



# CITY OF CORAL GABLES

## CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

7/14/20

Case #: CE284335-021919

## Amended Notice of Violation

**EST OF ALICIA MARIA MENENDEZ  
1540 ALGARDI AVE  
CORAL GABLES, FL 33146-1004**

Folio #: 0341190010030

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at **1540 ALGARDI AVE**, Coral Gables, FL.

**The following violations were found:**

1. Section 34-55 of the City Code and Sections 219 and 220 of Chapter 105, Minimum Housing Code, of the City Code, to wit: failure to maintain the Property, including but not limited to, by allowing the following: overgrown vegetation and fallen leaves and bags of garbage
2. Sections 34-105 and 106 of the City Code, to wit: maintaining a dilapidated and abandoned vehicle on private property that is not under a form fitting car cover with clips or in a garage
3. Sections 34-203 of the City Code, to wit: failure to maintain abandoned Property
4. Section 62-151 of the City Code, to wit: Failure to maintain the sidewalk in a clean condition
5. Sections 250, 251, 255, 275, and 278 of Chapter 105, Minimum Housing Code, of the City Code, to wit: as to the single-family home: dirty pool deck, roof, patio, lion statutes, and front and rear walls
6. Sections 226 and 255 of Chapter 105, Minimum Housing Code, of the City Code, to wit: failure to maintain accessory structures by allowing the following: dirty driveway and perimeter wall/fence

**The following steps should be taken to correct the violation:**

1. Remove the overgrown and dead vegetation and bags of garbage from the Property
2. Cover, as required, repair, or remove dilapidated vehicles
3. Register the Property on the correct registry for abandoned properties that are in default of a mortgage and correct all code violations as set forth herein
4. Clean the sidewalk
5. Clean pool deck, roof, patio, lion statutes, and front and rear walls of Structure and apply for, obtain, and pass final inspection on color pallet approval to paint the Structure and building permits for the repairs, as required
6. Clean driveway and perimeter wall/fence

**If this notice pertains to failure to maintain a historic structure, please be advised that:**

- You may be subject to substantial fines that may not be mitigated.
- You may also be required to repair or restore the historic structure.
- If the historic structure is allowed to deteriorate to the point where it must be demolished:
  - the City Code requires that you replace the structure with a similar historically-appropriate structure; and
  - the property will no longer qualify for an historic preservation tax exemption.

The regulations enforced by the City have been adopted in order to protect the public and assure continuing high property values. Your immediate attention to correcting the violation(s) listed above is required.

The Code Enforcement Division will re-inspect the property on **8/17/2020** to determine if corrective measures have been completed. If the violation(s) has not been corrected at the time of inspection, your case will be scheduled for a hearing before the Code Enforcement Board for review and possible action.

At that time, you will have the opportunity to explain to the citizens serving on the Board the reasons why the violation(s) has not been corrected. The Board has the authority to assess a fine against you for as long as the violation continues.

The Division is available for consultation on this matter from 7:30 AM to 4:00 PM. Please do not hesitate to call the Code Enforcement Officer below for additional assistance.

**Si este aviso se refiere a la falta de mantenimiento de una estructura histórica, tenga en cuenta que:**

- **Usted puede recibir multas muy grandes que tal vez no pueden ser aminoradas.**
- **Es posible que también deba reparar o restaurar la estructura histórica.**
- **Si se permite que la estructura histórica se deteriore hasta el punto en que debe ser demolida:  
o El Código de la Ciudad requiere el reemplazo de la estructura con una similar que sea apropiadamente histórica; y  
o La propiedad ya no será elegible para una exención de impuestos por preservación histórica.**

Las regulaciones impuestas por la Ciudad han sido adoptadas para proteger al público y asegurar la continuidad de los valores altos de la propiedad. Se pide la atención inmediata para corregir la(s) violación(es) indicadas arriba.

La División del Cumplimiento del Código re-inspeccionará la propiedad el **17/8/2020** para determinar si se han tomado medidas correctivas. Si la(s) violación(es) no han sido corregidas en el momento de inspección, su caso será presentado a la Junta del Cumplimiento del Código para su revisión y posible acción. Ahí tendrá la oportunidad de explicar a los ciudadanos que sirven en esta junta las razones por la cual esta(s) violación(es) no han sido corregidas. La Junta tiene la autoridad de imponer una multa en contra suya por el tiempo en que continúe la violación.

La División está disponible para consulta sobre este caso de 7:30 a.m. a 4:00 p.m. Por favor comuníquese con el Oficial del Cumplimiento del Código nombrado abajo para cualquiera asistencia adicional.

  
\_\_\_\_\_  
**Terri Sheppard**  
Code Enforcement Officer  
305 460-5239  
[tsheppard@coralgables.com](mailto:tsheppard@coralgables.com)



# CITY OF CORAL GABLES

## CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

7/14/20

Case #: CE284335-021919

### Amended Notice of Violation

**DEUTSCHE BANK NATIONAL TRUST CO.\*  
ATTN: LUZ MEDA  
PROPERTY COMPLIANCE ADMINISTRATOR  
60 WALL STREET  
NEW YORK, NY 10005-2836**

Folio #: 0341190010030

Dear Mortgagee of the Property:

This letter constitutes a notice that a violation(s) exists on the premises at **1540 ALGARDI AVE**, Coral Gables, FL.

**The following violations were found:**

1. Section 34-55 of the City Code and Sections 219 and 220 of Chapter 105, Minimum Housing Code, of the City Code, to wit: failure to maintain the Property, including but not limited to, by allowing the following: overgrown vegetation and fallen leaves and bags of garbage
2. Sections 34-105 and 106 of the City Code, to wit: maintaining a dilapidated and abandoned vehicle on private property that is not under a form fitting car cover with clips or in a garage
3. Sections 34-203 of the City Code, to wit: failure to maintain abandoned Property
4. Section 62-151 of the City Code, to wit: Failure to maintain the sidewalk in a clean condition
5. Sections 250, 251, 255, 275, and 278 of Chapter 105, Minimum Housing Code, of the City Code, to wit: as to the single-family home: dirty pool deck, roof, patio, lion statues, and front and rear walls
6. Sections 226 and 255 of Chapter 105, Minimum Housing Code, of the City Code, to wit: failure to maintain accessory structures by allowing the following: dirty driveway and perimeter wall/fence

**The following steps should be taken to correct the violation:**

1. Remove the overgrown and dead vegetation and bags of garbage from the Property
2. Cover, as required, repair, or remove dilapidated vehicles
3. Register the Property on the correct registry for abandoned properties that are in default of a mortgage and correct all code violations as set forth herein
4. Clean the sidewalk
5. Clean pool deck, roof, patio, lion statues, and front and rear walls of Structure and apply for, obtain, and pass final inspection on color pallet approval to paint the Structure and building permits for the repairs, as required
6. Clean driveway and perimeter wall/fence

**If this notice pertains to failure to maintain a historic structure, please be advised that:**

- You may be subject to substantial fines that may not be mitigated.
- You may also be required to repair or restore the historic structure.
- If the historic structure is allowed to deteriorate to the point where it must be demolished:
  - the City Code requires that you replace the structure with a similar historically-appropriate structure; and

**\* - The Respondent's complete name is DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2006-WL1**

- o **the property will no longer qualify for an historic preservation tax exemption.**

The Code Enforcement Division will re-inspect the property on **8/17/2020** to determine if corrective measures have been completed. If the violation(s) has not been corrected at the time of inspection, your case will be scheduled for a hearing before the Code Enforcement Board for review and possible action.

At that time, you will have the opportunity to explain to the citizens serving on the Board the reasons why the violation(s) has not been corrected. The Board has the authority to assess a fine against you for as long as the violation continues.

The Division is available for consultation on this matter from 7:30 AM to 4:00 PM. Please do not hesitate to call the Code Enforcement Officer below for additional assistance.

**Si este aviso se refiere a la falta de mantenimiento de una estructura histórica, tenga en cuenta que:**

- **Usted puede recibir multas muy grandes que tal vez no pueden ser aminoradas.**
- **Es posible que también deba reparar o restaurar la estructura histórica.**
- **Si se permite que la estructura histórica se deteriore hasta el punto en que debe ser demolida:**
  - o **El Código de la Ciudad requiere el reemplazo de la estructura con una similar que sea apropiadamente histórica; y**
  - o **La propiedad ya no será elegible para una exención de impuestos por preservación histórica.**

Las regulaciones impuestas por la Ciudad han sido adoptadas para proteger al público y asegurar la continuidad de los valores altos de la propiedad. Se pide la atención inmediata para corregir la(s) violación(es) indicadas arriba.

La División del Cumplimiento del Código re-inspeccionará la propiedad el **17/8/2020** para determinar si se han tomado medidas correctivas. Si la(s) violación(es) no han sido corregidas en el momento de inspección, su caso será presentado a la Junta del Cumplimiento del Código para su revisión y posible acción. Ahí tendrá la oportunidad de explicar a los ciudadanos que sirven en esta junta las razones por la cual esta(s) violación(es) no han sido corregidas. La Junta tiene la autoridad de imponer una multa en contra suya por el tiempo en que continúe la violación.

La División está disponible para consulta sobre este caso de 7:30 a.m. a 4:00 p.m. Por favor comuníquese con el Oficial del Cumplimiento del Código nombrado abajo para cualquiera asistencia adicional.



**Terri Sheppard**  
Code Enforcement Officer  
305 460-5239  
tsheppard@coralgables.com

**\* - The Respondent's complete name is DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2006-WL1**



# CITY OF CORAL GABLES

## CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

7/14/20

Case #: CE284335-021919

## Amended Notice of Violation

**SELECT PORTFOLIO SERVICING  
PROPERTY REGISTRATIONS  
3217 S DECKER LAKE DR  
SALT LAKE CITY, UT 84119-3284**

Folio #: 0341190010030

Dear Servicer of Mortgage on the Property:

This letter constitutes a notice that a violation(s) exists on the premises at **1540 ALGARDI AVE**, Coral Gables, FL.

**The following violations were found:**

1. Section 34-55 of the City Code and Sections 219 and 220 of Chapter 105, Minimum Housing Code, of the City Code, to wit: failure to maintain the Property, including but not limited to, by allowing the following: overgrown vegetation and fallen leaves and bags of garbage
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**The following steps should be taken to correct the violation:**

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4. Clean the sidewalk
5. Clean pool deck, roof, patio, lion statues, and front and rear walls of Structure and apply for, obtain, and pass final inspection on color pallet approval to paint the Structure and building permits for the repairs, as required
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- You may be subject to substantial fines that may not be mitigated.
- You may also be required to repair or restore the historic structure.
- If the historic structure is allowed to deteriorate to the point where it must be demolished:
  - the City Code requires that you replace the structure with a similar historically-appropriate structure; and
  - the property will no longer qualify for an historic preservation tax exemption.

The Code Enforcement Division will re-inspect the property on **8/17/2020** to determine if corrective measures have been completed. If the violation(s) has not been corrected at the time of inspection, your case will be scheduled for a hearing before the Code Enforcement Board for review and possible action.



At that time, you will have the opportunity to explain to the citizens serving on the Board the reasons why the violation(s) has not been corrected. The Board has the authority to assess a fine against you for as long as the violation continues.

The Division is available for consultation on this matter from 7:30 AM to 4:00 PM. Please do not hesitate to call the Code Enforcement Officer below for additional assistance.

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Las regulaciones impuestas por la Ciudad han sido adoptadas para proteger al público y asegurar la continuidad de los valores altos de la propiedad. Se pide la atención inmediata para corregir la(s) violación(es) indicadas arriba.

La División del Cumplimiento del Código re-inspeccionará la propiedad el **17/8/2020** para determinar si se han tomado medidas correctivas. Si la(s) violación(es) no han sido corregidas en el momento de inspección, su caso será presentado a la Junta del Cumplimiento del Código para su revisión y posible acción. Ahí tendrá la oportunidad de explicar a los ciudadanos que sirven en esta junta las razones por la cual esta(s) violación(es) no han sido corregidas. La Junta tiene la autoridad de imponer una multa en contra suya por el tiempo en que continúe la violación.

La División está disponible para consulta sobre este caso de 7:30 a.m. a 4:00 p.m. Por favor comuníquese con el Oficial del Cumplimiento del Código nombrado abajo para cualquiera asistencia adicional.



**Terri Sheppard**

Code Enforcement Officer

305 460-5239

[tsheppard@coralgables.com](mailto:tsheppard@coralgables.com)



# CITY OF CORAL GABLES

## CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

7/14/20

Case #: CE284335-021919

## Amended Notice of Violation

**SAFEGUARD PROPERTIES LLC  
7887 SAFEGUARD CIR  
VALLEY VIEW, OH 44125-5742**

Folio #: 0341190010030

Dear Property Manager:

This letter constitutes a notice that a violation(s) exists on the premises at **1540 ALGARDI AVE**, Coral Gables, FL.

### The following violations were found:

1. Section 34-55 of the City Code and Sections 219 and 220 of Chapter 105, Minimum Housing Code, of the City Code, to wit: failure to maintain the Property, including but not limited to, by allowing the following: overgrown vegetation and fallen leaves and bags of garbage
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6. Sections 226 and 255 of Chapter 105, Minimum Housing Code, of the City Code, to wit: failure to maintain accessory structures by allowing the following: dirty driveway and perimeter wall/fence

### The following steps should be taken to correct the violation:

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- **If the historic structure is allowed to deteriorate to the point where it must be demolished:**
  - **the City Code requires that you replace the structure with a similar historically-appropriate structure; and**
  - **the property will no longer qualify for an historic preservation tax exemption.**

The Code Enforcement Division will re-inspect the property on **8/17/2020** to determine if corrective measures have been completed. If the violation(s) has not been corrected at the time of inspection, your case will be scheduled for a hearing before the Code Enforcement Board for review and possible action.

At that time, you will have the opportunity to explain to the citizens serving on the Board the reasons why the violation(s) has not been corrected. The Board has the authority to assess a fine against you for as long as the violation continues.

The Division is available for consultation on this matter from 7:30 AM to 4:00 PM. Please do not hesitate to call the Code Enforcement Officer below for additional assistance.

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- **Si se permite que la estructura histórica se deteriore hasta el punto en que debe ser demolida:**
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  - o **La propiedad ya no será elegible para una exención de impuestos por preservación histórica.**

Las regulaciones impuestas por la Ciudad han sido adoptadas para proteger al público y asegurar la continuidad de los valores altos de la propiedad. Se pide la atención inmediata para corregir la(s) violación(es) indicadas arriba.

La División del Cumplimiento del Código re-inspeccionará la propiedad el 17/8/2020 para determinar si se han tomado medidas correctivas. Si la(s) violación(es) no han sido corregidas en el momento de inspección, su caso será presentado a la Junta del Cumplimiento del Código para su revisión y posible acción. Ahí tendrá la oportunidad de explicar a los ciudadanos que sirven en esta junta las razones por la cual esta(s) violación(es) no han sido corregidas. La Junta tiene la autoridad de imponer una multa en contra suya por el tiempo en que continúe la violación.

La División está disponible para consulta sobre este caso de 7:30 a.m. a 4:00 p.m. Por favor comuníquese con el Oficial del Cumplimiento del Código nombrado abajo para cualquiera asistencia adicional.



**Terri Sheppard**  
Code Enforcement Officer  
305 460-5239  
tsheppard@coralgables.com





# CITY OF CORAL GABLES

## CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

05/09/2019

Case #: CE284335-021919

## Notice of Violation

**EST OF ALICIA MARIA MENENDEZ  
1540 ALGARDI AVE  
CORAL GABLES FL 331461004**

**Folio #: 0341190010030**

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at **1540 ALGARDI AVE**, Coral Gables, FL.

The violation(s) found was:

**Violations:**

- **City Code - Chapter 105. Minimum Housing.**

**Code Enforcement Officer Comments: Pool deck is dirty and rear walls needs to be touched up and/or painted.**

**The following steps should be taken to correct the violation:**

**Remedy: Need to clean the pool deck and touch up and or paint. Painting the entire exterior will require a color palette approval.**

The regulations enforced by the City have been adopted in order to protect the public and assure continuing high property values. Your immediate attention to correcting the violation(s) listed above is required.

The Code Enforcement Division will re-inspect the property on **6/5/2019** to determine if corrective measures have been completed. If the violation(s) has not been corrected at the time of inspection, your case will be scheduled for a hearing before the Code Enforcement Board for review and possible action. At that time, you will have the opportunity to explain to the citizens serving on the Board the reasons why the violation(s) has not been corrected. The Board has the authority to assess a fine against you for as long as the violation continues.

The Division is available for consultation on this matter from 7:30 AM to 4:00 PM. Please do not hesitate to call the Code Enforcement Officer below for additional assistance.

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  - **the City Code requires that you replace the structure with a similar historically-appropriate structure; and**

- o **the property will no longer qualify for an historic preservation tax exemption.**

Las regulaciones impuestas por la Ciudad han sido adoptadas para proteger al público y asegurar la continuidad de los valores altos de la propiedad. Se pide la atención inmediata para corregir la(s) violación(es) indicadas arriba.

La División del Cumplimiento del Código re-inspeccionará la propiedad el **6/5/2019** para determinar si se han tomado medidas correctivas. Si la(s) violación(es) no han sido corregidas en el momento de inspección, su caso será presentado a la Junta del Cumplimiento del Código para su revisión y posible acción. Ahí tendrá la oportunidad de explicar a los ciudadanos que sirven en esta junta las razones por la cual esta(s) violación(es) no han sido corregidas. La Junta tiene la autoridad de imponer una multa en contra suya por el tiempo en que continúe la violación.

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**Terri Sheppard**  
Code Enforcement Officer  
**305 460-5239**  
**tsheppard@coralgables.com**