

**Pending Abandoned/Vacant Real Property Matters for the City of Coral Gables**  
May 3, 18

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## Summary

Total # of properties addressed on list since inception	58 (27) <sup>1</sup>
# in compliance	33
# in non-compliance	25
# working towards or under agreement or court order to comply	22 <sup>2</sup>

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<sup>1</sup> / The number in parentheses is the total numbers of properties that have been transferred to the list of properties in compliance after their compliance was reported at a Commission meeting.

<sup>2</sup> / 134 Florida Ave is not moving towards compliance by agreement or by court order and is waiting for a source of grant funds; (1) 25 Arvida Pkwy is building seawall; (2) 117 Florida Ave is working on violation; (3) 431 Vilabella Ave is working on violations; (4) 531 Blue Rd is working on the violations; (5) 657 N Greenway Dr corrected some violations and was sold in foreclosure on 2-12-18, the bank is correcting the remaining violations; (6) 803 Alhambra Cir is working on renovations should be done by 10-24-18; (7) 806 Altara Ave is working on violations; (8) 820 Malaga Ave is working on the violations; (9) 829 Lorca St is was working on violations; (10) 910 Capri St is working on violations and seeking permission to renovate the property; (11) 1013 Castile Ave is working on violations; (12) 1104 Malaga Ave is working on violations; (13) 1222 Tangier St is working on violations; (14) 1243 Sorolla Ave is working on the violations; (15) 1433 Mendavia Ave is nearing compliance; (16) 1450 Baracoa Ave is under an order to comply; (17) 1522 Cantoria Ave is nearing compliance; (18) 3933 Rivera Dr is working on violations; (19) 4905 SW 8 St is working on violations; (20) 4908 SW 8 St is working on violations; (21) 5135 Orduña Dr is working on violations; (22) 8020 Los Pinos Blvd is working on violations

# of properties added since last report to Commission of 11-14-17	15 <sup>3</sup>
# of additional properties in compliance since last report to Commission of 11-14-17	6 <sup>4</sup>

address/officer	bank and other responsible parties	violations/notes	status and deadlines	unpaid City liens
<b>1. 25 Arvida Pkwy</b>  Adolfo Garcia  pending internal review for historic significance (year built 1968)	no bank involvement	Failure to maintain seawall/retaining wall/mooring structure; began work to repair seawall/retaining wall without the required permits; Stairs at the rear of the property are not	code enforcement warning expires 11-13-17; demand letter sent on 10-31-17 and deadline expired on 11-7-17; owner has begun correcting violation and obtained an emergency authorization to re-build the seawall from the County on 11-3-17; seawall contractor contacted City on	no unpaid special assessment liens as of 11-2-17  no unpaid code enforcement liens of as of 11-7-17  <b>CURRENT TOTAL LIENS:</b>

<sup>3</sup> / (1) 5135 Orduna Dr added on 11-15-17; (2) 3905 Durango Ave added on 11-17-17; (3) 6311 Maggiore St added on 11-21-17; (4) 910 Capri added on 11-29-17; (5) 638 Alhambra Cir added on 12-4-17; (6) 90 Sunrise Ave added on 12-5-17; (7) 431 Vilabella Ave added on 1-26-18; (8) 1104 Malaga Ave added on 2-23-18; (9) 318 Viscaya Ave; (10) 531 Blue Rd, (11) 1450 Baracoa Ave, (12) 4908 SW 8 St and (13) 4950 SW 8 St were added on 3-19-18; (14) 1522 Cantoria was added back onto the list on 4-6-18; (15) 8020 Los Pinos Blvd was added on 4-11-18

<sup>4</sup> / 6311 Maggiore St complied on 11-27-17; 1364 Alegriano St complied on 12-5-17; 3905 Durango St complied on 1-24-18; 4900 Alhambra Cir complied on 2-6-18; 5510 Le Jeune Rd complied on 2-13-18; 638 Alhambra Cir complied on 4-16-18

		<p>structurally sound and are cracked and collapsing;          Seawall/retaining wall/mooring structure and stairs at the rear of the property are crumbling and collapsing and are not being maintained with reasonable attractiveness so as not to cause a substantial depreciation in property values in the immediate neighborhood</p>	<p>11-17-17 to discuss timeline for work and proposed agreed CEB order; owner expects to submit completed permit application for seawall repairs by 11-22-17 and will notify City regarding permits for repairs to upland structures; expect to finish seawall within 2-3-months from date of application; deadline NOV is 12-27-17; will be set for CEB hearing of 2-21-18; City proposed an agreed order on 1-30-18, which owner accepted; agreed CEB order provides that deadline to apply for demolition permit for stairs is 3-23-18 and deadline to pass final inspection on seawall permit and to obtain permit for stairs is 4-23-18; deadline to pass final inspection on stairs permit is 5-23-18; owner applied for permits for demolition of stairs on 2-22-18, next deadline is 4-23-18; on 4-18-18 the owner requested an</p>	<p>\$0           homestead exemption claimed</p>
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			extension, which the City granted until 5-15-18	
<p><b>2. 90 Sunrise Ave</b></p> <p>pending internal review for historic significance (year built 1950)</p> <p>Ofc. Joseph Paz</p>	<p>HSBC Bank USA Trustee, <i>Mortgagee per registry and by recorded assignment; improperly re-assigned to Bank of America by subsequently recorded assignment, assignee per recorded assignment;</i> Specialized Loan Servicing, LLC, <i>Servicer; Service Link, Property Manager</i></p> <p>in foreclosure; foreclosure sale set for 1-12-18</p>	<p>property is not consistently maintained, including but not limited to, by allowing weeds, overgrown grass and vegetation, and dead vegetation; roof, exterior walls, awnings, and driveway are dirty and in need of cleaning or painting; exterior walls are cracked and awnings are torn</p>	<p>added to list on 12-5-17; foreclosure sale set for 1-12-18 was re-set for 3-13-18; will send cease and desist and demand letters to buyer</p>	<p>no unpaid special assessment liens as of 12-5-17</p> <p>no code enforcement liens of as of 12-8-17</p>
<p><b>3. 117 Florida Ave</b></p> <p>(historic structure) contributing property in a</p>	<p>no bank involvement</p>	<p><u>demolition by neglect of an historic structure as well as minimum housing violations:</u> structure</p>	<p>added to list on 8-23-17; demand letter sent on 8-24-17, deadline in demand letter is 8-31-17; NOVs may be sent on 8-24-17; on 8-31-17</p>	<p>no unpaid special assessment liens as of 7-19-17</p> <p>unpaid code</p>

<p>national and local historic district and should be restored, not demolished</p> <p><del>Amparo Quintana</del> Joseph Paz</p>		<p>needs painting, deteriorating boards, overgrown vegetation</p>	<p>owner states he will correct violations – vegetation over the weekend and will meet with Ms. Spain regarding structure, owner says will meet with Dona Spain regarding action plan; deadline in first NOV is 9-25-17; case is set for CEB hearing on 11-15-17; Historical Preservation Officer met with owners at the premises on 11-3-17 and sent all necessary applications for a certificate of appropriateness and will meet with owner regarding original architects drawings for plans to restore the structure; owner stated he will seek authorization from Board to demolish, but City will recommend against it; CEB entered order at meeting of 11-15-17 - 30 days to apply for permits, status report in 90 days at 2-21-18 CEB hearing/\$500 per day fine thereafter/ \$108.75 administrative fee; owner</p>	<p>enforcement liens of \$1,820,575 as of as of 8-25-17</p> <p>CURRENT TOTAL LIENS: \$1,796,000</p> <p>no homestead exemption claimed</p>
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			<p>met with Ms. Spain on 11-17-17; owner and contractor met with Ms. Spain on 2-6-18; owner has until 3-5-18 to apply for certificates of appropriateness from the Historical Preservation Board to demolish and rebuild; case is set for 2-21-18 CEB hearing; owner is requesting a fine reduction agreement and may have found a buyer; on 2-16-18 owner submitted proposed architect and engineer for approval by historic preservation division, on 2-19-18 owner reported that he cleaned yard; City will conduct compliance inspection on 2-20-18; meeting with City scheduled for 3-14-18; City granted owner until 3-29-18 to submit engineer's report and until 4-16-18 to file applications for certificates of appropriateness to demolish and rebuild; owner submitted engineer's report</p>	
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			on 4-20-18 and now has until 5-20-18 to file certificates of appropriateness	
<p><b>4. 134 Florida Ave</b></p> <p><u>(historic structure)</u> contributing property in a national and local historic district and should be restored, not demolished</p> <p>Joseph Paz (formerly Kim Springmyer)</p> <p>seeking grant to correct violations</p> <p>occupied</p>	<p>ABN AMRO Mortgage Group, Inc., <i>First Mortgagee</i>; TMS Mortgage Inc. d/b/a The Money Store, <i>Second Mortgagee</i></p>	<p><u>abandoned property; failure to register; walkway, porch roof and other areas are or have discolored peeling paint; screen door is rusted, permit #05050437 is expired, abandoned real property registry information is not accurate, to wit responsible mortgagees according to property records have failed to register; 2007 ABN AMRO Mortgage Group foreclosure was closed without a sale on 11-4-10</u></p>	<p>deadline in code enforcement Notices of Warning (“NOW”) warnings expired in December, 2013; deadline in demand letter was 9-3-14; City was preparing NOV, but now expects that County grant funds will correct violations; County is waiting for owner to sign grant documents; City is meeting with owner to encourage her to sign grant documents; owner has a meeting with County on 6-3-16 to submit documentation regarding eligibility; on 6-10-16 County notified City that Ms. Gibson does not qualify for County assistance based on income limits; City has determined that there may not be a funding source available in the foreseeable future for restoration and, in any event, owner had</p>	<p>no unpaid special assessment liens as of 11-3-15</p> <p>no unpaid code enforcement liens of as of 10-28-15</p> <p>CURRENT TOTAL LIENS: \$0</p> <p>homestead exemption claimed</p>

			refused to sign the restrictive covenant required by the County; City is seeking other sources for assistance	
<p><b>5. 318 Viscaya Ave</b></p> <p>Carlos Correa</p> <p>local historic landmark, built in 1929</p> <p>vacant property</p>	No bank involvement	<p>Failure to register and maintain the Property, which is vacant property; Portions of the Structure's walls and roof are collapsing of have been demolished; Structure's exterior walls, awnings, and driveway are dirty and in need of cleaning or painting; Window panes are missing at the Southeast corner of the Structure, rotted wood above windows on Northwest corner of Structure, and cracks in walls; and Demolition by neglect of an historic structure; including,</p>	<p>Added to list on 3-19-18; deadline in NOW was 3-26-18; City is drafting NOV's; deadline for cease and desist and demand letters is 4-17-18; spoke to owner who complained that he cannot afford to fix the property and cannot sell it because it is historic. On 4-10-18, Owner says he is willing to work with the City and meet with Dona Spain to explore his options; requested dates for a meeting; Owner's new realtor called on 4-12-18 and will attend meeting with Dona, which will take place on 5-2-18; deadline in NOV is 4-23-18; case will be set for 5-16-18 CEB hearing</p>	<p>unpaid special assessment liens of \$750 for waste due on 3-30-18 as of 3-20-18</p> <p>unpaid code enforcement liens of \$0 as of 8-30-17</p> <p>CURRENT TOTAL LIENS: \$750 as of 3-20-18</p> <p>no homestead exemption claimed</p>

		<p>but not limited to: a) Deteriorated walls or other vertical structural supports, or members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration; b) Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, including broken or missing windows or doors; c) Defective or insufficient weather protection which jeopardizes the integrity of exterior or interior walls, roofs or foundations, including lack of paint or weathering due to lack of paint or other protective covering; d) Failure</p>		
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		to properly secure the Structure, which is accessible to the general public; and e) Faults and defects in the Structure that render it structurally unsafe and not properly watertight		
<b>6. 431 Vilabella Ave</b>  Ofc. Terri Sheppard, and Michael Kattou  Not historically significant	No bank involvement	Failure to <del>maintain (by allowing fence to deteriorate) and register vacant</del> Property; Interior remodeling and installation of an air conditioner without permits; Painting of the exterior of the Structure without obtaining color pallet approval; <del>Installation of a fence without a permit or that exceeds the scope of a permit because it exceeds the permitted height of 5 feet; and Accessory</del>	Added to list on 1-26-18, contacted Coral Gables Senior High on 1-29-18 to arrange an inspection of the fence from the schoolyard side; officer inspected and darterd NOV that was served on 2-8-18 with a deadline of 4-9-18; as of 3-21-18 awaiting confirmation of additional violations for revised list of violations and drafting of cease and desist and demand letters; deadline for cease and desist and demand letters is 4-17-18; left message for owner at number provided by police; case will be set for 5-16-18 CEB hearing; on 4-11-18,	Unpaid special assessment liens of \$97 of 8-22-17  unpaid code enforcement liens of \$450 as of 1-31-18  CURRENT TOTAL LIENS: \$450  homestead exemption claimed, however, property is vacant and under renovation without permits

		structure (fence) in disrepair	City received call regarding solid waste violations (construction debris placed on the swale for pick up), spoke to who would like to correct violations and will consider proposed agreed CEB order; compliance inspection on 4-11-18 revealed that owner removed fence	
7. 531 Blue Rd Ofc. Terri Sheppard  pending internal review for historic significance (year built 1962)	No bank involvement	Garage door is in disrepair; Roof is missing tiles; The walls, planters, and driveway are dirty and in need of cleaning or painting; <del>on 4-11-18, City closed out violation relating to expired plumbing permit administratively</del>	Added to list on 3-19-18; City inspected property on 3-21-18 deadline in warning is 4-26-18; deadline for cease and desist and demand letters is 4-17-18; deadline in NOV is 4-30-17; owner contacted City on 4-26-18 to advise replaced roof tiles and to request additional time; City is drafting proposed agreed CEB order to be entered at 5-16-18 hearing	unpaid special assessment liens of \$0 as of 3-21-18, solid waste went to taxes  unpaid code enforcement liens of \$75 as of 4-5-18  CURRENT TOTAL LIENS: \$75  no homestead exemption claimed
8. 638 Alhambra Cir (COMPLIED)	No bank involvement	roof, exterior walls, driveway, and walkway are dirty	COMPLIED on 4-16-18; added to list on 12-4-17; deadline in demand letter	Complete \$750 for solid waste in special assessment

<p>contributing property within local historic district</p> <p>Michael Kattou Ofc. Martha Delgado Ofc. Clifford Franquiz</p>		<p>and in need of cleaning; a patio lounge chair and window frame are stored outside and not within a storage area permitted under these regulations, which shall be enclosed on all sides with a solid or louvered masonry wall, not less than six (6) feet in height, with necessary openings; broken windows</p>	<p>was 12-18-17; deadline in NOV is 1-7-18; officer will inspect on 1-9-18; set for CEB hearing of 2-21-18; owner contacted, proposed agreed order allowing 30 days from date of order to pass final inspection on painting approval, since owner indicated she might like to change paint color; owner expected to comply before hearing, but did not so she entered into agreed order; agreed CEB order provides that property must pass final inspection on the painting permit by 3-23-18; owner requested and City granted extension until 4-6-18 due to contractor's travel to other's funeral and rain is nearly; owner requested compliance in inspection on 4-11-18</p>	<p>liens as of 12-5-17</p> <p>no code enforcement liens of 12-8-17</p>
<p><b>9. 657 N. Greenway Dr</b></p> <p>(non-contributing (not historic itself))</p>	<p>U.S. Bank, N.A., <i>Owner/Former Mortgagee</i>; Select Portfolio Servicing, <i>Servicer</i>; Safeguard</p>	<p><del>minimum housing violations, outdoor storage, roof (fascia boards) are in disrepair; allowing</del></p>	<p>added to list on 8-23-17; demand letter sent on 8-23-17, deadline in demand letter is 8-30-17; NOVs sent on 8-23-17 (verify date); owners</p>	<p>no unpaid special assessment liens as of 8-22-17</p> <p>unpaid code</p>

<p>but in a historic district – must go to HPB for certificate of appropriateness for demolition)</p> <p>vacant</p> <p>Michael Kattou Martha Delgado Clifford Franquiz</p>	<p>Properties, LLC, <i>Property Manager</i></p> <p>foreclosure sale on 2-12-18, case #: 12-34824 CA 01 (31)</p>	<p><del>the establishment of vegetation on a roof that exceeds 1/2" in height, measured from the surface of the roof; exterior walls are dirty and in need of cleaning; roof, including fascia board, are dirty and in need of cleaning; a tire stored outside and not within a storage area permitted under these regulations, which shall be enclosed on all sides with a solid or louvered masonry wall, not less than six (6) feet in height, with necessary openings; New Violation: camper on 1-8-18; failure to update registry when property became vacant; Failure to fully complete</del></p>	<p>requested an extension until 10-2-17 due to hurricane Irma; violations corrected on 9-29-17, except for work without a permit; owner is asking City to re-visit whether there is evidence of work without a permit and what is needed to correct the violation relating to expired permits), so that owner can determine whether owner will be able to correct the violation prior to a foreclosure sale on 2-12-18, or if the buyer will do it, if one can be found before the sale date; deadline to correct camper violation is 1-9-18; owner will not be able to sell house by foreclosure sale date and is making no further efforts to comply; will monitor foreclosure sale and issue NOV against buyer; bank acquired property in foreclosure on 2-12-18 and is asking about remaining violations; bank sent information regarding</p>	<p>enforcement liens of \$1,007,825 as of as of 8-22-17</p> <p>CURRENT TOTAL LIENS: \$1,007,825</p> <p>no homestead exemption claimed</p>
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		<p>building in substantial compliance with plans and specifications upon which a building permit was within one (1) year after the commencement of erection of any building, addition, or renovation; specifically, by allowing permits BL-10-09-5431 [to replace exterior tile with brick paver, cover existing steel columns with wood, replace door, remove exterior arch and reframe to original, remove and replace decorative shutters (all work per historical) \$5,000] and an after-the-fact permit 06100143 for window replacement to expire</p>	<p>violations to vendor for bids and expects to hear back by 3-16-18; on 3-12-18 City began drafting new NOVs based on change of ownership and occupancy and requested that servicer update registration, which servicer says it will do; servicer updated registration to show property is vacant before 3-19-18, City requested update on remaining violations; servicer updated registration on 3-12-18 to reflect that the property has been vacant since 3-4-18 and bank-owned since 2-27-18; vendor contacted City regarding scope of work on 4-13-18 in order to submit bid</p>	
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<p><b>10. 803 Alhambra Cir</b> historically contributing</p> <p>Adolfo Garcia (work w/o a permit)</p> <p>Michael Kattou <del>Cristina Perez-Thayer</del> Clifford Franquiz Martha Delgado (cited by Joseph Paz for minimum housing put on hold)</p> <p>owner cooperating, development halted twice by endangered species, but has now resumed</p>	<p>no bank involvement</p>	<p><u>work without a permit</u>; based on open and expired demolition permits and expired application for renovation permits;</p>	<p>deadline in demand letter is 5-11-16; spoke to owner on 5-3-16, who states that he will cooperate, but the property has endangered bats, so the owner is working on a plan that will allow him to develop the property without violating the Endangered Species Act; owner met with the City to address issues and bring property into compliance; parties met; owner re-submitted plans to City on 8-8-16; City placed a hold on issuance of the permits until the U.S. Fish and Service authorizes work to proceed; Fish and Wildlife Service (“FWS”) is scheduling a site visit to conduct an assessment regarding the status of the bats which may take place by 9-8-16; owner paid special assessment liens on 8-30-16; Mr. Lopez advised on 9-14-16 that biologist has been assigned, so they can meet with the</p>	<p><del>Unpaid special assessment liens of \$1207.92 (\$849.43 solid waste liens and \$358.49 for lot clearing) paid on 8-30-16</del></p> <p><del>Unpaid special assessment lien of \$3,658.75 for securing of property in August 2017; owner paid lien on or about 12-22-18</del></p> <p><del>unpaid code enforcement liens of \$111,708.75 as of 5-3-16; owner paid reduced fine of \$20,000 on or about 12-22-17, liens will remain until in compliance</del></p> <p>CURRENT TOTAL LIENS: (See above)</p> <p>no homestead exemption claimed</p>
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			<p>owner and City, if desired, to conduct the bat assessment; biologist confirmed this on 9-15-16; permit review should be complete by 10-18-16, however City cannot issue permits until bat assessment is complete and FWS approves relocation of bats to allow work to commence; City sent letters to the Service and Rep Ros-Lehtinen to expedite review; Service conducted its assessment on 11-3-16; the bats were exclude on 11-15-16 and the two remaining bats were rescued on 11-16-16, and, after assessment, were released the same day; owner must submit a roof permit application and obtain permits for the remainder of the house, after submitting revised structural plans; City informed owner on 2-27-17 that plans must be resubmitted; owner expects to resubmit plans by 3-14-17; plans scheduled for</p>	
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			<p>BOA on 4-20-17; BOA approval obtained on 4-13-17; owner expected to have permits within two weeks, since it is proposing no revisions; however BL-17-04-2302 has not yet been approved; new male bat seen at property in early June, Service is allowing issuance of permit and will work with owner to allow work to continue while bat is excluded; permit issued on 8-11-17; presence of one male bat confirmed on 8-15-17; work is expected to begin on 8-28-17 if the Service does not require another bat exclusion, otherwise the bat exclusion once Service determines plan of action to work around or exclude the bats; owner is requesting a fine reduction in order to obtain financing for the construction; bat exclusion took place for single remaining male bat in mid-September, so work</p>	
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			commended on or about 10-14-17; parties are negotiating a fine reduction agreement for \$20,000, so that the owner can finance the renovations on the property; the renovation are expected to take one year, until 10-24-2018	
<p><b>11. 806 Altara Ave</b></p> <p><del>Juan Carlos Garcia,</del> Terri Sheppard (Michael Kattou)</p> <p>pending internal review for historic significance (year built 1950)</p>	No bank involvement	Roof in disrepair and tarp placed on roof	added to list on 10-31-17; Code enforcement NOV expires on 12-1-17; City is preparing cease and desist and demand letters to be mailed and posted on 12-6-17; spoke to owner on 12-15-17 who will follow up and get back to me on 12-19-17; will be set for 2-21-18 CEB; new NOV sent to owner on 12-28-17 with new deadline of 1-27-18; on 1-25-17 offered owner proposed agreed CEB order and notified him will be set for hearing on 2-21-18; City and owner are negotiating terms of proposed agreed order; agreed CEB order provides that owner shall apply for	<p>no unpaid special assessment liens as of 11-2-17</p> <p>no unpaid code enforcement liens of as of 11-7-17</p> <p><b>CURRENT TOTAL LIENS:</b> \$0</p> <p>homestead exemption claimed</p>

			permit to repair roof by 3-23-18, shall obtain permit by 4-23-18, and shall pass final on permit and remove tarp by 5-23-18; owner met first deadline by applying for roof permit on 3-21-18; owner met second deadline by obtaining roofing permit on 4-9-18	
<p><b>12. 820 Malaga Ave</b></p> <p>Michael Kattou  <del>Carlos Correa</del>  Clifford Franquiz</p> <p>pending internal review for historic significance (year built 1953)</p>	No bank involvement	Property is not consistently maintained, including but not limited to, by allowing weeds, overgrown grass and vegetation, dead vegetation, and the accumulation of water in the pool in such a manner or fashion as to make possible the propagation of mosquitoes therein; Exterior walls, doorstep, driveway, pool deck and sidewalk are dirty	demand letter sent 10-13-2017; deadline in demand letter was 10-20-17; code enforcement warning expired on 11-6-17; City's vendor mowed the lawn and is correcting the pool violation as of 11-6-17; City spoke to neighbors who say owner is often out of town and they will try to put the City in contact with him; City is attempting to make contact with the owner before bringing a court action; City contractor corrected pool and landscaping violations on 11-22-17; set for CEB hearing of 2-21-18 for remaining	<p>No code enforcement fines as of 10-13-17</p> <p><del>Special assessment liens of \$4,388.67 as of 4-23-18; owner paid liens on 4-30-18</del></p> <p>No homestead exemption claimed</p>

		and exterior walls have mildew; Roof fascia boards are in disrepair	violations; City is sending its vendor out again by 2-16-18; case re-set for CEB hearing on 3-21-18; CEB order entered; deadline to comply is 4-21-18; City sent CEB order and demand letter to new address it found for owner after search; new deadline in demand letter is 4-20-18; owner contacted City on 4-20-18 to advise that he will begin correcting violations and to request extension; owner requested and City granted an extension until 4-25-18	
<p><b>13. 829 Lorca St</b></p> <p>mortgagee working towards compliance</p> <p>(deemed historically significant (but not yet designated) in 2005 – must reassess for significance and</p>	<p>JP Morgan Chase NA, <b>Owner</b>, Pennymac, <i>Mortgagee and Servicer</i>; Assurant Field Services, <i>Property Manager</i></p>	<p><u>Complaint of possible squatters, occupant deemed to be in possession with former owner's consent; minimum housing; outdated registry (corrected 8-15-17);</u> new violations related to condition of structure and property discovered</p>	<p>added to list on 8-15-17; demand letter sent on 8-24-17, deadline in demand letter is 8-31-17; NOV's sent 8-24-17, deadline in NOV's is 9-23-17; bank filed motion for writ of possession on 8-9-17, hearing is set for 9-27-17; bank's attorney contacted City by deadline in demand letter; City will follow up on plan of action and timeline on 9-8-17; realtor for bank is</p>	<p>No special assessment liens as of 8-15-17, however (does not include most recent lot clearing)</p> <p>No code enforcement liens as of 8-15-17</p> <p><b>CURRENT TOTAL LIENS:</b></p>

<p>possible designation if they apply for a permit)</p> <p>Michael Kattou  <del>Clifford Franquiz</del>  <del>Martha Delgado</del></p>		<p>8-15-17: roof installed between two structures without a permit, interior ceiling in need of repair, exterior walls are dirty or discolored due to mildew, trash and debris throughout the property, to wit: construction debris, and broken concrete borders, boxes, and <del>dead vegetation</del>. Prohibited outdoor storage not in an enclosed structure of hurricane shutters, roof tiles, and household equipment (dresser drawer and washing machine); property advertised for short term rental on Airbnb (corrected by <del>10-11-17</del>); new violation - window</p>	<p>sending agent to property on 8-31-17 to prepare bids for repairs; agent was unable to inspect since occupant would not cooperate, eviction completed, servicer is resuming process to correct all remaining violations; City will re-inspect property on 11-2-17 to determine status of violations; and matter is set for CEB hearing on 11-15-17; compliance inspection took place on 11-4-17 and City notified owner of remaining violations on 11-16-17; CEB entered agreed order at meeting on 11-15-17; deadline to correct violations not requiring permits and to apply for permits for those that do is 12-15-17; owner says they submitted a permit application, verifying the status with the City, owner requested and obtained an extension until 1-15-18; owner requested an extension until 1-31-18 due</p>	<p>\$0</p> <p>no homestead exemption claimed</p>
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		<p>removed and partially enclosed and wall unit installed without a permit, also need permit to cap water water and electrical for washer and dryer (discovered on 2-20-18)</p>	<p>to delays in permitting because of issuance of certificate of title to wrong party; owner requested and City granted an extension until 2-15-18; City inspected on 2-1-18 to confirm correction of items not requiring permits and will follow up on remaining violations after obtaining consent to go on the property, permit to repair roof violations issued on 2-16-18; new violation - window removed and partially enclosed and wall unit installed without a permit (discovered on 2-20-18); requested update from owner by 3-1-18; on 3-5-18 advised owner if do not receive update by 3-6-18 will proceed with notice of intent to lien; responsible parties requested and City granted extension until 3-15-18; responsible parties requested and City granted an extension until 4-2-18;</p>	
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			bank requested an city approved a request for extension until 4-30-18; bank advised corrected the trash and debris violation but it may otherwise want to sell the property as is, I recommended against it and asked them to let me know before the 4-30-18 deadline	
<p><b>14. 910 Capri St</b></p> <p>local historic landmark</p> <p>Michael Kattou  <del>Clifford Franquiz</del>  Martha Delgado</p>	no bank involvement	Property is not consistently maintained, including but not limited to, by allowing weeds, overgrown grass and vegetation, and dead vegetation; Roof, exterior walls, awnings, and driveway are dirty and in need of cleaning or painting; Exterior walls are cracked and awnings are torn	added to list on 11-29-17; deadline in NOV is 12-29-17; deadline in cease and desist and demand letters is 12-20-17; owner is applying for release of unity of title and has applied for permits for interior demolition and to renovate the structure; spoke to owner regarding violations on 12-14-17, owner has applied for permits and obtained permit to put up a construction fence no later than 12-22-17; City is negotiating a dispute resolution agreement with the owner; MD will conduct a compliance inspection; CF gave extension until 1-29-18	<p>No special assessment or code enforcement liens as of 11-29-17 or 30-17, respectively</p> <p>Homestead exemption claimed, however property is vacant</p>

<p><b>15. 1013 Castile Ave</b></p> <p>Martha Delgado</p> <p>Contributing property in a local historic district – designated in 2012</p>	<p>no bank involvement</p>	<p><del>Property is not consistently maintained, including but not limited to, by allowing overgrown and dead vegetation and debris; Failure to register and maintain a vacant property; Building permit for renovation of structure (permit # BL 16-12-7121) has expired;</del> the structure must be maintained in a manner that it will be weather and watertight; every window, door, and other opening to outdoor space in the exterior of every structure shall be effectively protected against the entrance of insects; the exterior of every structure shall be so</p>	<p>demand letter sent 10-13-2017; deadline in demand letter was 10-20-17; code enforcement warning expired on 10-29-17; owner advised that he is going to re-open the permit on 11-3-17 to obtain financing to resume construction; owner’s contractor was unable to re-open permit and is returning on 11-8-17; contractor told me on 11-21-17 that owner has been avoiding him saying that he will get the money to finish the work for the past 2-3 months, and that, while he does not wish to cause the owner harm, he will have to withdraw from the project soon; owner contacted me on to request documentation regarding violations on 12-4-17; set for CEB hearing on 1-17-18; case was continued to 2-21-18 hearing; second demand and cease and desist letters sent on 1-22-18, deadline in cease and desist</p>	<p>Special assessment liens of \$1337.06 as of 4-16-18</p> <p>No code enforcement liens as of 10-13-17</p> <p>No homestead exemption claimed</p>
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		<p>maintained with reasonable attractiveness so as not to cause a substantial depreciation in property values in the immediate neighborhood; floors, walls, ceilings and roofs of every structure shall be structurally sound, and maintained in a clean and sanitary condition; demolition by neglect of an historic structure; including, but not limited to: deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, including broken or missing windows or doors; defective or insufficient weather protection which</p>	<p>letter is 1-29-18; owner was negotiating terms of proposed agreed order, but will attend hearing to request additional time, owner submitted photos to show he secured structure by completing fence on 2-17-18, CEB order dated 2-21-18 allows 7-days to shore and protect, until 3-23-18 to register and show substantial progress, owner must show substantial progress every 30 days thereafter, and must pass final inspection by 6-21-18; owner re-opened permit and shored up and protected the structure and is working to correct the violations; owner registered vacant property on 3-14-18 and has passed first deadline to show substantial progress; City is drafting complaint for injunction</p>	
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		jeopardizes the integrity of exterior or interior walls, roofs or foundations, including lack of paint or weathering due to lack of paint or other protective covering; any structure which is not properly secured and is accessible to the general public; Any fault or defect in the property that renders it structurally unsafe or not properly watertight		
<p><b>16. 1104 Malaga Ave</b></p> <p>Martha Delgado</p> <p>Local historic landmark</p>	No bank involvement	<p><del>failure to maintain the Property, including but not limited to, by</del> allowing fallen leaves and dead vegetation;</p> <p>Structure's roof, exterior walls, front and rear patios, porch, and steps are dirty and in need of</p>	added to list on 2-23-18; cease and desist and demand letters sent on 2-28-18; City is drafting NOV; deadline to respond to cease and desist and demand letters was 3-7-18; NOV sent on 3-12-18; deadline in NOV was 4-12-18; case will be set for 5-16-18 CEB hearing for any remaining violations	<p>No special assessment liens</p> <p>Code enforcement liens of \$447,828 as of 2-22-18</p> <p>No homestead exemption claimed</p>

		cleaning or painting; Awning on rear patio of Structure is missing and awning's bars are bent; <del>Allowing the establishment of vegetation on the Structure's roof;</del> Failure to complete renovations (replacement of windows) within one year of the date permit for work issued (permit # 06090189)		
17. 1222 Tangier St  Cristina Perez-Thayer Martha Delgado  under renovation  vacant  fine reduction agreement	<del>Bank of New York Mellon, Owner, Nationstar Mortgage, LLC, Servicer, Cyprexx Services, LLC, Registrant/Property Manager</del>	<del>abandoned property/ minimum housing standards;</del> driveway is dirty and in disrepair; roof, exterior walls, and walkway are dirty; <del>outdated information on Registry indicates that the last monthly inspection was 8-2-15, and incorrectly indicates that the</del>	added to list on 3-3-16. City is preparing NOVs and a demand letter, negotiated fine reduction agreement dated 4-15-16, deadlines to correct violations in fine reduction agreement: 30-30-120, first deadline to apply for permits is 5-16-16, 1 <sup>st</sup> extension requested and granted to June 15, 2016 because of unanticipated problems with the property	unpaid special assessment liens of \$1072.85 as of 3-23-16, paid on 4-11-16  unpaid code enforcement liens of \$151,958.75 as of 3-21-16, reduced to \$3927.15  CURRENT TOTAL LIENS: \$153,031.60

<p>pending internal review for historic significance (year built 1946)</p>		<p><del>Property is occupied, and that it is in pre-foreclosure status; property is not consistently maintained, including but not limited to, by allowing weeds, overgrown grass, trash, junk, and debris;</del></p>	<p>that need to be addressed, owner is tenting the property for termites and obtaining bids from architects has until 5-15-16 to apply for all necessary permits; owner requested and City granted 2<sup>nd</sup> extension request until 7-15-16 to apply for permits; City granted 3<sup>rd</sup> extension until 8-31-16; owners requested 4<sup>th</sup> extension on 8-30-16 (until 12-16-16); City approved 4<sup>th</sup> extension until 9-30-16; owner requested another extension to address BOA comments, City approved 5<sup>th</sup> extension until 10-31-16; owner requested and received 6<sup>th</sup> extension until 11-15-16 after BOA rejected plans; BOA rejected plans with two comments, owner will re-submit and requested and City granted a 7<sup>th</sup> extension until 11-30-16; owner requested 8<sup>th</sup> extension until 12-16-16 to obtain BOA approval; owner</p>	<p>until comply with agreement</p> <p>no homestead exemption claimed</p> <p>parties negotiated a fine reduction agreement to \$5,000 for all liens, including \$3927.15 for the code enforcement liens, reduced fines paid on 4-11-2016</p>
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			<p>will re-submit and requested and City approved 9<sup>th</sup> extension until 1-3-17 to obtain BOA approval; owner requested and City approved 10<sup>th</sup> extension until 1-15-17 to obtain BOA approval; owner requested 11<sup>th</sup> extension until 1-31-17 to obtain BOA approval; owner requested and City granted a 12<sup>th</sup> extension until 3-15-17 to obtain BOA approval (after 4<sup>th</sup> rejection); owner requested and City is considering a 13<sup>th</sup> extension until 3-31-17 to obtain BOA approval (after 5<sup>th</sup> rejection); owner obtained preliminary BOA approval and requested and City granted a 14<sup>th</sup> extension until 5-1-17 to obtain BOA approval (after 7<sup>th</sup> rejection – however BOA granted preliminary approval); owner applied for permit on 5-12-17 and has until 6-12-17 to obtain the permits (15<sup>th</sup> extension); plans ready</p>	
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			<p>to be picked up and owner requested and City granted a 16<sup>th</sup> extension until 6-30-17; owner is requesting a 17<sup>th</sup> extension until 7-24-17 because architect needs time to work on plans; BOA approved plans on 8-2-17, owner requested and City granted 18<sup>th</sup> extension until 8-31-17 to execute unity of title and allow architect to respond to comments, plumbing and zoning and structural still have to approve; owners requested 19<sup>th</sup> extension until 10-2-17 to submit unity of title and obtain permits; owner timely submitted Unity of Title and requested and City granted 20<sup>th</sup> extension of time until 10-16-17 to obtain permit; owners requested and obtained an extension until 11-15-17 and have requested and received another extension until 11-30-17 while they wait for the County to perform the water</p>	
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			and sewer pressure test; permits issued on 12-28-17, deadline to pass final is 2-26-18; owner has demolished unpermitted structure and began work on house 1-3-18; owners requested and City granted extension until 3-15-18; City requested update from owner on 4-15-18	
<b>18. 1243 Sorolla Ave</b>  Martha Delgado  pending internal review for historic significance (year built 1951)	no bank involvement, however owner's address is in Dominican Republic	<del>minimum housing violations:</del> roof (fascia boards) are in disrepair; cracks throughout walls; <del>exterior walls, steps, driveway, bullnose around pool, pavers around pool, and barbeque pit island are dirty</del>	added to list on 8-22-17; demand letter sent on 8-23-17, deadline in demand letter is 8-30-17; NOVs sent 3-2-17, deadline in NOVs was 4-2-17; CEB entered order on 7-19-17; deadline in order is 9-19-17; City is attempting to exhaust efforts to establish contact with owner and is considering whether to file court action; spoke to attorney for owner on 12-14-17 and informed him that owner must take action promptly or City will pursue further enforcement action; owner will apply for permits to fully renovate the property in January 2018;	no special assessment liens as of 7-24-17  code enforcement liens of \$17,208.75 as of 1-9-18  CURRENT TOTAL LIENS: \$17,208.75  no homestead exemption claimed

			City issued notice of intent to lien for violations; owner cleaned dirty areas by 1-17-18; on 1-22-18 owner requested meeting with City regarding BOA approval and proposed plans; City requested updates on 3-5-18 and 3-19-18 and advised that will pursue further enforcement action if no change in status; City requested an update on 4-15-18	
<b>19. 1364 Alegriano Ave (COMPLIED)</b>  Terri Sheppard  pending review for historic significance (year built 1949)	no bank involvement	Property is not consistently maintained, including, but not limited to, by failing to mow the lawn; A broken window in need of repair; Columns on front porch are dirty and mildewed and in need of cleaning and may need painting	COMPLIED 12-5-17, added to list on 11-2-17; preparing NOV and demand and cease and desist letters; sent cease and desist and demand letters on 11-3-17; deadline in letters is 11-10-17; owner called on 11-6-17 and stated that she to begin correcting the violations and will follow up to request a status/compliance inspection by 11-14-17; owner reported compliance on 12-8-17	no unpaid assessment liens  no unpaid code enforcement liens  no homestead exemption claimed
<b>20. 1433 Mendavia</b>	no bank	minimum housing	NOV deadline to comply 9-	no unpaid

<p><b>Ave</b> (<u>historic structure</u>)</p> <p>Terri Sheppard</p> <p>owner cooperating</p> <p>vacant, under construction</p>	<p>involvement</p>	<p><u>standards; walls, walkway, chimney, garage door, front window and driveway strips are dirty and/or in need of repair, interior demolition without a permit</u>; no pending foreclosure</p>	<p>12-14 for failure to maintain and 9-25-14 for work without a permit; deadline in demand letter was 8-28-14; owner corrected all violations relating to external appearance and is working through his attorney on resolving the work without a permit violation; owner obtained master permit on 1-26-15, roofing permit obtained 2-11-16; last inspection was 2-26-16, work is proceeding; owner estimates work will be done by 1-1-17; deadline to pass next required inspection is 7-17-17, passed final inspection on electrical permit on 1-18-2017, next deadline to pass inspection is 6-5-17, however structure is nearly complete; WASA is requiring owner to run higher capacity water pipe to home at cost of \$90,000 because of increase in square footage; also property failed to pass final inspection for</p>	<p>assessment liens</p> <p>no unpaid code enforcement liens</p> <p>CURRENT TOTAL LIENS: \$0</p> <p>no homestead exemption claimed</p>
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			work done outside the scope of permits that does not conform to work approved by historical board; City is reviewing for CEB action and possible further enforcement action; owner has corrected most violations and was approved for a temporary c/o and will provide an estimate of the date by which he will be able to pass final inspection on the permits; owner submitted revisions for review, that the City rejected, plans were checked out on 1-22-18; requested updates on 3-6-18, 3-19-18, and on 4-15-18	
<p><b>21. 1450 Baracoa Ave</b></p> <p>Ofc Terri Sheppard</p> <p>pending internal review for historic significance (year built 1957)</p>	No bank involvement	City is preparing list of violations to attach to cease and desist and demand letters	Added to list on 3-19-18; CEB hearing on 3-21-18; CEB order entered, deadline to comply is 7-19-18; City is deciding whether to pursue an unsafe structures case	<p>no unpaid special assessment liens as of 3-20-18</p> <p>no unpaid code enforcement liens as of 3-20-18</p> <p><b>CURRENT TOTAL LIENS:</b> \$0</p>

				homestead exemption claimed
22. 1522 Cantoria Ave  Terri Sheppard	no bank involvement	<del>mosquito infestation, property maintenance and minimum housing: allowing an active mosquito infestation in the stagnant swimming pool, property is not consistently maintained, including but not limited to, by allowing weeds, overgrown grass and vegetation, dead vegetation, and the accumulation of water in the pool in such a manner or fashion as to make possible the propagation of mosquitoes therein;</del> roof is dirty and in need of cleaning; pool cover needs to	added back to list on 4-6-18; pool violation recurred, was complied and removed from list on 11-1-17; originally added to list on 8-8-17; demand letter sent on 8-9-17, deadline in demand letter is 8-16-17; NOVs sent 8-22-17, deadline in NOVs is 9-21-17; City vendor cleaned and covered pool, owner said would finish cleaning roof by 8-25-17 but had to fire contractor and hire someone else, who could not finish cleaning roof due to rain; owner asked until 9-13-17 to complete repairs; Owner has begun correcting pool violation, City advised owner of dead vegetation and outdoor storage violations on 4-15-18; owner said she will remove dead vegetation and outdoor storage by 4-22-18; owner began filling pool and removed trash and	special assessment liens of \$2,758.28 as of 8-4-17 (does not include most recent planned lot clearing and pool cleaning and covering)  no code enforcement liens as of 8-11-17  CURRENT TOTAL LIENS: \$0  no homestead exemption claimed

		be fixed, water accumulating again; dead vegetation and outdoor storage of coils; owner cited on 4-30-18 for placing trash out too soon	debris and placed dead vegetation out for removal on 4-19-18	
<p><b>23. 3905 Durango St (COMPLIED)</b></p> <p>Carlos Correa Clifford Franquiz</p> <p>pending internal review for historic significance (year built 1954)</p>	No bank involvement	overgrown grass and dead vegetation; walls and walkway, doors are dirty; grass not being maintained, weeds all over property	IN COMPLIANCE as of 1-24-18, added to list on 11-17-17; contractor corrected violation on 11-22-17; deadline in NOV is 1-28-17; deadline in demand and cease and desist letters is 1-10-18; owner reported that she corrected the landscaping violation on 12-29-17 and will clean structure; compliance inspection took place on 1-24-18	<p>no unpaid assessment liens as of 11-16-17</p> <p>no unpaid code enforcement liens as of 11-17-17</p> <p>homestead exemption claimed</p>
<p><b>24. 3933 Riviera Dr</b></p> <p>Michael Kattou Carlos Correa Cristina Perez-Thayer Clifford Franquiz</p> <p>buyer cooperating,</p>	PennyMac, <i>New Owner (acquired property from Chase)</i> ; JP Morgan Chase/Chase Home Finance, LLC, <i>1<sup>st</sup> mortgagee (MERS as nominee for) RBS Citizens,</i>	<u>abandoned property</u> ; structure and roof are is dirty, property is overgrown, dead vegetation, stagnant pool, peeling paint, rodent infestation; roof and ceiling have caved in unpermitted	NOV deadline was 8-18-14, deadline in demand letter was 6-4-14; Wells Fargo has said it was working to obtain permits and correct violations that do not require permits in the meantime, but, other than updating the registry, no corrective action	<p>no unpaid special assessment liens as of 7-13-15</p> <p>unpaid code enforcement liens of \$596,135.50 as of 11-2-15</p>

<p>fine reduction agreement</p> <p>vacant, under construction</p> <p>pending internal review for historic significance (year built 1948)</p>	<p><del>N.A.</del> Wells Fargo Bank, N.A. as Trustee, <del>2<sup>nd</sup></del> <del>mortgagee</del> Pennymac Loan Services, <i>Servicer</i> Safeguard Properties, LLC, <i>Registrant and Property Manager</i></p>	<p><del>structure by pool</del> <del>unrepaired hurricane damage</del> <del>abandoned property</del> <del>registry information is outdated and</del> <del>property is not consistently maintained,</del> <del>including but not limited to, by allowing weeds, overgrown grass, trash, junk, and debris</del> <del>registry reflects prior owner; ALL EXISTING VIOLATIONS CORRECTED, but</del> new violation of unpermitted pump room will be corrected by buyer; <del>perimeter wall was recently damaged in a car accident;</del> 2013 Chase foreclosure concluded, (two prior foreclosures</p>	<p>had been taken; City was preparing complaint for injunction, but new owner/servicer has begun taking action to correct violations; reduction request pending; parties signed a fine reduction agreement and owner has approved bids for work to begin; owner agrees to submit an application for required permits and to correct violations that do not require permits by 8-12-15; obtain all permits required by 9-11-15; and pass final inspection all permits by 1-11-16; pre-application was submitted on 8-20-15 and went before Board of Architects for windows and doors on 8-20-15; windows ready by the end of September; passed on painting permit on 11-10-15; property is under contract and closing is expected to take place on or before 6-17-16; Buyer is aware of and will correct remaining</p>	<p>CURRENT TOTAL LIENS: \$596,135.50</p> <p>fine reduction agreement, \$10,000, paid on 7-13-15</p> <p>no homestead exemption claimed</p>
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		<p>since 2008, one filed by Chase, have been dismissed)</p>	<p>violation regarding illegal addition; buyers closed on 7-27-16; deadline to apply for demolition permit is 8-26-16; owner obtained permit for repair to damaged wall on 8-26-16 and requested extension on demolition permit; owner requested and City granted 7<sup>th</sup>/1<sup>st</sup> request for extension until 9-15-16 to apply for permit for unpermitted pump house (owner has obtained permits for renovation of the house and repair of the perimeter wall); on 9-14-16 owner requested and City granted 8<sup>th</sup>/2<sup>nd</sup> extension until 9-30-16 due to wind study requested for front door and plumbing plan; on 9-29-16 owner requested 10<sup>th</sup>/3<sup>rd</sup> extension until 10-15-16 because architect they hired to address issues needed 7-10 days to address above issues; owner expects to receive plans for the unpermitted pump house</p>	
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			<p>from the architect and submit them to the BOA (for the third time) on the week of 10-17-16 and requested and City granted a 11<sup>th</sup>/4<sup>th</sup> extension until 10-31-16; owner has all other permits for the renovation; owner has the plans for the unpermitted pump house and expects to submit them to the BOA (for the third time) during the week of 11-14-16; owner requested and the City approved a 12<sup>th</sup>/5<sup>th</sup> extension until 11-30-16; owner has all other permits for the renovation; CBS wall violation corrected and owner requested and City granted a 13<sup>th</sup>/6<sup>th</sup> extension until 1-15-17 for owner to apply for permit; owner applied for permit on 2-7-17 and has until 3-9-17 to obtain permit; owner requested and City approved 14<sup>th</sup>/1<sup>st</sup> extension until 3-15-17 to submit revised plans (6<sup>th</sup> extension overall);</p>	
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			<p>owner requested 15<sup>th</sup>/2<sup>nd</sup> extension until 5-1-17 to obtain permits; owner requested and City granted 16<sup>th</sup>/3<sup>rd</sup> extension until 6-30-17; owners requested and City approved a 17<sup>th</sup>/4<sup>th</sup> extension until 7-31-17 for them to meet with City to decide whether to proceed with renovations; owners requested and City approved an 18<sup>th</sup>/5<sup>th</sup> extension until 8-31-17; owners requested and City granted a 19<sup>th</sup>/6<sup>th</sup> extension until 11-15-18 while they meet with the City regarding the permits; City granted extension until 2-15-18; owners requested and City granted extension until 2-28-18 when owners stated that they will bring plans in by 2-24-18; requested update on 3-6-18; City granted extension until 3-16-19, owner requested another extension until 3-31-18 and is meeting with City regarding permit application</p>	
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			on 3-19-18; City requested an update on 4-14-18; owner requested extension until 5-15-18 due to delays in meeting with County	
<p><b>25. 4900 Alhambra Cir (COMPLIED)</b></p> <p>Terri Sheppard</p> <p>pending internal review for historic significance (year built 1949)</p>	In guardianship	<p><del>abandoned property/ minimum housing standards: walls, garage doors, planters, walkway, awnings and roof are dirty; Soffit and garage doors are in disrepair; dead vegetation exists on roof and plants are growing on roof; new violations discovered of roof repair work without a permit and screen enclosure needing new screens and house, after cleaning, must still be painted</del></p>	<p><del>COMPLIED; property added to list on 4-5-17; deadlines in NOVs is 4-9-17; contacted attorney for guardianship on 4-6-17 and spoke to guardian on 4-10-17; deadline in demand letter is 4-17-17; as of 4-14-17 guardian is reviewing terms of proposed agreed CEB order to be entered at May 17, 2017 CEB hearing; he will respond by 4-26-17; deadline to correct all violations that do not require permits and to obtain permits is 6-16-17; owner requested first extension until 7-17-17 to correct violations that do not require permits and obtain required permits; as of 7-7-17, City has refused to approve any further extensions until structure is cleaned;</del></p>	<p>special assessment liens of \$97.00 as of 4-6-17 for lot clearing lien</p> <p>code enforcement liens of \$218,226.25 as of 4-11-17</p> <p>CURRENT TOTAL LIENS:\$218,323,25</p> <p>homestead exemption claimed (even though no one resides in the house)</p>

			<p>structure was cleaned; City discovered new violations relating to work without a permit, which owner corrected by 8-10-17; house must still be painted and screens on enclosure must be replaced; will be set for next CEB hearing for remaining violations; however owner is cooperating; as of 11-1-17 owner has not completed work and attributes delay to contractor delays and additional expense related to Hurricane Irma; City is sending notice of intent to lien for painting and NOV for screen enclosure with a 7-day deadline; inspection conducted on 1-23-18 shows repairs to screen enclosure and house being painted; owner states house will be ready for final inspection of painting by 1-31-18; house passed final inspection on color palette approval and is awaiting final code</p>	
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			compliance inspection; City will inspect on 2-6-18; <del>COMPLIED on 2-6-18</del>	
<p>26. 4908 SW 8 St</p> <p>Ofc. Martha Delgado</p> <p>pending internal review for historic significance (year built 1949)</p> <p>commercial property</p>	No bank involvement	<p><del>Failure to keep the premises free of trash and litter; to wit: trash and litter throughout the Property and adjacent right-of-way (corrected 3-23-18);</del></p> <p>Failure to maintain the sidewalk in a clean condition;</p> <p>Failure to maintain commercial property; to wit: exterior building surfaces, including, but not limited to exterior walls and overhangs are dirty, stained, damaged, and in need of painting; paint is chipping, peeling, and fading; paint is discolored where sign was partially removed; streets</p>	<p>Added to list on 3-19-18; City issued warnings on 3-20-18 that expired on 3-24-18 for trash and litter and on 4-20-18 for the remaining violations; owner advised that, pursuant to lease, tenant is responsible for correcting violations on 3-22-18; tenant corrected trash and debris violation on 3-23-18; new trash violation discovered on 4-9-18; deadline for cease and desist and demand letters is 4-17-18; on 4-12-18, attorney for tenant called to state that they had corrected the violations, except for the sidewalk</p>	<p>unpaid special assessment liens of \$0 as of 3-20-18</p> <p>unpaid code enforcement liens of \$0 as of 3-20-18</p> <p>CURRENT TOTAL LIENS: \$0 as of 3-20-18</p> <p>not eligible for homestead exemption</p>

		number sign is not in good repair; glass doors and windows are dirty; and vegetation is growing on the structure's facade		
<p><b>27. 4950 SW 8 St</b></p> <p>Ofc. Martha Delgado</p> <p>pending internal review for historic significance (year built 1949)</p> <p>commercial property</p>	No bank involvement	<p>Failure to maintain (as set forth below, and to include maintenance of landscaping) and register vacant Property; Failure to keep the premises free of trash and litter; to wit: litter throughout the Property and adjacent right-of-way, including, but not limited to, dead vegetation (leaves and palm fronds); Failure to provide garbage containers of sufficient capacity to hold three days' accumulation of garbage; Failure to</p>	<p>Added to list on 3-19-18; City issued citation on 3-19-18 with a deadline of 3-24-18 for trash and litter and a warning dated 2-21-18 with a deadline of 3-24-18; deadline in NOVs is 4-27-17; deadline for cease and desist and demand letters is 4-17-18; contacted owner on 4-24-18 who says she will begin correcting the violations promptly; the owner registered the property as vacant on 4-26-18; case will be set for 5-16-18 CEB hearing; owner requested compliance inspection on all violations, except for the painting on 4-30-18</p>	<p>unpaid special assessment liens of \$819.59 as of 3-20-19</p> <p>unpaid code enforcement liens of \$100 as of 3-20-18</p> <p><b>CURRENT TOTAL LIENS:</b> \$919.59 as of 3-20-18</p> <p>not eligible for homestead exemption</p>

		maintain the sidewalk in a clean condition; Failure to maintain commercial property; to wit: exterior building surfaces, including, but not limited to, walls, parking garage walls, ceiling, grounds, driveway and curbs, and tiled ramp walkway, are dirty and exterior surfaces are in need of painting; paint is peeling		
<p><b>28. 5135 Orduña Dr</b></p> <p>Terri Sheppard (any new cases) Amparo Quintana (lot and expired permits) Juan Carlos Garcia (trash and graffiti)</p> <p>Not historically significant (original structure</p>	Rubal Financial & Investment, <i>Mortgagee</i>	<p><del>Property is not consistently maintained, including but not limited to, by allowing overgrown and dead vegetation and debris; Permitting graffiti to remain on a residential property (construction fence screen) for more</del></p>	<p>added to list on 11-15-17; property is an abandoned construction site and has expired permits; deadline in NOV is 1-28-17; deadline in cease and desist and demand letters is 1-5-18; owner's real estate agent called on 1-17-18 to advise will discuss with owner and call back by end of week to request an appointment to discuss the property; owner requested</p>	<p>no unpaid assessment liens</p> <p>enforcement liens of \$667.50 as of 11-16-17</p> <p>no homestead exemption claimed</p>

<p>built in 1955 was almost completely demolished)</p>		<p><del>than seven calendar days; Failure to register and complete the structure on a vacant property;</del> Building permit for residential addition (permit # BL-15-03-5257) has expired; Failure to fully complete building in substantial compliance with plans and specifications upon which a building permit was within one (1) year after the commencement of erection of any building, addition, or renovation</p>	<p>meeting for 1-30-18 and is considering options and a proposed agreed order; owner stated he would advise of his decision no later than 2-5-18; case set for CEB hearing on 3-21-18; owner would like to enter into an agreed order allowing time to either repair or demolish while they negotiate with potential buyers, the owner and or the buyers will enter into an agreed order by the date of the CEB hearing or the matter will proceed to hearing before the CEB and/or the unsafe structures board; drafted proposed agreed order(s) and notice of unsafe structures; owner registered vacant property on 3-14-18; City is also issuing notice of unsafe structures and setting the case for the 4-21-18 CRB hearing in the event that the matter does not settle; case settled, City cancelled CRB</p>	
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			hearing and is undertaking demolition	
<p><b>29. 5510 Le Jeune Rd (COMPLIED)</b></p> <p><del>Cristina Perez-Thayer</del>  <del>Clifford Franquiz</del>  Joseph Paz</p> <p>pending internal review for historic significance (year built 1970)</p>	Bank of NY Mellon as Trustee, <i>Owner</i> , Bayview Loan Servicing, LLC, <i>Servicer</i> , M & M Management Servcies, LLC, <i>Property Manager</i>	<del>abandoned property/ minimum housing standards: Failure to maintain 100% ground cover or sod on the Property and the swale; Exterior walls and porch area are dirty and front door is discolored; Roof and fascia boards are in disrepair; Allowing the establishment of vegetation on a roof (gutters); property is not consistently maintained, including but not limited to, by allowing weeds, overgrown grass, trash, junk, and debris; during permit inspection sidewalk damage discovered on 9-29-17</del>	(COMPLIED on 2-13-18) added to list on 4-4-17; deadline in NOV is 5-4-17; deadline in demand letter was 4-12-17; property servicer has sent out bids for all repairs and expects to have approval by 4-28-17 for all work including repair/replacement of work valued at \$40,000. Notified COMPLIED on 2-13-18; Servicer on 4-19-17 of possible new violation relating to hatracking of tree by entrance to house; servicer requested fine reduction agreement after all violations have been corrected; parties entered into an agreed order which will be entered at the 7-19-17 CEB hearing but the deadlines will run from the 6-21-17 date. Deadline to apply for permits and correct violations that do not require them is 7-21-17; deadline to	special assessment liens of \$423.61 as of 4-4-17 for lot clearing lien  code enforcement liens of \$704,767.25 as of 5-8-17  CURRENT TOTAL LIENS: \$705,099.86  no homestead exemption claimed

			<p>obtain roofing permit was meant to be 8-20-17, but was met on 7-24-17, when roofing permit was obtained, so deadline to pass final inspection on roofing permit is 8-23-17; owner requested first (20-day) extension until 9-12-17; owner requested second extension until 10-2-17 due to Hurricane Irma; during final permit inspection on 9-29-17, new violation discovered on regarding damage to sidewalk; servicer requested extension until 11-15-17 to repair sidewalk; City notified owner on 11-8-17 that damage to sidewalk during clean up of construction debris was caused by County, since Le Jeune Rd is a County or State Rd and City granted owner an extension until 11-30-17 to fix the sidewalk and pass final inspection on the permit; servicer requested fine reduction agreement once in</p>	
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			<p>compliance; servicer obtained first bid for approx. \$8000 for repair of sidewalk and must obtain two other bids and is requested an extension until 12-15-17, which the City granted; servicer obtained approval to apply for permit to repair sidewalk and requested extension of time until 12-31-17, which the City granted; sidewalk permit issued on 12-26-17; servicer expected to complete work on sidewalk by 12-29-17 and requested extension until 1-5-18 to pass final inspection; owner requested extension until 1-19-18 because of delays due to weather in pouring concrete and also because of addition work required by public works; owner requested compliance inspection on 1-17-18; owner requested extension until 1-31-18 to fill and sod area after completing sidewalk repair; advised</p>	
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			servicer on 2-5-18 that contractor may request final inspection on roof permit; servicer responded that it will do so ASAP; requested extension until 2-15-18; property passed final inspection on all permits and is ready for code enforcement final inspection; COMPLIED on 2-13-18; owner says County alleges that the City is responsible for the damage to the sidewalk; owner is requesting fine reduction	
<b>30. 6311 Maggiore St (COMPLIED)</b>  Ofc. Joseph Paz  pending internal review for historic significance (year built 1959)	No bank involvement	<u>Minimum hosing vioaltions; dirty walls and walkway and driveway and boarded windows.</u>	<del>COMPLIED on 11-27-17;</del> added to list on 11-17-17; owner indicated he will correct violations; City is preparing NOV with 7-day deadline	no unpaid assessment liens as of ____  \$0 in code enforcement liens as of 11-27-17  <del>homestead exemption claimed</del>
<b>31. 8020 Los Pinos Blvd</b>	No bank involvement	<del>Failure to maintain the Property, including but not limited to, by</del>	Added to list on 4-11-18; City issued NOW and LOT notice; City vendor was ordered to mow and clear lot	no unpaid assessment liens as of 4-12-18

<p>Ofc. Josphe Paz</p> <p>pending internal review for historic significance (year built 1979)</p>		<p><del>allowing the weeds, grass, or undergrowth to grow to a height of 12 inches or more;</del> Failure to fully complete building in substantial compliance with plans and specifications upon which a building permit was within one (1) year after the commencement of erection of any building, addition, or renovation; including, but not limited to, by failing to make active progress on permit BL-15-08-5451 and all subpermits for the Structure, which was issued on 1-5-16, had its last approved inspection (for setbacks) on 5-20-16, and expires on 4-</p>	<p>on 4-12-18; deadline in NOV is 5-7-18; deadline for cease and desist and demand letters is 4-20-18; permit will expire on 4-30-18 and will not be renewed absent substantial progress; spoke to owner on 4-13-18 who said he has a new contractor and will begin work the following week; he will also provide a new service address and his email address; City vendor corrected lot maintenance violation on 4-19-18</p>	<p>\$0 in code enforcement liens as of 4-12-18</p> <p>homestead exemption claimed</p>
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		30-18; construction fence needs repairs		
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\* - property is not in violation of the Abandoned Real Property Ordinance, because there is no evidence that it is in default of the mortgage, so only the owner is held responsible

~~strikethrough~~ - property has been brought into compliance

last updated: 5/3/18

assessments for unpaid solid waste charges that are not yet in arrears are not shown