2024 Form 1 - Statement of Financial Interests

Filed with COE: 06/23/2025

General Information

Name: Juan M Blanes

PID 31685

AGENCY INFORMATION

Organization	Suborganization	Title
West Miami	Mayor And City Commission	Commissioner

Disclosure Period

THIS STATEMENT REFLECTS YOUR FINANCIAL INTERESTS FOR CALENDAR YEAR ENDING DECEMBER 31, 2024.

Primary Sources of Income

PRIMARY SOURCE OF INCOME (Over $2,500) (Major sources of income to the reporting person)
(If you have nothing to report, write “none” or “n/a”)

Name of Source of Income	Source's Address	Description of the Source's Principal Business Activity
City of Miami Firefighters Police Retirement Trust	1895 SW 3 AVE Miami FL 33129	Pension
Bellajuni Inv. Inc	6501 Collins AVE Miami Beach 33129	Rental income
Junibella Inv. LLC	6211 SW 20 ST Miami FL 33155	Rental income

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Secondary Sources of Income

SECONDARY SOURCES OF INCOME (Major customers, clients, and other sources of income to businesses owned by the reporting person) (If you have nothing to report, write “none” or “n/a”)

Name of Business Entity	Name of Major Sources of Business' Income	Address of Source	Principal Business Activity of Source
N/A			

Real Property

REAL PROPERTY (Land, buildings owned by the reporting person)
(If you have nothing to report, write “none” or “n/a”)

Location/Description
6501 Collins AVE Miami Beach 33141
90 Edgewater DR D21 Coral Gables 33133
1160 Beach ST Port Charlotte 33953
6211 SW 20 ST Miami FL 33155

Intangible Personal Property

INTANGIBLE PERSONAL PROPERTY (Stocks, bonds, certificates of deposit, etc. over $10,000)
(If you have nothing to report, write “none” or “n/a”)

Type of Intangible	Business Entity to Which the Property Relates
IRA/ CD	Miami Firefighters Credit Union
401 k stocks	Fisher Investments

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Liabilities

LIABILITIES (Major debts valued over $10,000):
(If you have nothing to report, write “none” or “n/a”)

Name of Creditor	Address of Creditor
Chase Bank	383 Madison AVE NY 10017

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Interests in Specified Businesses

INTERESTS IN SPECIFIED BUSINESSES (Ownership or positions in certain types of businesses)
(If you have nothing to report, write “none” or “n/a”)

Business Entity # 1	
Name of Business Entity	Bellajuni Inv. Inc.
Address of Business Entity	5801 SW 11 ST Miami FL 33144
Principal Business Activity	rental property boat charter
Postion Held with Entity	President
I own more than a 5% Interest in the Business	Yes
Nature of my Ownership Interest	100 %
Business Entity # 2	
Name of Business Entity	Junibella Inv. LLC
Address of Business Entity	5801 SW 11 ST West Miami FL 33144
Principal Business Activity	Real state Investments
Postion Held with Entity	Mnanager
I own more than a 5% Interest in the Business	Yes
Nature of my Ownership Interest	51%

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Training

This section applies only to an appointed school superintendent, an elected municipal officer, elected local officer of an independent special district or a commissioner of a community redevelopment agency created under Part III, Chapter 163, each of whom are required to complete annual ethics training pursuant to Section 112.3142, F.S.

☐ I certify that I have completed the required training under Section 112.3142, F.S.

☑ Required training under Section 112.3142, F.S., not applicable to filer for this form year.

Signature of Filer

Juan M Blanes

Digitally signed: **06/23/2025**

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