

Pending Abandoned Real Property Matters for the City of Coral Gables
November 1, 2017

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Summary

Total # of properties addressed on list since inception	43
# in compliance	27
# in non-compliance	16
# working towards or under agreement or court order to comply	12 ¹
# of properties added since last report of 8-29-17	5 ²
# of additional properties in compliance since last report of 8-29-17	1(2) ³

address/officer	bank and other responsible parties	<u>violations</u> /notes	status and deadlines	unpaid City liens
1. 25 Arvida Pkwy Adolfo Garcia	no bank involvement	Failure to maintain seawall/retaining wall/mooring structure; began	Code enforcement warning expires 11-13-17; demand letter sent on 10-31-17 and deadline expired on 11-7-17;	no unpaid special assessment liens as of 11-2-17

¹ / 134 Florida Ave is not moving towards compliance by agreement or by court order and is waiting for a source of grant funds

² / 820 Malaga and 1013 Castile Ave were added to the list on 10-13-17; 25 Arvida Pkwy was added on 11-1-17; 806 Altara Ave was added on 11-1-17; 1364 Alegriano Ave was added on 11-2-17

³ / (9304 Balada St complied on 8-24-17, 2 days after last list provided to Commission but prior to meeting of 8-29-17); 1522 Cantoria Ave complied on 10-31-17

<p>pending internal review for historic significance (year built 1968)</p>		<p>work to repair seawall/retaining wall without the required permits; Stairs at the rear of the property are not 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>owner has begun correcting violation</p>	<p>no unpaid code enforcement liens as of 11-7-17</p> <p>CURRENT TOTAL LIENS: \$0</p> <p>homestead exemption claimed</p>
<p>2. 117 Florida Ave (historic structure) contributing</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 owner</p>	<p>no unpaid special assessment liens as of 7-19-17</p> <p>unpaid code</p>

<p>property in a national and local historic district and should be restored, not demolished</p> <p>Amparo Quintana</p>		<p>needs painting, deteriorating boards, overgrown vegetation</p>	<p>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</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>
<p>3. 134 Florida Ave (<u>historic structure</u>) contributing property in a national and local historic district and should be</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</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</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>restored, not demolished</p> <p>Carlos Correa (formerly Kim Springmyer)</p> <p>seeking grant to correct violations</p> <p>occupied</p>		<p><u>expired, abandoned real property registry information is not accurate, to wit responsible mortgagees according to property records have failed to register</u>; 2007 ABN AMRO Mortgage Group foreclosure was closed without a sale on 11-4-10</p>	<p>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 refused to sign the restrictive covenant required by the County</p>	<p>CURRENT TOTAL LIENS: \$0</p> <p>homestead exemption claimed</p>
<p>4. 657 N. Greenway Dr</p> <p>(non-contributing (not historic itself) but in a historic district – must go to HPB for certificate of appropriateness</p>	<p>U.S. Bank, N.A., <i>Mortgagee</i>; Select Portfolio Servicing, <i>Servicer</i>; Safeguard Properties, LLC, <i>Property Manager</i></p>	<p>minimum housing violations, outdoor storage; roof (fascia boards) are in disrepair; allowing the establishment of vegetation on a roof that exceeds 1/2" in height, measured from the surface of</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 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</p>	<p>no unpaid special assessment liens as of 8-22-17</p> <p>unpaid code enforcement liens of \$1,007,825 as of as of 8-22-17</p> <p>CURRENT TOTAL</p>

<p>for demolition) Clifford Franquiz</p>		<p>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; 2008 work without a permit and 2010 stop work order issued (investigating)</p>	<p>asking City to re-visit whether there is evidence of work without a permit and what is needed to correct the violation relating to French doors along the side of house, 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</p>	<p>LIENS: \$1,007,825 no homestead exemption claimed</p>
<p>5. 803 Alhambra Cir historically contributing Adolfo Garcia (work w/o a</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</p>	<p>Unpaid special assessment liens of \$1207.92 (\$849.43 solid waste liens and \$358.49 for lot clearing) paid on 8-30-16</p>

<p>permit)</p> <p>Cristina Perez-Thayer Clifford Franquiz</p> <p>owner cooperating, development halted twice by endangered species, but has now resumed</p>			<p>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 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</p>	<p>Unpaid special assessment lien of \$3,658.75 for securing of property in August 2017</p> <p>unpaid code enforcement liens of \$111,708.75 as of 5-3-16</p> <p>CURRENT TOTAL LIENS: see code enforcement liens</p> <p>no homestead exemption claimed</p>
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			<p>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 11-15-126 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 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</p>	
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			<p>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 commenced 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>	
6. 806 Altara Ave	No bank	Roof in disrepair and	added to list on 10-31-17;	no unpaid special

<p>Juan Carlos Garcia</p> <p>pending internal review for historic significance (year built 1950)</p>	<p>involvement</p>	<p>tarp placed on roof</p>	<p>Code enforcement NOV expires on 12-1-17; City is preparing cease and desist and demand letters</p>	<p>assessment liens as of 11-2-17</p> <p>no unpaid code enforcement liens of as of 11-7-17</p> <p>CURRENT TOTAL LIENS: \$0</p> <p>homestead exemption claimed</p>
<p>7. 820 Malaga Ave</p> <p>Clifford Franquiz</p> <p>pending internal review for historic significance (year built 1953)</p>	<p>No bank involvement</p>	<p>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,</p>	<p>Demand letter sent 10-13-2017; deadline in demand letter was 10-20-17; code enforcement warning expires 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</p>	<p>No code enforcement fines as of 10-13-17</p> <p>Special assessment liens of \$1,191,75 as of 10-13-17</p> <p>No homestead exemption claimed</p>

		pool deck and sidewalk are dirty and exterior walls have mildew; Roof fascia boards are in disrepair		
<p>8. 829 Lorca St</p> <p>mortgagee working towards compliance</p> <p>(deemed historically significant (but not yet designated) in 2005 – must reassess for significance and possible designation if they apply for a permit)</p> <p>Clifford Franquiz</p>	<p>JP Morgan Chase NA, <i>Owner</i>, Pennymac, <i>Mortgagee and Servicer</i>, Assurant Field Services, <i>Property Manager</i></p>	<p><u>Complaint of possible squatters</u>, occupant deemed to be in possession with former owner’s consent; <u>minimum housing; outdated registry (corrected 8-15-17)</u>; new violations related to condition of structure and property discovered 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:</p>	<p>added to list on 8-15-17; demand letter sent on 8-24-17, deadline in demand letter is 8-31-17; NOVs sent 8-24-17, deadline in NOVs 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 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</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>CURRENT TOTAL LIENS: \$0</p> <p>no homestead exemption claimed</p>

		<p>construction debris, boxes, and dead vegetation.</p> <p>Prohibited outdoor storage not in an enclosed structure of hurricane shutters, roof tiles, and household equipment (dresser drawer and washing machine);</p> <p>property advertised for short term rental on Airbnb (corrected by 10-11-17)</p>	<p>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;</p>	
<p>9. 1013 Castile Ave</p> <p>Martha Delgado</p> <p>Contributing property in a local historic district – designated in 2012</p>	<p>no bank involvement</p>	<p>Property is not consistently maintained, including but not limited to, by allowing overgrown and dead vegetation and debris; Failure to register and complete a vacant property; Building permit for renovation of structure (permit # BL-16-12-7121) has expired; The structure must be</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</p>	<p>No special assessment of code enforcement liens as of 10-13-17</p> <p>No homestead exemption claimed</p>

		<p>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;</p> <p>The exterior of every structure shall be so maintained with reasonable attractiveness so as not to cause a substantial depreciation in property values in the immediate neighborhood;</p> <p>Floors, walls, ceilings and roofs of every structure shall be structurally sound, and maintained in a clean and sanitary condition; Demolition</p>		
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		<p>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 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</p>		
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		or not properly watertight		
<p>10. 1222 Tangier St</p> <p>Cristina Perez-Thayer Martha Delgado (until new officer hired)</p> <p>under renovation</p> <p>vacant</p> <p>fine reduction agreement</p> <p>pending internal review for historic significance (year built 1946)</p>	<p>Bank of New York Mellon, <i>Owner</i>;</p> <p>Nationstar Mortgage, LLC, <i>Servicer</i>; Cyprexx Services, LLC, <i>Registrant/Property Manager</i></p>	<p>abandoned property/ minimum housing standards; driveway is dirty and in disrepair; roof, exterior walls, and walkway are dirty; outdated information on Registry indicates that the last monthly inspection was 8-2-15, and incorrectly indicates that the 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;</p>	<p>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, 1st extension requested and granted to June 15, 2016 because of unanticipated problems with the property 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 2nd extension request until 7-15-16 to apply for permits; City granted 3rd extension until 8-31-16; owners requested 4th extension on 8-30-16 (until 12-16-16); City approved 4th extension until 9-30-16; owner requested another extension to address</p>	<p>unpaid special assessment liens of \$1072.85 as of 3-23-16, paid on 4-11-16</p> <p>unpaid code enforcement liens of \$151,958.75 as of 3-21-16, reduced to \$3927.15</p> <p>CURRENT TOTAL LIENS: \$153,031.60 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>

			<p>BOA comments, City approved 5th extension until 10-31-16; owner requested and received 6th 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 7th extension until 11-30-16; owner requested 8th extension until 12-16-16 to obtain BOA approval; owner will re-submit and requested and City approved 9th extension until 1-3-17 to obtain BOA approval; owner requested and City approved 10th extension until 1-15-17 to obtain BOA approval; owner requested 11th extension until 1-31-17 to obtain BOA approval; owner requested and City granted a 12th extension until 3-15-17 to obtain BOA approval (after 4th rejection); owner requested and City is considering a 13th extension until 3-31-17 to obtain BOA</p>	
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			<p>approval (after 5th rejection); owner obtained preliminary BOA approval and requested and City granted a 14th extension until 5-1-17 to obtain BOA approval (after 7th rejection – however BOA granted preliminary approval); owner applied for permit on 5-12-17 and has until 6-12-17 to obtain the permits (15th extension); plans ready to be picked up and owner requested and City granted a 16th extension until 6-30-17; owner is requesting a 17th 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 18th 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 19th extension until 10-2-17 to submit unity of title and</p>	
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			obtain permits; owner timely submitted Unity of Title and requested and City granted 20th 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 and sewer pressure test	
11. 1243 Sorolla Ave Martha Delgado pending internal review for historic significance (year built 1951)	no bank involvement, however owner's address is in Dominican Republic	minimum housing violations: roof (fascia boards) are in disrepair; cracks throughout walls; exterior walls, steps, driveway, bullnose around pool, pavers around pool, and barbeque pit island are dirty	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	no special assessment liens as of 7-24-17 code enforcement liens of \$283.75 as of 7-20-17 CURRENT TOTAL LIENS: \$283.75 no homestead exemption claimed
12. 1364 Alegriano Ave	no bank involvement	Property is not consistently maintained,	added to list on 11-2-17; preparing NOV and demand and cease and desist letters;	no unpaid assessment liens

<p>Terri Sheppard</p> <p>pending review for historic significance (year built 1949)</p>		<p>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</p>	<p>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</p>	<p>no unpaid code enforcement liens</p> <p>no homestead exemption claimed</p>
<p>13. 1433 Mendavia Ave * (<u>historic structure</u>)</p> <p>Terri Sheppard</p> <p>owner cooperating</p> <p>vacant, under construction</p>	<p>no bank involvement</p>	<p><u>minimum housing 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>NOV deadline to comply 9-12-14 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</p>	<p>no unpaid assessment liens</p> <p>no unpaid code enforcement liens</p> <p>CURRENT TOTAL LIENS: \$0</p> <p>no homestead exemption claimed</p>

			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 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	
<p>14. 3933 Riviera Dr</p> <p>Cristina Perez-Thayer Clifford Franquiz Carlos Correa</p> <p>buyer cooperating, fine reduction agreement</p> <p>vacant, under</p>	<p>PennyMac, <i>New Owner (acquired property from Chase)</i>; JP Morgan Chase/Chase Home Finance, LLC, <i>1st mortgagee</i> (MERS as nominee for) RBS Citizens, N.A. Wells Fargo Bank, N.A. as Trustee, <i>2nd mortgagee</i></p>	<p><u>abandoned property;</u> structure and roof <u>are is dirty, property is overgrown, dead vegetation, stagnant pool, peeling paint, rodent infestation;</u> roof and ceiling have caved in <u>unpermitted structure by pool unrepaired hurricane damage</u> <u>abandoned property</u></p>	<p>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 had been taken; City was preparing complaint for injunction, but new owner/servicer has begun taking action to correct</p>	<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>CURRENT TOTAL LIENS: \$596,135.50</p> <p>fine reduction</p>

<p>construction</p> <p>pending internal review for historic significance (year built 1948)</p>	<p>Pennymac Loan Services, <i>Servicer</i> Safeguard Properties, LLC, <i>Registrant and Property Manager</i></p>	<p>registry information is outdated and property is not consistently maintained, including but not limited to, by allowing weeds, overgrown grass, trash, junk, and debris registry reflects prior owner; ALL EXISTING VIOLATIONS CORRECTED, but new violation of unpermitted pump room will be corrected by buyer; perimeter wall was recently damaged in a car accident; 2013 Chase foreclosure concluded, (two prior foreclosures since 2008, one filed by Chase, have been dismissed)</p>	<p>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 violation regarding illegal addition; buyers closed on 7-27-16; deadline to apply for demolition permit is 8-26-16; owner obtained permit for</p>	<p>agreement, \$10,000, paid on 7-13-15</p> <p>no homestead exemption claimed</p>
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			<p>repair to damaged wall on 8-26-16 and requested extension on demolition permit; owner requested and City granted 7th/1st 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 8th/2nd extension until 9-30-16 due to wind study requested for front door and plumbing plan; on 9-29-16 owner requested 10th/3rd 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 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 11th/4th extension until 10-</p>	
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			<p>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 12th/5th extension until 11-30-16; owner has all other permits for the renovation; CBS wall violation corrected and owner requested and City granted a 13th/6th 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 14th/1st extension until 3-15-17 to submit revised plans (6th extension overall); owner requested 15th/2nd extension until 5-1-17 to obtain permits; owner requested and City granted 16th/3rd extension until 6-30-17; owners requested and City approved a 17th/4th</p>	
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			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 th /5 th extension until 8-31-17; owners requested and City granted a 19 th /6 th extension until 11-15-18 while they meet with the City regarding the permits	
<p>15. 4900 Alhambra Cir</p> <p>Terri Sheppard</p> <p>pending internal review for historic significance (year built 1949)</p>	In guardianship	<p><u>abandoned property/ minimum housing standards:</u> 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</p>	<p>Property added to list on 4-5-17; deadlines in NOV 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</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>painted</p>	<p>required permits; as of 7-7-17, City has refused to approve any further extensions until structure is cleaned; 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</p>	
<p>16. 5510 Le Jeune Rd Cristina Perez-ThayerClifford</p>	<p>Bank of NY Mellon as Trustee, Owner; Bayview Loan Servicing, LLC, Servicer; M & M</p>	<p><u>abandoned property/ minimum housing standards: Failure to maintain 100% ground cover or sod</u></p>	<p>Added to list on 4-4-17; deadline in NOVs is 5-4-17; deadline in demand letter was 4-12-17; property servicer has sent out bids for all</p>	<p>special assessment liens of \$423.61 as of 4-4-17 for lot clearing lien</p>

<p>Franquiz pending internal review for historic significance (year built 1970)</p>	<p>Management Servcies, LLC, <i>Property Manager</i></p>	<p>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</p>	<p>repairs and expects to have approval by 4-28-17 for all work including repair/replacement of work valued at \$40,000. Notified 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 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-</p>	<p>code enforcement liens of \$704,767.25 as of 5-8-17 CURRENT TOTAL LIENS: \$705,099.86 no homestead exemption claimed</p>
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			<p>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 compliance</p>	
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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: 11-1-17

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