRECT LOG IN ** SEE ** FIRE-25-09-1718 *** Relocate existing fire sprinkler heads	13610 DEERING BAY DR	3RD FLOOR
<a href="#">ELEC-25-09-3913</a>	Electrical Commercial	Low Voltage	Issued	09/15/2025	04/01/2026		Interior alteration 13610 DEERING BAY DR 3rd floor	13610 DEERING BAY DR	3RD FLOOR
<a href="#">FIRE-25-08-1686</a>	Fire	Fire Sprinkler Repair	Cancelled	08/28/2025		09/15/2025	**THE PERMIT WAS CREATED IN ERROR AND WILL BE CANCELLED. THE PLANS REFLECT A REVISION AND MUST BE APPLIED AS SUCH. CONTACT US AT (305)460-5245 (X) 0 FOR FURTHER CLARIFICATION. APPLY UNDER MASTER FIRE PERMIT / REVISION**Relocate existing fire sprinkler heads		
<a href="#">ELEC-25-08-3834</a>	Electrical Commercial	Interior Build-Out/ Interior Alteration/Remodel	Issued	08/26/2025	03/04/2026		BLDB-25-04-3365 / Interior alteration to spa and bath rooms. New lighting, relocation of receptacles. Add panel board. Saus wiring.		
<a href="#">PLUB-25-08-1288</a>	Plumbing Commercial	Interior Build-Out/ Interior Alteration/Remodel	Issued	08/22/2025	03/03/2026		Interior alteration 13610 DEERING BAY DR 3rd floor	13610 DEERING BAY DR	3RD FLOOR
<a href="#">FIRE-25-08-1669</a>	Fire	Fire Alarm	Issued	08/19/2025			Fire Alarm 3rd Floor Remodel	13610 DEERING BAY DR	3RD FLOOR
<a href="#">MECB-25-08-1383</a>	Mechanical Commercial	Interior Build-Out/ Interior Alteration/Remodel	Issued	08/18/2025	03/02/2026		Interior alteration 13610 DEERING BAY DR 3rd floor	13610 DEERING BAY DR	3RD FLOOR
<a href="#">BLDB-25-04-3365</a>	FBC Building (Commercial)	Interior Build-Out/ Interior Alteration/Remodel	Issued	04/17/2025	04/27/2026		Interior alteration 13610 DEERING BAY DR 3rd floor	13610 DEERING BAY DR	3RD FLOOR
<a href="#">PEXT-25-02-1610</a>	Permit Extension/ Renewal	Mechanical Commercial	Finalized	02/05/2025		02/10/2025	***02/07/2025** **Permit RENEWAL //installing a kitchen hood system/ EDEN MASTER PERMIT NO. BL-21-01-5369	13610 DEERING BAY DR	
<a href="#">MECB-24-11-1101</a>	Mechanical Commercial	New Construction	Cancelled	11/07/2024		11/12/2024	REACTIVATION OF PERMIT	13610 DEERING BAY DR	
<a href="#">REVR-24-10-2875</a>	Revision to Permit	Commercial	Finalized	10/14/2024		11/12/2024	Pull Station Relocation	13610 DEERING BAY DR	
<a href="#">EDEN-24-07-0300</a>	EDEN Legacy Permit	EDEN Legacy Building	Finalized	07/23/2024	02/10/2025	08/13/2024	PERMIT # BL-21-01-5369 TRANSFERRED FROM EDEN****COMMERCIAL - CABANA ( DEERING BAY COURTYARD 19TH HOLE ) \$637,398 including tree removal and landscaping.	13610 DEERING BAY DR	

**ENERGOV**  
2023 - 2025

<a href="#">PEXT-24-02-0513</a>	Permit Extension/ Renewal	Building	Finalized	02/08/2024		05/14/2024	***04/18/2024** *FOR MASTER B L-21-01-5369** FICAL * COMMERCIAL - CABANA ( DEERING BAY COUNTRY CLUB 19TH HOLE ) \$637.398 including tree removal and landscaping.	13610 DEERING BAY DR	COMMON AREA
<a href="#">PEXT-24-01-0486</a>	Permit Extension/ Renewal	Building	Finalized	01/30/2024		02/08/2024	***02/07/2024** **ASPHALT OVERLAY, CONCRETE CURB SPEED HUMP AND STRIPE	13610 DEERING BAY DR	
<a href="#">REVR-24-01-1763</a>	Revision to Permit	Commercial	Finalized	01/22/2024		06/13/2024	2-Pickell Ball Courts Detail showing fence as per Alain Gracia 05/07/2024. Revision for entry gates location [BLDB-2208-0975]	13610 DEERING BAY DR	
<a href="#">PEXT-23-12-0372</a>	Permit Extension/ Renewal	Building	Finalized	12/19/2023		12/29/2023	**12/27/2023**2 -Pickell Ball Courts	13610 DEERING BAY DR	
<a href="#">PRNW-23-11-0828</a>	Permit Renewal	Mechanical Commercial	Finalized	11/17/2023		11/20/2023	**11/17/2023** installing a kitchen hood system/ MECB-23-03-0505***	13610 DEERING BAY DR	
<a href="#">BLDB-23-07-1865</a>	FBC Building (Commercial)	Interior Flooring	Finalized	07/27/2023	10/14/2024	04/15/2024	Installation of patio tile	13610 DEERING BAY DR	
<a href="#">BLDB-23-07-1864</a>	FBC Building (Commercial)	Interior Build-Out/ Interior Alteration/Remodel	Cancelled	07/26/2023		07/26/2023	PERMIT TYPE CREATED IN ERROR APPLY AND RESUBMIT AS **FBC Building - Interior Flooring** THIS PERMIT WILL BE CANCELLED. Installation of patio tile	13610 DEERING BAY DR	
<a href="#">BLDB-23-06-1807</a>	FBC Building (Commercial)	Fence/Gate/Wall/Retaining Wall	Finalized	06/28/2023		08/14/2024	02/16/2024	replace 312 x 42" high fence around child play ground	13610 DEERING BAY DR
<a href="#">RECT-23-05-0158</a>	Building Recertification	Recertification	Denied	05/27/2023				BUILDING RECERTIFICATION (YEAR BUILT 1995) Deering Bay Yacht & Country Club-EXTENSION REQUEST	13610 DEERING BAY DR
<a href="#">ELEC-23-05-1346</a>	Electrical Commercial	Other	Finalized	05/12/2023		12/20/2023	06/23/2023	Electrical sub permit under master permit # BL-19-10-4772 in the Eden system as per Enrique Romero request.	13610 DEERING BAY DR
<a href="#">REVR-23-04-0778</a>	Revision to Permit	Commercial	Finalized	04/25/2023			06/09/2023	REVISION TO FD-22-07-8533	13610 DEERING BAY DR
<a href="#">REVR-23-04-0775</a>	Revision to Permit	Commercial	Denied	04/24/2023				ELECTRICAL REVISION FOR PERMIT NO. EL-19-10-4849 (MASTER PERMIT NO. BL-19-10-4772)	13610 DEERING BAY DR
<a href="#">REVR-23-04-0767</a>	Revision to Permit	Commercial	Finalized	04/21/2023			05/19/2023	REVISION TO EDEN PERMIT -** B L-21-01-5369 **- EMERGENCY LIGHTING TO BE ADDED TO EXTERIOR OF BUILDING (BACK BY PATH AND SIDES)	13610 DEERING BAY DR
<a href="#">ELER-23-04-1073</a>	Electrical Residential	Other	Finalized	04/10/2023		12/18/2023	06/21/2023	pool wiring	13610 DEERING BAY DR
<a href="#">PLUB-23-04-0488</a>	Plumbing Commercial	Irrigation	Denied	04/10/2023				Lawn Sprinkler Installation - Master #BL-21-01-5369	13610 DEERING BAY DR
<a href="#">ELEC-23-03-1183</a>	Electrical Commercial	Commercial Pool	Cancelled	03/15/2023			04/19/2023	CANCELLED - SEE ELER-23-04-1073 - Pool/Spa Refinishing & Equipment Replacement	13610 DEERING BAY DR

**ENERGOV**  
2023 - 2025

<a href="#">PLUB-23-03-0468</a>	Plumbing Commercial	Commercial Pool	Finaled	03/15/2023	01/02/2024	07/06/2023	Pool/Spa Refinishing & Equipment Replacement ( DEPT OF HEALTH FINAL APPROVAL REQUIRED )	13610 DEERING BAY DR
<a href="#">SHOP-23-03-0285</a>	Shop Drawings	Windows/ Doors/ Etc	Denied	03/14/2023			REFER TO PERMIT NO. BL21015369	13610 DEERING BAY DR
<a href="#">FIRE-23-03-0404</a>	Fire	Other	Cancelled	03/10/2023		12/27/2023	cancelled****installing a kitchen hood system	13610 DEERING BAY DR
<a href="#">BLDR-23-03-3093</a>	FBC Residential	Roofing	Cancelled	03/09/2023		04/18/2025	*OK TO CLOSE/CANCEL NO ACTIVITY IN OVER 180 DAYS* Reroof flat section of roof on guardhouse only	13610 DEERING BAY DR
<a href="#">REVR-23-03-0640</a>	Revision to Permit	Commercial	Finaled	03/07/2023		06/04/2023	3-Pickell Ball Courts	13610 DEERING BAY DR
<a href="#">MECB-23-03-0505</a>	Mechanical Commercial	Commercial Hood	Expired	03/06/2023	08/07/2025		installing a kitchen hood system/ E DEN MASTER PERMIT NO. BL-21-01-5369	13610 DEERING BAY DR
<a href="#">FIRE-23-03-0391</a>	Fire	Fire Suppression	Finaled	03/02/2023		04/22/2025	installing a pre-engineered 300 UL Fire Suppression System	13610 DEERING BAY DR
<a href="#">ELEC-23-02-1045</a>	Electrical Commercial	Low Voltage	Expired	02/03/2023	08/16/2023		Electrical Commercial - Low Voltage *** MASTER PERMIT BL-21-01-5369 ***	13610 DEERING BAY DR
<a href="#">POSP-23-01-0262</a>	Pool/Spa	Commercial	Finaled	01/25/2023	01/15/2024	07/17/2023	Pool/Spa Refinishing & Equipment Replacement	13610 DEERING BAY DR
<a href="#">BLDB-23-01-1356</a>	FBC Building (Commercial)	Addition/ Exterior Renovations	Cancelled	01/18/2023		01/25/2023	Cancelled. Created in error *****Swimming Pool & Spa Remodeling	13610 DEERING BAY DR
<a href="#">REVR-22-12-0433</a>	Revision to Permit	Commercial	Finaled	12/15/2022		02/21/2023	Revision to permit BL-19-10-4772	13610 DEERING BAY DR
<a href="#">REVR-22-12-0424</a>	Revision to Permit	Commercial	Finaled	12/13/2022		01/24/2023	PERMIT REVISION FOR BL-21-01-5369	13610 DEERING BAY DR
<a href="#">REVR-22-10-0233</a>	Revision to Permit	Commercial	Finaled	10/07/2022		11/18/2022	Revision to master permit #BL-21-01-5369. Revision for waterproofing.	13610 DEERING BAY DR
<a href="#">BLDB-22-10-1109</a>	FBC Building (Commercial)	Other	Cancelled	10/04/2022		10/07/2022	CANCELLED - SEE REVR-22-10-0233 *****Revision to master permit #BL-21-01-5369. Revision for waterproofing.	13610 DEERING BAY DR
<a href="#">ZONC-22-08-0164</a>	Zoning Commercial	Driveway/Walkway	Finaled	08/22/2022	08/28/2024	03/04/2024	ASPHALT OVERLAY, CONCRETE CURB SPEED HUMP AND STRIPE	13610 DEERING BAY DR
<a href="#">BLDB-22-08-0984</a>	FBC Building (Commercial)	Interior Build-Out/ Interior Alteration/Remodel	Cancelled	08/15/2022		08/22/2022	CANCELLED - SEE ZONC-22-08-0164 *** FOR PERMIT AND REVIEW *** ( THIS PERMIT IS EXTERIOR WORK - PARKING LOT )	13610 DEERING BAY DR
<a href="#">BLDB-22-08-0975</a>	FBC Building (Commercial)	Interior Build-Out/ Interior Alteration/Remodel	Finaled	08/11/2022	11/18/2024	05/22/2024	2-Pickell Ball Courts	13610 DEERING BAY DR
<a href="#">BLDR-22-08-2005</a>	FBC Residential	Repair Only	Finaled	08/09/2022	09/11/2023	03/13/2023	Foundation Repair	13610 DEERING BAY DR
<a href="#">BLDB-22-07-0867</a>	FBC Building (Commercial)	Roofing	Cancelled	07/08/2022		08/01/2022	CANCELED SEE BL-22-07-8596 new construction commercial roof vera spanish st tile color red low slope & steep slope roof 4753 total sqft	13610 DEERING BAY DR
<a href="#">BLDB-22-05-0753</a>	FBC Building (Commercial)	Other	Cancelled	05/26/2022		04/25/2025	*OK TO CLOSE/CANCEL NO ACTIVITY IN OVER 180 DAYS* Install 4' concrete slab at driving range and	13610 DEERING BAY DR

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

CITY OF CORAL GABLES,  
Petitioner,

Case No. 25-1020  
RECT-23-05-0158

vs.

Certified Mail Return Receipt & Via USPS Regular Mail  
9589 0710 5270 1749 3963 07

DEERING BAY YACHT AND COUNTRY CLUB, INC.  
C/O SCOTT MASON  
13610 DEERING BAY DR, CLUBHOUSE  
CORAL GABLES, FL 33158-2800  
Respondent.

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

Date: June 4, 2026

Re: 13610 Deering Bay Dr., Coral Gables, FL , 33158, TRACT D-6 LESS BEG 258.94FTNELY OF SW COR OF TR TH N8.98FT W54.28FT N153.03FT W5FT N51.42FT E5FT N250.52FT E235.74FT S 42 DEG W 37.05FT SWLY AD 21.35FT WLY37FT SWLY 165.94FT S263.58FT SLY47.52FT SWLY20.36FT TO POB LOT SIZE 15.62 AC PB 139-60 and 03-5024-004-0450 ("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.

**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 June 15, 2026 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, Anayn Hernandez, at City of Coral Gables, Development Services Department, 427 Biltmore Way, Coral Gables, FL 33134, ahernandez2@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 #4**

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.

*Analyn Hernandez*

Analyn Hernandez  
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, Clifford R. Friedman, Director of Human Resources & Risk Management (E-mail: [cfriedman@coralgables.com](mailto:cfriedman@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, Clifford R. Friedman, Director of Human Resources & Risk Management (E-mail: [cfriedman@coralgables.com](mailto:cfriedman@coralgables.com), Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

c: DEERING BAY ASSOCIATES a/k/a DEERING BAY ASSOCIATES, INC., 13605 OLD CUTLER RD, MIAMI, FL 33158  
9589 0710 5270 1749 3963 14

DEERING BAY ASSOCIATES a/k/a DEERING BAY ASSOCIATES, INC., C/O KAREN M. LEVINE, REGISTERED AGENT  
328 MINORCA AVENUE, CORAL GABLES, FL 33134-4304  
9589 0710 5270 1749 3963 21

AMERANT BANK, N.A., 220 ALHAMBRA CIR, CORAL GABLES, FL 33134-5174  
9589 0710 5270 1749 3963 38



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Title of Document Posted: Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing

I, Salvador Sole, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 13610 DEERING BAY DR, ON 06-03-26 AT  
2:44 PM.

Salvador Sole  
Employee's Printed Name

Sole  
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me by means of    physical presence or    online  
notarization, this 3<sup>rd</sup> day of June, in the year 2026, by  
Salvador Sole who is personally known to me.

My Commission Expires: August 17, 2029



[Signature]  
Notary Public

City's Exhibit #5

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

Jun 3, 2026 at 2:44:06 PM

13610 Deering Bay Dr  
Coral Gables FL 33158  
United States

CITY OF CORAL GABLES,  
Petitioner,

Case No. 25-1020

RECT-21-05-0158

vs.

Certified Mail Return Receipt & Via USPS Regular Mail  
9589 0710 5270 17 9 3 4 4 7

DEERING BAY YACHT AND COUNTRY CLUB, INC.  
C/O SCOTT MASON  
13610 DEERING BAY TR COUNTRY CLUB  
CORAL GABLES, FL 33158  
Respondent.

Deering Bay Yacht & Country Club

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

Date: June 4, 2026

Re: 13610 Deering Bay Dr., Coral Gables, FL., 33158, TRACT D-6 LESS BEG 258.94FTNELY OF SW  
COR OF TR TH N8.98FT W54.28FT N153.03FT W5FT N51.42FT E5FT N250.52FT E235.74FT S 42  
DEG W 37.05FT SWLY AD 21.35FT WLY37FT SWLY 165.94FT S263.58FT SLY47.52FT  
SWLY20.36FT TO POB LOT SIZE 15.62 AC PB 139-60 and 03-5024-004-0450 ("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.

**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 June 15, 2026 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, Anelyn Hernandez, at City of Coral Gables, Development Services Department, 427 Biltmore Way, Coral Gables, FL 33134, ahernandez2@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.

Jun 3, 2026 at 2:44:15 PM  
13610 Deering Bay Dr  
Coral Gables FL 33158  
United States  
Deering Bay Yacht & Country Club





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

## Detail by Entity Name

Florida Not For Profit Corporation  
DEERING BAY YACHT AND COUNTRY CLUB, INC.

### Filing Information

<b>Document Number</b>	N37392
<b>FEI/EIN Number</b>	65-0202366
<b>Date Filed</b>	04/02/1990
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	REINSTATEMENT
<b>Event Date Filed</b>	09/24/1996

### Principal Address

13610 DEERING BAY DR  
CORAL GABLES, FL 33158

Changed: 02/25/2002

### Mailing Address

13610 DEERING BAY DR  
CORAL GABLES, FL 33158

Changed: 02/25/2002

### Registered Agent Name & Address

Tortorelli, Joseph  
13610 DEERING BAY DRIVE  
CLUBHOUSE  
CORAL GABLES, FL 33158

Name Changed: 04/28/2026

Address Changed: 03/16/2012

### Officer/Director Detail

#### **Name & Address**

Title VP

Woerner, Larry  
13610 DEERING BAY DR  
CORAL GABLES, FL 33158

Title President

Randolph, Millian  
13610 Deering Bay Dr.  
Coral Gables, FL 33158

Title Comptroller

Tortorelli, Joseph  
13610 DEERING BAY DR  
CORAL GABLES, FL 33158

**Annual Reports**

Report Year	Filed Date
2024	02/09/2024
2025	02/10/2025
2026	04/28/2026

**Document Images**

<a href="#">04/28/2026 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/10/2025 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">11/23/2024 -- AMENDED ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/09/2024 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/07/2023 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">05/03/2022 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/26/2021 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/24/2020 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/08/2019 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">05/01/2018 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/19/2017 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/29/2016 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/21/2015 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/22/2014 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/15/2013 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/16/2012 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/05/2011 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/29/2010 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/23/2010 -- ANNUAL REPORT</a>	View image in PDF format

<a href="#">03/09/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">08/04/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/30/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/20/2006 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/21/2005 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/23/2004 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/03/2003 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/25/2002 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/25/2001 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/28/2000 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/17/1999 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/31/1998 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">10/29/1997 -- Reg. Agent Change</a>	<a href="#">View image in PDF format</a>
<a href="#">02/13/1997 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/01/1995 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>

OFF: 1584702784

93R134539 1993 MAR 17 11:13

### QUIT CLAIM DEED

THIS QUIT CLAIM DEED, is made and executed this 10<sup>th</sup> day of March, 1993, between DEERING BAY YACHT & COUNTRY CLUB, INC., a Florida Not For Profit Corporation, whose address is: 13605 Old Cutler Road, Miami, Florida, 33158. ("GRANTOR"), in favor of DEERING BAY ASSOCIATES, a Florida General Partnership, whose address is: 13505 Old Cutler Road, Miami, Florida, 33158, and whose Federal Taxpayer Identification Number is: 65-019830. ("GRANTEE").

#### WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has remised, released and quit-claimed, and by these presents does remise, release and quit-claim unto GRANTEE and its successors and assigns forever, the following described property, situate, lying and being in Dade County, Florida, to-wit:

All that part of Tract D-6 of Deering Bay, according to the Plat thereof as recorded in Plat Book 139, at Page 60, of the Public Records of Dade County, Florida, as more particularly described on Exhibit "A" hereto attached.

TO HAVE AND TO HOLD the same together with all and singular appurtenances thereunto belonging or in anyway appertaining, and all the estate, right, title, interest, lien equity and claim whatsoever of GRANTOR, either in law or equity, to the only proper use, benefit and behoof of GRANTEE.

IN WITNESS WHEREOF, GRANTOR has executed this instrument the day and year first above written.

Signed, Sealed and Delivered in the presence of:

DOCSTFEE 0.60 SURTX 0.00  
HARVEY RUVIN, CLERK DADE COUNTY, FL

Witness:

DEERING BAY YACHT & COUNTRY CLUB, INC. (Seal)

Signature \_\_\_\_\_  
Print Name: Armando Codina

Signature [Signature]  
By: Armando Codina, President

Witness:

Signature [Signature]  
Print Name: Paul E. Douglas

STATE OF FLORIDA )  
  ) )  
COUNTY OF DADE )

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of March, 1993, by Armando Codina, President, of Deering Bay Yacht & Country Club, a Florida corporation, on behalf of the corporation. He is personally known to me or has produced \_\_\_\_\_ as identification and \_\_\_\_\_ did not take an oath.

NOTARY PUBLIC - STATE OF FLORIDA

[Signature]  
PAUL MARTINEZ  
No. \_\_\_\_\_  
\_\_\_\_\_

NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXP. JULY 20, 1994  
BONDED THRU GENERAL INS. DIV.

The Property Appraiser's Parcel Identification Number for the above described property is: 30 5024 004 0450

OFF-15847M2785

**EXHIBIT "A"****LEGAL DESCRIPTION**

A PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 55 SOUTH, RANGE 40 EAST, BEING A PORTION OF TRACT D-6 OF "DEERING BAY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 139 AT PAGE 60 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT D-6; THENCE N87°31'20"E ALONG THE SOUTH LINE OF SAID TRACT D-6 FOR 111.76 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTH LINE OF TRACT D-6 HAVING A RADIUS OF 169.69 FEET AND A CENTRAL ANGLE OF 37°49'47" FOR 112.04 FEET TO THE POINT OF TANGENCY; THENCE N49°41'32"E ALONG SAID SOUTH LINE OF TRACT D-6 FOR 35.14 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE N00°51'30"W FOR 8.96 FEET; THENCE S89°08'30"W FOR 54.28 FEET; THENCE N00°51'30"W FOR 153.03 FEET; THENCE S89°08'30"W FOR 5.00 FEET; THENCE N00°51'30"W FOR 51.42 FEET; THENCE N89°08'30"E FOR 5.00 FEET; THENCE N00°51'30"W FOR 250.52 FEET; THENCE N89°08'30"E FOR 238.74 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF TRACT D-2 AS SHOWN ON SAID PLAT OF "DEERING BAY"; THENCE S42°31'20"W FOR 37.05 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WEST LINE OF TRACT D-2 HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 48°58'15" FOR 21.35 FEET TO THE POINT OF TANGENCY; THENCE N88°32'5"W ALONG SAID SOUTH LINE OF TRACT D-2 FOR 37.00 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WEST LINE OF TRACT D-2 HAVING A RADIUS OF 103.00 FEET AND A CENTRAL ANGLE OF 92°18'33" FOR 168.94 FEET TO THE POINT OF TANGENCY; THENCE S00°51'30"E ALONG SAID WEST LINE OF TRACT D-2 FOR 263.88 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE EAST; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WEST LINE OF TRACT D-2 HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 27°13'44" FOR 47.52 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO WEST; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WEST LINE OF TRACT D-2 HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 77°46'45" FOR 20.6 FEET TO THE POINT OF TANGENCY SAID POINT OF TANGENCY ALSO BEING THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.69 ACRES, MORE OR LESS.

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

OFF. REC. 15861M3610

93R160675 1993 MAR 31 11:52

**QUIT CLAIM DEED**

THIS QUIT CLAIM DEED, is made and executed this 29th day of March, 1993, between DEERING BAY YACHT & COUNTRY CLUB, INC., a Florida Not For Profit Corporation, whose address is: 13605 Old Cutler Road, Miami, Florida, 33158, ("GRANTOR"), in favor of DEERING BAY ASSOCIATES, a Florida General Partnership, whose address is: 13605 Old Cutler Road, Miami, Florida, 33158, and whose Federal Taxpayer Identification Number is: 65-0188330, ("GRANTEE").

**WITNESSETH:**

THAT GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has remised, released and quit-claimed, and by these presents does remise, release and quit-claim unto GRANTEE and its successors and assigns forever, the following described property, situate, lying and being in Dade County, Florida, to-wit:

All that part of Deering Bay Lagoon lying within the Plat of DEERING BAY, according to the Plat thereof as recorded in Plat Book 139, at Page 60, of the Public Records of Dade County, Florida, less and excepting therefrom Deering Bay Island and Tract D-4 as set forth and shown on said DEERING BAY Subdivision.

Should Tract D-7 platted as part of said DEERING BAY Subdivision ever be construed as including Deering Bay Lagoon, it is intended that that portion of Tract D-7 which is shown as part of Deering Bay Lagoon shall be owned by the GRANTEE herein and that the GRANTOR herein shall own the remaining portions of Tract D-7.

TO HAVE AND TO HOLD the same together with all and singular appurtenances thereunto belonging or in anyway appertaining, and all the estate, right, title, interest, lien equity and claim whatsoever of GRANTOR, either in law or equity, to the only proper use, benefit and behoof of GRANTEE.

IN WITNESS WHEREOF, GRANTOR has executed this instrument the day and year first above written.

Signed, Sealed and Delivered in the presence of:

Witness:

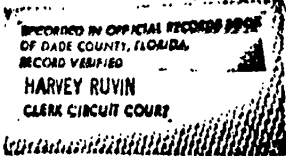
Signature: *Elizabeth Fonte*  
Print Name: Elizabeth Fonte

DEERING BAY YACHT & COUNTRY CLUB, INC. (Seal)  
Signature: *Armando Codina*  
By: Armando Codina, President

Witness:

Signature: *Cristina Diaz*  
Print Name: Cristina Diaz

BOOK FREE 0.60 SURTX 0.45  
HARVEY RUVIN, CLERK DADE COUNTY, FL

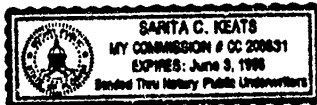


STATE OF FLORIDA )  
  )§  
COUNTY OF DADE        )

The foregoing instrument was acknowledged before me this 29th day of March, 1993, by Armando Codina, President, of Deering Bay Yacht & Country Club, a Florida corporation, on behalf of the corporation. He is personally known to me and did not take an oath.

NOTARY PUBLIC - STATE OF FLORIDA

Signature: *Sarita C. Keats*  
Print Name: SARITA C. KEATS  
Notarial Commission No.: #CC 205631  
Expiration Date: JUNE 3, 1996



The Property Appraiser's Parcel Identification Number for the above described property is: 30-50.4 0040 100



CFN 2026R0297598  
 OR BK 35283 Pgs 2315-2316 (2Pgs)  
 RECORDED 05/01/2026 14:41:48  
 JUAN FERNANDEZ-BARQUIN  
 CLERK OF THE COURT & COMPTROLLER  
 MIAMI-DADE COUNTY, FL

**Prepared by:**

Andrew J. Oppenheim, Esq.  
 SHUMAKER, LOOP & KENDRICK, LLP  
 101 E. Kennedy Boulevard  
 Tampa, FL 33602

**WARNING!**

**THIS LEGAL DOCUMENT REFLECTS THAT A CONSTRUCTION LIEN HAS BEEN PLACED ON THE REAL PROPERTY LISTED HEREIN. UNLESS THE OWNER OF SUCH PROPERTY TAKES ACTION TO SHORTEN THE TIME PERIOD, THIS LIEN MAY REMAIN VALID FOR ONE YEAR FROM THE DATE OF RECORDING, AND SHALL EXPIRE AND BECOME NULL AND VOID THEREAFTER UNLESS LEGAL PROCEEDINGS HAVE BEEN COMMENCED TO FORECLOSE OR TO DISCHARGE THIS LIEN.**

**CLAIM OF LIEN**

STATE OF FLORIDA  
 COUNTY OF MIAMI-DADE

Before me, the undersigned notary public, personally appeared **Robert Smith II**, who was duly sworn and says that she is the **President** for **TSI Commercial Flooring of Texas, Inc.** (“lienor”), whose principal address is **3611 N. Staley Road Suite #1, Champaign, IL 61822**; and that in accordance with a contract with **JRM Construction Management Florida, LLC** (“contractor”), lienor furnished labor, services, and materials and consisting of **supply and installation of flooring materials pursuant a Purchase Order Subcontract dated September 24, 2025, inclusive of all approved Change Orders**, on the following described real property in **Miami-Dade** County, Florida:

**Project Name: Deering Bay YCC**

**Street Addresses: 13610 Deering Bay Drive, Miami, Florida 33158**

**Legal description: DEERING BAY PB 139-60 TRACT D-6 MESS BEG 258.94FTNELY OF SW COR OF TR TH N8.98 FT W54.28FT N158.03FT W5FT N51.42FT, DEERING BAY YACHT CLUB, 13610 DEERING BAY DR CORAL GABLES, FL 33158-2800**

owned by **Deering Bay Yacht & Country Club, Inc.** of a total value of **\$150,025.00**, of which there remains unpaid **\$90,421.50**, and furnished the first of the items on, **October 23, 2025** and the last of the items on **February 2, 2026**; and that the lienor served its notice to owner on May 27, 2025 by certified mail, and that the lienor served copies of the notice on the contractor on May 27, 2025 by certified mail.

#39518972v1



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## Detail by Entity Name

Florida Profit Corporation  
DEERING BAY ASSOCIATES, INC.

### Filing Information

<b>Document Number</b>	P02000038668
<b>FEI/EIN Number</b>	NONE
<b>Date Filed</b>	04/09/2002
<b>State</b>	FL
<b>Status</b>	INACTIVE
<b>Last Event</b>	ADMIN DISSOLUTION FOR ANNUAL REPORT
<b>Event Date Filed</b>	09/19/2003
<b>Event Effective Date</b>	NONE

### Principal Address

328 MINORCA AVENUE  
CORAL GABLES, FL 33134

### Mailing Address

328 MINORCA AVENUE  
CORAL GABLES, FL 33134

### Registered Agent Name & Address

LEVINE, KAREN M  
328 MINORCA AVENUE  
CORAL GABLES, FL 33134

### Officer/Director Detail

#### **Name & Address**

Title P

LEVINE, KAREN M  
328 MINORCA AVENUE  
CORAL GABLES, FL 33134

### Annual Reports

## No Annual Reports Filed

### Document Images

[04/09/2002 -- Domestic Profit](#)

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Florida Department of State, Division of Corporations



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## Detail by Entity Name

Florida Profit Corporation  
DEERING BAY ASSOCIATES, INC.

### Filing Information

<b>Document Number</b>	P19000084389
<b>FEI/EIN Number</b>	84-3762943
<b>Date Filed</b>	10/29/2019
<b>State</b>	FL
<b>Status</b>	INACTIVE
<b>Last Event</b>	ADMIN DISSOLUTION FOR ANNUAL REPORT
<b>Event Date Filed</b>	09/24/2021
<b>Event Effective Date</b>	NONE

### Principal Address

13611 DEERING BAY DR.  
APT. 402  
CORAL GABLES, FL 33158

### Mailing Address

13611 DEERING BAY DR.  
APT. 402  
CORAL GABLES, FL 33158

### Registered Agent Name & Address

LEVINE, JEREMY D  
340 Minorca Avenue  
Suite 4  
Coral Gables, FL 33134

Address Changed: 05/14/2020

### Officer/Director Detail

#### **Name & Address**

Title P

LEVINE, KAREN M

13611 DEERING BAY DR. APT. 402  
CORAL GABLES, FL 33158

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2020	05/14/2020

**Document Images**

[05/14/2020 -- ANNUAL REPORT](#)

[10/29/2019 -- Domestic Profit](#)

Florida Department of State, Division of Corporations

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

Prepared by and return to:  
Rafael G. Moreno, Esq.  
Duane Morris LLP  
201 So. Biscayne Boulevard, Suite 3400  
Miami, Florida 33131

## MORTGAGE OF REAL ESTATE AND SECURITY AGREEMENT

THIS MORTGAGE, made as of June 30, 2022 by **DEERING BAY YACHT AND COUNTRY CLUB, INC.**, a Florida not for profit corporation (hereinafter referred to as "Mortgagor"), having an address of 13610 Deering Bay Drive, Coral Gables, Florida 33158, and granted and given to **AMERANT BANK, N.A.**, a national association (hereinafter referred to as "Mortgagee"), having an address of 220 Alhambra Circle, Coral Gables, Florida 33134.

WHEREAS, **DEERING BAY YACHT AND COUNTRY CLUB, INC.**, a Florida not for profit corporation (the "Borrower", if not the Mortgagor) has requested that Mortgagee make a loan to Mortgagor, and Mortgagee has agreed to make a loan to Mortgagor, in the original principal amount of Seven Million Five Hundred Thousand Dollars (\$7,500,000.00) (as same may be amended, extended, increased, restated or otherwise modified from time to time, "Loan"), which Loan is evidenced by that certain Promissory Note dated as of June 30, 2022, payable to the order of Mortgagee in the principal amount of Seven Million Five Hundred Thousand Dollars (\$7,500,000.00) (as same may be amended, extended, increased, restated or otherwise modified from time to time, "Note") and any renewals, extensions, modifications, restatements or substitutions thereof, the terms of which are incorporated herein by reference. Where used herein, the term "Note" shall be deemed to include the note above described, along with any other notes, additional advance agreements, or other documents now or hereafter evidencing the Indebtedness. As used herein, "Indebtedness" shall mean and include the Loan as evidenced by the Note, together with interest thereon, and all other sums due and payable under the Note, this Mortgage, and the other Loan Documents, and all indebtedness and obligations of the Mortgagor to Mortgagee in connection therewith, including, without limitation, Mortgagor's obligations under any interest rate swap transactions, interest rate cap and/or floor transactions, interest rate collar transactions, swap agreements (as defined in 11 U.S.C. §101) or other similar transactions or agreements, including without limitation any ISDA Master Agreement executed by the Mortgagor or Borrower and all Schedules and Confirmations entered into in connection therewith, hereinafter collectively referred to as a "Hedge Agreement," the terms of which are incorporated herein by reference.

NOW, THEREFORE, in consideration of the premises and One Dollar (\$1.00) in hand paid by Mortgagee, the receipt and sufficiency of which are hereby acknowledged, the Mortgagor does hereby grant, bargain, sell, mortgage, hypothecate, assign and convey unto the Mortgagee the following described real property situated in Miami-Dade County, State of Florida, in **Exhibit A** (the "Property") hereto and incorporated herein, or as follows:

Together with all of Mortgagor's interest in (i) any buildings, improvements, hereditaments, and appurtenances thereunto appertaining, as far as they may now or hereafter during the term of this indenture belong to or be used in connection with the occupancy of any building existing or to be constructed on the Property; (ii) all fixtures, equipment and accessions and attachments thereto now or hereafter attached or used in connection with the operation of the Property, and all replacements, additions, and betterments to or of any of the foregoing; (iii) all rights in now existing and hereafter arising easements rights of way, rights of access, water rights and courses, sewer rights and other rights appertaining thereto; (iv) all as-extracted collateral from the Property including without limitation all gas, oil and mineral rights of every nature and kind, all timber-to-be-cut and all other rights appertaining thereto; and (v) all leases, rents and profits therefrom. The term the "Property" shall also collectively refer to the real property, improvements, fixtures, equipment and accessions thereto and replacements thereof, appurtenances, and all other collateral described above.

If any of the Property is of a nature such that a security interest therein can be perfected under the Florida Uniform Commercial Code (the "Code"), this indenture shall constitute a security agreement and financing statement, and the Mortgagor hereby authorizes the Mortgagee to complete and to file any UCC Financing Statement and amendment thereof which Mortgagee reasonably deems necessary to perfect, renew or continue such security interest under the Code.

This Mortgage is granted and conveyed to secure: (i) prompt payment of the Note and all renewals, extensions, modifications and substitutions thereof; (ii) the performance of all other obligations set forth therein and in that certain Loan Agreement dated as of the same date hereof by and between Mortgagor and Mortgagee (as same may be amended, restated, modified or supplemented from time to time, the "Loan Agreement"); (iii) all future advances made by Mortgagee to the Mortgagor, or other obligor on the Note if not the Mortgagor, not to exceed the maximum aggregate principal amount up to twice the original amount of the Note described above, whether evidenced by the original Note or any subsequent Note, notwithstanding whether any such subsequent Note is a part of the transaction governing the Notes or is of the same kind or class, provided that each such subsequent Note or other evidence of indebtedness shall reference that it is secured by this Mortgage; (iv) all obligations under any Hedge Agreement in connection with the Indebtedness; (v) all out-of-pocket costs and expenses reasonably and actually incurred by the Mortgagee to protect and preserve the Property, including without limitation all taxes, insurance premiums, environmental reports and appraisals; and (vi) all out-of-pocket costs and expenses reasonably and actually incurred in the collection of the Note and enforcement of this Mortgage, including without limitation all reasonable attorneys' and paralegal fees, court costs, and publication fees. All of the foregoing shall be included within

the term "Indebtedness" as used herein. Capitalized terms used but not defined herein shall have the meaning given thereto in the Loan Agreement.

**Construction Loan.** If this box is marked, this Mortgage is made for the purpose of securing a loan for construction, improving or adding to a building on the Property or improving the Property, and shall constitute a construction mortgage, as defined in the Code.

TO HAVE AND TO HOLD, all of the Property unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that it is lawfully seized of the premises herein above described in fee simple absolute (or such other estate; if any, as is stated hereinbefore), that it has good, right, and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever except as listed in the title opinion or title insurance policy which Mortgagee has obtained in the transaction in which Mortgagee obtained this Mortgage. The Mortgagor further covenants to warrant generally and forever defend title to the premises as herein conveyed unto the Mortgagee, from and against all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

1. **PAYMENT AND PERFORMANCE.** That if Mortgagor is a maker or obligor on the Note, it will promptly pay the principal of and interest on the Indebtedness evidenced by such Note and any subsequent Note or agreement evidencing additional advances, at the time and in the manner therein provided, and that the lien of this Mortgage shall remain in full force and effect during any postponement or extension of the time of payment of or any other modification relating to the Indebtedness or any part thereof secured hereby. Mortgagor shall timely pay and perform any obligation, covenant or warranty contained not only in this Mortgage but also in any other mortgage or writing which gives rise to, or which may constitute a lien upon any of the Property. Upon reasonable prior written request of Mortgagee, Mortgagor promptly shall furnish reasonably satisfactory evidence of such payment or performance. Mortgagor shall promptly comply with all laws, regulations and ordinances, now and hereafter in effect, of all governmental authorities applicable to the use or occupancy of the Property, including without limitation the Americans With Disabilities Act. Mortgagor may contest in good faith any such law, ordinance, or regulation and withhold compliance during any proceeding, including appropriate appeals, so long as Mortgagor has notified Mortgagee in writing prior to doing so and so long as, in Mortgagee's reasonable opinion, Mortgagee's interests in the Property are not jeopardized. Mortgagee may require Mortgagor to post adequate security or a surety bond, reasonably satisfactory to Mortgagee, to protect Mortgagee's interest. Except as may be otherwise provided in the Loan Agreement or other Loan Document, Mortgagor shall not enter into, terminate, cancel or amend any material lease or contract affecting the Property or any part thereof without the prior written consent of the Mortgagee, such consent not to be unreasonably withheld, conditioned or delayed. Time is of the essence in the payment or performance of any of the obligations under and of any covenant or warranty contained in this Mortgage, or in any of the Notes or any Loan Documents.

2. **SECURITY AGREEMENT.** That to the extent that the Property contains fixtures, attached appliances and other equipment integrally used in connection with the Property in which the Mortgagor hereby grants a security interest to Mortgagee, this Mortgage shall constitute a Security Agreement under the Uniform Commercial Code, as the same may be amended from time to time, or other applicable statutes in effect in Florida, and Mortgagee shall have all rights and remedies of a secured party thereunder. Without limiting those rights and remedies, Mortgagee may, at its option, either (a) enforce its security interest in such personal property under the Uniform Commercial Code or other applicable law or (b) include such personal property in any judicial or non-judicial foreclosure of this Mortgage. For purposes of this paragraph, the mailing addresses of the Mortgagor (debtor) and Mortgagee (secured party) from which information concerning the security interest granted by the Mortgage and Security Agreement may be obtained (each as required by the Uniform Commercial Code) are as stated on the first page of this Mortgage and Security Agreement. Mortgagor hereby authorizes Mortgagee to file, at Mortgagor's expense, any UCC Financing Statements describing any and all assets and personal property in which Mortgagee has been granted a security interest. Upon reasonable prior written request by Mortgagee, the Mortgagor shall take whatever action is reasonably requested by Mortgagee to perfect and continue the security interest in such fixtures, appliances, and other equipment internally used in connection with the Property. In addition to recording this Mortgage in the real property records, Mortgagee may, at any time and without further authorization from Mortgagor, file executed counterparts, copies or reproductions of this Mortgage as a financing statement. Following the occurrence and during the continuation of an Event of Default, Mortgagor shall not remove, sever, or detach any of the aforementioned personal property from the Property except upon the prior written consent of Mortgagee.

3. **PREMIUMS, TAXES, CHARGES, APPRAISALS.** That, except as may be otherwise provided herein, in the Loan Agreement or other Loan Document, including without limitation with regard to Permitted Liens, Mortgagor shall pay as they become due all insurance premiums, taxes, assessments, water rates, and other governmental or municipal charges, fines or imposition, assessed against the Property, and upon demand shall promptly furnish to Mortgagee evidence of payment thereof. Mortgagee shall authorize the appropriate governmental officer to deliver to Mortgagee a written statement of taxes and assessments against the Property. If, except as may be otherwise provided herein, in the Loan Agreement or other Loan Document, the Mortgagor fails to make any payments provided for in this section or any other payments for taxes, assessments, work performed, materials furnished, or the like, beyond any applicable notice and cure periods set forth in the Loan Agreement, the Mortgagee may in accordance with the Loan Agreement pay the same, and all sums so paid shall bear interest at the same rate as the principal debt secured hereby (from the date of such advance) and shall be secured by this Mortgage. Except as may be otherwise allowed herein, in the Loan Agreement or other Loan Document, the failure, refusal or neglect of the Mortgagor, beyond any applicable notice, grace and cure periods, to pay any of the taxes assessed against the Property before any interest or penalty attaches thereto and to provide adequate security therefore or to keep the Property adequately insured as hereinafter provided, or to pay the premiums therefor shall constitute waste. Upon the occurrence and continuance of an Event of Default (as defined in the Loan Agreement), and on proper application made therefor by the Mortgagee to a court of competent jurisdiction, the Mortgagee shall forthwith be entitled to the appointment of a receiver of the Property and of the earnings, income, issue and profits thereof, with such powers as the court making such appointment shall confer. The Mortgagor hereby irrevocably consents to such appointment and waives notice of any application therefor. Should Mortgagee at any time in good faith believe that (i) any applicable law or regulation requires Mortgagee to obtain a current appraisal of the Property; (ii) upon the continuance of any Event of Default beyond applicable notice and cure periods, or any forbearance, restructure, or renewal of the Indebtedness secured; or (iii) any material condemnation of or material damage to the Property, Mortgagee may, after prior written notice to Mortgagor or Borrower, as appropriate, order an appraisal of the Property at Mortgagor's or Borrower's expense from an appraiser chosen by Mortgagee. Mortgagor and/or Borrower shall cooperate fully with any such appraiser in connection with the preparation of the appraisal; provided, however, that the appraiser shall access the Property only during normal business hours. Mortgagor shall not initiate or acquiesce in a change in the zoning classification of the Property, except as contemplated in the Loan Agreement, or, except as

contemplated in the Loan Agreement, make or permit any structural alteration thereof without Mortgagee's prior written consent, such consent not to be unreasonably withheld, conditioned or delayed.

4. **DUTY TO MAINTAIN.** That Mortgagor will keep and maintain the Property in as good order and condition as it is on the date hereof, reasonable wear and tear excepted, and shall not commit any intentional physical waste thereof, and promptly perform all repairs, replacements, and maintenance of the Property necessary to preserve its value. Except as contemplated in the Loan Agreement, Mortgagor shall not demolish or remove any improvements from the Property without the Mortgagee's prior written consent, such consent not to be unreasonably withheld, conditioned or delayed. Except as contemplated in the Loan Agreement, as a condition to the removal of any improvements, Mortgagee may require that the Mortgagor make arrangements reasonably satisfactory to Mortgagee to replace such improvements with improvements of at least equal value. Except as contemplated in the Loan Agreement, Mortgagor shall not create any nuisance or allow the removal of any timber, minerals (including oil and gas), coal, soil, rock or gravel products from the Property without Mortgagee's prior written consent.

5. **INSURANCE.** The following provisions relating to insuring the Property are a part of this Mortgage:

(a) **Maintenance of Insurance.** Mortgagor shall procure and maintain policies of fire insurance with standard extended coverage endorsements on a fair value basis for the full insurable value covering all improvements on the Property in an amount sufficient to avoid application of any coinsurance clause, and with a standard mortgagee clause in favor of Mortgagee. Mortgagor shall also procure and maintain comprehensive general liability insurance in such customary coverage amounts as Mortgagee may commercially reasonably request, with Mortgagee being named as additional insured in such liability insurance policies. Additionally, Mortgagor shall maintain such other insurance, including but not limited to hazard, business interruption, and boiler insurance, as Mortgagee may reasonably require upon no less than thirty (30) days prior written notice to Mortgagor. Policies shall be written in form, amounts, coverages and basis reasonably acceptable to Mortgagee and issued by a company or companies reasonably acceptable to Mortgagee. All policies shall provide that the policies shall not be invalidated by any waiver of the right of subrogation by any insured and shall provide that the carrier shall have no right to be subrogated to Mortgagee. Mortgagor, upon written request of Mortgagee, will deliver to Mortgagee from time to time the policies or certificates of insurance in form reasonably satisfactory to Mortgagee, including stipulations that coverages will not be cancelled or diminished without at least thirty (30) days prior written notice to Mortgagee. Each insurance policy also shall include an endorsement providing that coverage in favor of Mortgagee will not be impaired in any way by any act, omission or default of Mortgagor or any other person. Should the Property be located in an area designated by the Administrator of the Federal Emergency Management Agency as a special flood hazard area, Mortgagor agrees to obtain and maintain Federal Flood Insurance, if available, for the full unpaid principal balance of the Indebtedness and any prior liens on the property securing the Indebtedness, up to the maximum policy limits set under the National Flood Insurance Program, or as otherwise required by Mortgagee, and to maintain such insurance for the term of the Indebtedness.

(b) **Application of Proceeds.** Mortgagor shall promptly notify Mortgagee of any loss or damage to the Property. Mortgagee may make proof of loss if Mortgagor fails to do so within fifteen (15) days of the casualty. In the event that the amount reasonably estimated by Mortgagee to repair such loss or damage is equal to or less than \$300,000.00, then, provided and so long as no Event of Default has occurred and is continuing, Mortgagee shall release such proceeds to Mortgagor to be used for the repair or restoration of the Property. In the event that the amount reasonably estimated by Mortgagee to repair such loss or damage exceeds \$300,000.00, then Mortgagee may, at Mortgagee's election, receive and retain the proceeds of any insurance and apply the proceeds to the reduction of any of the Indebtedness, payment of any lien affecting the Property, or the restoration and repair of the Property. If Mortgagee elects, or has agreed pursuant to this Section, to apply the proceeds to restoration and repair (i) Mortgagor shall repair or replace the damaged or destroyed improvements to substantially the same condition that existed immediately prior to the casualty for the same permitted use, in compliance with applicable laws, and (ii) Mortgagee shall, upon satisfactory proof of such expenditure or obligation of Mortgagor to pay for same, pay or reimburse Mortgagor from the proceeds for the reasonable cost of repair or restoration if Mortgagor is not in default under this Mortgage, such disbursements to be made as provided in the last sentence of this Section 5(b). Unless otherwise agreed to by Mortgagee in its sole discretion, any proceeds which have not been disbursed within 180 days after their receipt and which Mortgagee has not committed to the repair or restoration of the Property (or agreed to make available subject to the terms hereof) shall be used first to pay any amount owing to Mortgagee under this Mortgage, then to pay accrued interest, and the remainder, if any, shall be applied to the principal balance of the Indebtedness. If Mortgagee holds any proceeds after payment in full of the Indebtedness, such proceeds shall be paid to Mortgagor as Mortgagor's interests may appear. Notwithstanding the foregoing, Mortgagee agrees to make the proceeds of such insurance available for restoration or repair of the Property damaged provided that (i) no Event of Default has occurred and is continuing, (ii) all proceeds of such insurance in excess of \$300,000.00 are deposited with Mortgagee, (iii) in Mortgagee's reasonable determination, such proceeds, together with such other funds as Mortgagor shall deposit with Mortgagee, shall be sufficient to pay the entire cost of restoring and rebuilding the Property to substantially the same condition that existed immediately prior to the casualty, (iv) the Property can be restored and rebuild to substantially the same condition, and for the same permitted use, in compliance with applicable law, that existed immediately prior to the casualty, and (v) in Mortgagee's reasonable determination, such restoration can be completed no later than the earlier of (x) the date that is twelve (12) months from the date of such casualty, and (y) the date that is six (6) months prior to the maturity date under the Note. In the event that the proceeds of insurance are not applied by Mortgagee to the principal balance of the Notes, Mortgagor shall promptly (and in no event later than thirty (30) days following receipt by Mortgagee of the proceeds and, if applicable, such additional funds as required to be deposited by Mortgagor in accordance with clause (iii) of the preceding sentence) commence the construction of the improvements, including the repair of any damage, and shall thereafter complete the repair and restoration of the Property to its former condition within a commercially reasonable time period for similar projects (not to exceed, in any event, the time period set forth in clause (v) of the preceding sentence). Any request by Mortgagor for a disbursement by Mortgagee of insurance proceeds and funds deposited by Mortgagor shall be treated by Mortgagee as it would treat a construction loan advance in its ordinary course of business, and the disbursement thereof shall be conditioned upon Mortgagor's compliance with and satisfaction of Mortgagee's normal conditions precedent for an advance of a construction loan.

(c) **Unexpired Insurance at Sale.** Any unexpired insurance shall inure to the benefit of, and pass to, the purchaser of the Property covered by this Mortgage at any trustee's sale or other sale held under the provisions of this Mortgage, or at any foreclosure sale of such Property.

(d) **Mortgagor's Report on Insurance.** Upon reasonable prior written request of Mortgagee, however not more than once a year, Mortgagor shall furnish to Mortgagee a report on each existing policy of insurance showing: (1) the name of the insurer; (2) the risks insured; (3) the amount of the policy; (4) the property insured, the then current replacement value of such property, and the manner of determining that value; and (5) the expiration date of the policy. Mortgagor shall, in accordance with and as required under the Loan

Agreement, upon written request of Mortgagee, have an independent appraiser reasonably satisfactory to Mortgagee determine the cash value replacement cost of the Property.

6. **ASSIGNMENT OF LEASES AND RENTS.** That Mortgagor hereby absolutely assigns to Mortgagee all the leases, rents, issues and profits of the Property, to the extent assignable; provided, however, that prior to written demand by Mortgagee upon the occurrence and continuance of an Event of Default, Mortgagor may receive and retain all such rents, issues and profits, and should legal proceedings be instituted pursuant to this instrument, then the Mortgagee shall have the right to have appointed a receiver of the rents, issues, and profits, and Mortgagor consents to the appointment of a receiver, who, after deducting all reasonable charges and expenses attending such proceedings and the execution of his trust as receiver, shall apply the residue of the rents, issues, and profits toward the payment of the Indebtedness. Payments by tenants to Mortgagee in response to Mortgagee's demand shall satisfy the obligations for which the payments are made whether or not proper grounds for demand existed. Mortgagee may exercise its rights under this paragraph in person, by agent or through a receiver. In addition, Mortgagor grants to Mortgagee a security interest in the rents, issues and profits from the Property. Mortgagor hereby appoints Mortgagee as Mortgagor's attorney-in-fact to collect any rents and profits, with or without suit, and to apply the same, less expenses of collection to any indebtedness owing under the Notes in any manner as Mortgagee may desire. Such appointment shall be a power coupled with an interest which shall be irrevocable as long as any indebtedness secured hereby remains outstanding. Notwithstanding the foregoing, Mortgagee hereby grants to Mortgagor a revocable license to collect and receive all leases, rents, issues and profits of the Property until the occurrence and during the continuance of an Event of Default at which time such license will automatically cease and terminate and will be void and of no further effect. Upon the occurrence and during the continuance of an Event of Default, any portion of the leases, rents, issues and profits received and held by Mortgagor shall be held in trust for the benefit of Mortgagee for use in the payment of the Indebtedness owing under the Note. This Mortgage constitutes an absolute assignment of the leases, rents, issues and profits from the Property and not a granting of a security interest.

7. **PAYMENT OF OTHER OBLIGATIONS.** That, except as may be otherwise provided herein, in the Loan Agreement or other Loan Document, Mortgagor will promptly pay as they become due the principal and interest on all notes, obligations, contracts or agreements, secured by any mortgage, lien, or security interest having priority over this Mortgage encumbering the Property described herein. If the Mortgagor fails to make any of the payments as provided in this section or transfer any such lien to bond within thirty (30) days of written notice from Mortgagee, Mortgagee may pay the same and add any amounts so paid to the principal debt, and all sums so paid shall bear interest at the same rate as the principal debt secured hereby and shall be secured by this Mortgage.

8. **INTENTIONALLY DELETED.**

9. **EVENTS OF DEFAULT.** Mortgagor shall be in default under this Mortgage upon the occurrence of any of the following (each an "Event of Default"):

(a) The occurrence of an "Event of Default" under the Loan Agreement or any other Loan; or

(b) The assessment of unpaid taxes against Mortgagor (which is not a Permitted Lien) or other than Permitted Liens, filing of any tax, mechanic's or materialman's lien against the Property; or upon the issuance of any writ of garnishment or attachment is levied against the Property for debts due or rights of Mortgagor, which is not released, bonded, or discharged within thirty (30) days of the filing, recording or issuance of same, as applicable; or

(c) The sale (including sale by land contract upon delivery of possession), transfer or encumbrance of all or any part of the Property or any interest therein, made without Mortgagee's prior written consent; or

(d) Intentionally Deleted.

(e) Should foreclosure or forfeiture proceedings be commenced, whether by judicial proceeding, self-help, repossession or any other method, by any creditor of Mortgagor or by any governmental agency against any of the Property, including any garnishment of any of Mortgagor's accounts, including deposit accounts, with Mortgagee.

10. **RIGHTS AND REMEDIES.** Mortgagor shall hold and enjoy the Property above conveyed until there is an Event of Default under this Mortgage or in the Note or other obligations secured hereby. Upon the occurrence of an Event of Default, then at the option of the Mortgagee, and without prior notice to the Mortgagor, all sums then owing by the Mortgagor or any other obligor on the Notes to the Mortgagee shall become immediately due and payable, the Mortgagee may in addition pursue all other rights and remedies available against any Mortgagor under applicable provisions of Florida law and of any other law governing the Note. This Mortgage shall remain as security for full payment of the Indebtedness evidenced by the Note and for performance of any obligation evidenced by the Note or any document executed in connection therewith, notwithstanding the sale or release of any or all of the Property, the assumption by another party of Mortgagor's obligations under the Note or this Mortgage, the forbearance or extension of time or payment of the Indebtedness evidenced by the Notes or any one of same or the release of any party who has assumed or incurred any obligation for the repayment of any indebtedness evidenced by the Note and secured by this Mortgage. None of the foregoing shall in any way affect the full force and effect of the lien of this Mortgage or impair the Mortgagee's right to any other remedies against the Mortgagor or any other obligors under the Notes. Any forbearance by the Mortgagee in exercising any right or remedy hereunder or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy. The procurement of insurance or the payment of taxes or other liens or charges by Mortgagee shall not be a waiver of Mortgagee's right to accelerate maturity of the Indebtedness evidenced by the Note secured hereby. Time is of the essence the payment or performance of any of the obligations, or of any covenant or warranty contained in this Mortgage, or in any of the Notes or any other document secured hereby.

In addition, if an Event of Default shall have occurred and be continuing, Mortgagee, upon application to a court of competent jurisdiction, shall be entitled as a matter of right, without notice and without regard to the occupancy or value of any security for any of the Notes or any other document secured hereby, whether the apparent value of the Property exceeds the Indebtedness secured by a substantial amount or the solvency of any party bound for its payment, to the appointment of a receiver to take possession of and operate the Property and collect and apply the revenues, and Mortgagor hereby consents thereto, and Mortgagor consents to such appointment. The receiver shall have all of the rights and powers permitted under the laws of the State of Florida. The receiver may serve without bond if permitted by law. Employment by Mortgagee shall not disqualify a person from serving as receiver. Mortgagor will pay to Mortgagee within ten (10) business days of Mortgagor's receipt of Mortgagee's demand, all expenses, including receivers' fees, reasonable attorneys' fees, costs and agent's compensation, all incurred pursuant to such appointment, all of which shall be considered a part of the Notes or any other document secured hereby. In the case of any receivership, insolvency, bankruptcy, reorganization,

arrangement, adjustment, composition or other proceedings affecting Mortgagor or the creditors or property of Mortgagor, Mortgagee, to the extent permitted by law, shall be entitled to file such proofs of claim and other documents as may be necessary or advisable in order to have the claims of Mortgagee allowed in such proceedings for the entire amount of the Notes at the date of the institution of such proceedings and for any additional portion of the Notes accruing after such date. In exercising its rights and remedies, Mortgagee shall be free to sell all or any part of the Property together or separately, in one sale or by separate sales. Mortgagee shall be entitled to bid at any public sale on all or any portion of the Property.

11. **DEFICIENCY.** Mortgagor understands and agrees that upon the occurrence of an Event of Default, along with other remedies set out herein and in the Note, the Mortgagee may foreclose upon the Property and ask for a deficiency judgment. Mortgagor hereby expressly waives and relinquishes any appraisal rights which Mortgagor may have under Florida law and understands and agrees that a deficiency judgment, if pursued by Mortgagee, shall be determined by the fair market value of the Property on the date of sale.

12. **RELEASES.** That to the extent permitted by law, Mortgagee may grant releases at any time and from time to time of all or any portion of the Property (whether or not such releases are required by agreement among the parties) agreeable to Mortgagee without notice to or the consent, approval or agreement of other parties and interests, including junior lienors and purchasers subject to the lien of this Mortgage, and such releases shall not impair in any manner the validity of or priority of this Mortgage on that portion of the Property remaining subject to this Mortgage, nor release Mortgagor or Borrower from personal liability for the Indebtedness secured. Notwithstanding the existence of any other security interests in the Property held by Mortgagee or by any other party, Mortgagee shall have the right to determine the order in which any or all of the Property shall be subjected to the remedies available to Mortgagee, and Mortgagee shall further have the right to determine the order in which any or all portions of the Indebtedness are satisfied from the proceeds realized upon the exercise of any remedy it has. Mortgagor, or any party who consents to this, or any party who has actual or constructive notice hereof, hereby waives any and all rights to require the marshalling of assets in connection with the exercise of any of the remedies permitted by applicable law or provided herein.

13. **INDEMNIFICATION.** In the event that Mortgagee voluntarily or otherwise shall become parties to any suit or legal proceeding involving the Property, Mortgagor agrees to indemnify and hold Mortgagee harmless, and shall be reimbursed by Mortgagor for any amounts paid or liability incurred, including all costs, charges and attorneys' fees incurred in any such suit or proceeding, and the same shall be secured by this Mortgage and payable within ten (10) business days of Mortgagor's receipt of Mortgagee's demand.

14. **TENANCY AT SUFFERANCE.** If Mortgagor remains in possession of the Property after the Property is sold as provided above or Mortgagee otherwise becomes entitled to possession of the Property upon default of Mortgagor, Mortgagor shall become a tenant at sufferance of Mortgagee or the purchaser of the Property and shall, at Mortgagee's option, either (1) pay a reasonable rental for the use of the Property, or (2) vacate the Property immediately upon the demand of Mortgagee.

15. **APPLICABLE LAW.** This Mortgage will be governed by the laws of Florida without regard to its conflicts of law provisions.

16. **PAYMENT OF EXPENSES.** That in the event that Mortgagor shall default in its obligations under this Mortgage, any of the Notes or any other document secured hereby, and Mortgagee employs an attorney to assist in the collection of the Indebtedness or to enforce compliance of Mortgagor with any of the provisions of this Mortgage, any of the Notes or any other document secured hereby or Loan Documents or in the event Mortgagee shall become a party to any suit or legal proceeding (including any proceeding conducted before any United States Bankruptcy Court) concerning the Property, concerning the lien of this Mortgage, concerning collection of the Indebtedness or concerning compliance by Mortgagor or other borrower named herein with any of the provisions of this Mortgage, any of the Notes or Loan Documents, Mortgagor shall, to the extent not prohibited by law, pay all of Mortgagee's reasonable attorneys' fees and all of the costs that may be incurred, and such fees and costs shall be secured by this Mortgage and its payment enforced as if it were a part of the Indebtedness. Mortgagor shall be liable for such attorneys' fees and costs whether or not any suit or proceeding is commenced.

17. **INTENTIONALLY DELETED.**

18. **NOTICES.** Any notice required or permitted to be given under this Mortgage shall be given in writing, and shall be effective upon the earlier of (i) when actually delivered, (ii) one (1) business day after being deposited with a nationally recognized overnight courier, or (iii) if mailed, three (3) days after being deposited in the United States mail, as first class, certified or registered mail postage prepaid, in each directed to the addresses shown near the beginning of this Mortgage or such other address as provided from time to time in accordance with the following. Any party may change its address for notices under this Mortgage by giving formal written notice to the other parties, specifying that the purpose of the notice is to change the party's address. For notice purposes, each party agrees to keep the other informed at all times of its current address. Unless otherwise provided or required by law, if there is more than one Mortgagor, any notice given by Mortgagee to the Mortgagor is deemed to be notice given to all Mortgagors.

19. **CHOICE OF VENUE.** Any legal action with respect to any of the Notes evidenced by this instrument or agreement may be brought in the courts of the State of Florida or in the appropriate United States District Court situated in Florida, and Mortgagor hereby accepts and unconditionally submits to the jurisdiction of such courts. Mortgagor hereby waives any objection to the laying of venue based on the grounds of forum non conveniens with respect thereto.

20. **MISCELLANEOUS.** The captions and headings of the paragraphs of this Mortgage are for convenience only and shall not be used to interpret or define any provisions. All remedies provided herein are distinct and cumulative to any other right or remedy under this Mortgage or afforded by law or equity, and may be exercised concurrently, independently or successively. That the covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors, and assigns of the parties hereto. Whenever used herein, the singular number shall be applicable to all genders and the term "Mortgagee" shall include any payee of the Indebtedness hereby secured or any transferee thereof whether by operation of law or otherwise. The liability of Mortgagee hereunder shall, if more than one, be joint and several. The designations "corporate", "corporation", and "partnership" include limited liability companies and limited liability partnerships. Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

21. **HYPOTHECATION.** Mortgagor has given this Mortgage as hypothecated security to secure the Indebtedness of Borrower to Mortgagee evidenced by the Note. Mortgagor acknowledges that it will derive a direct and material benefit in consideration for giving this Mortgage as a material inducement to Mortgagee to extend credit to Borrower. Mortgagor agrees that should the Borrower commit an event of default under the Note or Loan Documents, Mortgagee shall have all rights and remedies set forth in this Mortgage. An event of default under this Mortgage shall be an event of default under the Note and Loan Documents.

22. **AMENDMENTS.** This Mortgage, together with any Loan Documents, constitutes the entire understanding and agreement of the parties as to the matters set forth in this Mortgage. No alteration of or amendment to this Mortgage shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.

23. **SEVERABILITY.** If a court of competent jurisdiction finds any provision of this Mortgage to be illegal, invalid, or unenforceable as to any circumstance, that finding shall not make the offending provision illegal, invalid, or unenforceable as to any other circumstance. If feasible, the offending provision shall be considered modified so that it becomes legal, valid and enforceable. If the offending provision cannot be so modified, it shall be considered deleted from this Mortgage. Unless otherwise required by law, the illegality, invalidity, or unenforceability of any provision of this Mortgage shall not affect the legality, validity or enforceability of any other provision of this Mortgage.

24. **NON-LIABILITY OF MORTGAGEE.** The relationship between Mortgagor and Mortgagee created by this Mortgage is strictly a debtor and creditor relationship and not fiduciary in nature, nor is the relationship to be construed as creating any partnership or joint venture between Mortgagee and Mortgagor. Mortgagor is exercising Mortgagor's own judgment with respect to Mortgagor's business. All information supplied to Mortgagee is for Mortgagee's protection only and no other party is entitled to rely on such information. There is no duty for Mortgagee to review, inspect, supervise or inform Mortgagor of any matter with respect to Mortgagor's business. Mortgagee and Mortgagor intend that Mortgagee may reasonably rely on all information supplied by Mortgagor to Mortgagee, together with all representations and warranties given by Mortgagor to Mortgagee, without investigation or confirmation by Mortgagee and that any investigation or failure to investigate will not diminish Mortgagee's right to so rely.

25. **REASONABLE DISCRETION OF MORTGAGEE.** Except as otherwise provided herein, whenever Mortgagee's consent or approval is required under this Mortgage, the decision as to whether or not to consent or approve shall be in the reasonable discretion of Mortgagee and Mortgagee's decision shall be final and conclusive.

26. **SUCCESSOR INTERESTS.** The terms of this Mortgage shall be binding upon the parties and their respective heirs, personal representatives, successors and assigns.

27. **ASSIGNMENT OF MORTGAGE.** Provided Mortgagor is not in default under the terms and conditions of the Mortgage, upon payment in full of the Loan, Mortgagee will assign the Mortgage to Mortgagor or its designee, at no additional cost other than (i) reasonable legal fees incurred in connection therewith and (ii) a reasonable assignment fee. However, Mortgagee shall have no responsibility or liability in the event any original Note is lost and shall, upon request, if necessary, provide a lost note affidavit.

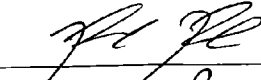
28. **WAIVER OF TRIAL BY JURY.** UNLESS EXPRESSLY PROHIBITED BY APPLICABLE LAW, THE UNDERSIGNED HEREBY WAIVE THE RIGHT TO TRIAL BY JURY OF ANY MATTERS OR CLAIMS ARISING OUT OF THIS MORTGAGE OR ANY LOAN DOCUMENT EXECUTED IN CONNECTION HERewith OR OUT OF THE CONDUCT OF THE RELATIONSHIP BETWEEN THE UNDERSIGNED AND MORTGAGEE. THIS PROVISION IS A MATERIAL INDUCEMENT FOR MORTGAGEE TO MAKE THE INDEBTEDNESS SECURED BY THIS MORTGAGE. FURTHER, THE UNDERSIGNED HEREBY CERTIFY THAT NO REPRESENTATIVE OR AGENT OF MORTGAGEE, NOR MORTGAGEE'S COUNSEL, HAS REPRESENTED, EXPRESSLY OR OTHERWISE, THAT MORTGAGEE WOULD NOT SEEK TO ENFORCE THIS WAIVER OF RIGHT TO JURY TRIAL PROVISION IN THE EVENT OF LITIGATION. NO REPRESENTATIVE OR AGENT OF MORTGAGEE, NOR MORTGAGEE'S COUNSEL, HAS THE AUTHORITY TO WAIVE, CONDITION OR MODIFY THIS PROVISION.

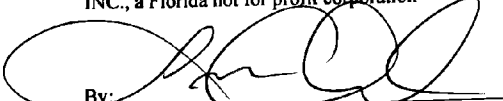
IN WITNESS WHEREOF, each Mortgagor has executed this Mortgage the day and year first above written.


Signed, sealed and delivered in the presence of:

**MORTGAGOR:**

DEERING BAY YACHT AND COUNTRY CLUB,  
INC., a Florida not for profit corporation

  
Print Name: Richard Patanao

By:   
Leon W. Chomiak, President

  
Print Name: Donella Tosta

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing document was acknowledged before me by means of  physical presence or  online notarization, this 24 day of June, 2022, by Leon W. Chomiak, as President of DEERING BAY YACHT AND COUNTRY CLUB, INC., a Florida not for profit corporation on behalf of the corporation. He/she is  personally known to me or  has produced \_\_\_\_\_ as identification.



**KYLIE BRINGOLA**  
Notary Public  
State of Florida  
Comm# HH240206  
Expires 3/14/2026

  
Notary Public State of Florida

Kylie Bringola  
Print Name of Notary

My Commission Expires: 3/14/2026

EXHIBIT A

## Legal Description

The land referred to herein below is situated in the County of MIAMI-DADE, State of Florida, and described as follows:

Tracts D-6 and D-7 (less Deering Bay Lagoon) of DEERING BAY, according to the Plat thereof, recorded in Plat Book 139, Page 60, Public Records of Miami-Dade County, Florida.

AND

All that part of Deering Bay Island lying within the Plat of DEERING BAY, according to the Plat thereof, recorded in Plat Book 139, at Page 60 of the Public Records of Miami-Dade County, Florida, less the part of Deering Bay island included in Tract D-4, of said Plat of DEERING BAY.

AND

Tract A-7, of DEERING BAY CLUB VILLAS, according to the Plat thereof, as recorded in Plat Book 143, Page 81 of the Public Records of Miami-Dade County, Florida.

## LESS THE FOLLOWING 3 PARCELS

A Parcel of Land lying in Section 24, Township 55 South, Range 40 East, City of Coral Gables, Miami-Dade County, Florida, being a portion of Tract D-7 of Deering Bay, according to the Plat thereof, as recorded in Plat Book 139 at Page 60 of the Public Records of Miami-Dade County, Florida and being more particularly described by metes and bounds as follows:

Begin at the Southwest corner of Tract D-2 of said Plat of Deering Bay; thence N87° 31' 20" E along the Southerly line of said Tract D-2 for 39.00 feet; thence Departing said Southerly line of Tract D-2 S02° 28' 40" E for 35.33 feet to a Point of Intersection with the Northerly line of Tract D-5 of said Plat of Deering Bay; thence S59° 45' 54" W along said Northerly line of Tract D-5 for 44.07 feet to the most Southeasterly corner of Tract C as shown on said Plat of Deering Bay; thence N02° 28' 40" W along the Easterly line of said Tract "C" for 55.85 feet to the Point of Beginning.

A Parcel of Land lying in Section 24, Township 55 South, Range 40 East, City of Coral Gables, Dade County, Florida, being a Portion of Tract D-7 of Deering Bay, according to the Plat thereof, as recorded in Plat Book 139 at Page 60 of the Public Records of Miami-Dade County, Florida and being more particularly described by metes and bounds as follows:

Begin at the most Southerly corner of Tract C of said Plat of Deering Bay; thence S59° 45' 54" W along the Northerly line of Tract D-5 as shown on said Plat of Deering Bay for 6.00 feet; thence S48° 05' 04" E along the Northwesterly line of said Tract D-5 for 34.71 feet; thence S 43° 15' 16" E along said Northwesterly line of Tract D-5 for 6.12 feet; thence departing said Northwesterly line of Tract D-5 S38° 17' 25" W for 7.84 feet; thence N51° 42' 35" W for 44.72 feet to a point of intersection with the West line of the Southeast 1/4 of said Section 24; thence N02° 28' 40" W along said West line of the Southeast 1/4 of Section 24 for 17.31 feet; thence departing said West line of the Southeast 1/4 of Section 24, S62° 41' 30" E along the Southerly line of said Tract "C" for 17.87 feet to the Point of Beginning.

A parcel of land lying in Section 24, Township 55 South, Range 40 East, being a portion of Tract D-6 of "Deering Bay", according to the plat thereof as recorded in Plat Book 139 at Page 60 of the Public Records of Dade County, Florida and being more particularly described as follows:

Commence at the Southwest corner of said Tract D-6; thence N87° 31' 20" E along the South line of said Tract D-6 for 111.76 feet to a point of curvature of a circular curve concave to the Northwest; thence run Northeasterly along the arc of said curve and along said South line of Tract D-6 having a radius of 169.69 feet and a central angle of 37° 49' 47" for 112.04 feet to the point of tangency; thence N49° 41' 32" E along said South line of Tract D-6 for 35.14 feet to the point of beginning of the hereinafter described parcel of land; thence N 00° 51' 30" W for 8.98 feet; thence S89° 08' 30" W for 54.28 feet; thence N00° 51' 30" W for 153.03 feet; thence S89° 08' 30" W for 5.00 feet; thence N00° 51' 30" W for 51.42 feet; thence N89° 08' 30" E for 5.00 feet; thence N00° 51' 30" W for 250.52 feet; thence N89° 08' 30" E for 235.74 feet to a point of intersection with the West line of Tract D-2 as shown on said plat of "Deering Bay"; thence S42° 31' 20" W for 37.05 feet to a point of curvature of a circular curve concave to the Northwest; thence run Southwesterly along the arc of said curve and along said West line of Tract D-2 having a radius of 25.00 feet and a central angle of 48° 55' 43" for 21.35 feet to the point of tangency; thence N 88° 32' 57" W along said South line of Tract D-2 for 37.00 feet to a point of curvature of a circular curve concave to the Southeast; thence run Southwesterly along the arc of said curve and along said West line of Tract D-2 having a radius of 103.00 feet and a central angle of 92° 18' 33" for 165.94 feet to the point of tangency; thence S 00° 51' 30" E along said West line of Tract D-2 for 263.58 feet to a point of curvature of a circular curve concave to the East; thence run Southerly along the arc of said curve and along said West line of Tract D-2 having a radius of 100.00 feet and a central angle of 27° 13' 44" for 47.52 feet to a point of reverse curvature of a circular curve concave to West; thence run Southerly along the arc of said curve and along said West line of Tract D-2 having a radius of 15.00 feet and a central angle of 77° 46' 45" for 20.36 feet to the point of tangency, said point of tangency also being the point of beginning.

# Search For Institutions 1 Matching Result

Download Results

Data as of: 10/31/2025

## Name/Cert/Website

Search Type  
Bank Name

Amerant Bank, Nation...

## Status

Active & Inactive

## Locations

Select State/Territory

County

City

Zip Code

Include Branch Offices

All fields are optional.

Reset Search

## Selected Search Criteria

Active & Inactive Institutions Name: Amerant Bank, National Association

Active Institutions - 1 Results

Inactive Institutions - 0 Results

Results Per Page 25 1 Go To Page

Sorting: Order:

Best Match

## Amerant Bank, National Association



FDIC Insured Since 09/17/1979

FDIC Cert # 22953

Headquarters Address 220 Alhambra Cir Coral Gables, FL 33134

Primary Regulator Comptroller of the Currency

Primary Website [www.amerantbank.com](http://www.amerantbank.com)

View Details

View All Locations

top of page ↑ 1 Go To Page



**Prepared by:**

Andrew J. Oppenheim, Esq.  
SHUMAKER, LOOP & KENDRICK, LLP  
101 E. Kennedy Boulevard  
Tampa, FL 33602

**WARNING!**

**THIS LEGAL DOCUMENT REFLECTS THAT A CONSTRUCTION LIEN HAS BEEN PLACED ON THE REAL PROPERTY LISTED HEREIN. UNLESS THE OWNER OF SUCH PROPERTY TAKES ACTION TO SHORTEN THE TIME PERIOD, THIS LIEN MAY REMAIN VALID FOR ONE YEAR FROM THE DATE OF RECORDING, AND SHALL EXPIRE AND BECOME NULL AND VOID THEREAFTER UNLESS LEGAL PROCEEDINGS HAVE BEEN COMMENCED TO FORECLOSE OR TO DISCHARGE THIS LIEN.**

**CLAIM OF LIEN**

STATE OF ILLINOIS  
COUNTY OF CHAMPAIGN

Before me, the undersigned notary public, personally appeared **Heidi Routh**, who was duly sworn and says that she is the **Chief Financial Officer** of **TSI Commercial Flooring of Texas, Inc.** (“lienor”), whose principal address is **3611 N. Staley Road Suite #1, Champaign, IL 61822**; and that in accordance with a contract with **JRM Construction Management Florida, LLC** (“contractor”), lienor furnished labor, services, and materials and consisting of **supply and installation of flooring materials pursuant a Purchase Order Subcontract dated September 24, 2025, inclusive of all approved Change Orders**, on the following described real property in **Miami-Dade** County, Florida:

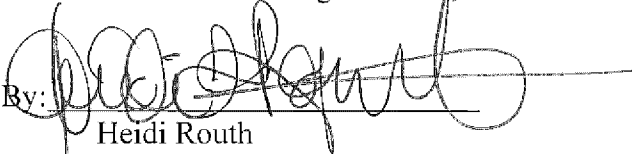
**Project Name: Deering Bay YCC**

**Street Addresses: 13610 Deering Bay Drive, Miami, Florida 33158**

**Legal description: DEERING BAY PB 139-60 TRACT D-6 MESS BEG 258.94FTNELY OF SW COR OF TR TH N8.98 FT W54.28FT N158.03FT W5FT N51.42FT, DEERING BAY YACHT CLUB, 13610 DEERING BAY DR CORAL GABLES, FL 33158-2800**

owned by **Deering Bay Yacht & Country Club, Inc.** of a total value of **\$150,025.00**, of which there remains unpaid **\$90,421.50**, and furnished the first of the items on, **October 23, 2025** and the last of the items on **February 2, 2026**; and that the lienor served its notice to owner on May 27, 2025 by certified mail, and that the lienor served copies of the notice on the contractor on May 27, 2025 by certified mail.

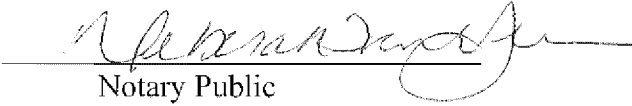
TSI Commercial Flooring of Texas, Inc

By: 

Heidi Routh  
As its Chief Financial Officer  
3611 N. Staley Road, Suite #1  
Champaign, IL 61822

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of  x  physical presence or   online notarization this 28th day of  April , 2026, by Heidi Routh, as Chief Financial Officer of TSI Commercial Flooring of Texas, Inc.



  
Notary Public

Personally Known  x  OR Produced Identification    
Type of Identification Produced



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

## Detail by Entity Name

Foreign Profit Corporation

TSI COMMERCIAL FLOOR COVERING OF TEXAS INC.

### Filing Information

**Document Number** F21000004705  
**FEI/EIN Number** 82-1044780  
**Date Filed** 08/13/2021  
**State** IL  
**Status** ACTIVE

### Principal Address

6451 NW 102ND AVENUE STE 3  
DORAL, FL 33178

### Mailing Address

3611 N STALEY ROAD  
SUITE #1  
CHAMPAIGN, IL 61822

Changed: 03/30/2023

### Registered Agent Name & Address

C T CORPORATION SYSTEM  
1200 S PINE ISLAND ROAD  
PLANTATION, FL 33324

### Officer/Director Detail

#### **Name & Address**

Title CDIR, PST

SMITH, ROBERT R, II  
3611 N STALEY ROAD  
CHAMPAIGN, IL 61822

Title CFO

ROUTH, HEIDI  
3611 N STALEY ROAD  
SUITE #1  
CHAMPAIGN, IL 61822

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2024	03/07/2024
2025	03/31/2025
2026	02/27/2026

**Document Images**

<a href="#">02/27/2026 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/31/2025 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/07/2024 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/30/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/14/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">08/13/2021 -- Foreign Profit</a>	<a href="#">View image in PDF format</a>



**MINIMUM INSPECTION PROCEDURAL GUIDELINES  
 FOR BUILDING ELECTRICAL RECERTIFICATION**

**CASE REFERENCE NUMBER:**

RECT-23-05-0158

**LICENSEE NAME:** David A. Belsky PE

**TITLE:** Senior Electrical Engineer, Cueto Engineering

**JURISDICTION NAME:**

City of Coral Gables

**ADDRESS:** 2030 S Douglas Road, Suite 202

Coral Gables, Florida 33134

**SIGNATURE:**  This form has been electronically signed and sealed by David Belsky, P.E. (FL PE #57234) using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies. 2022.08.08 11:35:50 -0400

**\*Use separate sheets for additional responses by referencing the report number.**

<b>1. DESCRIPTION OF BUILDING</b>	
a. Name on Title: <b>Deering Bay Yacht &amp; Country Club</b>	
b. Building Street Address: <b>13610 Deering Bay Drive, Coral Gables, FL 33158</b>	Bldg. #: <b>1</b>
c. Legal Description: <b>DEERING BAY PB 139-60 TRACT D-6 LESS BEG 258.94FTNELY Q1</b>	Attached: <input type="checkbox"/>
d. Owner's Name: <b>Deering Bay Yacht &amp; Country Club</b>	
e. Owner's Mailing Address: <b>13610 Deering Bay Drive, Coral Gables, FL 33158</b>	
f. Folio Number of Property on which Building is Located: <b>03-5024-004-0450</b>	
g. Building Code Occupancy Classification: <b>Group A</b>	
h. Present Use: <b>Yacht &amp; Country Club</b>	
i. General Description of building (overall description, structural systems, special features): <b>Three story CBS block construction on concrete slab</b>	
j. Number of Stories: <b>3</b>	k. Is this a Threshold Building as per 553.71(12) F.S. (Yes/No): <b>No</b>
l. Provide an aerial of the property identifying the building being certified on a separate sheet. Attached: <input checked="" type="checkbox"/>	
m. Additional Comments:	

**2. INSPECTIONS**

a. Date of Notice of Required Inspection: 4/30/2023

b. Date(s) of actual inspection: 5/22/2023, 5/27/2023

c. Name and qualifications of licensee submitting report:

David A. Belsky - Electrical - PE 37234

d. Are Any Electrical Repairs Required? (YES/NO): Yes

1. If required, describe, and indicate acceptance:

See additional comments Item 28 -

e. Can the building continue to be occupied while recertification and repairs are ongoing? (YES/NO): Yes

1. Explanation/Conditions:

The repairs are not major in scope.

**3. ELECTRICAL SERVICE**

PROVIDE PHOTO

a. Size: Voltage ( 480 ) Amperage ( 3375 ) Type: Fuses ( ) Breakers ( XXX )

b. Phase: Three-Phase (  ) Single Phase (  )

c. Condition: Good (  ) Fair (  ) Needs Repair (  )

Comments:

There are two points of service: Main electrical room (4 mains:1,975 Amps) - Exterior wall east ( 3

mains: 1,400 Amps)

**4. METERING EQUIPMENT**

PROVIDE PHOTO

1. Clearances: Good (  ) Fair (  ) Needs Correction (  )

Comments:

5. ELECTRIC ROOMS				PROVIDE PHOTO		
1. Clearances:	Good	( <input checked="" type="radio"/> )	Fair	( <input type="radio"/> )	Needs Correction	( <input type="radio"/> )
Comments:						

6. GUTTERS				PROVIDE PHOTO
1. Location:	Good	( <input checked="" type="radio"/> )	Needs Repair	( <input type="radio"/> )
2. Taps and Fill:	Good	( <input checked="" type="radio"/> )	Needs Repair	( <input type="radio"/> )
Comments:				

7. ELECTRICAL PANELS				PROVIDE PHOTO
1. Panel # ( EL,P,FC )	Location: Main electrical Room			
	Good	( <input checked="" type="radio"/> )	Needs Repair	( <input type="radio"/> )
2. Panel # ( DP,1K )	Location: Ground Floor			
	Good	( <input checked="" type="radio"/> )	Needs Repair	( <input type="radio"/> )
3. Panel # ( P.O., 1A )	Location: Chiller Area			
	Good	( <input checked="" type="radio"/> )	Needs Repair	( <input type="radio"/> )
4. Panel # ( FB,2P 2 )	Location: Second Floor			
	Good	( <input checked="" type="radio"/> )	Needs Repair	( <input type="radio"/> )
5. Panel # ( 3L )	Location: Third Floor			
	Good	( <input checked="" type="radio"/> )	Needs Repair	( <input type="radio"/> )

Comments:

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**8. BRANCH CIRCUITS** PROVIDE PHOTO

1. Identified:      Yes (  )      Must be Identified (  )

2. Conductors:      Good (  )      Deteriorated (  )      Must be Replaced (  )

Comments:

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**9. GROUNDING OF SERVICE** PROVIDE PHOTO

Good (  )      Needs Repair (  )

Comments:

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**10. GROUNDING OF EQUIPMENT** PROVIDE PHOTO

Good (  )      Needs Repair (  )

Comments:

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<b>11.SERVICE CONDUIT/RACEWAYS</b>	<b>PROVIDE PHOTO</b>
Good ( <input checked="" type="radio"/> )	Needs Repair ( <input type="radio"/> )
Comments:	

<b>12.GENERAL CONDUIT/RACEWAYS</b>	<b>PROVIDE PHOTO</b>
Good ( <input checked="" type="radio"/> )	Needs Repair ( <input type="radio"/> )
Comments:	

<b>13.WIRE AND CABLES</b>	<b>PROVIDE PHOTO</b>
Good ( <input checked="" type="radio"/> )	Needs Repair ( <input type="radio"/> )
Comments:	

<b>14.BUSWAYS</b>	<b>PROVIDE PHOTO</b>
Good ( <input type="radio"/> )	Needs Repair ( <input type="radio"/> )
Comments:	
NA - No Busways	

<b>15.THERMOGRAPHY INSPECTION RESULTS</b>	<b>PROVIDE PHOTO</b>
(ADD SHEETS AS REQUIRED)	
Comments:	
Maintenance required of items listed in Thermography Report.	

<b>16.OTHER CONDUCTORS</b>	<b>PROVIDE PHOTO</b>
Good ( <input checked="" type="radio"/> )      Needs Repair ( <input type="radio"/> )	
Comments:	

<b>17.TYPES OF WIRING METHODS</b>	<b>PROVIDE PHOTO</b>
1. Conduit Raceways Rigid:	Good ( <input checked="" type="radio"/> )      Needs Repair ( <input type="radio"/> )      N/A ( <input type="radio"/> )
2. Conduit PVC:	Good ( <input checked="" type="radio"/> )      Needs Repair ( <input type="radio"/> )      N/A ( <input type="radio"/> )
3. NM Cable:	Good ( <input type="radio"/> )      Needs Repair ( <input type="radio"/> )      N/A ( <input type="radio"/> )
4. Other:	Good ( <input type="radio"/> )      Needs Repair ( <input type="radio"/> )      N/A ( <input type="radio"/> )
a. Other Wiring (Specify):	
Comments:	

<b>18.EMERGENCY LIGHTING</b>	<b>PROVIDE PHOTO</b>
Good ( <input checked="" type="radio"/> )      Needs Repair ( <input type="radio"/> )      N/A ( <input type="radio"/> )	
Comments:	

19. BUILDING EGRESS ILLUMINATION			PROVIDE PHOTO
Good ( <input checked="" type="radio"/> )	Needs Repair ( <input type="radio"/> )	N/A ( <input type="radio"/> )	
Comments:			
Stairwells need lighting repairs -			

20. FIRE ALARM SYSTEM			PROVIDE PHOTO
Good ( <input checked="" type="radio"/> )	Needs Repair ( <input type="radio"/> )	N/A ( <input type="radio"/> )	
Comments:			
Needs to be re-certified June, 2023 -			

21. SMOKE DETECTORS			PROVIDE PHOTO
Good ( <input checked="" type="radio"/> )	Needs Repair ( <input type="radio"/> )	N/A ( <input type="radio"/> )	
Comments:			

22. EXIT LIGHTS			PROVIDE PHOTO
Good ( <input checked="" type="radio"/> )	Needs Repair ( <input type="radio"/> )	N/A ( <input type="radio"/> )	
Comments:			

<b>23.EMERGENCY GENERATOR</b>	<b>PROVIDE PHOTO</b>
Good ( <input type="radio"/> )	Needs Repair ( <input type="radio"/> )
N/A ( <input checked="" type="radio"/> )	
Comments:	

<b>24.WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS</b>	<b>PROVIDE PHOTO</b>
Good ( <input type="radio"/> )	Requires Additional Illumination( <input checked="" type="radio"/> )
N/A ( <input type="radio"/> )	
Comments:	

<b>25.OPEN OR UNDER COVER PARKING GARAGE AND EGRESS ILLUMINATION</b>	<b>PROVIDE PHOTO</b>
Good ( <input type="radio"/> )	Requires Additional Illumination( <input checked="" type="radio"/> )
N/A ( <input type="radio"/> )	
Comments:	

<b>26.SWIMMING POOL WIRING</b>	<b>PROVIDE PHOTO</b>
Good ( <input type="radio"/> )	Needs Repair ( <input checked="" type="radio"/> )
N/A ( <input type="radio"/> )	
Comments:	
Under on going permitted renovation -	

**27. WIRING TO MECHANICAL EQUIPMENT****PROVIDE PHOTO**Good (  )Needs Repair (  )N/A (  )

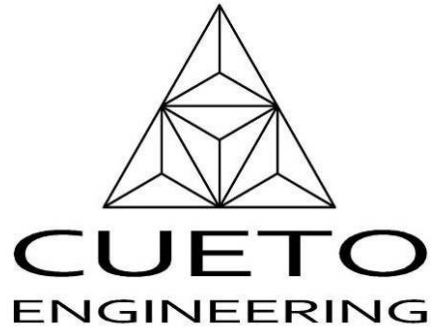
Comments:

**28. ADDITIONAL COMMENTS**

Specific Repairs:

1. There are two points of service for this building. The existing labeling of main disconnects 1 through 7 is confusing for unfamiliar electrical and fire department personnel. Instead provide a plaque on the main electrical room door indicating a second point of service is on the exterior wall location. At the second point of service provide a plaque indicating a second point of service is in the main electrical room. At the main electrical room label the main disconnects 1 through 4. At the exterior location label the disconnects 1 through 3.
2. An ongoing renovation is occurring in the swimming pool location. Panel K2 on an exterior wall at the pool location serves the ongoing renovation. All the electrical tied to new Panel K2 at this time under an open permit, is to receive a final closed out permit.
3. The fire alarm system is to be re-certified this June 2023.
4. The means of egress in the stairwells is to be repaired.
5. The parking lot illumination is to be repaired and upgraded.
6. Items listed in the thermography report are to undergo maintenance by a licensed master electrician. Tighten connections, replace fuses, re-wire, repair wherever it is found necessary.

**Reset Form**



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• Office: (786) 563-3056 • Email: [info@cuetoeng.com](mailto:info@cuetoeng.com) • FL Reg #29935 •

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## THERMOGRAPHIC RECERTIFICATION REPORT

### INSPECTION NUMBER

23-INS-0047

### PROJECT

Electrical Recertification Inspection  
For Deering Bay Yacht & Country Club Inc.

### LOCATION

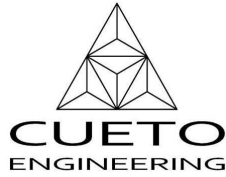
13610 Deering Bay Drive  
Coral Gables, Florida 33158

### PREPARED BY

David A. Belsky, P.E.  
FL PE Lic. # 37234  
CIT-II #14426



May 31, 2023



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### **BACKGROUND:**

The enclosed Thermographic report has been prepared for the purpose of identifying general conditions and observed deficiencies in the electrical systems of the subject building. A visual, non-destructive inspection was performed on May 22, 2023, by David A. Belsky, P.E., Level II Thermographer, of Cueto Engineering, LLC. Access was provided so that a visual inspection could be performed.

### **METHODOLOGY:**

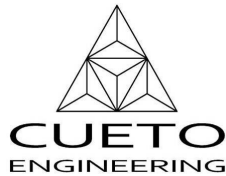
A FLIR ONE PRO (S/N 435-006-01) infrared camera with a thermal resolution of 160X120, was attached to an iPhone and supported by the FLIR software application. The emissivity value was set at 0.95 for plastic material and 0.6 for metallic surfaces. Infrared images and measurements were taken approximately 3-5 feet from the subject surface and recorded for a qualitative analysis. As a point of reference, conductor ampacities for insulation, breakers, bus bars and electrical connections are rated at 75 degrees Celsius as an industry standard. Thermal imagery measurements above this value were identified for further evaluation.

Delta-T values were considered in evaluating thermal conditions by using the difference between recorded ambient temperatures and thermal imaging measured temperatures. The following chart represents the severity of corrective action as it relates to Delta-T:

<b><u>Priority</u></b>	<b><u>Delta-T</u></b>	<b><u>Corrective Action</u></b>
5	0 - < 10	None required
4	10 - < 20	Eventual Maintenance required
3	20 - < 30	Repair required
2	30 - < 40	Immediate repair required
1	> 40	Unsafe condition

### **GENERAL OBSERVATIONS:**

The electrical service to the Deering Bay Yacht & Country Club is connected to an FPL pad mounted transformer providing 3 phase, 277/480 volt, 4 wire electrical distribution. There are two points of service. Service 1 is located in the main electrical room located on the ground floor. Service 2 is located on an exterior wall near the loading dock entrance. There are 4 main disconnects totaling 1,975 Amps in service 1. In service 2 there are 3 main disconnects totaling



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1,400 Amps. Electrical panels, transformers, gutters, time clocks, relays, and disconnect switches are installed on the exterior grounds, the interior ground floor, the second floor and the third floor. The electrical equipment ranges from fair to good condition.

The outside ambient temperature and the non-airconditioned interior spaces were recorded at 30 degrees Celsius. The interior air-conditioned ambient temperature was recorded at 23 degrees Celsius.

### **CONCLUSION:**

The Delta-T values recorded for most of the electrical equipment were in the priority 5 range, below 10 degrees Celsius, which requires no corrective action. Items 1,13,14,27,42,54 and 57 were recorded with Delta-T values entering the priority 4 range. This indicates that maintenance is required, which shall include tightening and cleaning of connections. Item 8, a transformer disconnect switch located in the main electrical room, had a recorded delta-T value of 21.8C. This is a priority 3 value and indicates a maintenance repair is needed soon.

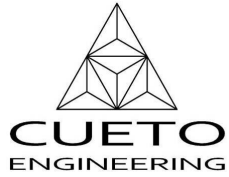
It should be noted that the transformer temperature recorded values were all within the ratings of dry type transformer temperature raise.

**\*\*Maintenance by a licensed master electrician is required for the items listed in this report with priority 4 and 3 Delta-T values. \*\***

### **DISCLAIMER:**

The observations, evaluation, recommendations, conclusions, and opinions expressed herein have been prepared within a reasonable degree of engineering certainty. They are based on the results and interpretations of activities performed at the site, the information available at the time the report was issued, and the education, training, knowledge, skill, and experience of the licensed professional named and shown as author. To the best ability and knowledge of the licensed professional, this report represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to the extent reasonably possible. As a routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion or future function of the structure.

The contents of this report are confidential and intended for the use of the above-listed client and its representatives. The contents of this report may also be privileged or otherwise protected by



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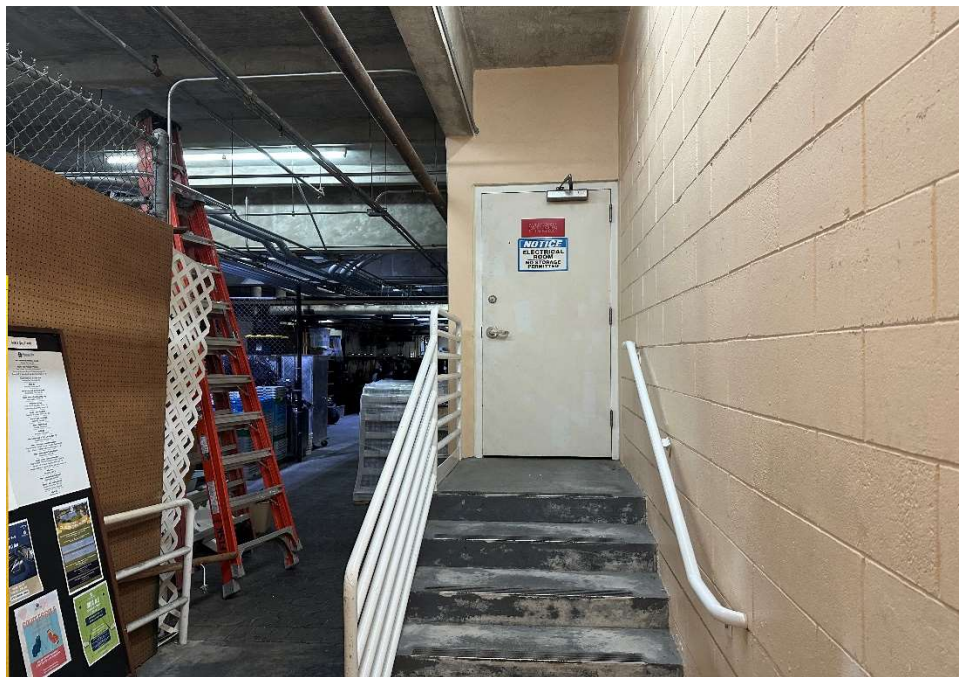
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work product immunity or other legal rules. Cueto Engineering, LLC assumes no liability for the misuse of this information by others and reserves the right to update this report should additional information become available.

**PHOTOGRAPHS OF INSPECTION:**



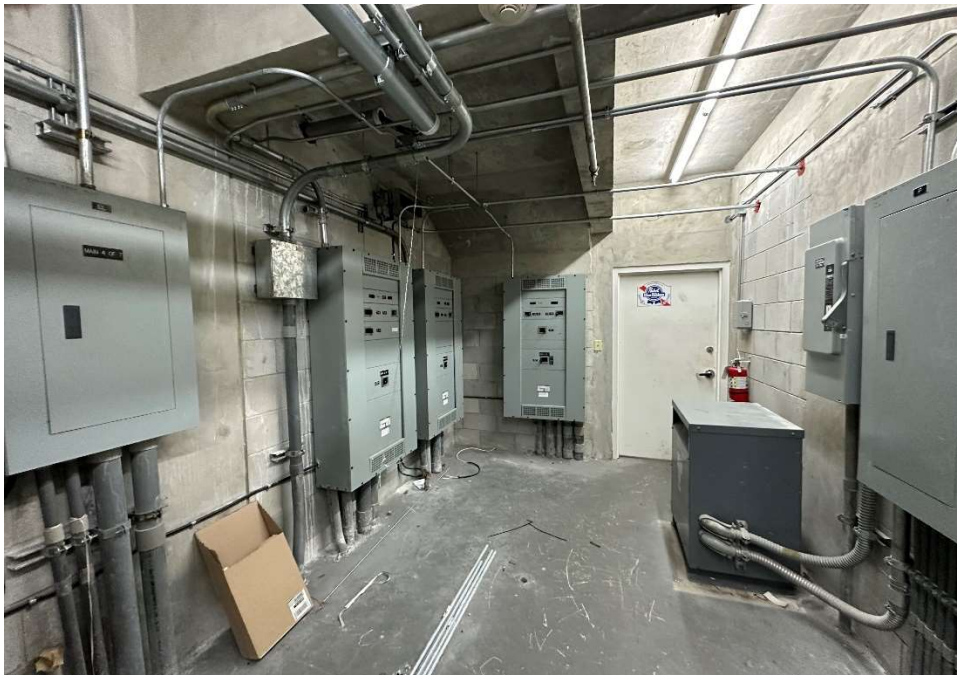
FPL Service – 3 Phase 277/480 Volts, 4 Wire – Pad Mounted Transformer



Location of Main Electrical Room – Service Entrance 1



Main Electrical Room Layout from Entrance Door -



Main Electrical Room Layout from Back Wall -



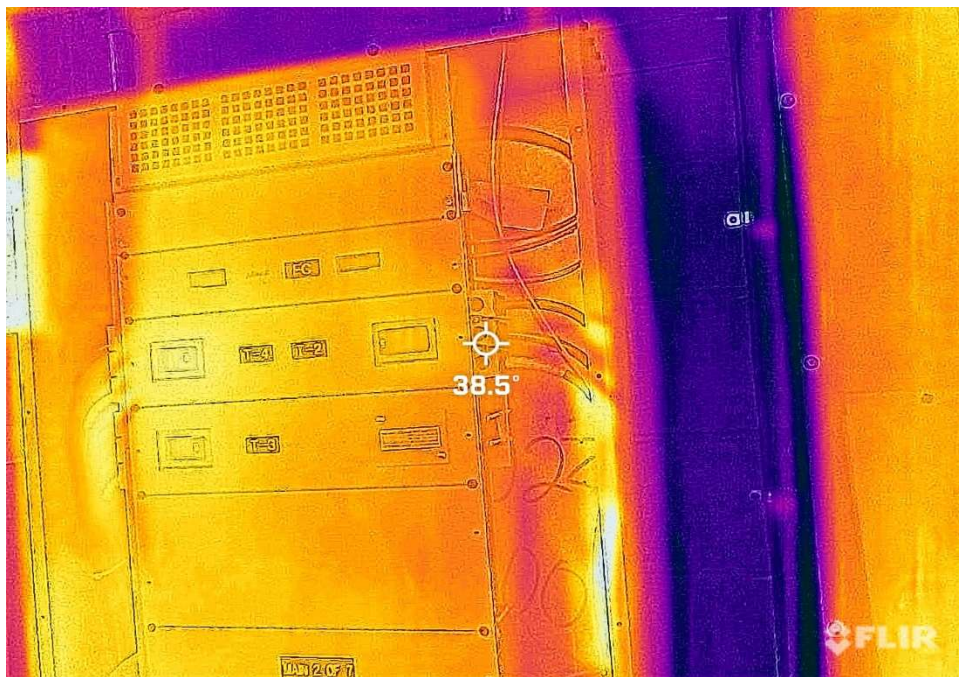
Main 1 of 4 (Labeled 1 of 7) – 600 Amps.



Item 1: Main 1 of 4 at 46.2 Degrees Celsius (delta 16.2C)



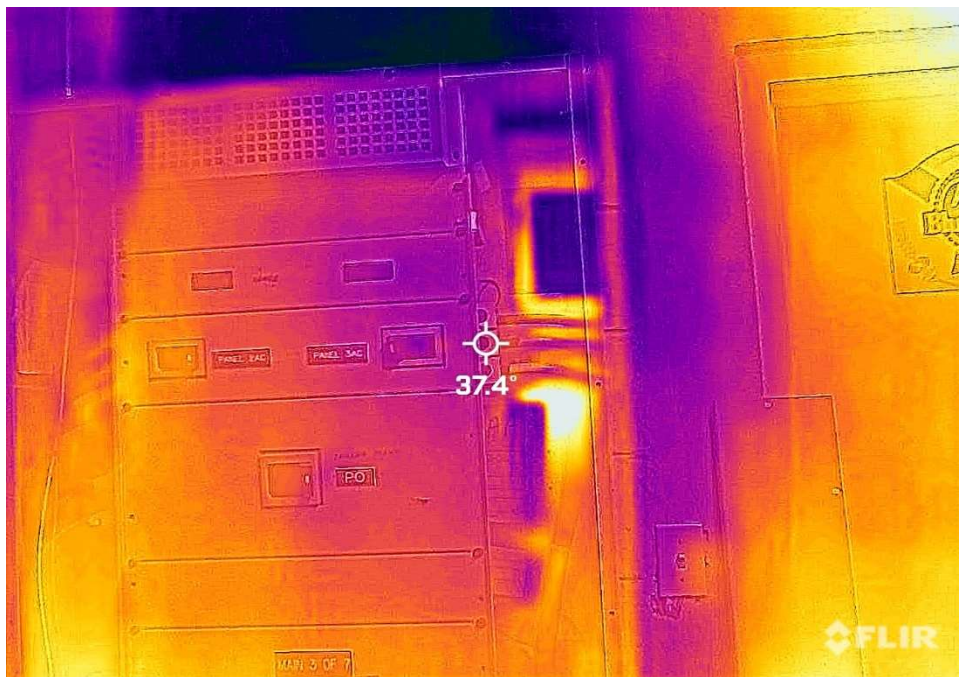
Main 2 of 4 (Labeled 2 of 7) – 600 Amps.



Item 2: Main 2 of 4 at 38.5 Degrees Celsius (delta 8.5C)



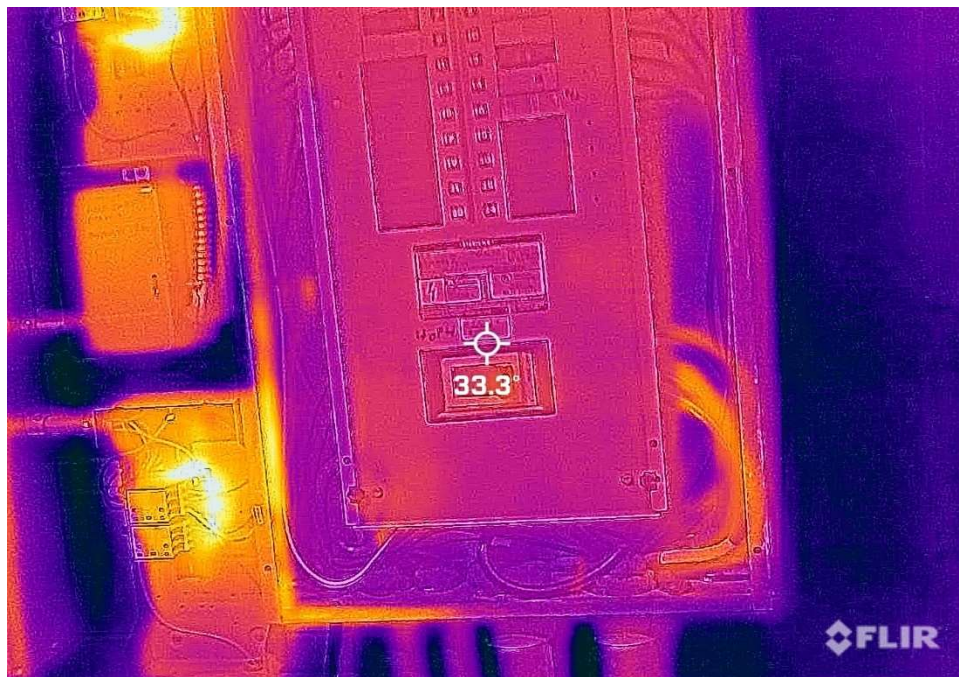
Main 3 of 4 (Labeled 3 of 7) – 600 Amps.



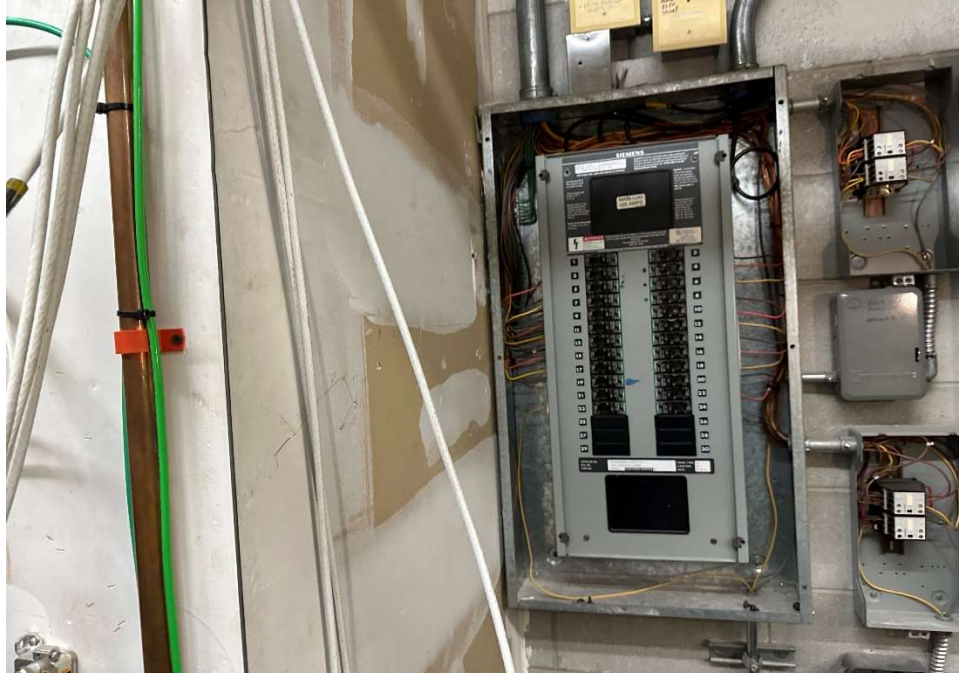
Item 3: Main 3 of 4 at 37.4 Degrees Celsius (delta 7.4C)



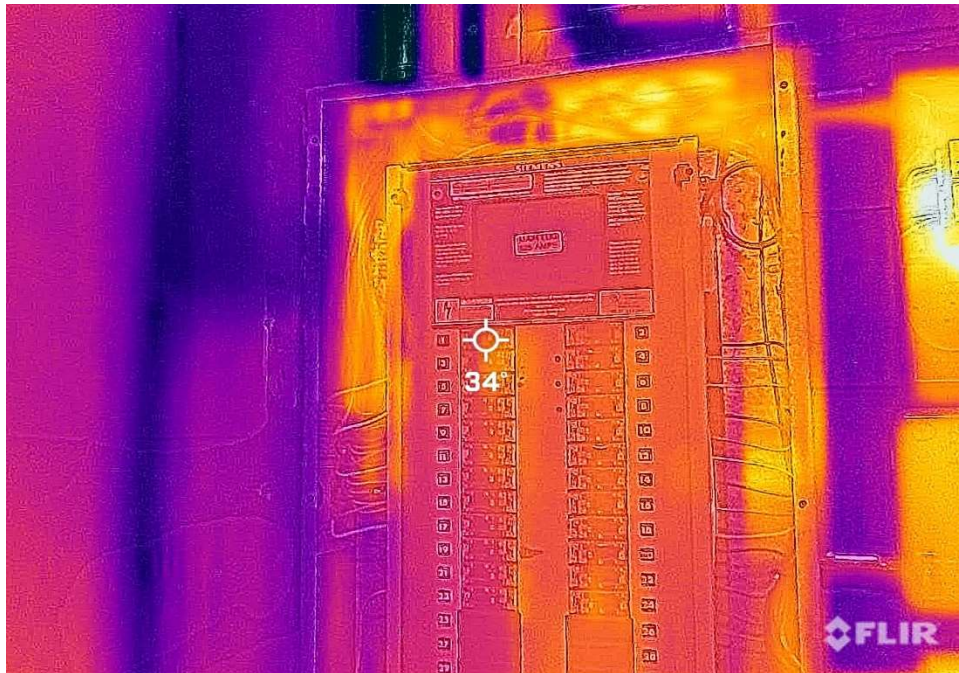
Main 4 of 4 – 175 Amps – Panel EL



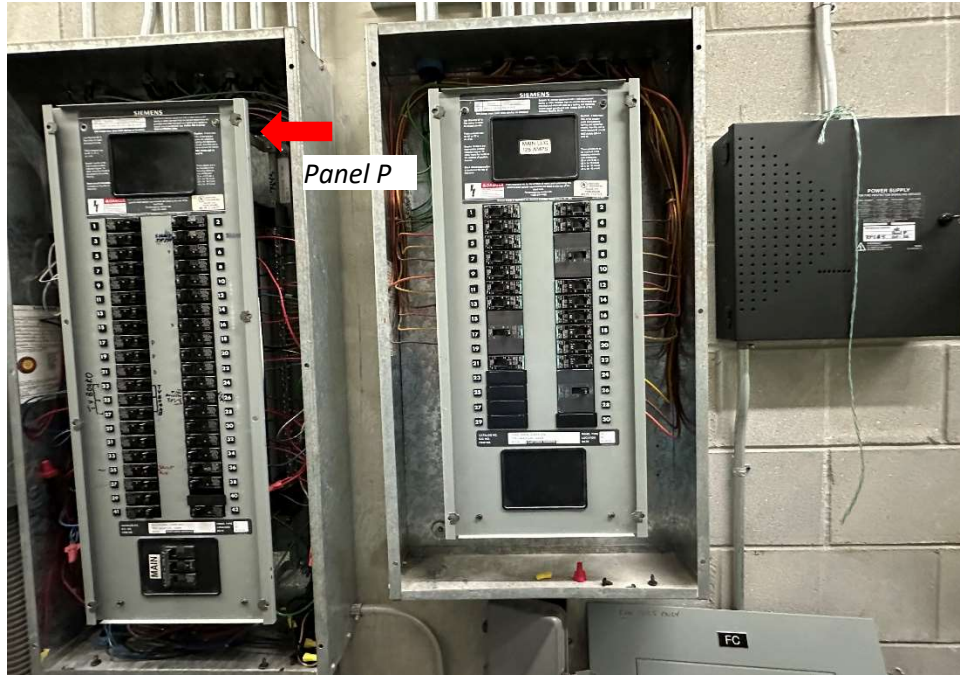
Item 4: Panel EL at 33.3 Degrees Celsius (delta 3.3C)



Panel IL Opened



Item 5: Panel IL at 34.0 Degrees Celsius (delta 4.0C)



Panel P Opened



Item 6: Panel P at 33.2 Degrees Celsius (delta 3.2C)



Panel FC Opened



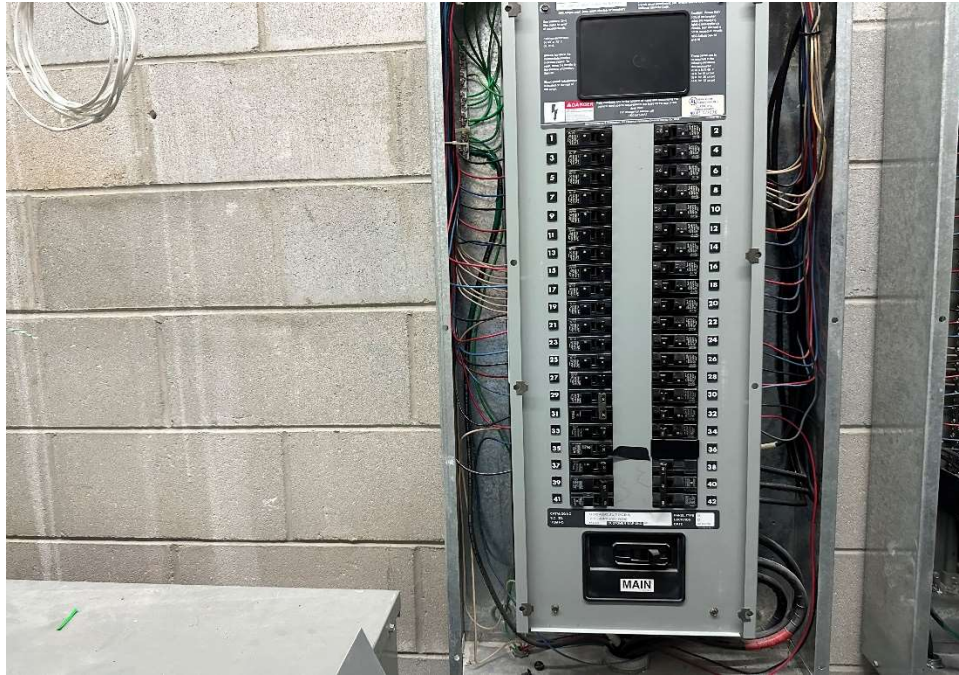
Item 7: Panel FC at 33.0 Degrees Celsius (delta 3.0C)



Transformer Disconnect Opened



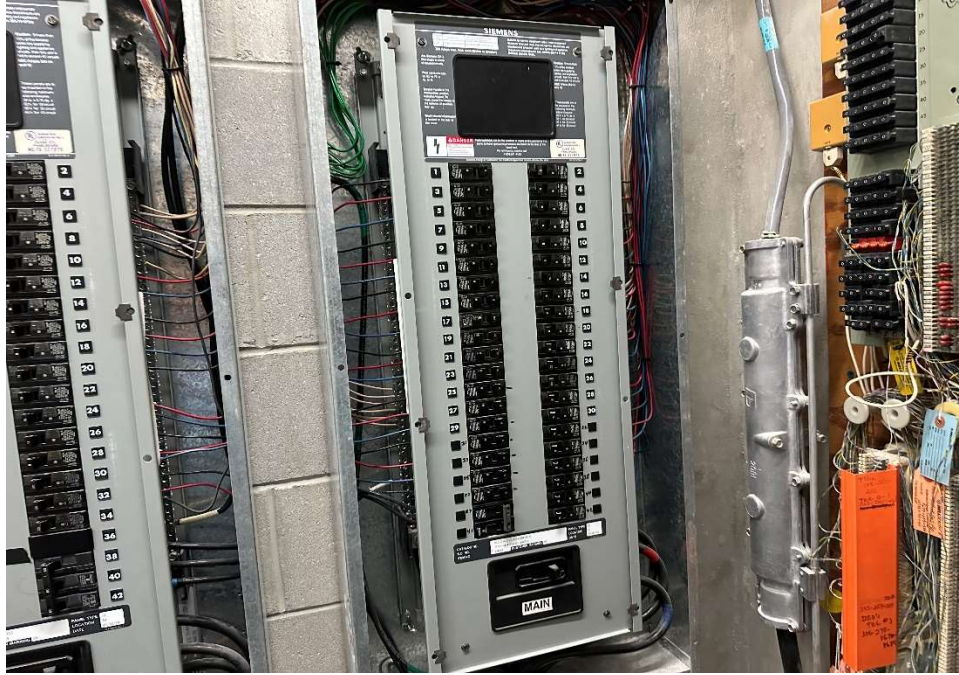
Item 8: Transformer Disconnect at 51.8 Degrees Celsius (delta 21.8C)



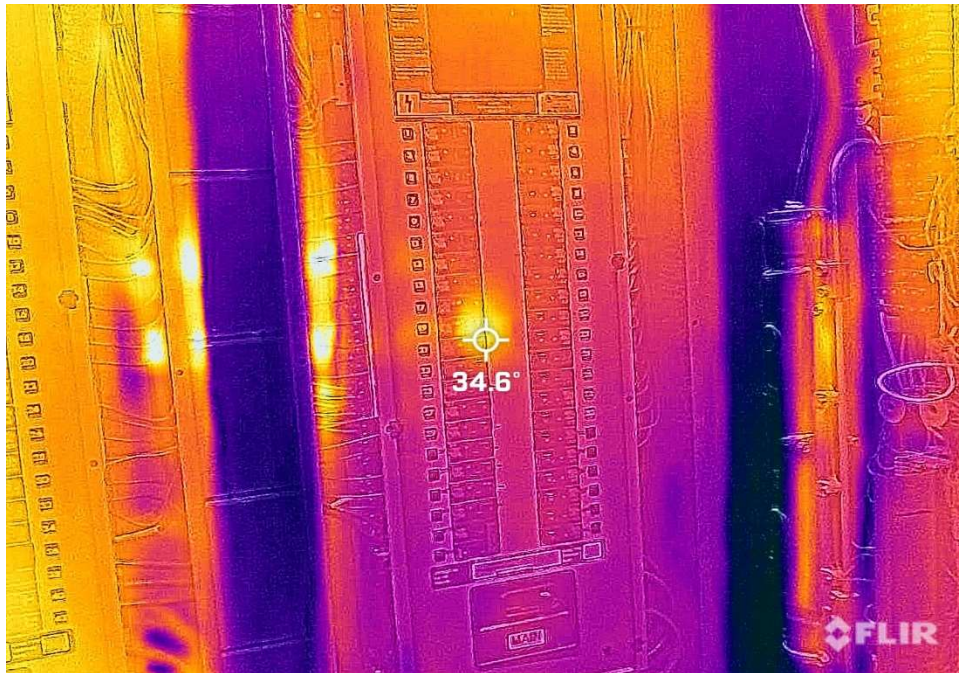
Panel 1 BC Opened



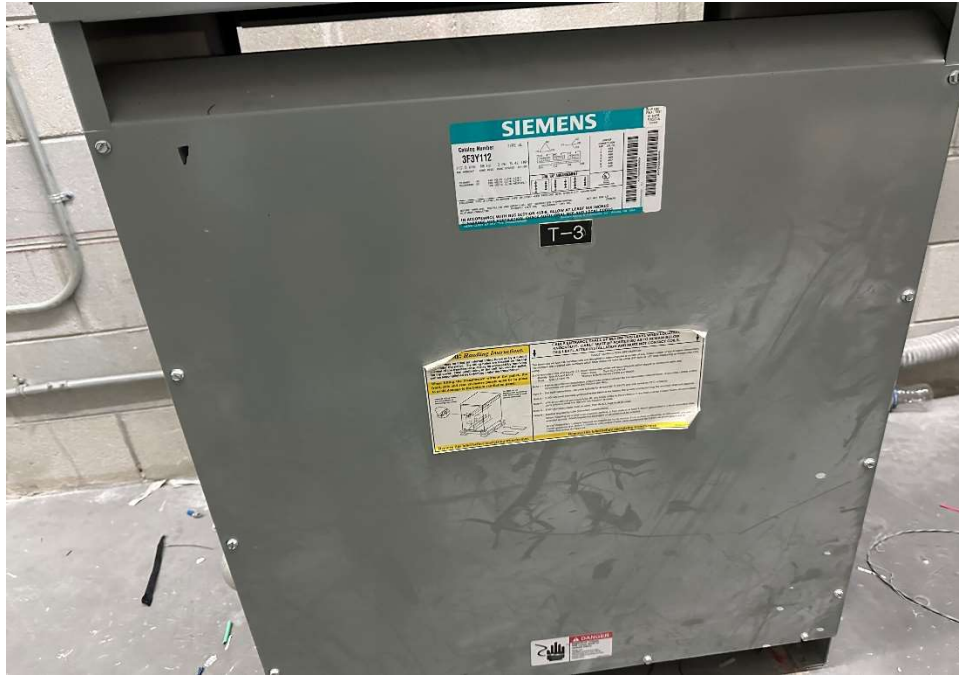
Item 9: Panel 1BC at 33.9 Degrees Celsius (delta 13.9C)



Panel 2BC Opened.



Item 10: Panel 2 BC at 34.6 Degrees Celsius (delta 4.6C)



Transformer T-3



Item 11 : Transformer T-3 at 57.5 Degrees Celsius



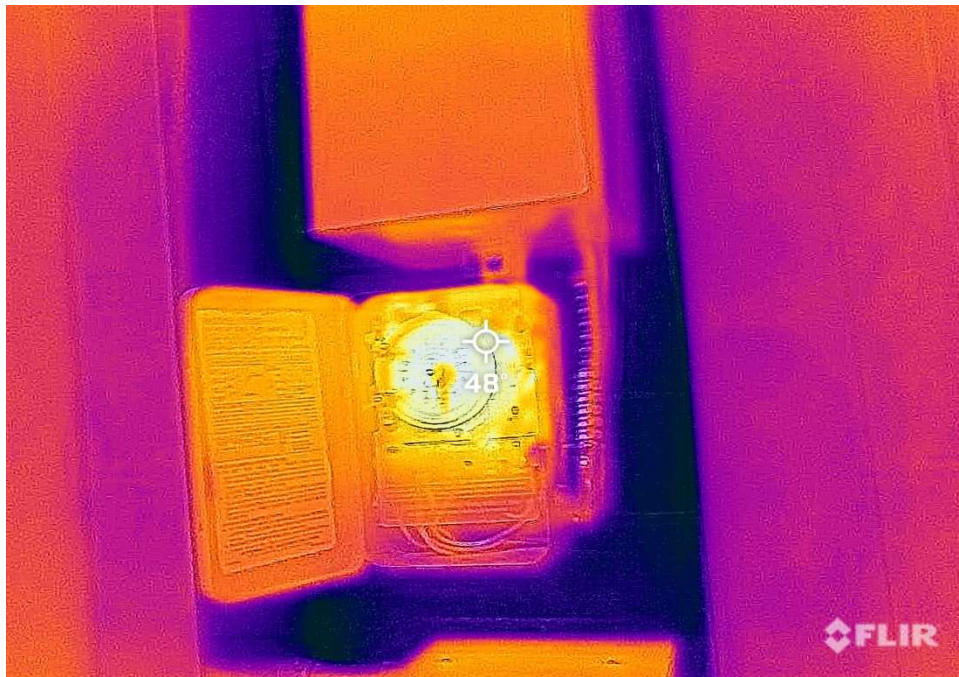
Transformer T-4



Item 12 : Transformer T-4 at 48.7 Degrees Celsius



TC1 – Time Clock



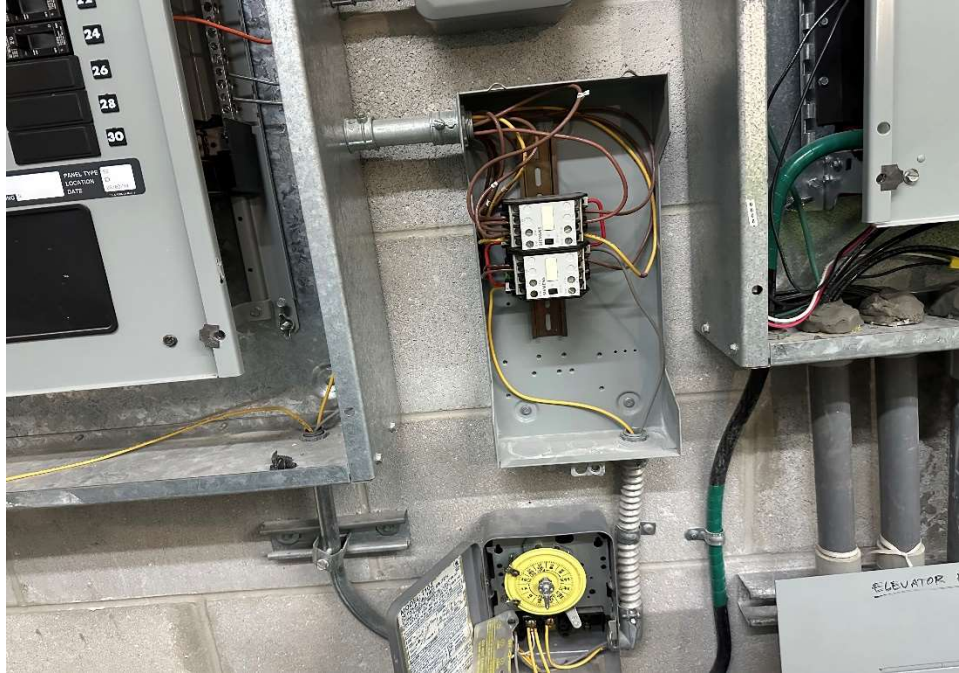
Item 13: TC1 at 41.4 Degrees Celsius (delta 18.0C)



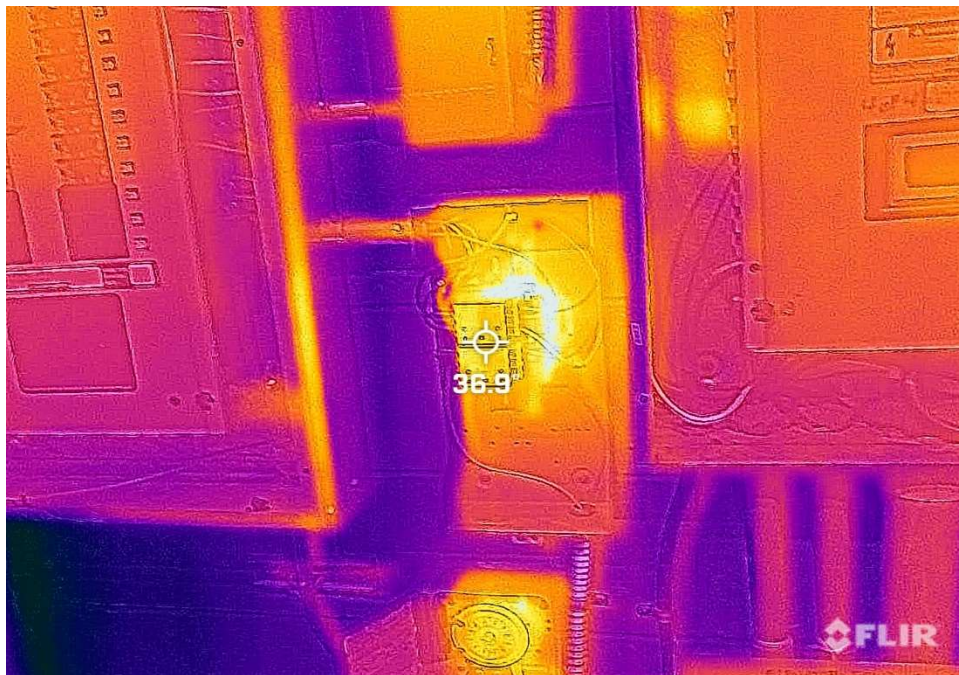
TC2 - Time Clock



Item 14: TC2 at 41.4 Degrees Celsius (delta 11.4C)



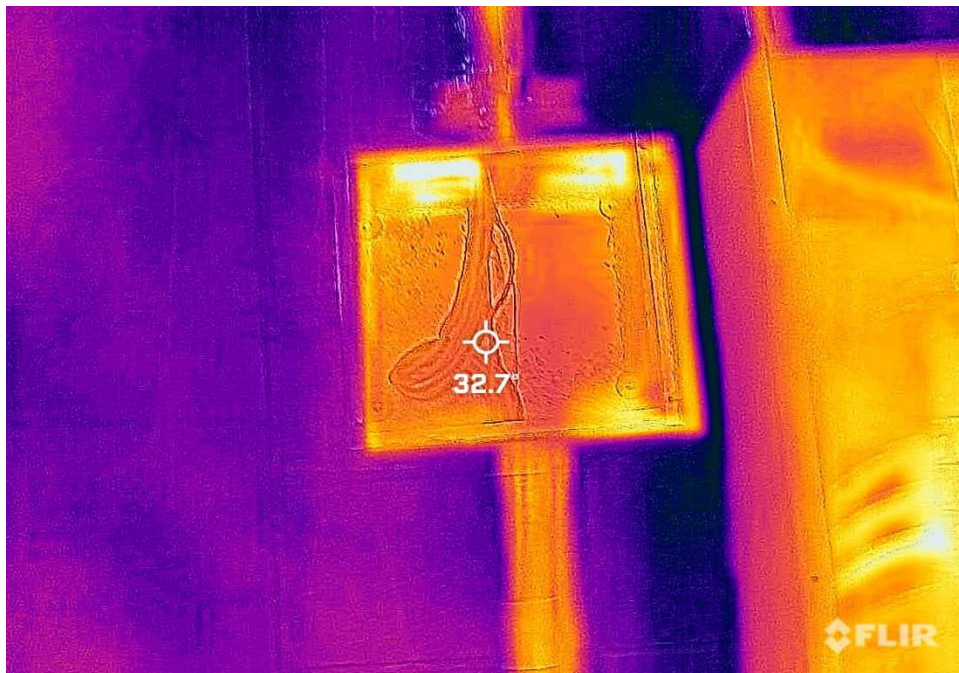
Relay Opened -



Item 15: Relay at 36.9 Degrees Celsius (delta 6.9C)



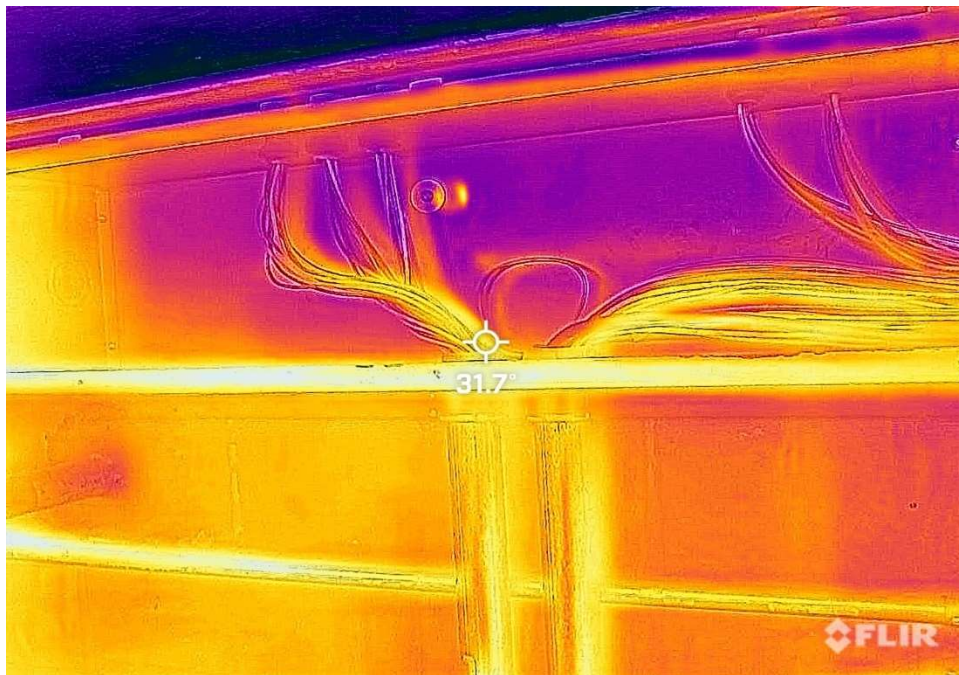
J Box Opened



Item 16: J Box at 32.7 Degrees Celsius (delta 2.7C)



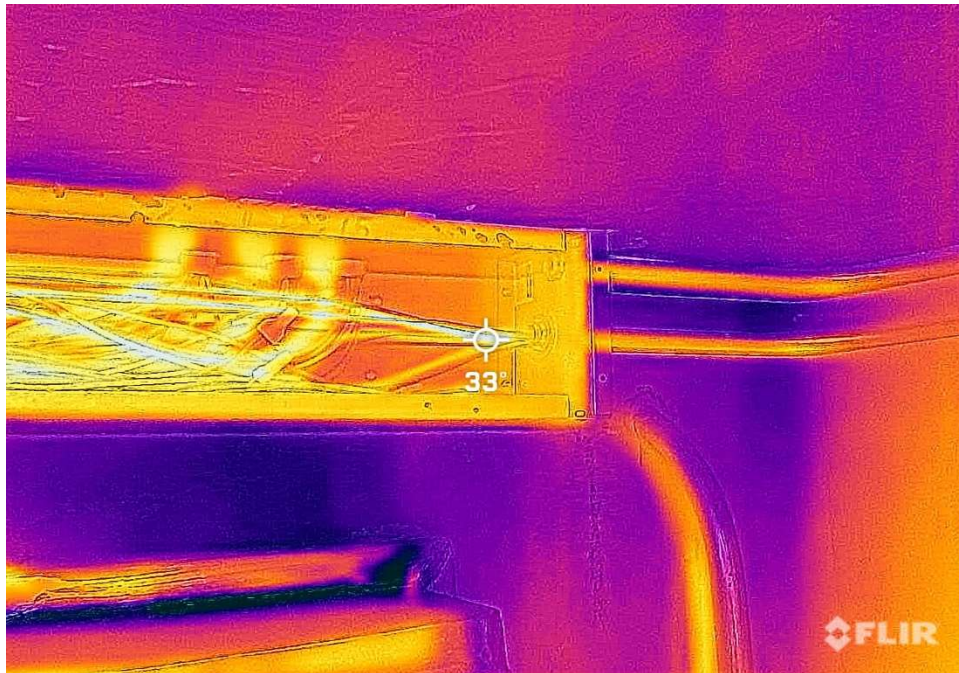
Gutter Opened



Item 17: Gutter at 31.7 Degrees Celsius (delta 1.7C)



Gutter Opened



Item 18: Gutter at 33.0 Degrees Celsius (delta 3.0C)



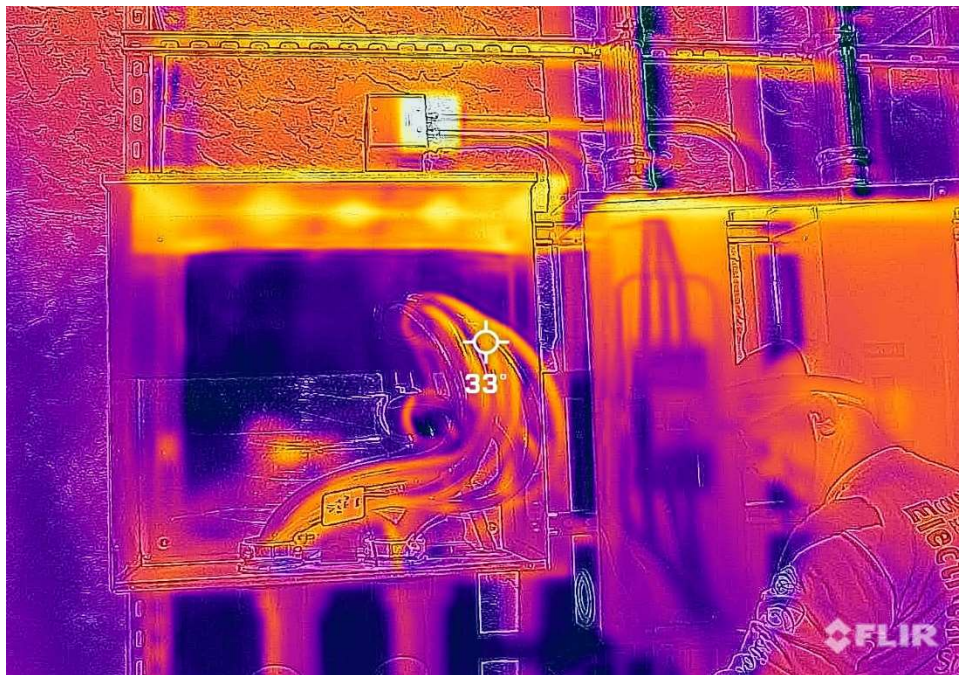
Exterior Location Service Entrance 2 – Mains 1 -3 – 3 Phase, 277/480 Volts



Interior Location of Service Main Panel DP – Service Entrance 2



Pull Box for Main 1 of 3 (labeled 4 of 6) – Panel DP Located on Interior Wall



Item 19: Pull Box at 33.0 Degrees Celsius (delta 3.0C)



Main 2 of 3 (Labeled 5 of 7) – 400 Amps.



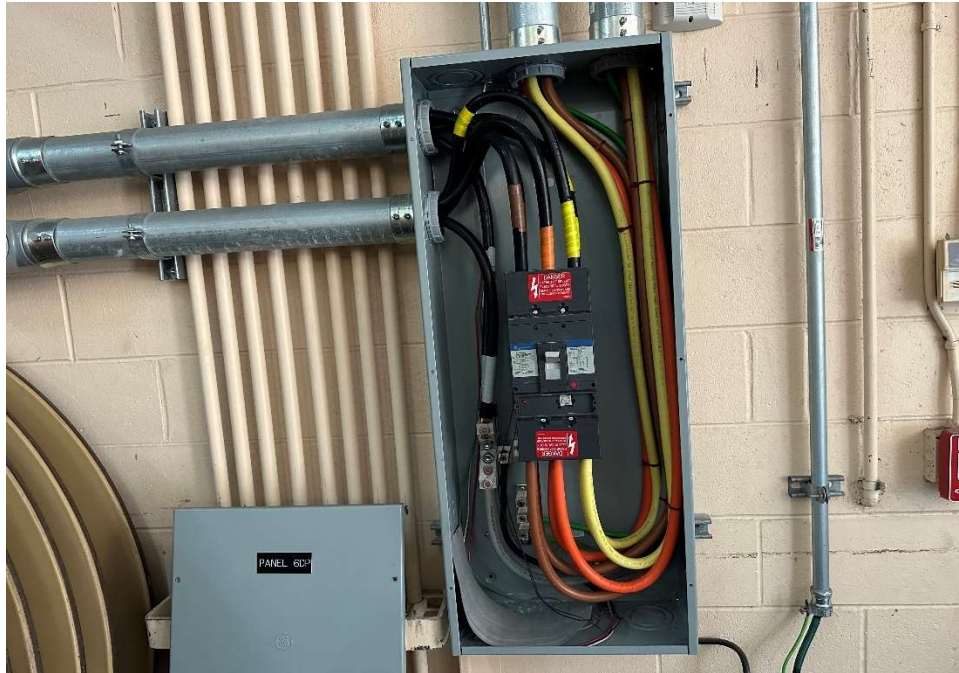
Item 20: Main 2 of 3 at 31.2 Degrees Celsius (delta 1.2C)



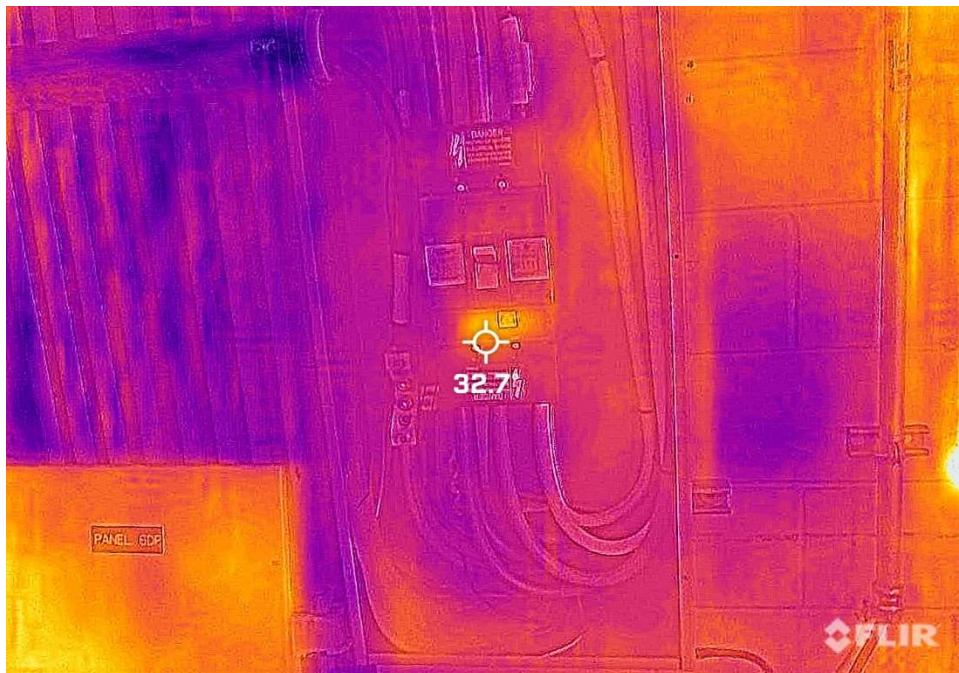
Main 3 of 3 (Labeled 6 of 7) – 400 Amps.



Item 21: Main 3 of 3 at 35.5 Degrees Celsius (delta 5.5C)



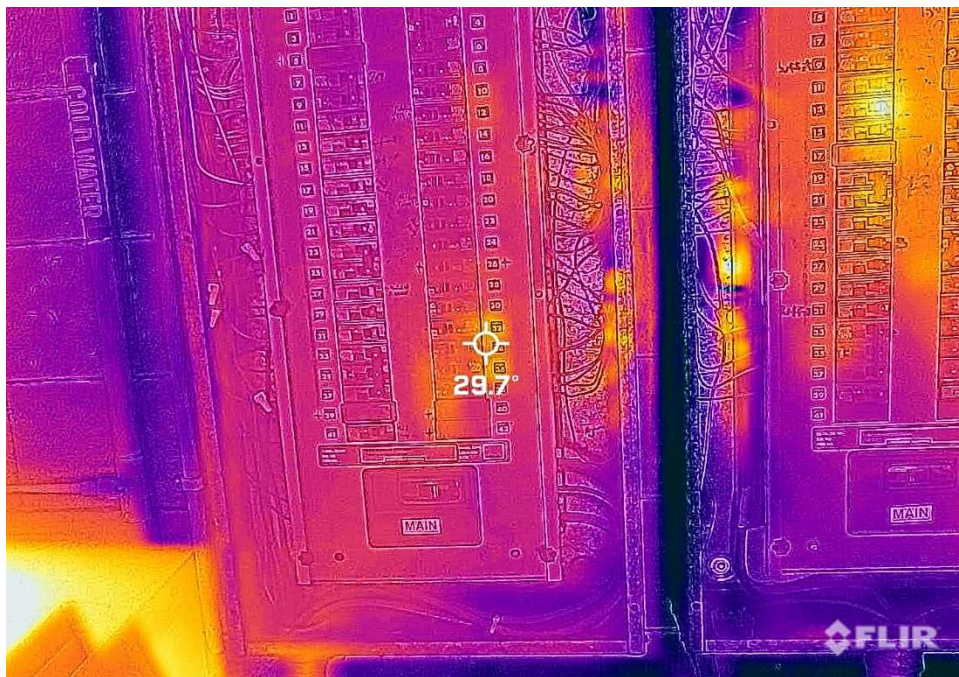
Main 1 of 3 (labeled 4 of 6) – Panel DP - Located on Interior Wall – 600 Amps.



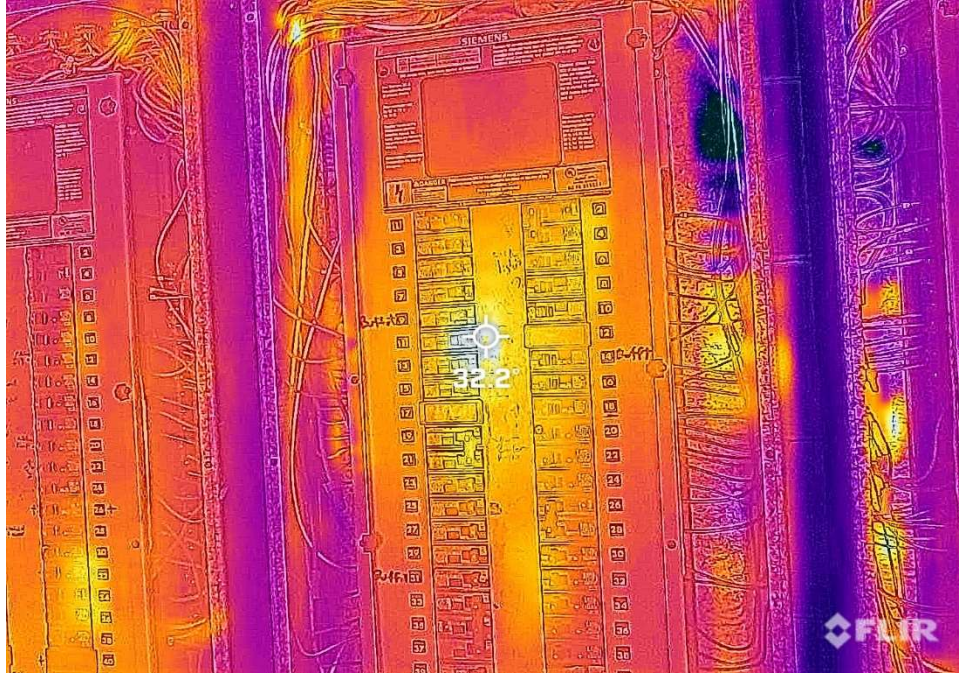
Item 22: Main 1 of 3, Panel DP at 32.7 Degrees Celsius (delta 2.7C)



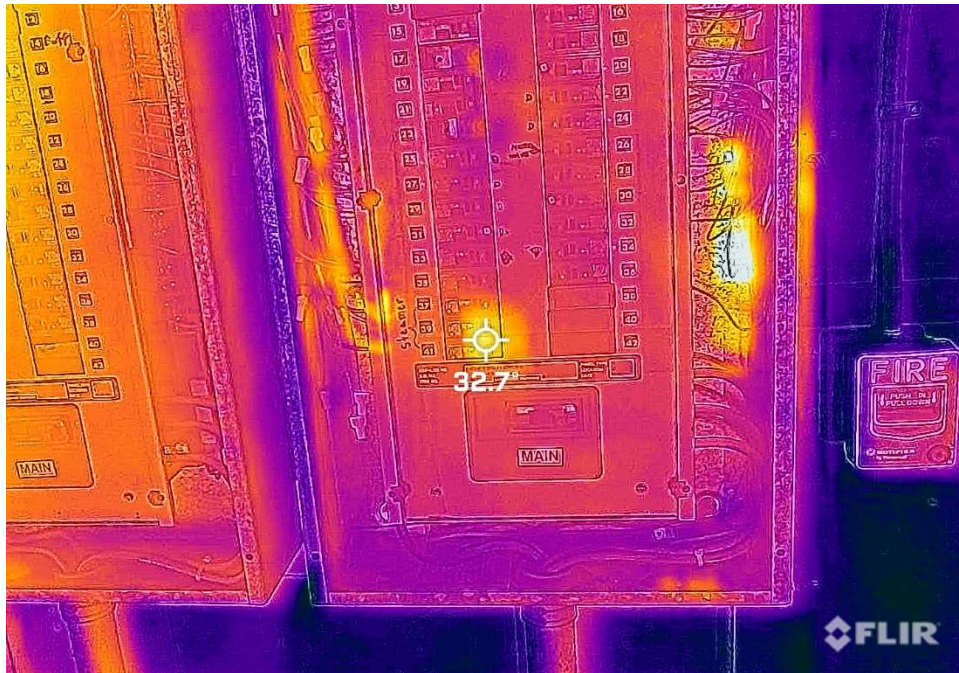
Panels 1k, 2k, 3k



Item 23: Panel 1K at 29.7 Degrees Celsius (zero delta)



Item 24: Panel 2K at 32.2 Degrees Celsius (delta 2.2C)



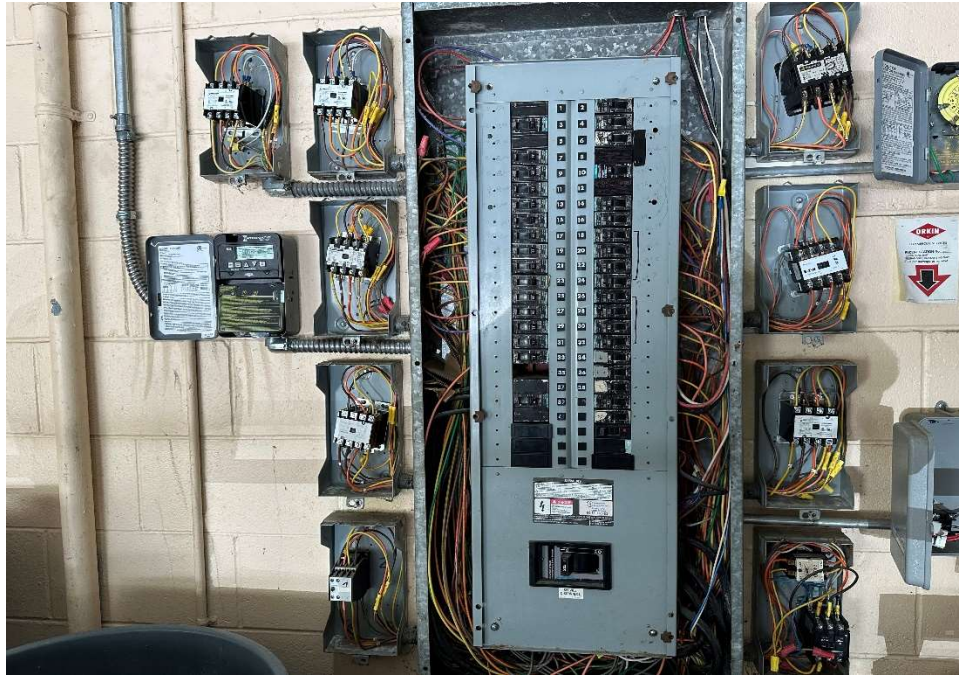
Item 25: Panel 3K at 32.7 Degrees Celsius (delta 2.7C)



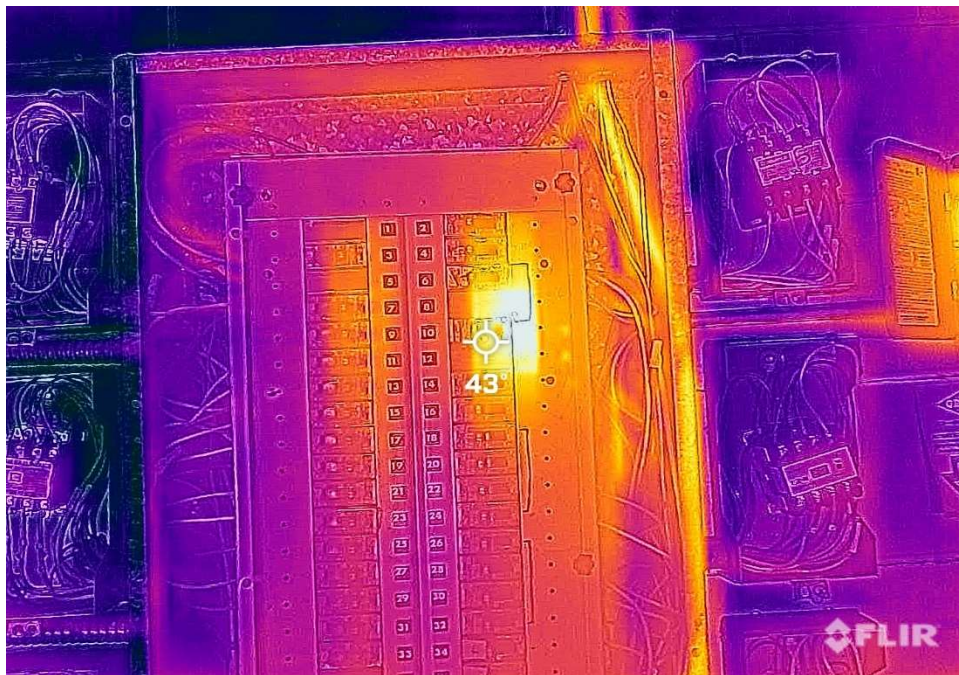
Transformer T-2



Item 26: Transformer T-2 at 54.2 Degrees Celsius



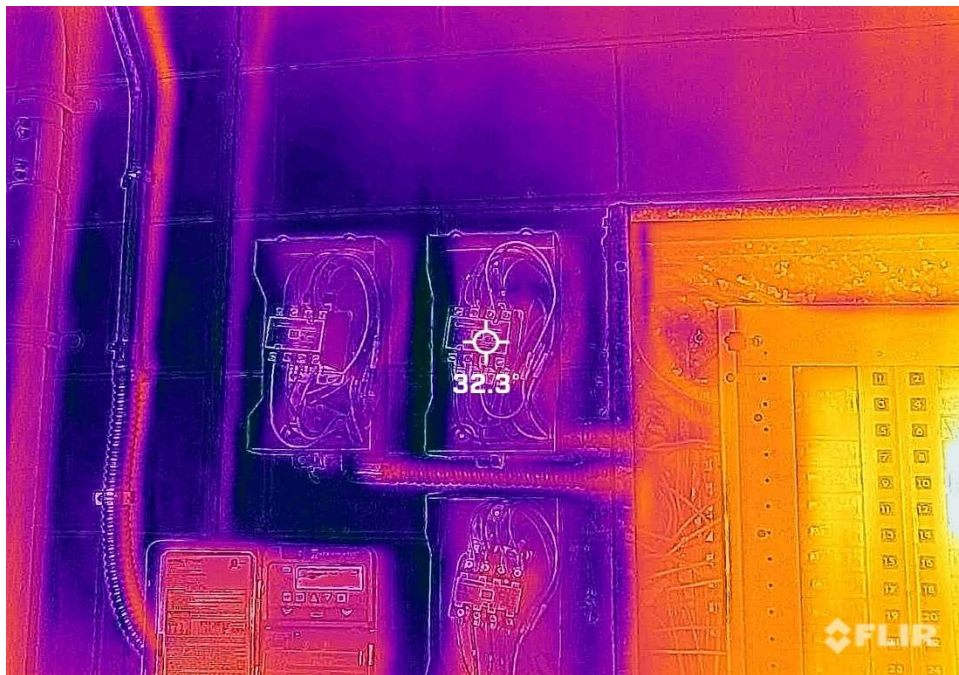
Panel TS – Time Clocks and Relays



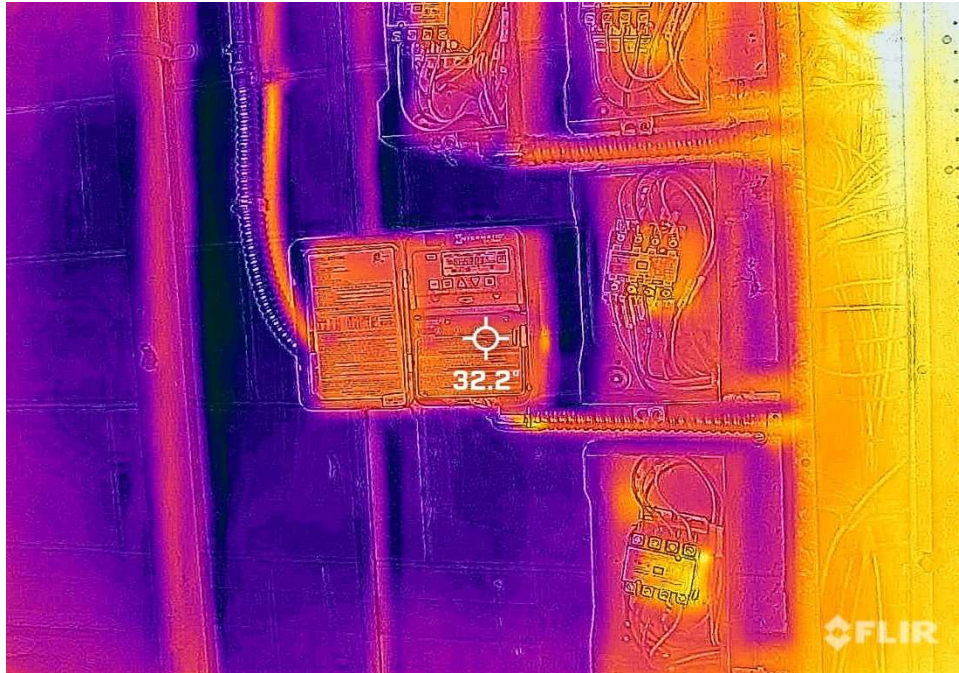
Item 27: Panel TS at 43.0 Degrees Celsius (delta 13.0C)



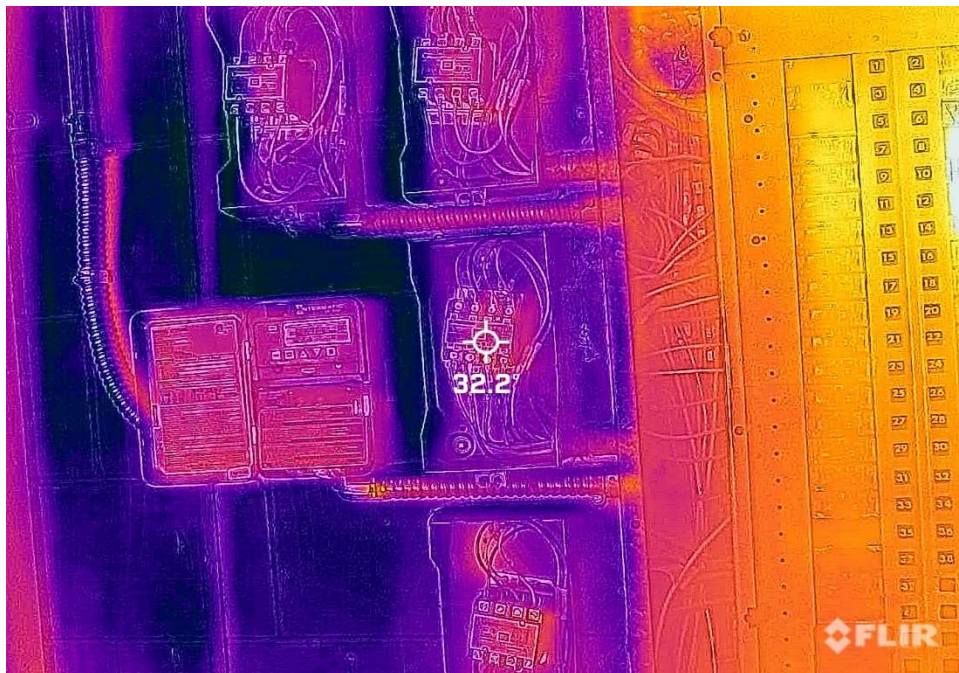
Item 28: Relay at 32.0 Degrees Celsius (delta 2.0C)



Item 29: Relay at 32.3 Degrees Celsius (delta 2.3C)



Item 30: Time Clock at 32.2 Degrees Celsius (delta 2.2C)



Item 31: Relay at 32.2 Degrees Celsius (delta 2.2C)



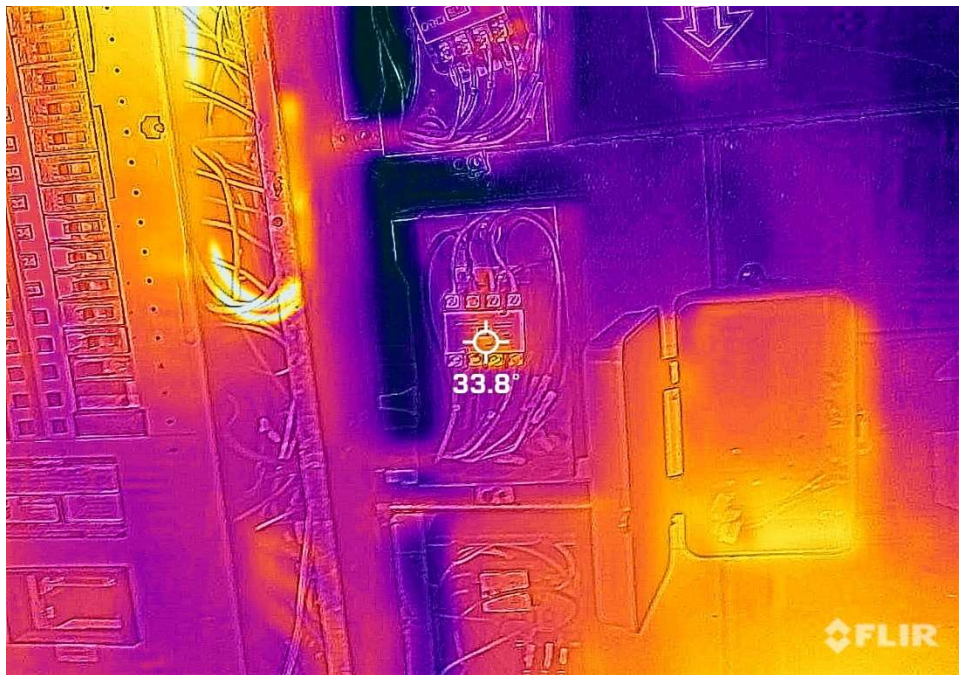
Item 32: Relay at 32.1 Degrees Celsius (delta 2.1C)



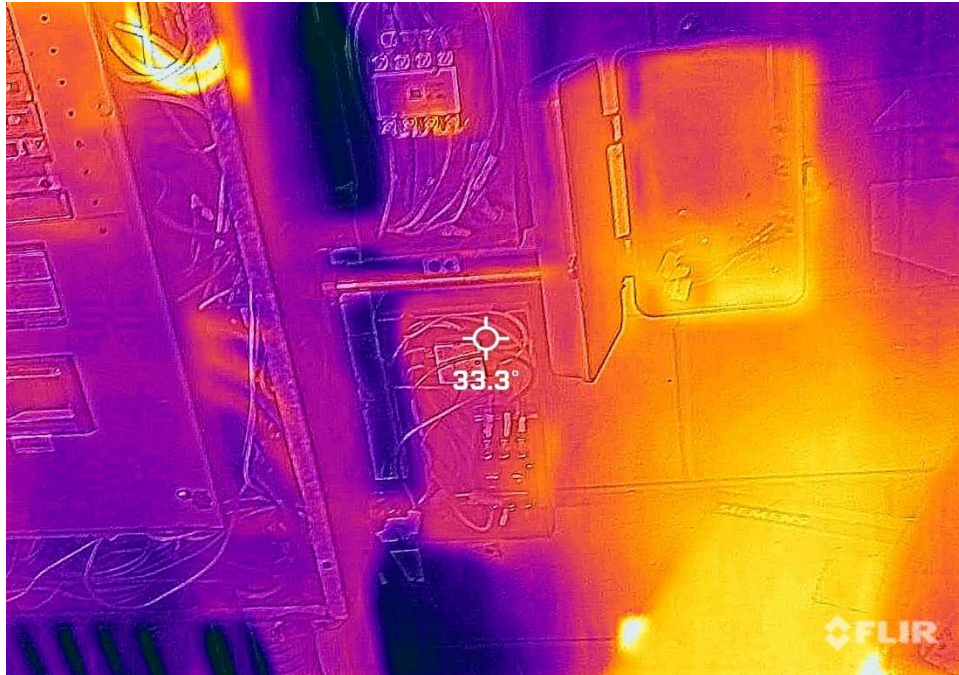
Item 33: Relay at 32.3 Degrees Celsius (delta 2.3C)



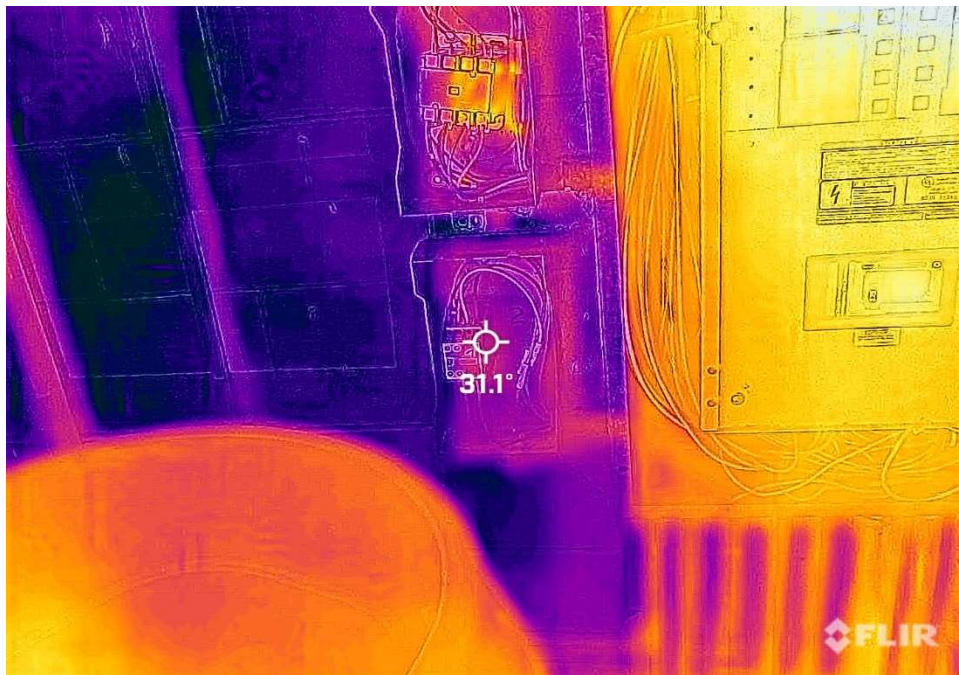
Item 34: Relay at 32.4 Degrees Celsius (delta 2.4C)



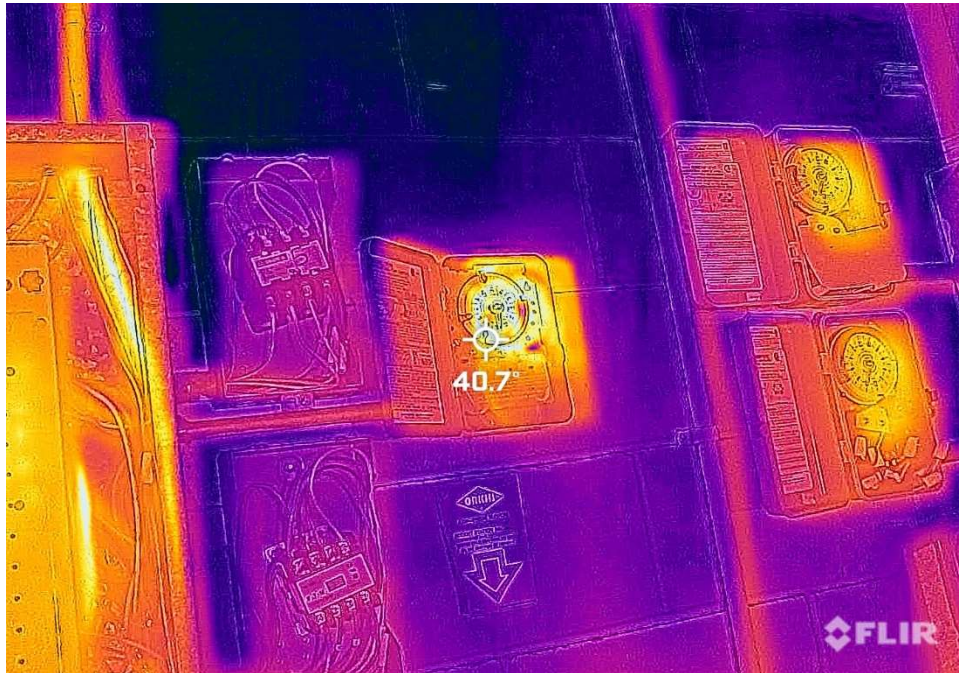
Item 35: Relay at 33.8 Degrees Celsius (delta 3.8C)



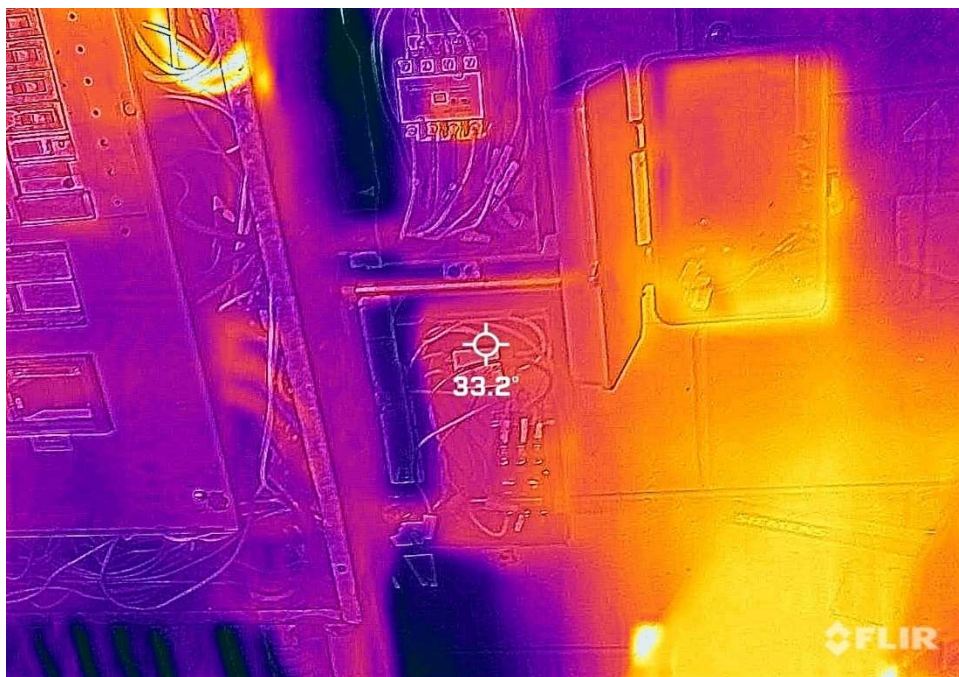
Item 36: Relay at 33.3 Degrees Celsius (delta 3.3C)



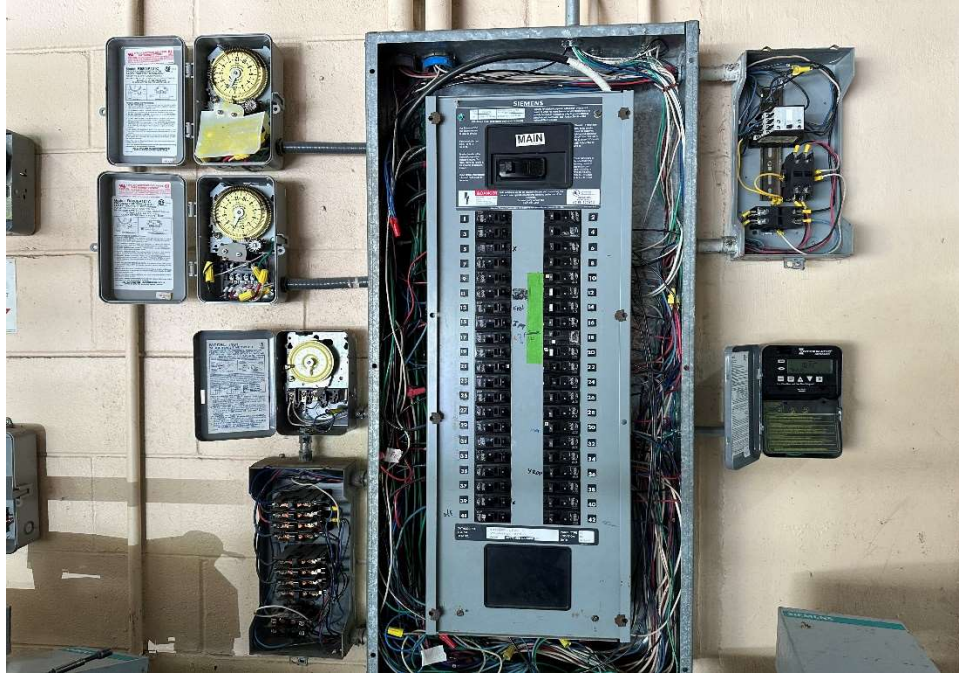
Item 37: Relay at 31.1 Degrees Celsius (delta 1.1C)



Item 38: Time Clock at 40.7 Degrees Celsius (delta 10.7C)



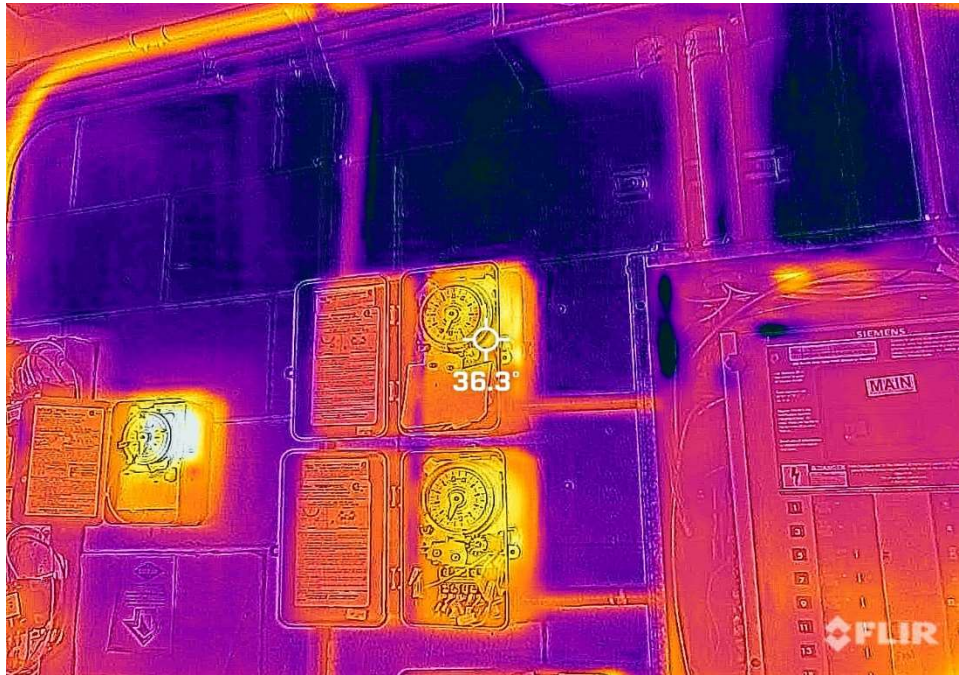
Item 39: Relay at 33.2 Degrees Celsius (delta 3.2C)



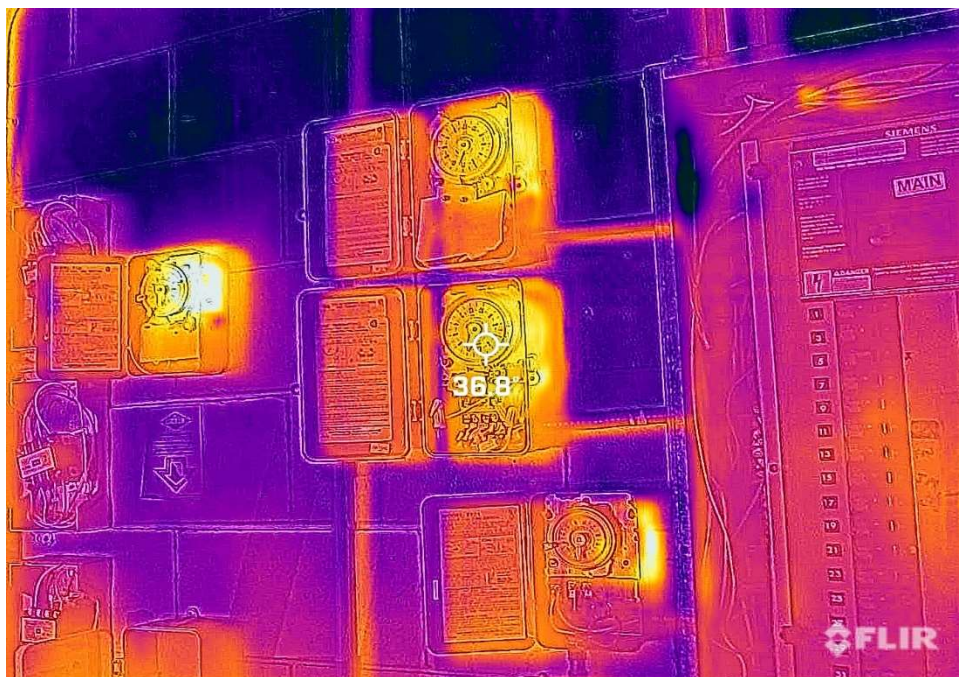
Panel 2LB – Time Clocks and Relays



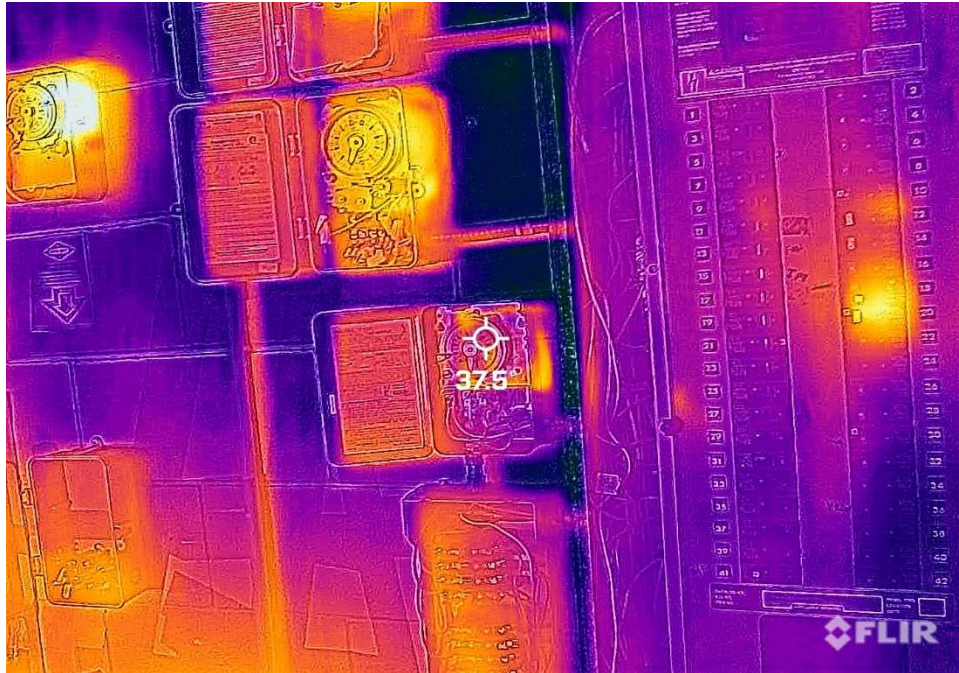
Item 40: Panel 2LB at 38.8 Degrees Celsius (delta 8.8C)



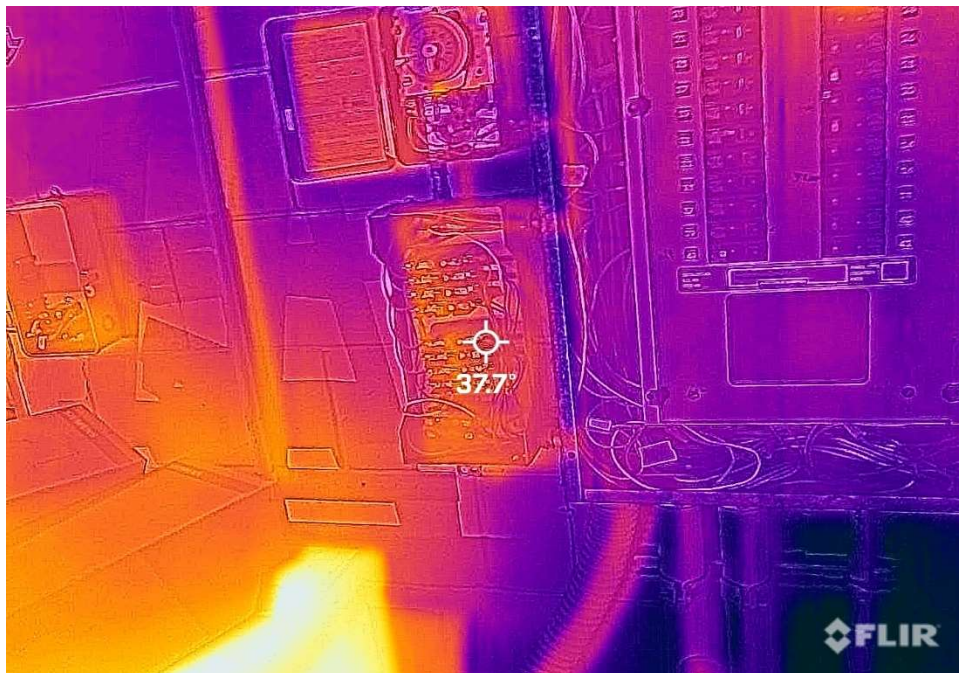
Item 41: Time Clock at 36.3 Degrees Celsius (delta 6.3C)



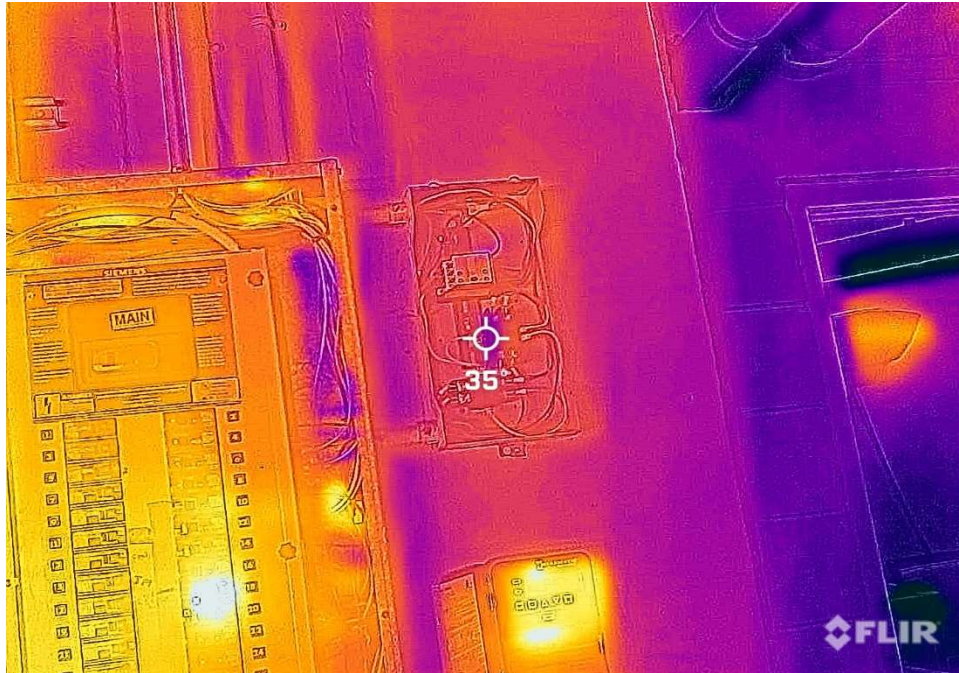
Item 42: Time Clock at 43.0 Degrees Celsius (delta 13.0C)



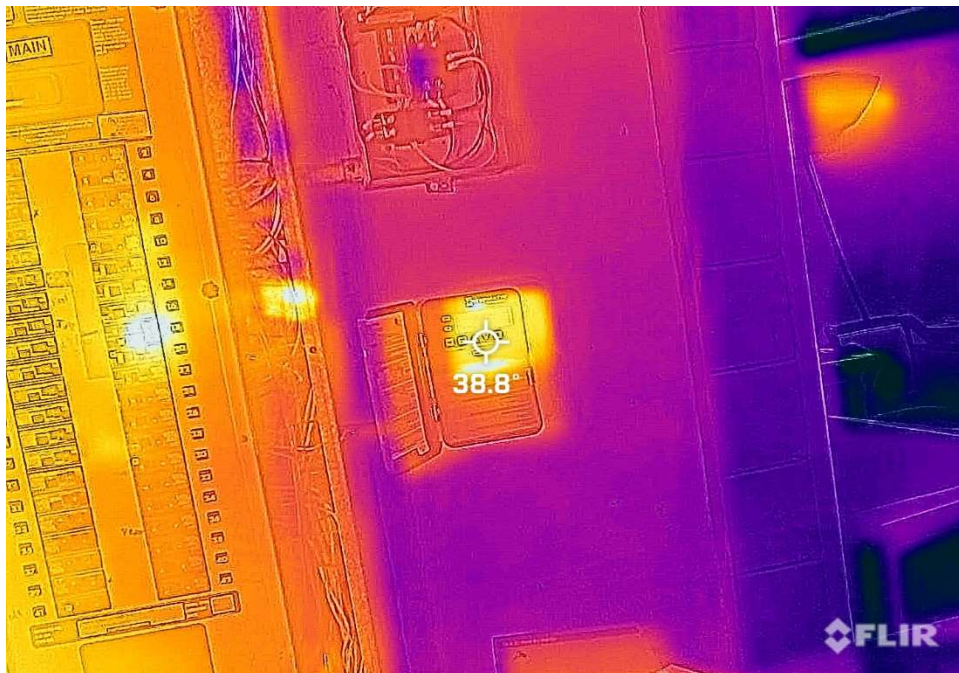
Item 43: Time Clock at 37.5 Degrees Celsius (delta 7.5C)



Item 44: Relay at 37.7 Degrees Celsius (delta 7.7C)



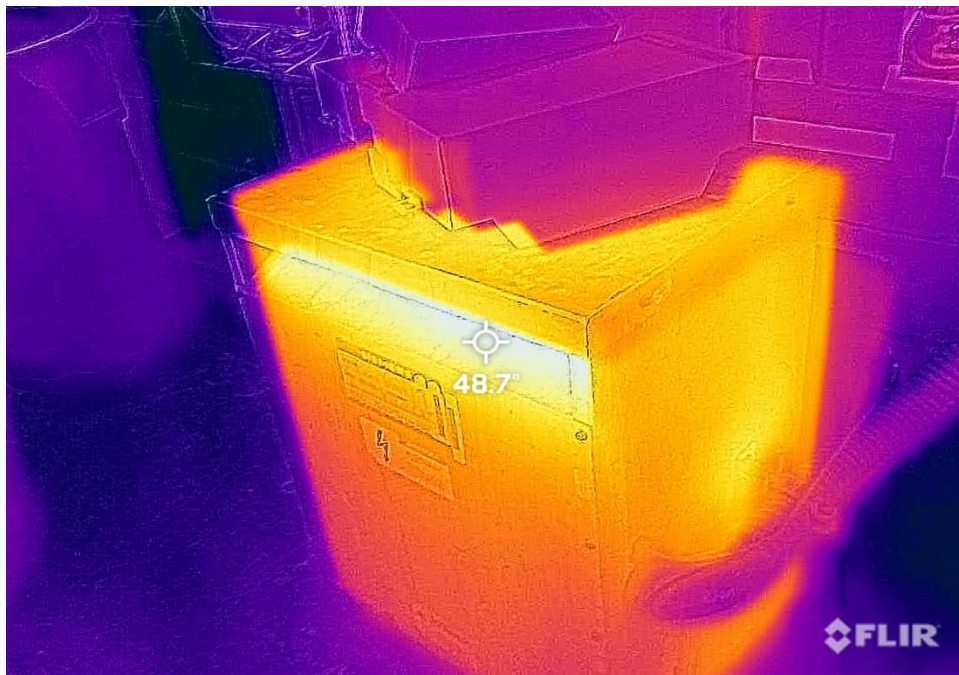
Item 45: Relay at 35.0 Degrees Celsius (delta 5.0C)



Item 46: Time Clock at 38.8 Degrees Celsius (delta 8.8C)



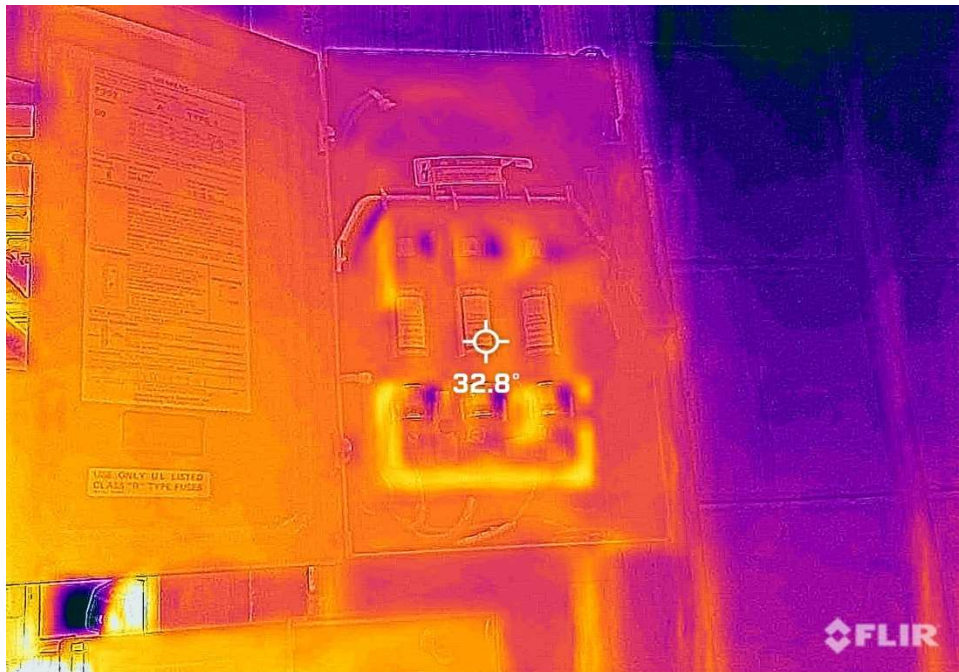
45 KVA Transformer



Item 47: 45KVA Transformer at 48.7 Degrees Celsius



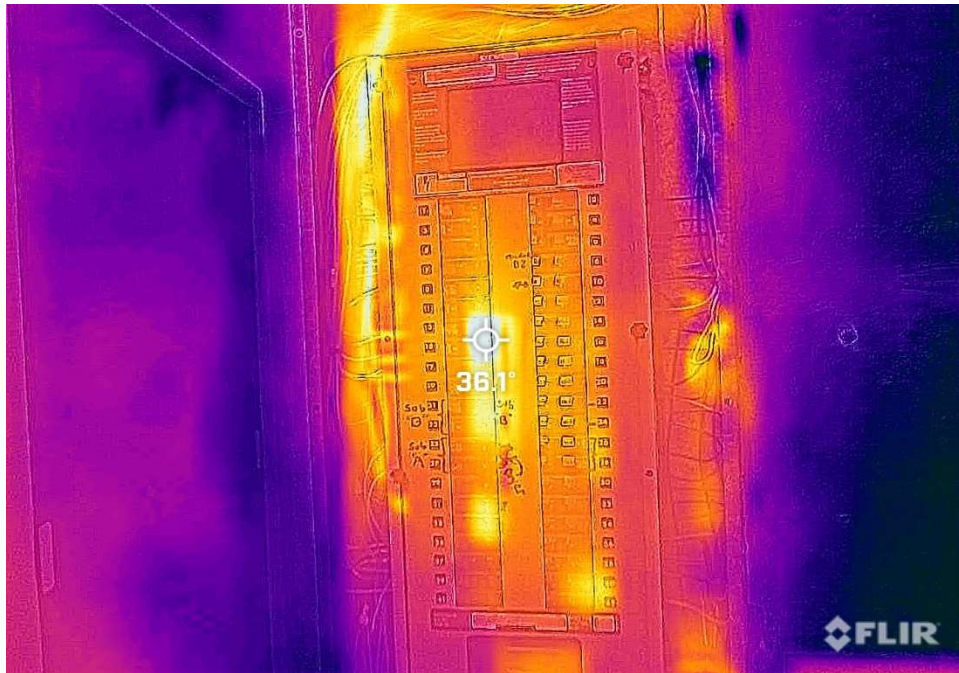
Elevator Disconnect -



Item 48: Elevator Disconnect at 32.8 Degrees Celsius (delta 2.8C)



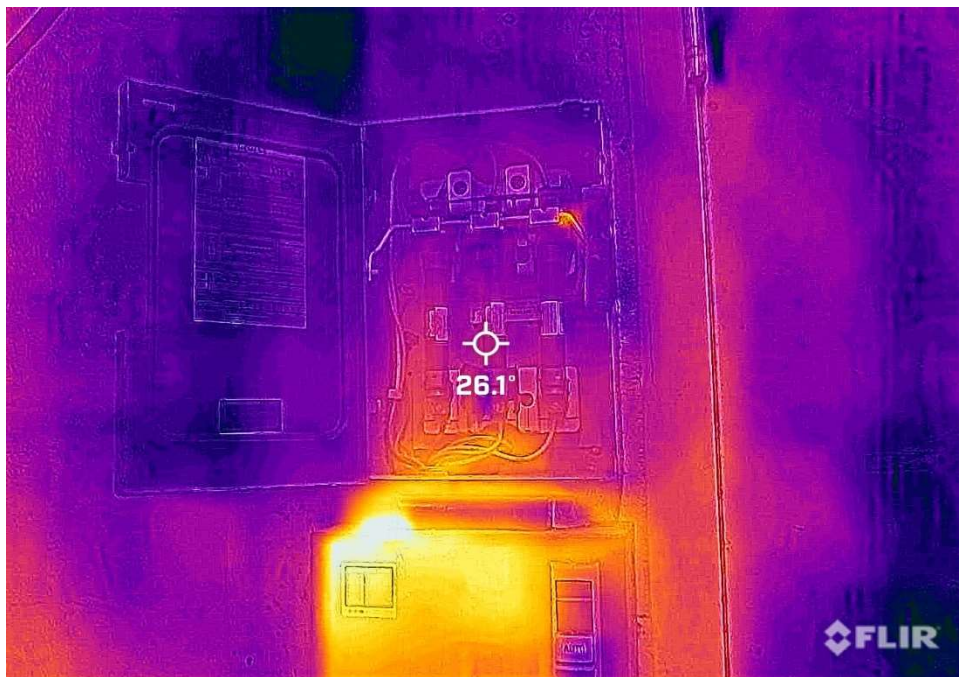
Panel 1P



Item 49: Panel 1P at 36.1 Degrees Celsius (delta 6.1C)



Disconnect 1 -



Item 50: Disconnect 1 at 26.1 Degrees Celsius (delta 3.1C)



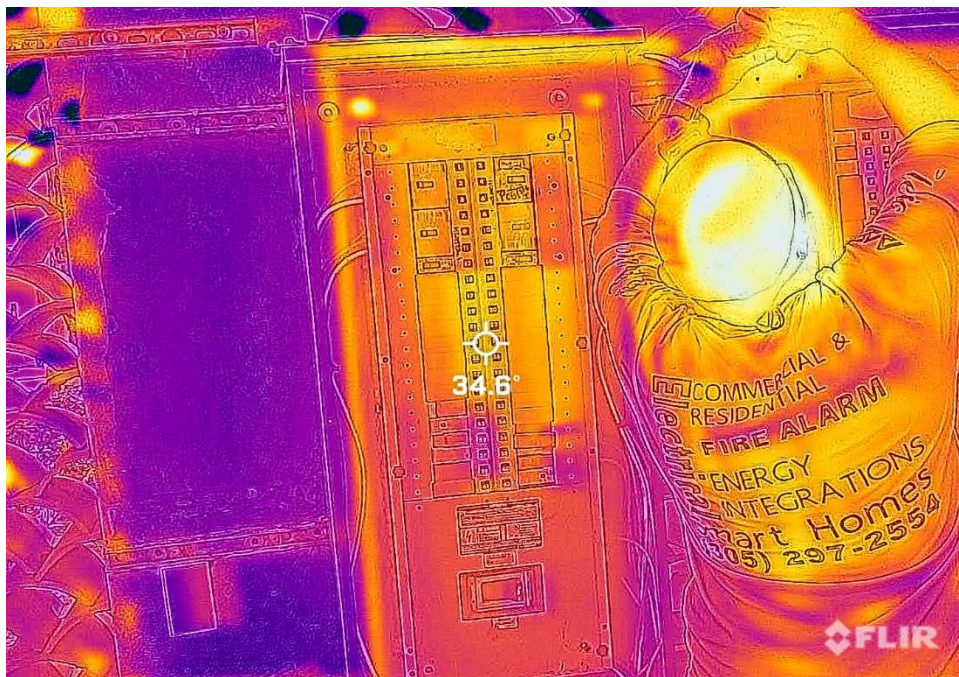
Disconnect 2 -



Item 51: Disconnect 2 at 25.3 Degrees Celsius (delta 2.3C)



PNL-P.O. – Chiller Area



Item 52: Panel P.O. at 34.6 Degrees Celsius (delta 4.6C)



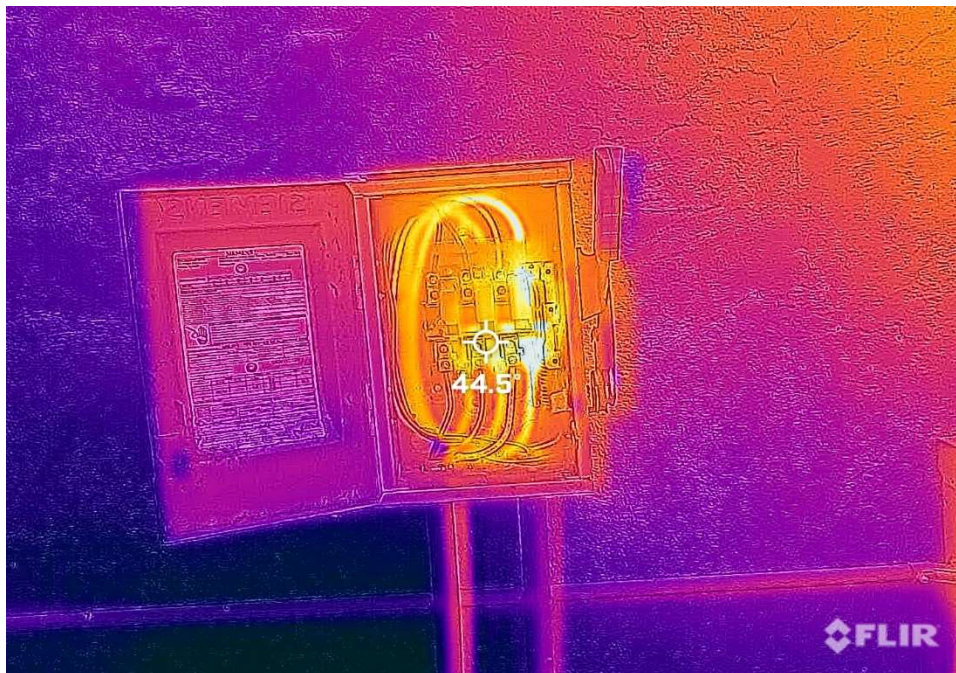
PNL-1AC – Chiller Area



Item 53: Panel 1AC at 34.1 Degrees Celsius (delta 4.1C)



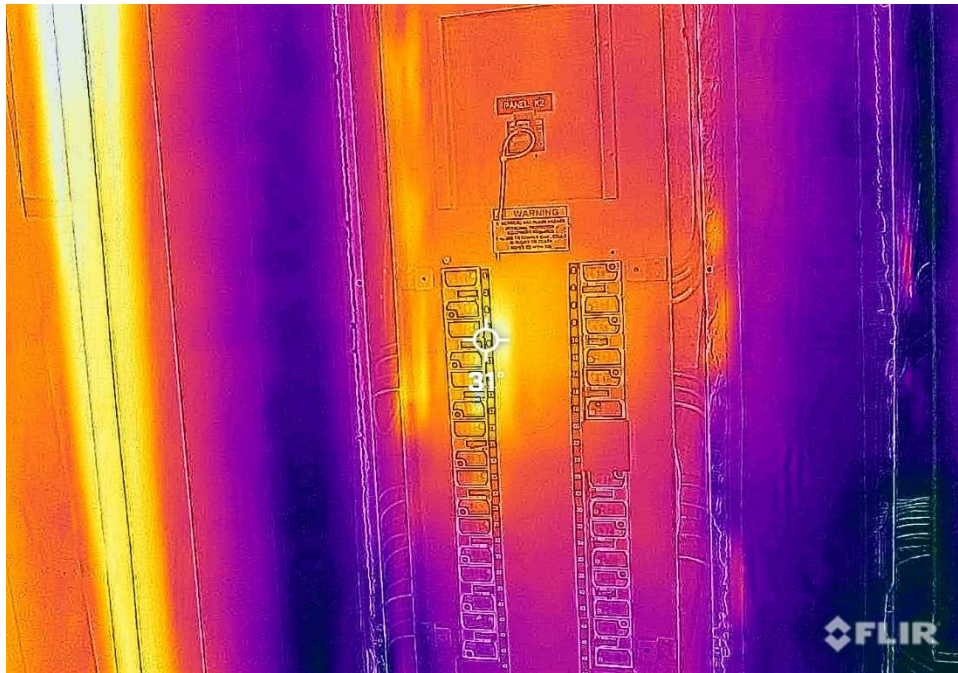
AC Condensing Unit Disconnect



Item 54: Disconnect at 44.5 Degrees Celsius (delta 14.5C)



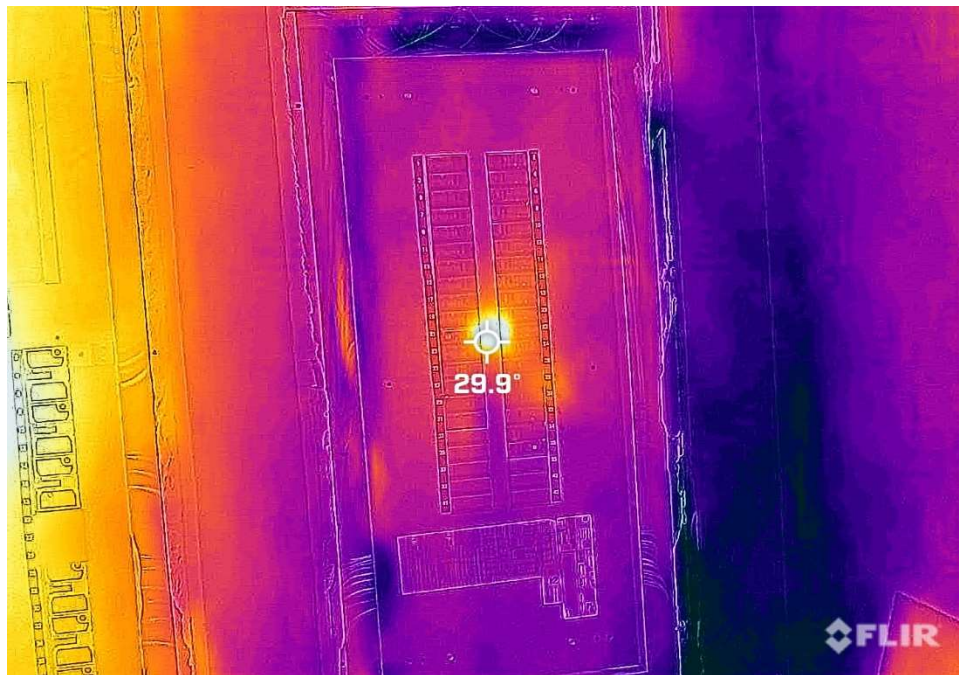
Panel M1 Opened – 1<sup>st</sup> Floor.



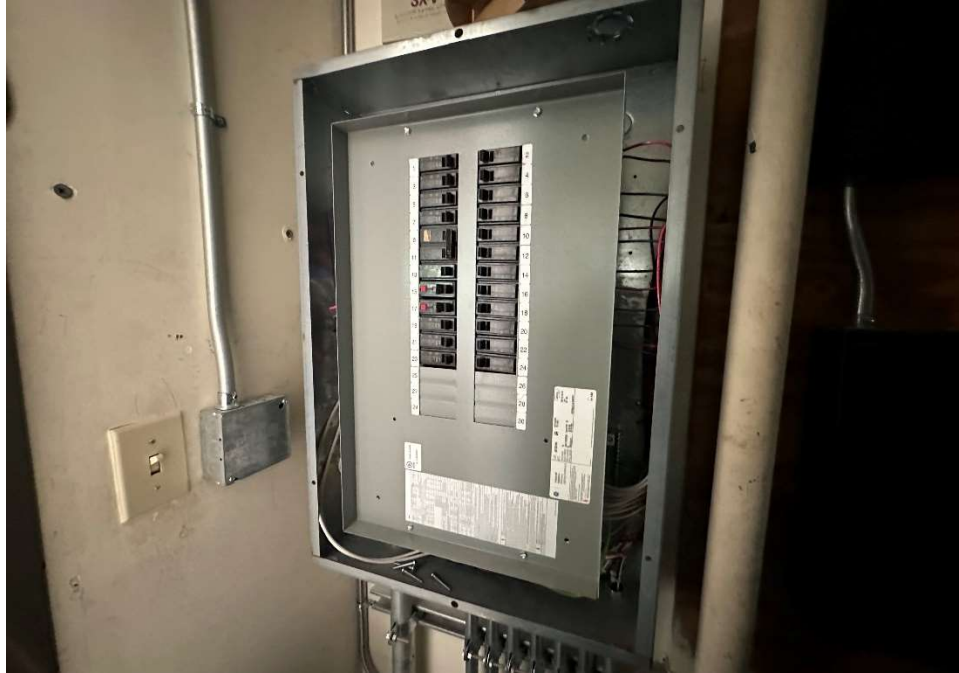
Item 55: Panel M1 at 31.0 Degrees Celsius (delta 8.0C)



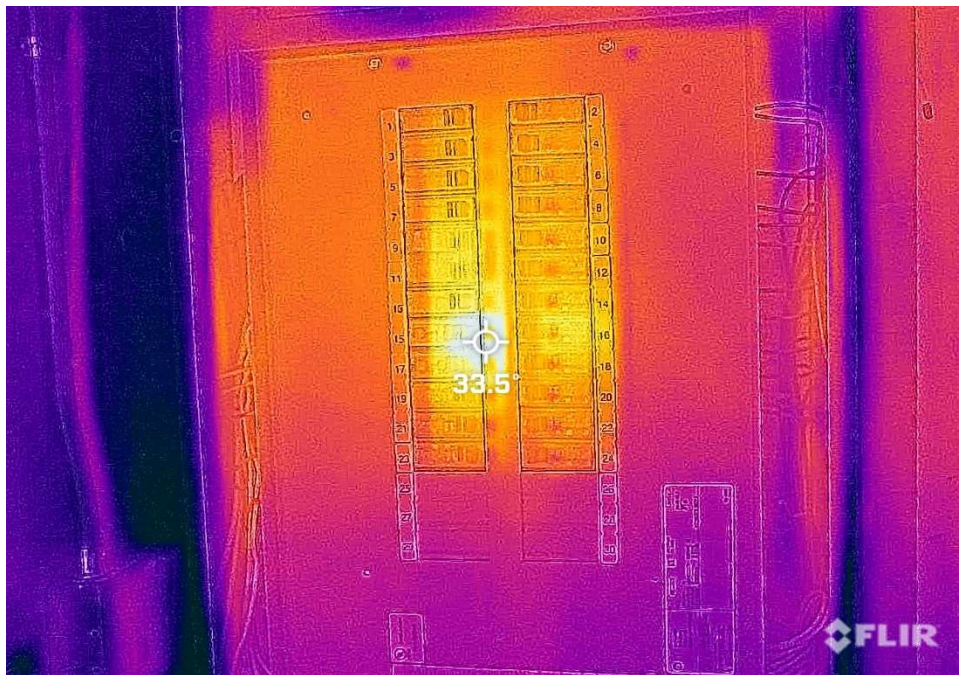
Panel F1 Opened – 1<sup>st</sup> Floor.



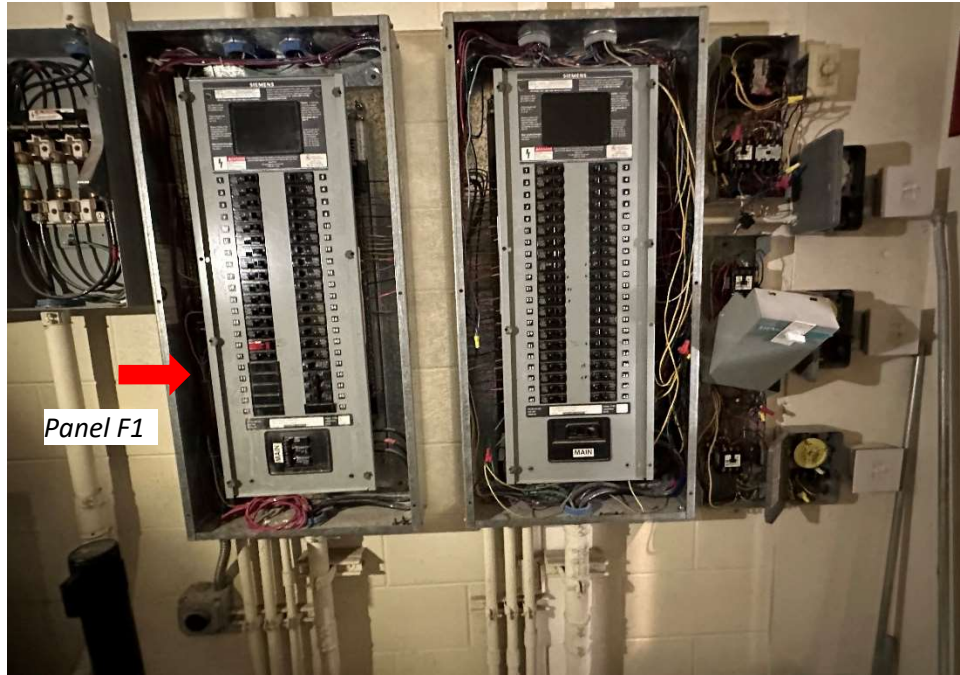
Item 56: Panel F1 at 29.9 Degrees Celsius (delta 6.9.0C)



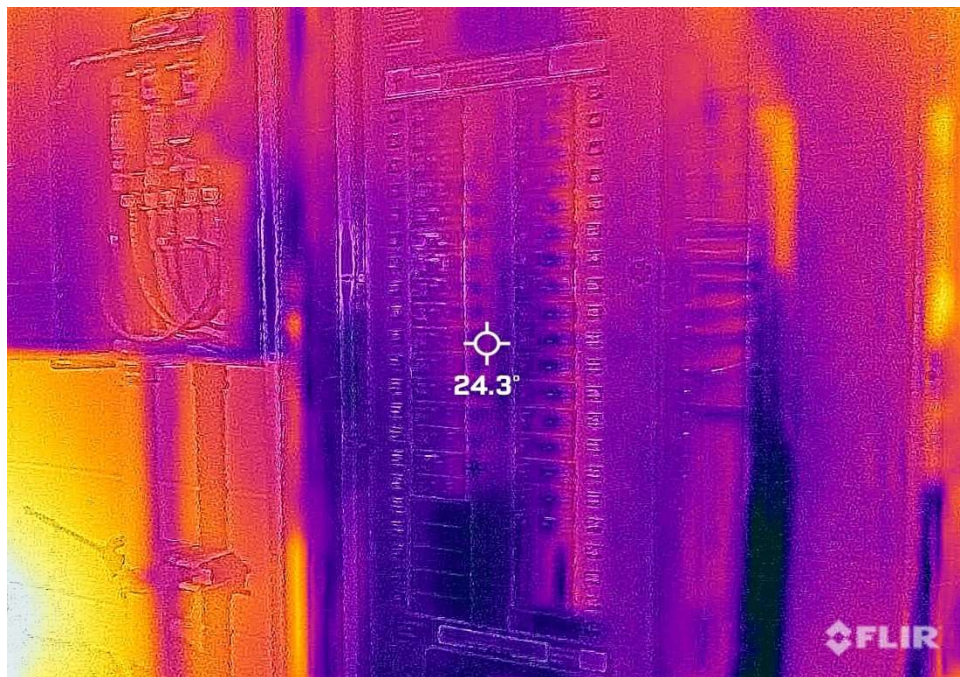
Panel FB – 2<sup>nd</sup> Floor



Item 57: Panel FB at 33.5 Degrees Celsius (delta 10.5C)



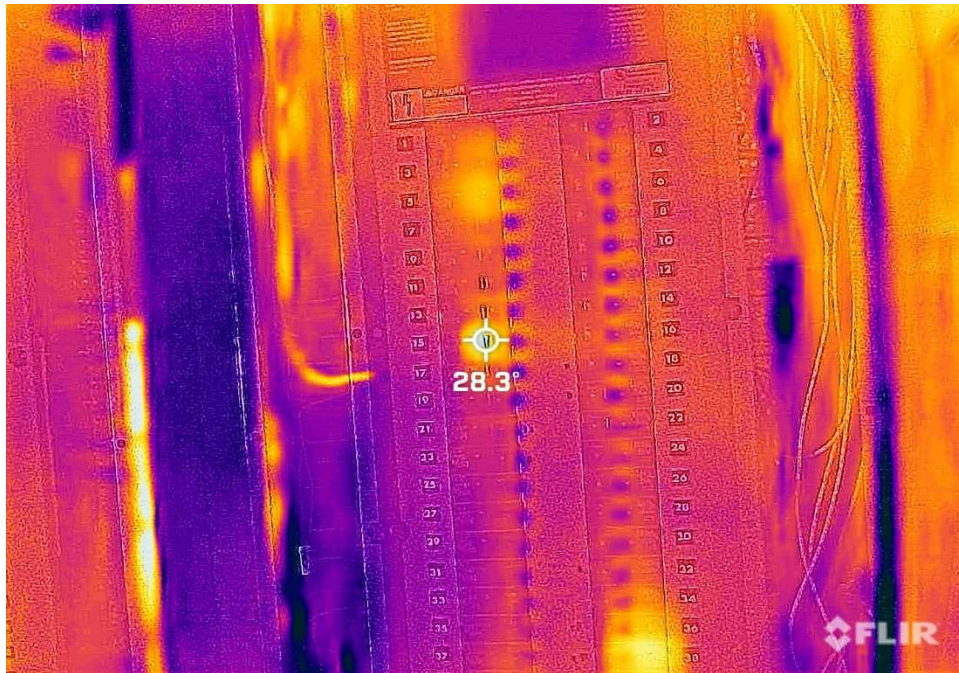
Panel 2P Opened – 2<sup>nd</sup> Floor.



Item 58: Panel 2P at 24.3 Degrees Celsius (delta 1.3C)



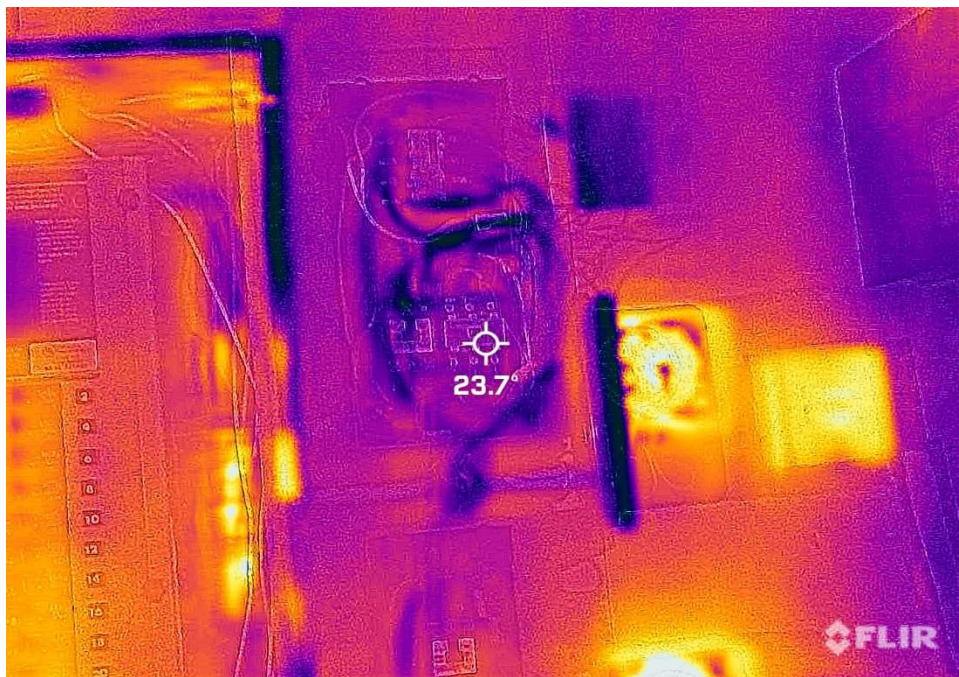
Panel 2LA Opened – Timers Clocks and Relays - 2<sup>nd</sup> Floor.



Item 59: Panel 2LA at 28.3 Degrees Celsius (delta 5.3C)



Item 60: Relay at 23.4 Degrees Celsius (delta 0.4C)



Item 61: Relay at 23.7 Degrees Celsius (delta 0.7\_



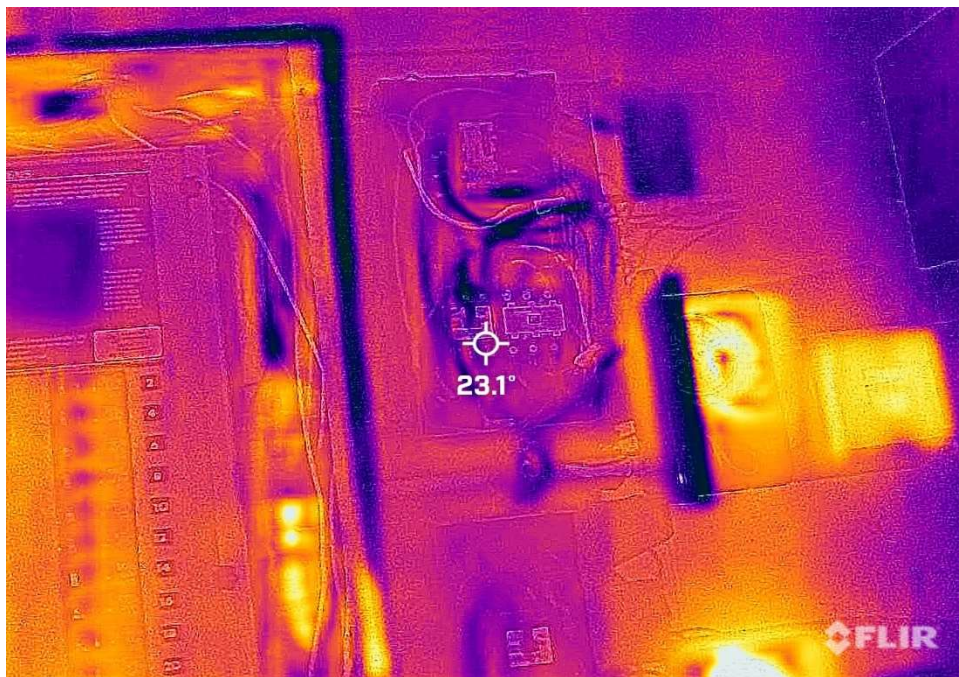
Item 62: Time Clock at 29.1 Degrees Celsius (delta 6.1C)



Item 63: Time Clock at 28.5 Degrees Celsius (delta 5.5C)



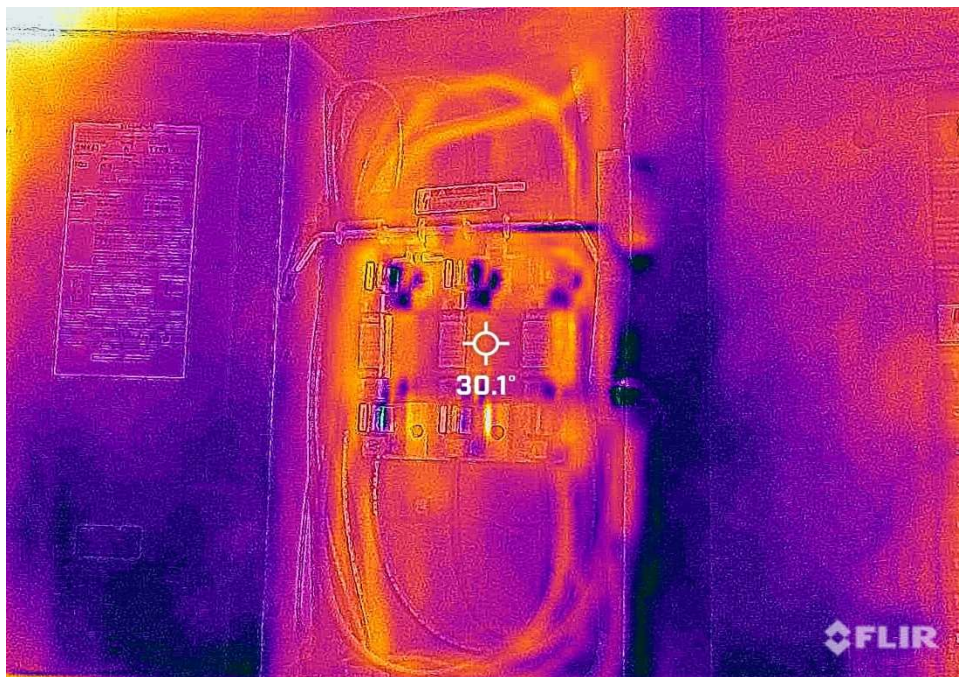
Item 64: Time Clock at 27.3 Degrees Celsius (delta 4.3C)



Item 65: Relay at 23.1 Degrees Celsius (delta 0.1C)



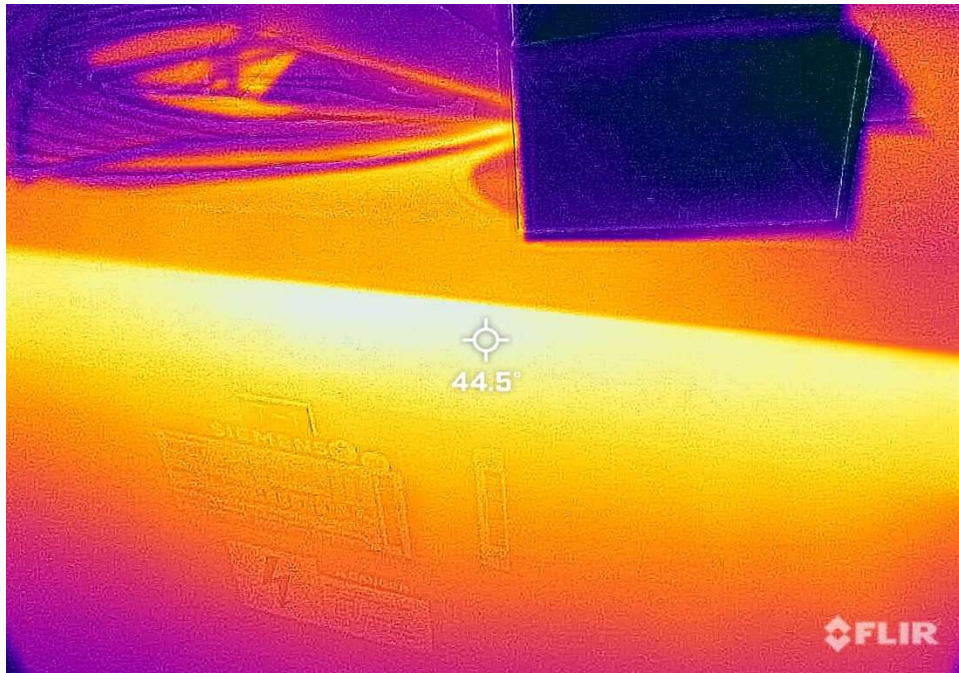
Transformer PNL 3L Disconnect.



Item 66: Disconnect at 30.1 Degrees Celsius (delta 7.1C)



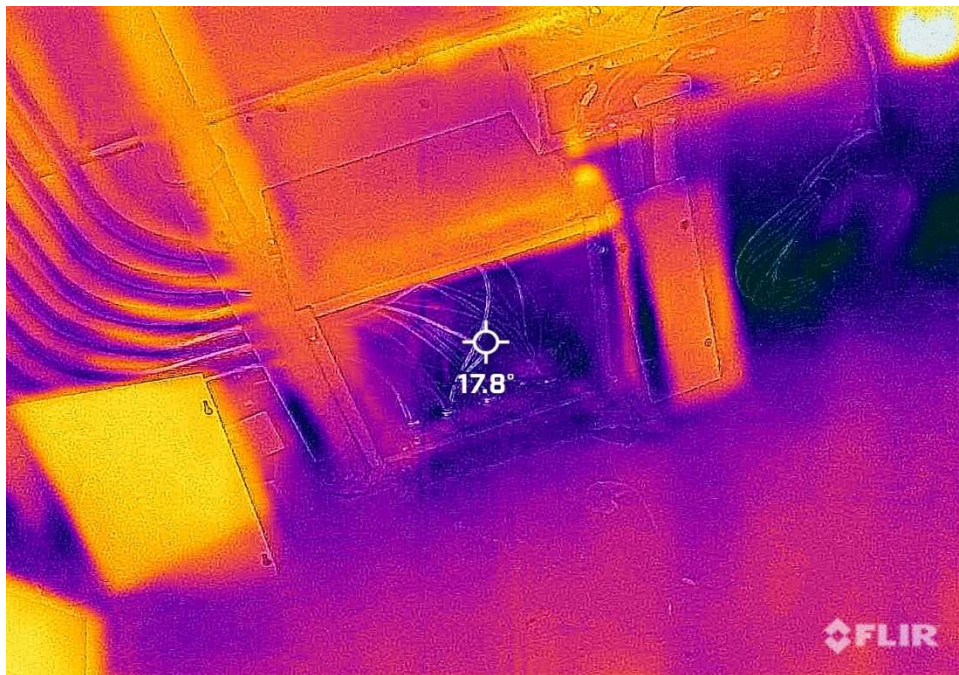
Transformer T-1



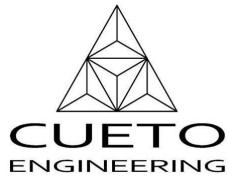
Item 67: Transformer T-1 at 44.5 Degrees Celsius



J Box Opened



Item 68: J Box at 17.8 Degrees Celsius (zero delta)



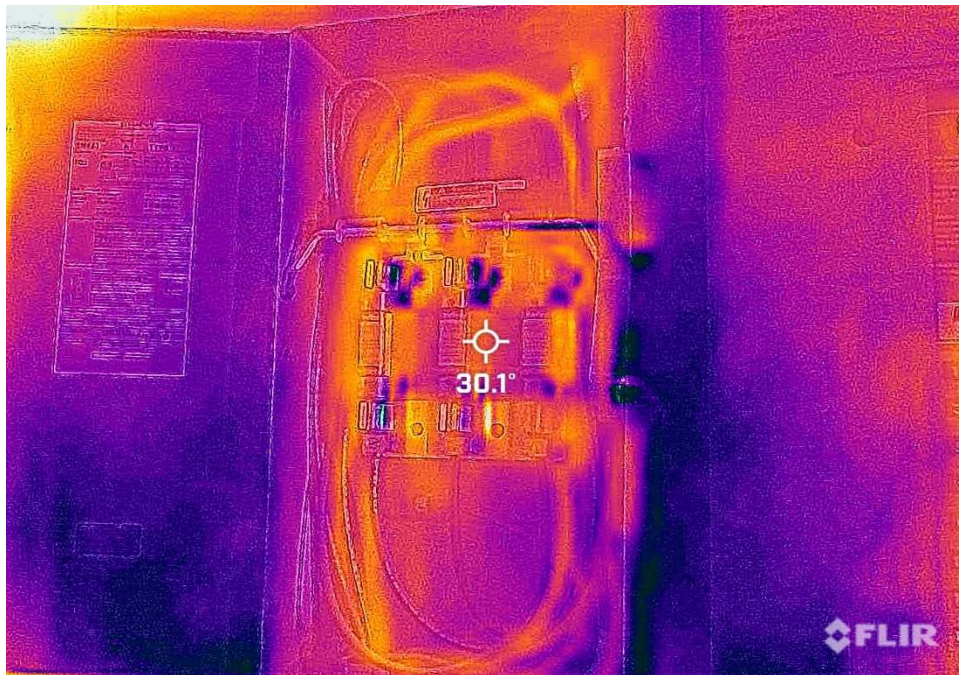
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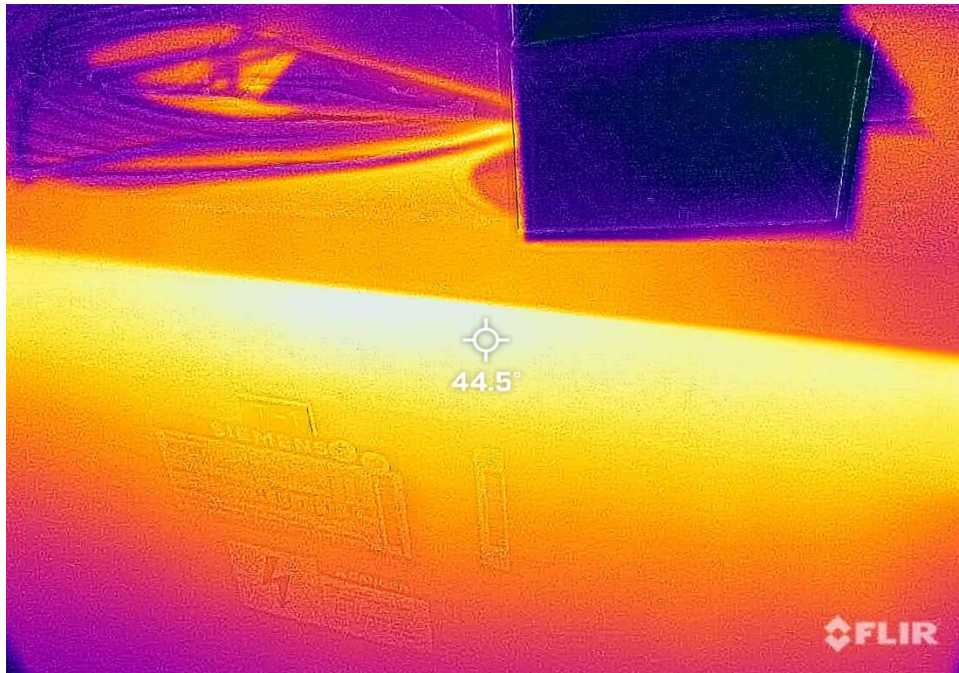
Transformer T-1 Disconnect



Item 66: Disconnect at 30.1 Degrees Celsius (delta 7.1C)



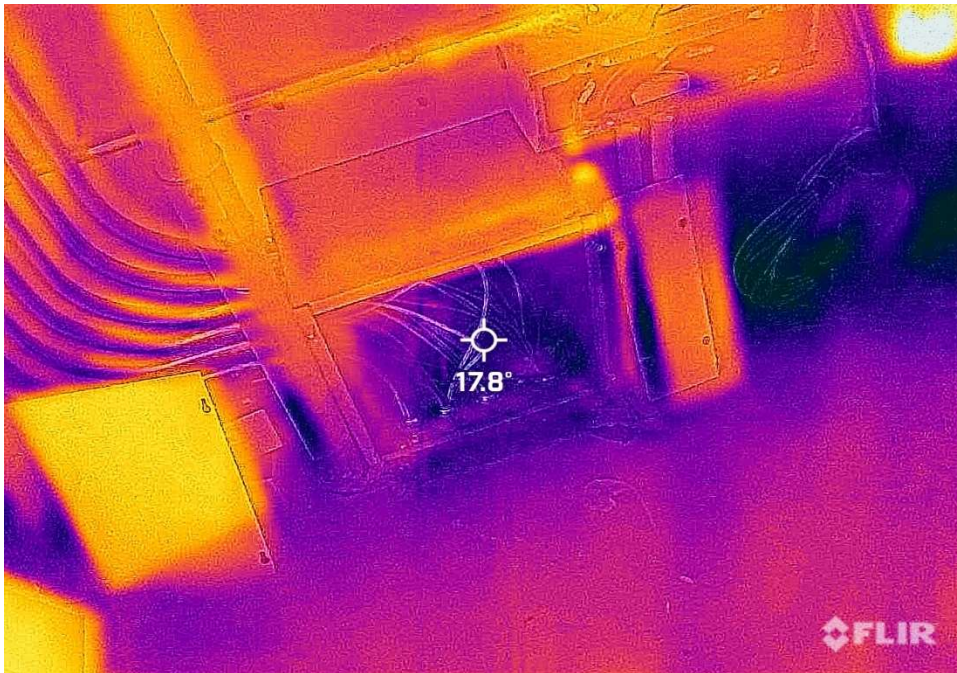
Transformer T-1



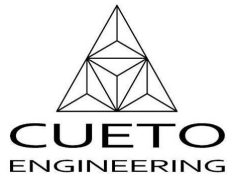
Item 67: Transformer T-1 at 44.5 Degrees Celsius



J Box Opened



Item 68: J Box at 17.8 Degrees Celsius (zero delta)



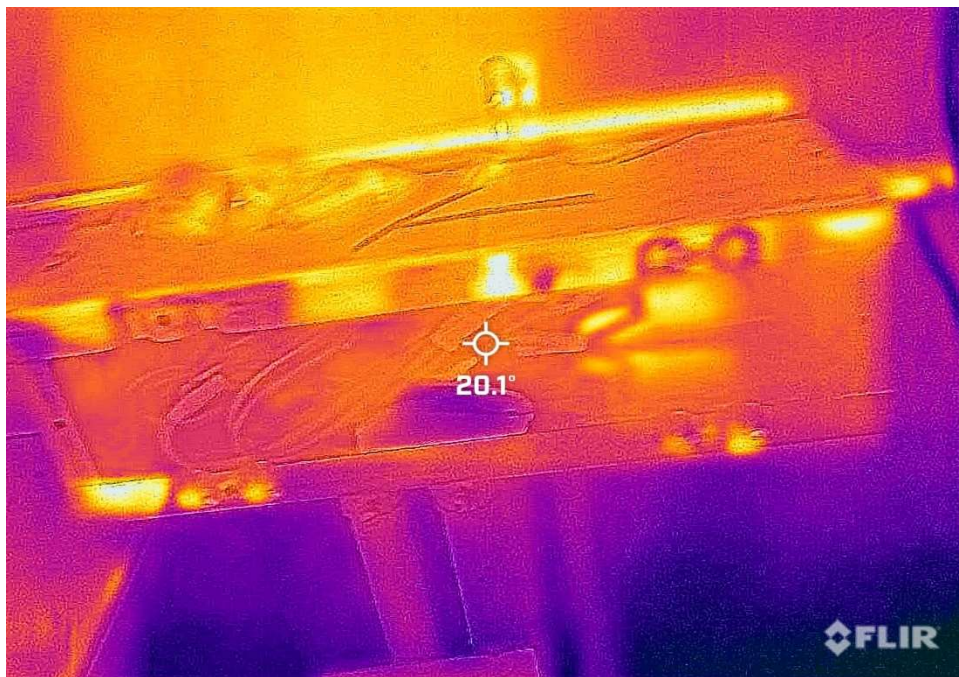
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Gutter Opened



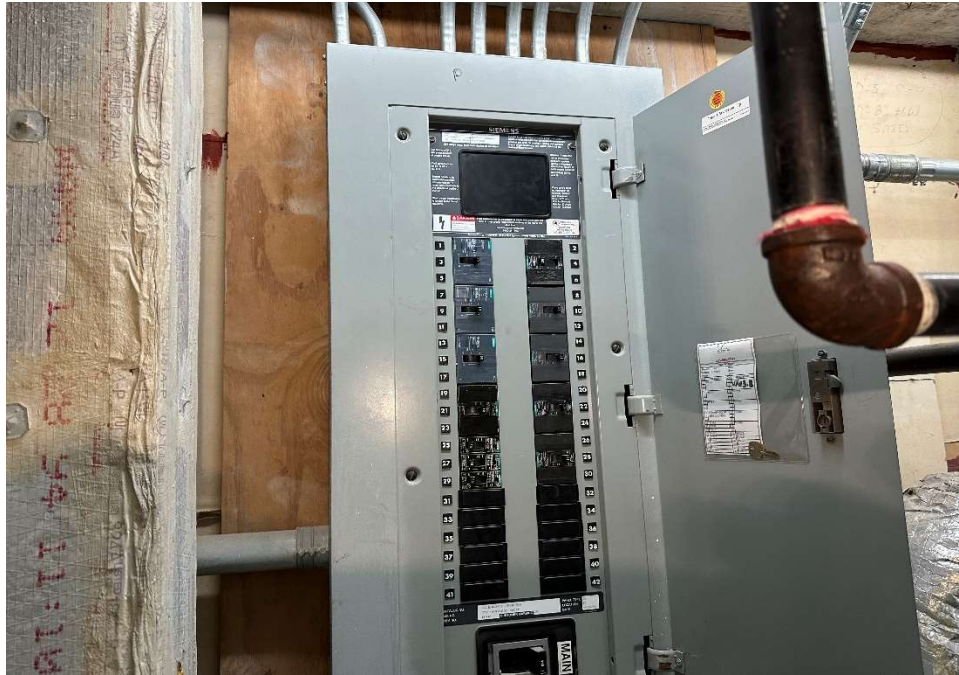
Item 69: Gutter at 20.1 Degrees Celsius (zero delta)



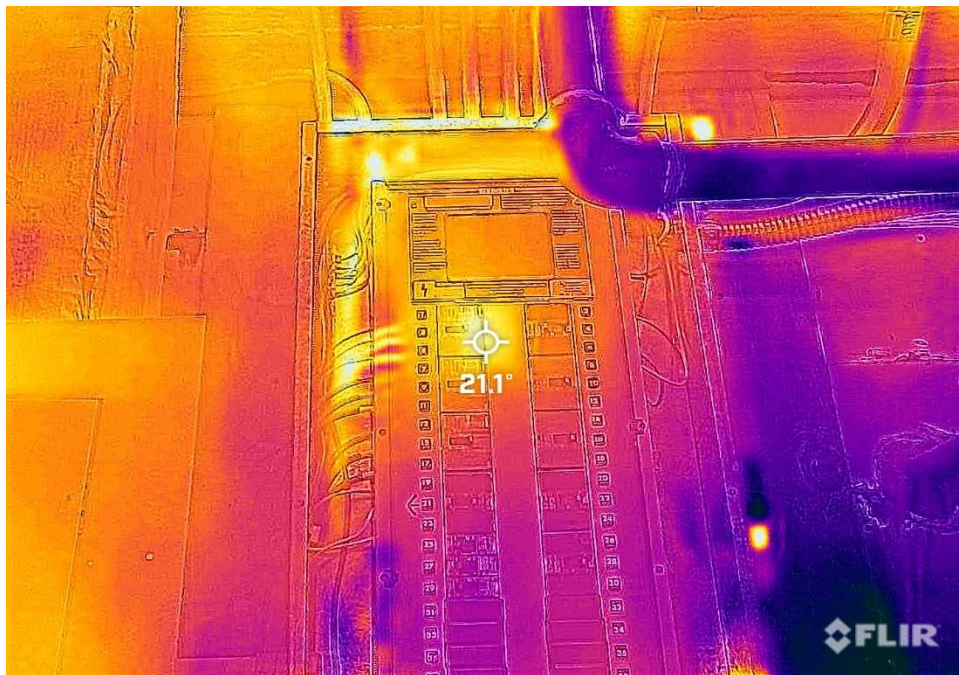
Gutter Opened



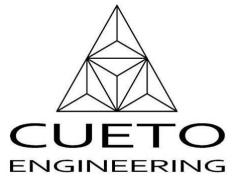
Item 70: Gutter at 24.7 Degrees Celsius (delta 1.7C)



Panel 2AC – Located in Mezzanine (above 2<sup>nd</sup> Floor)



Item 71: Panel 2AC at 31.1 Degrees Celsius (zero delta)



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Panel 3AC – Located in Kitchen Mezzanine (above 2<sup>nd</sup> Floor)



Item 72: Panel 3AC at 23.4 Degrees Celsius (delta 3.4C)



Panel 3L – 3<sup>rd</sup> Floor



Item 73: Panel 3L at 25.2 Degrees Celsius (delta 1.2C)



Fire Alarm Control Panel (FACP) – 3<sup>rd</sup> Floor



Item 74: FACP at 26.6 Degrees Celsius (delta 3.6C)



**MINIMUM INSPECTION PROCEDURAL GUIDELINES  
 FOR BUILDING STRUCTURAL RECERTIFICATION**

CASE REFERENCE NUMBER:

LICENSEE NAME: Luis A. Sanchez, P.E., S.I.

TITLE: Senior Structural Engineer

JURISDICTION NAME:

ADDRESS: 2030 S Douglas Road, Suite 202  
Coral Gables, FL 33134

City of Coral Gables

SIGNATURE:  \_\_\_\_\_

This item has been electronically signed and sealed by Luis A. Sanchez, P.E. (FL PE #46625) using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies. 2020/06/01 17:32:23 -0400

**\*Use separate sheets for additional responses by referencing the report number.**

<b>1. DESCRIPTION OF BUILDING</b>	
a. Name on Title: <b>Deering Bay Yacht &amp; Country Club, Inc</b>	
b. Building Street Address: <b>13610 Deering Bay Drive, Coral Gables, FL 33158</b>	Bldg. #: <b>1</b>
c. Legal Description: <b>Deering Bay PB 139-60 Tract D-6 LESS BEG 258.94FTNELY OF SW</b>	Attached: <input type="checkbox"/>
d. Owner's Name: <b>Deering Bay Yacht &amp; Country Club Inc</b>	
e. Owner's Mailing Address: <b>13610 Deering Bay Drive, Coral Gables, FL 33158</b>	
f. Folio Number of Property on which Building is Located: <b>03-5024-004-0450</b>	
g. Building Code Occupancy Classification: <b>Group A</b>	
h. Present Use: <b>Yacht &amp; Country Club</b>	
i. General Description of building (overall description, structural systems, special features):	
The building is composed of Sections 1, 2, and 3. Section 1 has three stories and Section 2 and 3 have two stories (sections are indicated in the attached photo report). All sections are constructed with concrete masonry unit (CMU) exterior walls, elevated concrete floors and wood-framed roofs over the foundation system. The concrete framing is a combination of cast-in-place (CIP) concrete columns, beams, and decking and precast concrete (PC) joists, and the roof framing is composed of wood rafters, joists, and board decking. The exterior walls are clad with stucco. The building sections have a combination of sloped and low-slope roofs. The sloped roofs are covered with clay tiles, and the low-slope roofs are covered with a modified bitumen membrane. The building has ramps accessing the second-floor main entrance and multiple steel-framed fabric canopies attached to the CMU exterior walls. Based on the property public records, the building was constructed in 1995.	
j. Number of Stories: <b>3</b>	k. Is this a Threshold Building as per 553.71(12) F.S. (Yes/No): <b>No</b>
l. Provide an aerial of the property identifying the building being certified on a separate sheet. Attached: <input checked="" type="checkbox"/>	
m. Additional Comments:	
Several building permits have been issued and closed since 2020, including among others new pool cabana, re-roofing, plumbing/mechanical/electrical, and fire alarms. The remodeling of the pool area is ongoing.	

n. Additions to original structure:	
The detached pool cabana on the southwest corner of the building is constructed with CMU walls, concrete columns, and wood trusses and board decking. The roof is covered with clay tiles. The cabana was built in 2022-2023.	
o. Total Actual Building Area of all floors: 50,642	S.F.

**2. INSPECTIONS**

a. Date of Notice of Required Inspection: April 30, 2023
b. Date(s) of actual inspection: May 22, 2023
c. Name, license number, discipline of practice, and qualifications of licensee submitting report:
Luis A. Sanchez, P.E./S.I. (FL #84251)
d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures:
None required
e. Are Any Structural Repairs Required? (YES/NO): Yes
1. If required, describe, and indicate acceptance:
Spot repairs of concrete curbs with exposed reinforcement along the ramps acceding the second-floor main entrance and stair steps on the ground level at the south end of the building. Resurface of the floor of the third-floor terrace on the east side of Section 1. Provide the missing secondary drainage system of the third-floor terrace and low-slope roofs such as the one at the north end of Section 3. Clean the existing debris covering primary drains of the third-floor terrace and low-slope roofs. Remove the deteriorated wood beams with failed connections of the third-floor terrace's old pergola. Repair the sump pump system of the elevator pit at the southeast corner of Section 1.
f. Can the building continue to be occupied while recertification and repairs are ongoing? (YES/NO): Yes
1. Explanation/Conditions:
Repairs may be performed with limited access to these areas during the repair phase.
g. Is it recommended that the building be vacated? (YES/NO): No
h. Has the property record been researched for violations or unsafe cases? (YES/NO): Yes
1. Explanation/Comments:
No violations found online.

### 3. SUPPORTING DATA

- a. 2 Additional sheets of written data
- b. 70 Photographs provided (where required plus each building elevation)
- c. \_\_\_\_\_ Drawings or sketches (aerial, site, footprint, etc.)
- d. \_\_\_\_\_ Test reports

### 4. FOUNDATION

a. Describe the building foundation:

Unknown

b. Is wood in contact or near soil? (Yes/No): No

c. Signs of differential settlement? (Yes/No): No

d. Describe any cracks or separation in the walls, columns, or beams that signal differential settlement:

PROVIDE PHOTO

e. Is water drained away from the foundation? (Yes/No): Yes

f. Is there additional sub-soil investigation required? (Yes/No): No

1. Describe:

### 5. PRESENT CONDITION OF OVERALL STRUCTURE

a. General alignment: (Note: good, fair, poor, explain if significant)

PROVIDE PHOTO

1. Bulging: Fair

2. Settlement: Fair

3. Deflections: Fair

4. Expansion: Fair

5. Contraction: Fair

b. Portion showing distress: (Note, beams, columns, structural walls, floor, roofs, other)	PROVIDE PHOTO
None observed.	
c. Surface conditions: Describe general conditions of finishes, cracking, spalling, peeling, signs of moisture penetration and stains.	PROVIDE PHOTO
Finishes in fair condition throughout the building.	
d. Cracks: Note location in significant members. Identify crack size as <b>HAIRLINE</b> if barely discernible; <b>FINE</b> if less than 1 mm in width; <b>MEDIUM</b> if between 1- and 2-mm width; <b>WIDE</b> if over 2 mm.	PROVIDE PHOTO
None observed.	
e. General extent of deterioration: Cracking or spalling of concrete or masonry, oxidation of metals; rot or borer attack in wood.	PROVIDE PHOTO
Previous concrete repairs with spalling and exposed reinforcement along the curbs of the ramps accessing the second-floor main entrance of the building. Exposed reinforcement along the steps of the ground-level stair at the south end of the building.	
f. Previous patching or repairs (Provide description and identify location):	PROVIDE PHOTO
Previous concrete repairs with spalling and exposed reinforcement along the curbs of the ramps accessing the second-floor main entrance of the building. Exposed reinforcement along the steps of the ground-level stair at the south end of the building.	
g. Nature of present loading: (Indicate residential, commercial, storage, other - estimate magnitude for each level)	
Commercial and assembly areas with live loads between 40-100 psf and roof with 20-30 psf	
h. Signs of overloading? (Yes/No): No	
1. Describe:	

<b>6. MASONRY BEARING WALL: (Indicate good, fair, poor on appropriate lines)</b>	<b>PROVIDE PHOTO</b>
a. Concrete masonry units: <b>Fair</b>	
b. Clay tile or terra cotta units: <b>N/A</b>	
c. Reinforced concrete tie columns: <b>Fair</b>	
d. Reinforced concrete tie beams: <b>Fair</b>	
e. Lintel: <b>Fair</b>	
f. Other type bond beams:	<b>PROVIDE PHOTO</b>
g. Exterior masonry finishes (choose those that apply):	
1. Stucco: <b>Fair</b>	
2. Veneer: <b>N/A</b>	
3. Paint only: <b>Fair</b>	
4. Other (describe):	
<b>N/A</b>	
h. Interior masonry finishes (choose those that apply):	<b>PROVIDE PHOTO</b>
1. Vapor barrier: <b>Fair</b>	
2. Furring and plaster: <b>Fair</b>	
3. Paneling: <b>Fair</b>	
4. Paint only: <b>Fair</b>	
5. Other (describe):	
<b>N/A</b>	
i. Cracks:	<b>PROVIDE PHOTO</b>
1. Location (note beams, columns, other): <b>None observed</b>	
2. Description:	
j. Spalling	<b>PROVIDE PHOTO</b>
1. Location (note beams, columns, other): <b>Concrete curbs along the ramps accessing the second-floor main entrance and steps of the ground-level stair at the south end of the building.</b>	
2. Description:	
<b>Previous concrete repairs with spalling and exposed reinforcement along the curbs of the ramps accessing the second-floor main entrance of the building and steps of the ground-level stair at the south end of the building.</b>	

k. Rebar corrosion (indicate on lines 1-4):	<b>PROVIDE PHOTO</b>
1. None visible: <input type="checkbox"/>	
2. Minor (patching will suffice): Concrete curbs along the ramps accessing the second-floor main entrance and steps of the ground-level stair at the south end of the building.	
3. Significant (but patching will suffice):	
4. Significant (structural repairs required)	
l. Samples chipped out for examination in spalled areas (Yes/No): <b>No</b>	
1. Yes – describe color, texture, aggregate, general quality:	

<b>7. FLOOR AND ROOF SYSTEM</b>	
a. Roof (Must provide)	
1. Describe (roof shape, type roof covering, type roof deck, framing system, condition):	<b>PROVIDE PHOTO</b>
The building sections have a combination of sloped and low-slope roofs. The sloped roofs are covered with clay tiles, and the low-slope roofs are covered with a modified bitumen membrane. The tile and membrane roofs are in fair conditions.	
The framing of the roof is composed of wood rafters, joists, and board decking. The wood roof <span style="float: right;">+</span>	
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of supports:	<b>PROVIDE PHOTO</b>
Multiple rooftop condensing units (RTUs) on the low-slope roof sections. The stands, curbs, and flashing are in fair condition.	
3. Describe roof drainage system, main and overflow, and indicate condition:	<b>PROVIDE PHOTO</b>
The sloped roof sections drain over the edges/rakes into a gutter/downspout system. The low-slope roof sections have a combination of drain and parapet scuppers as primary and secondary systems. Secondary drain systems shall be provided for several low-slope roof sections such as the ones at the north end of Section 3 and third-floor terrace on the east side of Section 1. The debris on the primary drainage system shall be removed.	
4. Describe parapet build and current conditions:	<b>PROVIDE PHOTO</b>
CMU parapets in fair condition throughout the building.	
5. Describe mansard build and current conditions:	<b>PROVIDE PHOTO</b>
N/A	

6. Describe roofing membrane/covering and current conditions:	<b>PROVIDE PHOTO</b>
<p>The sloped roofs are covered with clay tiles in fair condition.  The low-slope roof sections are covered with a modified bitumen membrane in fair condition.  The third-floor terrace on the east side of Section 1 is surfaced with concrete finish. The concrete is cracked with granule loss and deterioration. The terrace shall be resurfaced.</p>	
7. Describe any roof framing member with obvious overloading, overstress, deterioration or excessive deflection:	<b>PROVIDE PHOTO</b>
None observed.	
8. Note any expansion joints and condition:	<b>PROVIDE PHOTO</b>
None observed.	
b. Floor system(s):	
1. Describe the floor system at each level, framing, material, typical spans and indicate condition:	<b>PROVIDE PHOTO</b>
<p>The concrete framing of the second and third floors is a combination of cast-in-place (CIP) concrete columns, beams, and decking and precast concrete (PC) joists. The PC joists have spans between 20 and 25 feet and the CIP beams between 10 and 15 feet.</p>	
2. Balconies: Indicate location, framing system, material, and condition:	<b>PROVIDE PHOTO</b>
N/A	
3. Stairs and escalators: indicate location, framing system, material, and condition:	<b>PROVIDE PHOTO</b>
Concrete stairs along the exterior walls in fair condition with the exception of the ground stair at the south end of the building.	
4. Ramps: indicate location, framing type, material, and condition:	<b>PROVIDE PHOTO</b>
Ramps accessing the second-floor entrance on the east side of Section 1 and along the east side of Section 3. The ramps are constructed with concrete slabs on fill and retaining walls. The concrete ramps are in fair condition.	
5. Guardrails: describe type, material, and condition:	<b>PROVIDE PHOTO</b>
Aluminum and steel guardrails and handrails along the exterior and interior ramps and stairs in fair condition.	
c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.	
Second-floor framing exposed for inspection. Ceiling drop panels were removed to inspected the third and roof levels.	

<b>8. STEEL FRAMING SYSTEM</b>	
a. Description of system at each level:	PROVIDE PHOTO
Several steel-framed fabric canopies along the building's facade.	
b. Steel members: describe condition of paint and degree of corrosion:	PROVIDE PHOTO
Steel-framed canopies in fair condition.	
c. Steel connections: describe type and condition:	PROVIDE PHOTO
Welded and plate connections between the canopies components and into the CMU walls in fair condition.	
d. Concrete or other fireproofing: note any cracking or spalling of encased member and note where any covering was removed for inspection:	PROVIDE PHOTO
None observed.	
e. Identify any steel framing member with obvious overloading, overstress, deterioration, or excessive deflection (provide location):	PROVIDE PHOTO
None observed.	
f. Elevator sheave beams and connections, and machine floor beams: note condition:	PROVIDE PHOTO
The building has three elevator. The components of the elevators are in fair condition with the exception of the sump pump systems of the elevator at the southeast corner of Section 1. The elevator pit was flooded.	

<b>9. CONCRETE FRAMING SYSTEM</b>	
a. Full description of concrete structural framing system:	PROVIDE PHOTO
The concrete framing of the second and third floors is a combination of cast-in-place (CIP) concrete columns, beams, and decking and precast concrete (PC) joists. The exterior walls are constructed with CMU.	
b. Cracking	
1. Significant or Not significant: <b>None observed.</b>	
2. Location and description of members affected and type cracking:	

c. General condition	
Concrete framing system of the building in fair condition.	
d. Rebar corrosion – check appropriate line	
1. None visible: <input type="checkbox"/>	
2. Location and description of members affected and type cracking:	<b>PROVIDE PHOTO</b>
Previous concrete repairs with spalling and exposed reinforcement along the curbs of the ramps accessing the second-floor main entrance of the building. Exposed reinforcement along the steps of the ground-level stair at the south end of the building. Not significant and spot repairs will suffice.	
3. Significant but patching will suffice:	<b>PROVIDE PHOTO</b>
4. Significant: structural repairs required (describe):	<b>PROVIDE PHOTO</b>
e. Samples chipped out in spall areas:	
1. No: <input checked="" type="checkbox"/>	<b>PROVIDE PHOTO</b>
2. Yes, describe color, texture, aggregate, general quality:	
f. Identify any concrete framing member with obvious overloading, overstress, deterioration, or excessive deflection:	<b>PROVIDE PHOTO</b>
None observed.	

<b>10. WINDOWS, STOREFRONTS, CURTAINWALLS AND EXTERIOR DOORS</b>	
a. Windows/Storefronts/Curtainwalls	<b>PROVIDE PHOTO</b>
1. Type (Wood, steel, aluminum, vinyl, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other):	
Aluminum fixed and sliding windows in the exterior walls.	
2. Anchorage: type and condition of fasteners and latches:	
Fasteners where observed in fair condition.	

3. Sealant: type and condition of perimeter sealant and at mullions:	
Sealants where observed in fair condition.	
4. Interiors seals: type and condition at operable vents:	
Interior seals where observed in fair condition.	
5. General condition:	
Windows in fair condition.	
6. Describe any repairs needed:	
N/A	
b. Structural Glazing on the exterior envelope of Threshold Buildings (Yes/No): No	
1. Previous Inspection Date:	
2. Description of Curtain Wall Structural Glazing and adhesive sealant:	
3. Describe Condition of System:	
c. Exterior Doors	PROVIDE PHOTO
1. Type (Wood, Steel, Aluminum, Sliding Glass Door, other):	
Aluminum-framed glass doors and metal doors along the exterior CMU walls.	
2. Anchorage: type and condition of fasteners and latches:	
Fasteners where observed in fair condition.	
3. Sealant: type and condition of sealant:	
Sealants where observed in fair condition.	

4. General condition:
Doors in fair condition.
5. Describe any repairs needed:
N/A

<b>11. WOOD FRAMING</b>	
a. Fully describe wood framing system:	PROVIDE PHOTO
The roof framing is composed of wood rafters, joists, and board decking.	
b. Indicate the condition of the following:	PROVIDE PHOTO
1. Walls:	
N/A	
2. Floors:	
N/A	
3. Roof member, roof trusses:	
The roof framing is composed of wood rafters, joists, and board decking.	
c. Note metal connectors (i.e., angles, plates, bolts, split pintles, other, and note condition):	PROVIDE PHOTO
The roof rafters and column-beam connections are constructed with thru-bolt connections w/o plates. The connections are in fair condition.	
The connections of the existing beams of the previously removed pergola on the third-floor terrace are deteriorated, loose, and failed. The beams shall be removed.	
d. Joints: note if well fitted and still closed:	PROVIDE PHOTO
Well fitted where observed.	

e. Drainage: note accumulations of moisture	<b>PROVIDE PHOTO</b>
Moisture stains on the second-floor concrete framing at the south east corner of Section 1. The area above in the kitchen with industrial fridges have been insulated and coated. Water staining on the ceiling in the third floor of Section 1. The covering of the roof above the stained ceiling has been replaced recently.	
f. Ventilation: note any concealed spaces not ventilated:	<b>PROVIDE PHOTO</b>
None observed.	
g. Note any concealed spaces opened for inspection:	<b>PROVIDE PHOTO</b>
None observed.	
h. Identify any wood framing member with obvious overloading, overstress, deterioration, or excessing deflection):	<b>PROVIDE PHOTO</b>
None observed.	

<b>12. BUILDING FAÇADE INSPECTION (Threshold Buildings)</b>	<b>PROVIDE PHOTO</b>
a. Identify and describe the exterior walls and appurtenances on all sides of the building. (Cladding type, corbels, precast appliques, etc.)	
N/A	
b. Identify the attachment type of each appurtenance type (mechanically attached or adhered):	
N/A	
c. Indicate the condition of each appurtenance (distress, settlement, splitting, bulging, cracking, loosening of metal anchors and supports, water entry, movement of lintel or shelf angles, or other defects):	
N/A	

**13. SPECIAL OR UNUSUAL FEATURES IN THE BUILDING**

**PROVIDE PHOTO**

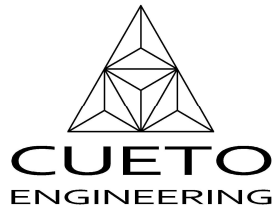
a. Identify and describe any special or unusual feature (i.e. cable suspended structures, tensile fabric roof, large sculptures, chimneys, porte-cochere, retaining walls, seawalls, etc.)

Retaining walls along the ramps accessing the second-floor main entrance of the building.

b. Indicate condition of the special feature, its supports, and connections:

The retaining walls are in fair condition.

**Reset Form**



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• 2030 S Douglas Rd, Suite #202, Coral Gables, FL 33134 • [www.cuetoengineering.com](http://www.cuetoengineering.com) •  
• Office: (786) 563-3056 • Email: [info@cuetoeng.com](mailto:info@cuetoeng.com) • FL Reg #29935 •

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May 26, 2023

City of Coral Gables Building Department  
Attn: Building Official  
405 Biltmore Way  
Coral Gables, FL 33134

RE: Building Recertification Extension Letter

CASE NO.:

FOLIO: 350240040450

ADDRESS: 13610 Deering Bay Drive, Coral Gables, FL 33158-2800

To Whom It May Concern,

Cueto Engineering has been retained to perform the building recertification of the above listed property in accordance with the Miami-Dade County Code §8-11(f). The structural inspections of the subject building have been completed and the building has been determined to be structurally safe for continued occupancy.

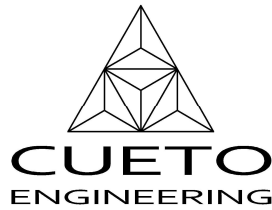
We are in the process of preparing reports to comply with the Minimum Inspection Procedural Guidelines for Building Recertification. At this time, we respectfully request a 60-day extension to complete and submit the required reports to the Building Official.

As a routine matter, in order to avoid possible misunderstanding, nothing in this letter should be construed directly or indirectly as a guarantee for any portion or future function of the structure. To the best of my knowledge and ability, this letter represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to the extent reasonably possible. Further, this letter does not preclude the building from subsequent inspections as deemed necessary by the Building Official.

If you have any questions concerning this letter, please contact our office at your convenience. Thank you for your consideration.

Respectfully Submitted,

Luis A. Sanchez, P.E., S.I.  
Senior Structural Engineer  
Cueto Engineering, LLC  
FL PE LIC# 84251



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Respectfully Submitted,

Luis A. Sanchez, P.E., S.I.  
Senior Structural Engineer  
Cueto Engineering, LLC  
FL PE LIC# 84251



**CERTIFICATION OF COMPLIANCE WITH PARKING LOT ILLUMINATION  
STANDARDS IN CHAPTER 8C-3 OF THE CODE OF MIAMI-DADE COUNTY**

Date: \_\_\_\_\_

Case No. \_\_\_\_\_ FYear \_\_\_\_\_

Property Address: \_\_\_\_\_, Bldg. No.: \_\_\_\_\_, Sq. Ft.: \_\_\_\_\_

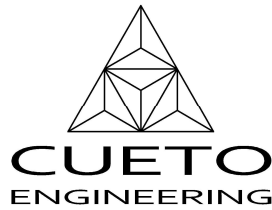
Folio Number: \_\_\_\_\_

Building Description: \_\_\_\_\_

1. I am a Florida registered professional  engineer  architect with an active license.
2. On, 20 \_\_\_\_\_ at \_\_\_\_\_  AM  PM, I measured the level of illumination in the parking lot(s) serving the above referenced building.
3. Maximum \_\_\_\_\_ foot candle  
Minimum \_\_\_\_\_ foot candle  
Maximum to Minimum Ratio \_\_\_\_\_ : \_\_\_\_\_, foot candle
4. The level of illumination provided in the parking lot  meets  does not meet the minimum standards for the occupancy classification of the building as established in Section 8C-3 of Miami-Dade County Code.

\_\_\_\_\_  
Signature and Seal of Professional

\_\_\_\_\_  
Print Name Engineer or Architect



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June 1, 2023

City of Coral Gables  
Development Services Department  
City Hall  
405 Biltmore Way  
Coral Gables, FL 33134

RE: Building Structural Recertification Letter

CASE NO.:

FOLIO: 03-5024-004-0450

ADDRESS: 13610 Deering Bay Drive, Coral Gables, FL 33158

To Whom It May Concern,

In accordance with the Miami-Dade County Code §8-11(f), a structural inspection of the building located at the above-listed address has been performed. The findings of the inspection are summarized in a written report that follows the Minimum Inspection Procedural Guidelines for Building Structural Recertification.

Based upon the findings during the inspection of the building, it has been determined that the building ( is considered) ( is not considered) structurally safe for continued use under the present occupancy. Repairs ( are required) ( are not required) as outlined in the written report for building structural recertification. If repairs are required, this evaluation is considered valid for a period of 180 days from the date of this letter.

As a routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion or future function of the building. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to the extent reasonably possible. Further, this report does not preclude the building from subsequent inspections as deemed necessary by the Building Official.

If you have any questions concerning this report, please contact our office at your convenience.

Respectfully Submitted,

Luis A. Sanchez, P.E., S.I.  
Senior Structural Engineer  
Cueto Engineering, LLC  
FL PE # 84251



## CERTIFICATION OF COMPLIANCE WITH PARKING LOT GUARDRAILS

Re: Case No. \_\_\_\_\_ FYear \_\_\_\_\_  
Property Address: \_\_\_\_\_, Bldg. No.: \_\_\_\_\_, Sq. Ft.: \_\_\_\_\_  
Building Description: \_\_\_\_\_

I am a Florida registered professional  engineer  architect with an active license.

On \_\_\_\_\_ 20\_\_\_\_, I inspected the parking lots servicing the above referenced building for compliance with Section 8C-6 and determined the following (check only one):

- The parking lot(s) is not adjacent to or abutting a canal, lake, or other body of water.
- The parking lot(s) is adjacent to or abutting a canal, lake or other body of water and parked vehicles are protected by a guardrail that complies with Section 8C-6 of the Miami- Dade County Code.
- The parking lot(s) is adjacent to or abutting a canal, lake or other body of water and parked vehicles **are not** protected by a guardrail that complies with Section 8C-6 of Miami-Dade County Code. I have advised the property owner that he/she must obtain a permit for the installation of the guardrail and obtain all required inspection approvals to avoid enforcement action.

\_\_\_\_\_  
Signature and Seal of Architect or Engineer

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Date