

Law Offices of  
Alexander L. Palenzuela, P.A.

1200 Brickell Avenue  
Suite 1440  
Miami, FL 33131-3205  
www.alp-law.com

Main (305) 375-9510 ext. 303  
Direct +1 (305) 417-9007  
Fax (305) 375-9511  
alp@alp-law.com

March 23, 2016

Sent via e-mail to  
[kimberly.klem@safeguardproperties.com](mailto:kimberly.klem@safeguardproperties.com),  
[Vpr.orders@safeguardproperties.com](mailto:Vpr.orders@safeguardproperties.com)  
and via first class and certified mail,  
return receipt requested, to:

Safeguard Properties, LLC  
c/o Kimberly Klem  
Director of High Risk  
7887 Safeguard Circle  
Valley View, OH 44125-5742  
return receipt number: 7015 1520 0001 9026 0168

and

Safeguard Properties, LLC  
c/o Corporation Service Company  
Registered Agent  
1201 Hays Street  
Tallahassee, FL 32301-2525  
return receipt number: 7015 1520 0001 9026 0151

**Re: Notice of violations and further enforcement action regarding  
abandoned real property located at 1411 Mantua Avenue, Coral  
Gables, FL 33146-1626 (“Property”)**

Dear Ms. Klem:

This office represents the City of Coral Gables, Florida (“City”). Safeguard Properties, LLC (“Safeguard”) is listed as the Property Manager for the Property on the City’s abandoned real property registry (“Registry”).

The City has brought code enforcement actions against the responsible parties for failure to maintain the Property. The City has also recorded special assessment liens against the Property for its costs in taking action to maintain the Property when the responsible parties have failed to do so. In spite of the City’s efforts, the Property remains abandoned and constitutes a public nuisance. Specifically, the Property is in violation of the City Code for reasons including, but not limited to, those set forth in the attached list of violations.

Safeguard Properties, LLC  
March 23, 2016  
Page 2 of 4

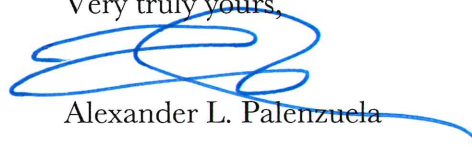
You are hereby notified that the City will file a lawsuit for further enforcement action which may include any or all of the following: 1) an injunction requiring that the responsible parties maintain the Property in compliance with the City Code; 2) the appointment of a receiver at the expense of the responsible parties; 3) foreclosure on the City's code enforcement and special assessments liens; or 4) forfeiture pursuant to applicable law. Please be advised that the City's code enforcement liens attach to all non-exempt real and personal property of the violator(s) named in the code enforcement order and that the City will seek its attorney's fees and costs.

You are also notified that, pursuant to Section 34-174 of the City Code, the failure to maintain a vacant property that is listed on the Registry is punishable by a fine not exceeding \$500 for each offense, or imprisonment of the responsible individual(s) for a term not exceeding 60 days, or by both such fine and imprisonment in the discretion of the judge. There is a rebuttable presumption of a violation of this provision if a vacant property has two or more violations of the City's Minimum Housing Code or the registration and maintenance provisions of the Code for a period of 60 days or more after the City notifies the owner or mortgagee.

Should you wish to bring this property into compliance voluntarily and possibly avoid further enforcement action, you must contact me within seven days of the date of this letter.

Please govern yourself accordingly.

Very truly yours,



Alexander L. Palenzuela

cc: Craig E. Leen  
City Attorney  
City of Coral Gables

**List of Violations for 1411 Mantua Avenue**

	<u>Code Section</u>	<u>Description of Violation</u>	<u>Corrective Action Required</u>
1.	Sections 278, 280, 281, and 289 of Chapter 105, Minimum Housing Code, and Section 34-166, Abandoned Real Property, of the City Code	Porch in disrepair	Apply for and obtain any necessary permits to repair and paint porch
2.	Section 289 of Chapter 105, Minimum Housing Code, and Section 34-166, Abandoned Real Property, of the City Code	Roof is dirty/mildewed and is in need of cleaning	Clean roof
3.	Section 281, 279, and 289 of Chapter 105, Minimum Housing Code, and Section 34-166, Abandoned Real Property, of the City Code	Roof is in disrepair	Apply for and obtain any necessary permits to repair roof
4.	Section 34-165, Abandoned Real Property, of the City Code	Outdated information on Registry incorrectly indicates that property is occupied	Update Registry to reflect that it is vacant
5.	Section 34-21 of the City Code and Section 34-	Property is not consistently maintained, including but not limited to, by allowing weeds, overgrown grass, trash, junk, and debris	Maintain the landscaping, mow the lawn, and clear the property of all trash and

Safeguard Properties, LLC

March 23, 2016

Page 4 of 4

	166, Abandoned Real Property, of the City Code		debris
--	--	--	--------