

Pending Abandoned/Vacant Real Property Matters for the City of Coral Gables

May 17, 18

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Summary

Total # of properties addressed on list since inception	55 (31) ¹
# in compliance	32
# in non-compliance	23
# working towards or under agreement or court order to comply	20 ²
# of properties added since last report to Commission of 5-8-18	0 ³
# of additional properties in compliance since last	1 ⁴

¹ / 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.

² / 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) 90 Sunirse Ave; (3) 117 Florida Ave is working on violation; (4) 431 Vilabella Ave is working on violations; (5) 531 Blue Rd is working on the violations; (6) 657 N Greenway Dr corrected some violations and was sold in foreclosure on 2-12-18, the bank is correcting the remaining violations; (7) 803 Alhambra Cir is working on renovations should be done by 10-24-18; (8) 806 Altara Ave is working on violations; (9) 820 Malaga Ave is working on the 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) 3933 Rivera Dr is working on violations; (18) 4950 SW 8 St is working on violations; (19) 5135 Orduña Dr is working on violations; (20) 8020 Los Pinos Blvd is working on violations

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⁴ / 4908 SW 8 St complied on 5-15-18

report to Commission of 5-8-18	
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address/officer	bank and other responsible parties	<u>violations</u> /notes	status and deadlines	unpaid City liens
1. 25 Arvida Pkwy 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 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	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 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	no unpaid special assessment liens as of 11-2-17 no unpaid code enforcement liens of as of 11-7-17 CURRENT TOTAL LIENS: \$0 homestead exemption claimed

		substantial depreciation in property values in the immediate neighborhood	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 extension, which the City granted until 5-15-18; owner requested and City granted an extension until 5-31-18	
<p>2. 90 Sunrise Ave</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</i></p>	<p>property is not consistently maintained, including but not limited to, by allowing weeds, overgrown grass and vegetation, and dead vegetation; roof,</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; bank approved short sale and foreclosure case was dismissed on April 19, 2018; awaiting deed into new</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><i>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>exterior walls, awnings, and driveway are dirty and in need of cleaning or painting; exterior walls are cracked and awnings are torn; and the accumulation of water in the pool in such a manner or fashion as to make possible the propagation of mosquitoes therein;</p>	<p>owner; City contacted owner on 5-4-18, who has begun correcting violations and expects to be in full compliance by 5-18-17</p>	
<p>3. 117 Florida Ave (<u>historic structure</u>) contributing property in a national and local historic district and should be restored, not demolished</p> <p>Amparo Quintana Joseph Paz</p>	<p>no bank involvement</p>	<p><u>demolition by neglect of an historic structure as well as minimum housing violations</u>: structure needs painting, deteriorating boards, overgrown vegetation</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 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;</p>	<p>no unpaid special assessment liens as of 7-19-17</p> <p>unpaid code 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>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 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</p>	
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			<p>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 on 4-20-18 and now has until 5-20-18 to file certificates of appropriateness; owner is meeting with Dona Spain on 5-17-18; owner secured the property by erecting a construction fence on 5-14-18</p>	
4. 134 Florida Ave	ABN AMRO Mortgage Group,	<u>abandoned property;</u> <u>failure to register;</u>	deadline in code enforcement Notices of	no unpaid special assessment liens as

<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>Inc., <i>First Mortgage</i>; TMS Mortgage Inc. d/b/a The Money Store, <i>Second Mortgage</i></p>	<p><u>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>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 refused to sign the restrictive covenant required by the County; City is seeking other sources for assistance</p>	<p>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>
<p>5. 318 Viscaya Ave</p>	<p>No bank involvement</p>	<p>Failure to register and maintain the</p>	<p>Added to list on 3-19-18; deadline in NOW was 3-26-</p>	<p>unpaid special assessment liens of</p>

<p>Carlos Correa</p> <p>local historic landmark, built in 1929</p> <p>vacant property</p>		<p>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, but not limited to: a) Deteriorated walls or other vertical structural supports, or members of walls, partitions or other</p>	<p>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 is set for 5-16-18 CEB hearing</p>	<p>\$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>
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		<p>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 to properly secure the Structure, which is accessible to the general public; and e) Faults and defects in the Structure that</p>		
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		render it structurally unsafe and not properly watertight		
<p>6. 431 Vilabella Ave</p> <p>Ofc. Terri Sheppard, and Michael Kattou</p> <p>Not historically significant</p>	No bank involvement	<p>Failure to maintain (by allowing fence to deteriorate) and register vacant Property; Interior remodeling and installation of an air conditioner without permits; Painting of the exterior of the Structure without obtaining color pallet approval; 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 structure (fence) in disrepair</p>	<p>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, 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</p>	<p>Unpaid special assessment liens of \$97 of 8-22-17</p> <p>unpaid code enforcement liens of \$450 as of 1-31-18</p> <p>CURRENT TOTAL LIENS: \$450</p> <p>homestead exemption claimed, however, property is vacant and under renovation without permits</p>

			consider proposed agreed CEB order; compliance inspection on 4-11-18 revealed that owner removed fence; owner has begun correcting other violations as well; City proposed an agreed order and case is set for CEB hearing on 5-16-18	
<p>7. 531 Blue Rd</p> <p>Ofc. Terri Sheppard</p> <p>pending internal review for historic significance (year built 1962)</p>	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; on 4-11-18, City closed out violation relating to expired plumbing permit administratively	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; parties agreed to CEB order to be entered at 5-16-18 hearing	<p>unpaid special assessment liens of \$0 as of 3-21-18, solid waste went to taxes</p> <p>unpaid code enforcement liens of \$75 as of 4-5-18</p> <p>CURRENT TOTAL LIENS: \$75</p> <p>no homestead exemption claimed</p>
<p>8. 657 N. Greenway Dr</p> <p>(non-contributing</p>	U.S. Bank, N.A., <i>Owner/Former Mortgagee</i> ; Select Portfolio Servicing,	minimum housing violations, outdoor storage; roof (fascia boards) are in	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-	no unpaid special assessment liens as of 8-22-17

<p>(not historic itself) 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><i>Servicer</i>, Safeguard Properties, LLC, <i>Property Manager</i></p> <p>foreclosure sale on 2-12-18, case #: 12-34824 CA 01 (31)</p>	<p>disrepair; allowing the establishment of vegetation on a roof that exceeds ½" 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</p>	<p>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 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</p>	<p>unpaid code 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>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; 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</p>	<p>information regarding 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; contractor submitted bid on 4-25-18 and is waiting to hear back; City is serving NOVs on responsible parties on 5-15-18, deadline to comply will be 5-22-18; potential purchaser</p>	
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		to expire	contacted City regarding fine reduction amount	
<p>9. 803 Alhambra Cir historically contributing</p> <p>Adolfo Garcia (work w/o a permit)</p> <p>Michael Kattou Cristina Perez-Thayer 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>	no bank involvement	<u>work without a permit</u> ; based on open and expired demolition permits and expired application for renovation permits;	<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</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>Unpaid special assessment lien of \$3,658.75 for securing of property in August 2017; owner paid lien on or about 12-22-18</p> <p>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</p> <p>CURRENT TOTAL LIENS: (See above)</p>

			<p>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 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</p>	<p>no homestead exemption claimed</p>
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			<p>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 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</p>	
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			remaining male bat in mid-September, so work 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>10. 806 Altara Ave</p> <p>Juan Carlos Garcia, 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	<p>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;</p>	<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>CURRENT TOTAL LIENS: \$0</p> <p>homestead exemption claimed</p>

			agreed CEB order provides that owner shall apply for 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; on 5-3-18, owner indicated he may need an extension of deadline of 5-23-18	
<p>11. 820 Malaga Ave</p> <p>Michael Kattou Carlos Correa 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	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	<p>No code enforcement fines as of 10-13-17</p> <p>Special assessment liens of \$4,388.67 as of 4-23-18; owner paid liens on 4-30-18</p> <p>No homestead exemption claimed</p>

		mosquitoes therein; Exterior walls, doorstep, driveway, pool deck and sidewalk are dirty and exterior walls have mildew; Roof fascia boards are in disrepair	action; City contractor corrected pool and landscaping violations on 11-22-17; set for CEB hearing of 2-21-18 for remaining 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 5-15-18;	
12. 829 Lorca St mortgagee working towards compliance (deemed historically	JP Morgan Chase NA, <i>Owner</i> , Pennymac, <i>Mortgagee and Servicer</i> ; Assurant Field Services, <i>Property Manager</i>	Complaint of possible squatters, occupant deemed to be in possession with former owner's consent; minimum housing; outdated registry (corrected 8-	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;	No special assessment liens as of 8-15-17, however (does not include most recent lot clearing) No code

<p>significant (but not yet designated) in 2005 – must reassess for significance and possible designation if they apply for a permit)</p> <p>Michael Kattou Clifford Franquiz Martha Delgado</p>		<p>15-17; 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: construction debris, and broken concrete borders, boxes, and dead vegetation. Prohibited outdoor storage not in an enclosed structure of hurricane shutters, roof tiles, and household equipment (dresser drawer and washing machine); property</p>	<p>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 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</p>	<p>enforcement liens as of 8-15-17</p> <p>CURRENT TOTAL LIENS: \$0</p> <p>no homestead exemption claimed</p>
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		<p>advertised for short term rental on Airbnb (corrected by 10-11-17); new violation - window 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>status with the City, owner requested and obtained an extension until 1-15-18; owner requested an extension until 1-31-18 due 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</p>	
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			<p>requested and City granted extension until 3-15-18; responsible parties requested and City granted an extension until 4-2-18; 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; City is preparing notice of intent to lien and is recording order imposing fine</p>	
<p>13. 910 Capri St</p> <p>local historic landmark</p> <p>Michael Kattou Clifford Franquiz 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	<p>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,</p>	<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>

		driveway are dirty and in need of cleaning or painting; Exterior walls are cracked and awnings are torn	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	
14. 1013 Castile Ave Martha Delgado Contributing property in a local historic district – designated in 2012	no bank involvement	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; the structure must be maintained in a manner that it will be weather and watertight; every window, door, and	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	Special assessment liens of \$1337.06 as of 4-16-18, owners states paid on 5-14-18, awaiting confirmation No code enforcement liens as of 10-13-17 No homestead exemption claimed

		<p>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 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</p>	<p>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 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</p>	
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		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 or not properly watertight	on 3-14-18 and has passed first deadline to show substantial progress; City has drafted complaint for injunction in the event owner stops working towards compliance, owner paid special assessment lien	
15. 1104 Malaga Ave	No bank involvement	failure to maintain the Property,	added to list on 2-23-18; cease and desist and demand	No special assessment liens

<p>Martha Delgado</p> <p>Local historic landmark</p>		<p>including but not limited to, by allowing fallen leaves and dead vegetation; Structure's roof, exterior walls, front and rear patios, porch, and steps are dirty and in need of cleaning or painting; Awning on rear patio of Structure is missing and awning's bars are bent (corrected on 5-13-18); Allowing the establishment of vegetation on the Structure's roof; Failure to complete renovations (replacement of windows) within one year of the date permit for work issued (permit # 06090189); new violations discovered on 5-14-18: a) the driveway in</p>	<p>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 was set for 5-16-18 CEB hearing for remaining violations; however case was continued to 6-20-18 CEB agenda to address old, current, and new violations</p>	<p>Code enforcement liens of \$447,828 as of 2-22-18</p> <p>No homestead exemption claimed</p>
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		disrepair, b) dead grass requiring sod throughout the property, c) an abandoned white vehicle in the back yard, and d) a fallen tree in the back yard		
<p>16. 1222 Tangier St</p> <p>Cristina Perez- Thayer Martha Delgado</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>, Nationstar Mortgage, LLC, <i>Servicer</i>, Cyprexx Services, LLC, <i>Registrant/Property Manager</i></p>	<p><u>abandoned property/ minimum housing standards</u>; 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</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</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</p>

		<p>allowing weeds, overgrown grass, trash, junk, and debris;</p>	<p>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 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</p>	<p>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>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 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,</p>	
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			<p>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 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; 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-</p>	
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			18; City requested update from owner on 4-15-18 and on 5-7-18; owner requested extension until 5-31-18	
<p>17. 1243 Sorolla Ave</p> <p>Martha Delgado</p> <p>pending internal review for historic significance (year built 1951)</p>	<p>no bank involvement, however owner's address is in Dominican Republic</p>	<p>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</p>	<p>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; 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</p>	<p>no special assessment liens as of 7-24-17</p> <p>code enforcement liens of \$17,208.75 as of 1-9-18</p> <p>CURRENT TOTAL LIENS: \$17,208.75</p> <p>no homestead exemption claimed</p>

			<p>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; owner provided the following timeframe: submit revised plans to Coral Gables Board of Architects for preliminary review by 5-30-18; complete 100% permit drawings for final submittal to Board of Architects and Permit by 6-30-18; permit process 10 to 12 weeks depending on City and County process</p>	
<p>18. 1433 Mendavia Ave (<u>historic structure</u>) Terri Sheppard owner cooperating</p>	no bank involvement	<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</u></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</p>	<p>no unpaid assessment liens no unpaid code enforcement liens CURRENT TOTAL LIENS: \$0</p>

<p>vacant, under construction</p>		<p><u>permit</u>; no pending foreclosure</p>	<p>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 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</p>	<p>no homestead exemption claimed</p>
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			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, 4-15-18, and 4-7-15; plans for revisions signed out on 4-24-18, approved by Bldg and PW, denied by Hist., Landsc. and Zoning	
19. 1450 Baracoa Ave Ofc Terri Sheppard pending internal review for historic significance (year built 1957)	No bank involvement	Garage door, fascia, and roof are in disrepair	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	no unpaid special assessment liens as of 3-20-18 no unpaid code enforcement liens as of 3-20-18 CURRENT TOTAL LIENS: \$0 homestead exemption claimed
20. 3933 Riviera Dr	PennyMac, <i>New</i>	<u>abandoned property;</u>	NOV deadline was 8-18-14,	no unpaid special

<p>Michael Kattou Carlos Correa Cristina Perez Thayer Clifford Franquiz</p> <p>buyer cooperating, fine reduction agreement</p> <p>vacant, under construction</p> <p>pending internal review for historic significance (year built 1948)</p>	<p><i>Owner (acquired property from Chase); JP Morgan Chase/Chase Home Finance, LLC, 1st mortgagee (MERS as nominee for) RBS Citizens, N.A. Wells Fargo Bank, N.A, as Trustee, 2nd mortgagee Pennymac Loan Services, Servicer Safeguard Properties, LLC, Registrant and Property Manager</i></p>	<p>structure and roof are is dirty, property is overgrown, dead vegetation, stagnant pool, peeling paint, rodent infestation; roof and ceiling have caved in unpermitted structure by pool unrepaired hurricane damage abandoned property 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</p>	<p>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 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</p>	<p>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 agreement, \$10,000, paid on 7-13-15</p> <p>no homestead exemption claimed</p>
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		<p>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>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 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</p>	
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			<p>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 10-31-16; 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</p>	
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			<p>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 extension until 7-31-17 for them to meet with City to decide whether to proceed with renovations; owners requested and City approved an 18th/5th extension until 8-31-17; owners requested and City granted a 19th/6th 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</p>	
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			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 on 3-19-18; City requested an update on 4-14-18; owner requested and city granted extension until 5-15-18 due to delays in meeting with County; City requested update on 5-15-18	
<p>21. 4908 SW 8 St (COMPLIED)</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 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);</p> <p>Failure to maintain the sidewalk in a clean condition;</p> <p>Failure to maintain commercial property; to wit: exterior building</p>	<p>COMPLIED ON 5-15-18; 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</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>

		<p>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 number sign is not in good repair; glass doors and windows are dirty; and vegetation is growing on the structure's facade</p>	<p>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; owner has corrected all violations, except for cleaning the windows as of 5-4-18; on 5-8-18 owner advised tenant is acid washing the windows, which are not dirty, but sun baked; owner requested re-inspection for 5-15-18; City requested an update on the remaining violation on 5-15-18</p>	
<p>22. 4950 SW 8 St Ofc. Martha Delgado</p> <p>pending internal review for historic significance (year built 1949)</p> <p>commercial property</p>	<p>No bank involvement</p>	<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</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</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>CURRENT TOTAL LIENS:</p>

		<p>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 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>	<p>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; parties agreed to a CEB order to be entered at the hearing</p>	<p>\$919.59 as of 3-20-18</p> <p>not eligible for homestead exemption</p>
23. 5135 Orduña Dr	Rubal Financial &	Property is not	added to list on 11-15-17;	no unpaid

<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 built in 1955 was almost completely demolished)</p>	<p>Investment, <i>Mortgagee</i></p>	<p>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 than seven calendar days; Failure to register and complete the structure on a vacant property; 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</p>	<p>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 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</p>	<p>assessment liens</p> <p>enforcement liens of \$667.50 as of 11-16-17</p> <p>no homestead exemption claimed</p>
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		one (1) year after the commencement of erection of any building, addition, or renovation	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 hearing and is undertaking demolition; City selected demolition contractor and sent bids to owner on 5-7-18; owner is asking whether City will allow him to use his contractor	
<p>24. 8020 Los Pinos Blvd</p> <p>Ofc. Jospheh Paz</p> <p>pending internal review for historic significance (year built 1979)</p>	No bank involvement	<p>Failure to maintain the Property, including but not limited to, by allowing the weeds, grass, or under-growth to grow to a height of 12 inches or more; Failure to fully complete building in substantial compliance with</p>	<p>Added to list on 4-11-18; City issued NOW and LOT notice; City vendor was ordered to mow and clear lot 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</p>	<p>no unpaid assessment liens as of 4-12-18</p> <p>\$0 in code enforcement liens as of 4-12-18</p> <p>homestead exemption claimed</p>

		<p>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 4-30-18; construction fence needs repair; must re-execute restrictive covenants; Failure to register the Property, which is vacant property; Allowing the building permit for</p>	<p>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; permit expired on 4-30-18, City is sending revised NOV to add new violations; owner requested re-inspection on 5-15-18</p>	
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		renovation of Structure (permit # BL-16-12-7121) to expire (added on 5-8-18)		
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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: 5/17/18

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