



# PROPERTY APPRAISER OF MIAMI-DADE COUNTY

## Summary Report

Generated On: 07/29/2025

PROPERTY INFORMATION	
<b>Folio</b>	03-4118-005-1460
<b>Property Address</b>	3807 DURANGO ST CORAL GABLES, FL 33134-6435
<b>Owner</b>	GUY JUNGER
<b>Mailing Address</b>	3807 DURANGO ST CORAL GABLES, FL 33134
<b>Primary Zone</b>	0100 SINGLE FAMILY - GENERAL
<b>Primary Land Use</b>	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
<b>Beds / Baths / Half</b>	4 / 3 / 0
<b>Floors</b>	1
<b>Living Units</b>	1
<b>Actual Area</b>	2,391 Sq.Ft
<b>Living Area</b>	1,908 Sq.Ft
<b>Adjusted Area</b>	2,088 Sq.Ft
<b>Lot Size</b>	17,300 Sq.Ft
<b>Year Built</b>	1941

ASSESSMENT INFORMATION			
Year	2025	2024	2023
<b>Land Value</b>	\$1,816,500	\$2,008,648	\$1,545,113
<b>Building Value</b>	\$219,240	\$219,240	\$219,240
<b>Extra Feature Value</b>	\$27,752	\$27,752	\$27,752
<b>Market Value</b>	\$2,063,492	\$2,255,640	\$1,792,105
<b>Assessed Value</b>	\$561,887	\$546,052	\$530,148

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
<b>Save Our Homes Cap</b>	Assessment Reduction	\$1,501,605	\$1,709,588	\$1,261,957
<b>Homestead</b>	Exemption	\$25,000	\$25,000	\$25,000
<b>Second Homestead</b>	Exemption	\$25,722	\$25,000	\$25,000
<b>Senior Homestead</b>	Exemption	\$50,000		
<b>Widower</b>	Exemption	\$5,000		
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION	
CORAL GABLES COUNTRY CLUB SEC 3	
PB 10-52	
LOTS 1 & 26 & 27 BLK 44	
LOT SIZE 17300 SQ FT	



TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
<b>COUNTY</b>			
<b>Exemption Value</b>	\$105,722	\$50,000	\$50,000
<b>Taxable Value</b>	\$456,165	\$496,052	\$480,148
<b>SCHOOL BOARD</b>			
<b>Exemption Value</b>	\$30,000	\$25,000	\$25,000
<b>Taxable Value</b>	\$531,887	\$521,052	\$505,148
<b>CITY</b>			
<b>Exemption Value</b>	\$105,722	\$50,000	\$50,000
<b>Taxable Value</b>	\$456,165	\$496,052	\$480,148
<b>REGIONAL</b>			
<b>Exemption Value</b>	\$55,722	\$50,000	\$50,000
<b>Taxable Value</b>	\$506,165	\$496,052	\$480,148

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
12/05/2008	\$325,000	26936-1070	Other disqualified

The Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidadegov/info/disclaimer.asp>

City's Exhibit #1

1) 3807 Durango St

**Owner (Property Appraiser address)**

GUY JUNGER

3807 DURANGO ST

CORAL GABLES, FL 33134-6435


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**Permits and Inspections: Search Results**
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[New Permit Search](#)

## Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
<a href="#">CE-17-04-1089</a>	04/03/2017	3807 DURANGO ST	CODE ENF BOARD/MITIGATION	CODE ENFORCEMENT BOARD ADMIN FEE.- CE262593	final	04/04/2017	04/04/2017	0.00
<a href="#">CE-10-06-5468</a>	06/30/2010	3807 DURANGO ST	CODE ENF WARNING PROCESS	WT3391 34-21 CITY CODE (LOT) LOT ANS SWALE ARE OVERGROWN AND MUST BE CUT	final	06/30/2010	06/30/2010	0.00
<a href="#">EL-08-04-1525</a>	04/29/2008	3807 DURANGO ST	ELEC COMMERCIAL / RESIDENTIAL WORK	CENTRAL AIR CONDITIONING \$500	final	05/01/2008	08/29/2008	0.00
<a href="#">ME-08-01-1081</a>	01/25/2008	3807 DURANGO ST	MECH COMMERCIAL / RESIDENTIAL WORK	CHANGEOUT 3.5 TON A/C SYSTEM \$7,648	final	01/25/2008	09/17/2008	0.00

The City's online services are protected with an **SSL encryption certificate**. For technical assistance, please call 305-569-2448 (8am-5pm, M-F).

City's Exhibit #3

# ENERGOV PERMITS

2021-2025

Found 2 results

Sort 

Permit Number

Ascending

[Next](#) | [Top](#) | [Paging Options](#) | [Main Menu](#)

<b>Permit Number</b> ELER-24-04-2010	<b>Applied Date</b> 04/03/2024
<b>Type</b> Electrical Residential - Other	<b>Issued Date</b> 04/06/2024
<b>Project Name</b>	<b>Expiration Date</b> 11/18/2024
<b>Status</b> Finaled	<b>Finalized Date</b> 05/22/2024
<b>Main Parcel</b> 0341180051460	
<b>Address</b> 3807 DURANGO ST Coral Gables, FL 33134--643	
<b>Description</b> fix damage FPL overheat service	

[Previous](#) | [Top](#) | [Paging Options](#) | [Main Menu](#)

<b>Permit Number</b> UNST-25-06-0032	<b>Applied Date</b> 06/06/2025
<b>Type</b> Unsafe Structure & Emergency Action - Unsafe Structure & Emergency Action	<b>Issued Date</b>
<b>Expiration Date</b>	<b>Project Name</b>
<b>Finalized Date</b>	<b>Status</b> Submitted
<b>Address</b> 3807 DURANGO ST Coral Gables, FL 33134--643	<b>Main Parcel</b> 0341180051460
<b>Description</b>	



# City of Coral Gables

Code Enforcement Division  
427 Biltmore Way, Suite 100



SCAN ME  
Need to search or appeal  
your citation?

## Code Enforcement Violation Warning

April 2, 2025

Case #:NOVI-25-04-9725

**GUY JUNGER**  
**3807 DURANGO ST**  
**CORAL GABLES, FL 33134**

Folio #: 0341180051460

Dear Property Owner and/or Occupant:

As part of an ongoing effort to enhance the health, safety, and welfare of the citizens of Coral Gables, a recent inspection was made to the premises at:

3807 DURANGO ST, Coral Gables, FL 33134---6435

At that time, a Code Enforcement Officer found the following violation(s) evident on the property:

**Floors, walls, ceilings and roofs - Sec. 105-278. - Floors, walls, ceilings and roofs.**  
**Floors, walls, ceilings and roofs of every structure used for human habitation shall be structurally sound, and maintained in a clean and sanitary condition. They shall be free from cracks, breaks, loose plaster and similar conditions so serious as to endanger the safety of occupants or to seriously mar the attractiveness of the premises.**  
**&#xA0;**  
**(Code 1958, § 16A-36; Code 1991, § 12-178; Code 2006, § 105-289; Ord. No. 1142, § 4.5, 7-14-1959; Ord. No. 2013-07, § 2, 5-28-2013)**

**Code Enforcement Officer Comments: Front door in disrepair, roof in disrepair with grown vegetation, walkway cracked and dirty, driveway asphalt cracked, weeds and dead vegetation overall backyard, CVS wall is partially discolored.**

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

**Clean and maintain Front door that is in disrepair, clean and roof that is in disrepair with growing vegetation, repair the walkway which is cracked and dirty, repair driveway asphalt which is cracked, remove weeds and dead vegetation in backyard of the property, and the CVS wall is partially discolored and needs to be clean and maintained.**

Coral Gables has earned the title of "The City Beautiful" with the help of the residents. Your immediate cooperation in correcting the violation(s) listed above would be gratefully appreciated.

The Code Enforcement Division will re-inspect the property on 5/14/2025 to determine if corrective measures have been completed. If corrective measures have not been completed by 5/14/2025, a Notice of Violation and/or citation will be issued.

The Division is available for consultation on this matter from 7:30 AM to 4:00 PM. Please do not hesitate to call Rose Martinez at for additional assistance or the Code Enforcement Hot-line at 305-441-5777. or see us in person at 427 Biltmore Way, 2nd Floor, Coral Gables FL, 33134.

Martinez, Rose

**City's Exhibit #4**  
rmartinez@coralgables.com



# City of Coral Gables

Code Enforcement Division  
427 Biltmore Way, Suite 100



Need to search or  
appeal your citation?

## Notice of Violation

May 12, 2025

Case #:NOVI-25-04-9725

**GUY JUNGER**  
**3807 DURANGO ST**  
**CORAL GABLES, FL 33134**

Folio #: 0341180051460

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at:

3807 DURANGO ST, Coral Gables, FL 33134---6435

The violation(s) found was:

**Floors, walls, ceilings and roofs - Sec. 105-278. - Floors, walls, ceilings and roofs.**  
**Floors, walls, ceilings and roofs of every structure used for human habitation shall be structurally**  
**sound, and maintained in a clean and sanitary condition. They shall be free from cracks, breaks,**  
**loose plaster and similar conditions so serious as to endanger the safety of occupants or to**  
**seriously mar the attractiveness of the premises.**  
**&#xA0;**  
**(Code 1958, § 16A-36; Code 1991, § 12-178; Code 2006, § 105-289; Ord. No. 1142, § 4.5, 7-14-1959;**  
**Ord. No. 2013-07, § 2, 5-28-2013)**

**Code Enforcement Officer Comments: Front door in disrepair, roof in disrepair with grown**  
**vegetation, walkway cracked and dirty, driveway asphalt cracked, weeds and dead vegetation**  
**overall backyard, CVS wall is partially discolored.**

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

**Clean and maintain including but not limited to: 1/Front door that is in disrepair, 2/ clean and**  
**repair roof that is in disrepair with growing vegetation, 3/ repair the walkway which is cracked and**  
**dirty, 4/ repair driveway asphalt which is cracked, 5/ remove weeds and dead vegetation in**  
**backyard of the property, and 6/ clean and maintain the CBS wall which is partially discolored.**

**\*Apply for appropriate permit(s) if required\***

**\*\*(Contact the PERMITS DEPARTMENT) - email [applications@coralgables.com](mailto:applications@coralgables.com) or call (305) 460-**  
**5245 MUST obtain all necessary approved and finalized permit(s).**

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 6/11/2025 to determine if corrective measures have been completed. If the violation(s) has not been completed at the time of inspection, your case will be presented to 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.

305-441-5777 or see us in person at 427 Biltmore Way, 2nd Floor, Coral Gables FL, 33134.

  
Martinez, Rose  
305-460-5291

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



## CITY OF CORAL GABLES

Code Enforcement Division  
427 Biltmore Way, Suite 100



SCAN ME

Need to search or  
appeal your citation?

### Summons to Appear

Before the Code Enforcement Board  
in and for the City of Coral Gables  
Miami-Dade County, Florida

July 1, 2025

Case #: NOVI-25-04-9725

Folio: 0341180051460

The City of Coral Gables  
vs

**GUY JUNGER**  
**3807 DURANGO ST**  
**CORAL GABLES, FL 33134**

Our records indicate that you, as the Owner and/or Occupant of the premises at:

**3807 DURANGO ST**

still are in violation of the following sections of the City Code of the City of Coral Gables:

**Sec. 105-278. - Floors, walls, ceilings and roofs. Floors, walls, ceilings and roofs of every structure used for human habitation shall be structurally sound, and maintained in a clean and sanitary condition. They shall be free from cracks, breaks, loose plaster and similar conditions so serious as to endanger the safety of occupants or to seriously mar the attractiveness of the premises. (Code 1958, § 16A-36; Code 1991, § 12-178; Code 2006, § 105-289; Ord. No. 1142, § 4.5, 7-14-1959; Ord. No. 2013-07, § 2, 5-28-2013)**

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

Remedy: Clean and maintain including but not limited to: 1/Front door that is in disrepair, 2/ clean and repair roof that is in disrepair with growing vegetation, 3/ repair the walkway which is cracked and dirty, 4/ repair driveway asphalt which is cracked, 5/ remove weeds and dead vegetation in backyard of the property, and 6/ clean and maintain the CBS wall which is partially discolored.

\*Apply for appropriate permit(s) if required\*

\*\*(Contact the PERMITS DEPARTMENT) - email applications@coralgables.com or call (305) 460-5245  
MUST obtain all necessary approved and finalized permit(s).

As a result of the above violation(s), a complaint has been filed against you and you are hereby commanded to appear before the Code Enforcement Board for a hearing on 7/16/2025 at 08:30 AM in the Commission Chambers, located at:

**City Hall**  
**405 Biltmore Way**  
**Coral Gables, FL 33134**

This is your notice to appear at said time and place. Failure to do so will result in the matter being heard in absentia. An administrative fee of \$108.75 will be assessed at the time of your hearing.

Please be advised that if someone will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing.

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

Rose Martinez

Code Enforcement Officer

305-460-5291

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



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Code Enforcement Board Clerk



## CITY OF CORAL GABLES

DEVELOPMENT SERVICES DEPARTMENT  
427 BILTMORE WAY  
CORAL GABLES, FL 33134

May 30, 2025

*Sent via email to  
[guyjunger@bellsouth.net](mailto:guyjunger@bellsouth.net)  
and via first class and  
certified mail,  
return receipt number:  
7021 1970 0000 4016 1777*

Guy Junger  
3807 Durango St  
Coral Gables, FL 33134-6435

**Re: Notice of Emergency Action regarding the one-story single-family home  
("Structure") located at 3807 Durango Street, Coral Gables, Florida 33134-6435  
("Property")**

Dear Mr. Junger:

Various inspections that the City conducted of the above Structure between May 12, 2025, and May 13, 2025 revealed the following conditions:

1. There is no potable water service to the Structure, because of damaged pipes.
2. The roof and eaves of the Structure are in disrepair. The roof is sagging and in danger of collapse and the eaves are falling-away, hanging, or loose.
3. The front door to the Structure does not close and cannot be locked.

In order to protect the health and welfare of the residents of the Structure, the Building Official is posting this letter in a conspicuous location(s) on the Property for the information and inspection of all owners, occupants, tenants, and visitors.

The Building Official is also requiring you to take the following action:

- Secure the front entrance to the Structure by providing a door that closes and locks within 24 hours of the date of this notice.
- Require that all occupants vacate the Structure within 10 days of the date of this notice. (The foregoing are collectively referred to as "Corrective Actions".)

**City's Exhibit #5**

Guy Junger  
May 30, 2025  
Page 2 of 2

If you do not perform the Corrective Actions above and pass any necessary compliance inspections by the Building Official within the timeframes provided, the City may also declare the Structure unsafe and take additional emergency action.

Pursuant to Section 105-96 of the City Code, the City may order that the Structure be vacated immediately and may secure the Structure itself ("Emergency Action"). Additionally, the City may request that Florida Power & Light, without any further notice, disconnect the power to the Structure. The City may also impose a special assessment lien on the Property for the costs of the Emergency Action, pursuant to Section 105-98 of the City Code. Finally, the City may also take further enforcement action, including, but not limited to, commencing an unsafe structures proceeding.

**Please note that it shall be unlawful for any person, firm, or corporation or their agents to remove this notice without written permission from the Building Official.**

You have the right to appeal this decision to the City's Construction Regulation Board.

Your cooperation in this matter is greatly appreciated.

Sincerely,

A handwritten signature in blue ink, appearing to read "Manuel Lopez", with a stylized flourish at the end.

Manuel Lopez, P.E.  
Building Official

cc: Peter J. Iglesias, P.E., City Manager  
Cristina M. Suarez, Esq., City Attorney  
Gustavo J. Ceballos, B.C.S., Assistant City Attorney and City Prosecutor  
Douglas A. Ramirez, M.S., P.E., Acting Development Services Director  
Construction Regulation Board File

**BEFORE THE CONSTRUCTION REGULATION BOARD**  
**FOR THE CITY OF CORAL GABLES**

CITY OF CORAL GABLES,  
Petitioner,

Case No. 25-9481  
UNST-25-06-0032

vs.

Return receipt number:  
7020 2450 0001 8406 1055

GUY JUNGER  
3807 DURANGO ST  
CORAL GABLES, FL 33134-6435

**NOTICE OF UNSAFE STRUCTURE VIOLATION  
AND NOTICE OF HEARING**

Date: July 29, 2025

Re: 3807 Durango St, legally described as CORAL GABLES COUNTRY CLUB SEC 3 PB 10-52; LOTS 1 & 26 & 27 BLK 44; LOT SIZE 17300 SQ FT and bearing Property Appraiser's folio number 03-4118-005-1460 ("Property"), and the single-family home on the Property, built in 1941 ("Structure").

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures. **The Structure is hereby declared unsafe** by the Building Official and is presumed unsafe pursuant to Section 105-89 of the City Code; as follows:

**Sec. 105-89. Physical criteria for unsafe structures.**

A structure shall be considered unsafe if it meets any of the following criteria:

- (1) The structure or its electrical, gas, mechanical, or plumbing system is unsafe; dangerous; unsanitary; does not provide adequate egress; constitutes a fire or windstorm hazard; is otherwise dangerous to human life; by reason of illegal or improper use, occupancy or maintenance, constitutes a hazard to safety or health or public nuisance; or has been substantially damaged by the elements, fire, explosion, or otherwise.
- (2) The structure constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment.
- (10) A structure shall be presumed to be unsafe if one or more of the following criteria applies:
  - a. There is falling-away, hanging, or loose siding, blocks, bricks, or other building material.
  - b. The structure or its structural parts are deteriorated.
  - d. There is an unusual sagging or leaning out of plumb or square of the structure and such effect is caused by deterioration or over-stressing.
  - f. An unsanitary condition exists by reason of inadequate or malfunctioning sanitary facilities or waste disposal systems.
  - h. The structure is in violation of the minimum housing code of article V of this chapter. (See sections 250, 251, 252, and 278 of Chapter 101 of the City Code.)

1. The structure or part thereof meets any of the physical criteria of an unsafe structure set forth above and has not been repaired and brought into compliance with the applicable codes following the expiration of a reasonable notice period.

Specifically:

1. There is no potable water service to the Structure, because of damaged pipes.
2. The roof and eaves of the Structure are in disrepair. The roof is sagging and in danger of collapse and the eaves are falling-away, hanging, or loose.
3. The front door to the Structure does not close and cannot be locked.

**You must secure the Structure, so that the door is closed and locked and there are no broken windows, within 30 days of the date of this notice. Apply for obtain, and pass final inspection on all development approvals, including, but not limited to, building permits (“Permits”) to repair the Structure (“Required Action”), within 90 days of the date of this notice.**

**Therefore, this matter is set for hearing before the City's Construction Regulation Board (“Board”) in the Fairchild Tropical Board Room, 427 Biltmore Way, 1<sup>st</sup> Floor, Coral Gables, Florida 33134, on August 11, 2025, at 2:00 p.m.**

You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to Analyn Hernandez, Secretary to the Board, at City of Coral Gables, Development Services Department, 427 Biltmore Way, Coral Gables, FL 33134, [ahernandez2@coralgables.com](mailto:ahernandez2@coralgables.com), tel: (305) 460-5235. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 p.m.

If the Required Action is not completed before the above hearing date, the Building Official may order that the structure be vacated, boarded, secured, and posted (including but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy until the Required Action is completed. The Building Official may also order demolition of the Structure and the City may recover the costs incurred against the Property and the Owner of record.

If the Property owner or other interested party does not take all Required Action or prevail at the hearing, the Construction Regulation Board may impose fines not to exceed \$1000 for each day the violation continues past the date set for compliance and may also enter an order of demolition and assess all costs of the proceedings, in an amount not less than \$600, and the costs of demolition and other required action, for which the City shall have a lien against the Property owner and the Property.

Please govern yourself accordingly.

*Analyn Hernandez*

Analyn Hernandez  
Secretary to the Board

## ADA NOTICES

Any person who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, must register with the City Clerk, prior to engaging in lobbying activities before the city staff, boards, committees and/or the City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall.

**Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Board, with respect to any matter considered at such hearing or meeting, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made; which record includes the testimony and evidence upon which the appeal is to be based. Although a court reporter usually attends the hearing at the City's cost, the City is not required to provide a transcript of the hearing, which the Respondent may request at the Respondent's cost.**

Any person who needs assistance in another language in order to speak during the public hearing or public comment portion of the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (E-mail: [relejabarrieta@coralgables.com](mailto:relejabarrieta@coralgables.com), Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

Any person with a disability requiring communication assistance (such as a sign language interpreter or other auxiliary aide or service) in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (E-mail: [relejabarrieta@coralgables.com](mailto:relejabarrieta@coralgables.com), Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.



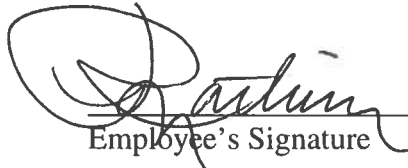
CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Title of Document Posted: Construction Regulation Board, Notice of Unsafe Structure Violation

I, ROSE M. MARTINEZ, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 3807 Durango St., ON JULY 29, 2026 AT 3:26 PM.

ROSE MARTINEZ

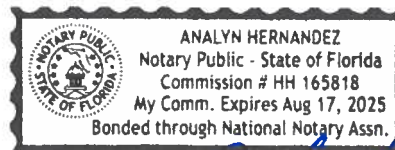
Employee's Printed Name

  
Employee's Signature

STATE OF FLORIDA                     )  
ss.  
COUNTY OF MIAMI-DADE           )

Sworn to (or affirmed) and subscribed before me this 29 day of July, in the year  
2025, by Rose Martinez who is personally known to me.

My Commission Expires: Aug. 17, 2025



  
Notary Public

City's Exhibit #6



CITY OF CORAL GABLES

DEVELOPMENT SERVICES DEPARTMENT  
427 BILTMORE WAY  
CORAL GABLES, FL 33134

May 30, 2025

*Sent via email to  
[guyjunger@bellsouth.net](mailto:guyjunger@bellsouth.net)  
and via first class and  
certified mail,  
return receipt number:  
7021 1970 0000 4016 1777*

Guy Junger  
3807 Durango St  
Coral Gables, FL 33134-6435

**Re: Notice of Emergency Action regarding the one-story single-family home  
("Structure") located at 3807 Durango Street, Coral Gables, Florida 33134-6435  
("Property")**

Dear Mr. Junger:

Various inspections that the City conducted of the above Structure between May 12, 2025, and May 13, 2025 revealed the following conditions:

1. There is no potable water service to the Structure, because of damaged pipes.
2. The roof and eaves of the Structure are in disrepair. The roof is sagging and in danger of collapse and the eaves are falling-away, hanging, or loose.
3. The front door to the Structure does not close and cannot be locked.

In order to protect the health and welfare of the residents of the Structure, the Building Official is posting this letter in a conspicuous location(s) on the Property for the information and inspection of all owners, occupants, tenants, and visitors.

The Building Official is also requiring you to take the following action:

- Secure the front entrance to the Structure by providing a door that closes and locks within 24 hours of the date of this notice.
- Require that all occupants vacate the Structure within 10 days of the date of this notice. (The foregoing are collectively referred to as "Corrective Actions".)

P.O. BOX 141549 CORAL GABLES, FLORIDA 33114-1549 • PHONE 305-460-5245 • EMAIL: [DEVELOPMENTSERVICES@CORALGABLES.COM](mailto:DEVELOPMENTSERVICES@CORALGABLES.COM)

May 30, 2025

City's Exhibit #7













Jul 29, 2025 at 3:27:37 PM  
3807 Durango St  
Coral Gables FL 33134  
United States



Jul 29, 2025 at 3:27:50 PM  
3807 Durango St  
Coral Gables FL 33134  
United States



Jul 29, 2025 at 3:27:58 PM  
3807 Durango St  
Coral Gables FL 33134  
United States

Jul 29, 2025 at 3:28:06 PM  
3807 Durango St  
Coral Gables FL 33134  
United States



Prepared by and Return to:  
Bonnie L. Cooper, P.A.  
50 W. Mashta Dr., Suite 4  
Key Biscayne, FL 33149  
Telephone: 305 361-7361  
Fax: 305 361-7681



CFN 20090500757  
OR Bk 26936 Pgs 1070 - 1071; (2pgs)  
RECORDED 07/10/2009 15:01:31  
DEED DOC TAX 1,950.00  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

## Personal Representative's Deed

**This Personal Representative's Deed** made this 5 day of Dec., 2008, between **Jacques F. Junger, as Personal Representative of the Estate of Gertrude Gauvin Junger, deceased**, whose post office address is 10275 Big Canoe, Jasper, GA 30143, grantor, and **Guy Junger and Christine Junger**, his wife, whose post office address is 8205 SW 62<sup>nd</sup> Ct, Miami, FL 33143, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantees heirs and assigns forever, the following described land, situate, lying and being in **Miami-Dade County, Florida**, to-wit:

**Lots 1, 26 and 27, Block 44, CORAL GABLES COUNTRY CLUB SECTION, PART THREE, according to the plat thereof recorded in Plat Book 10 at Page 52 of the Public Records of Miami-Dade County, Florida**

Also known as 3807 Durango St., Coral Gables, Florida 33134

Folio numbers: 03-4118-005-1460 and 03-4118-005-1600.

**Subject to covenants, conditions, restrictions, easements, reservations and limitations of record, if any.**

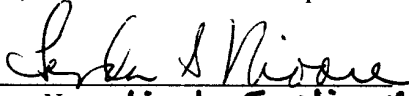
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining.

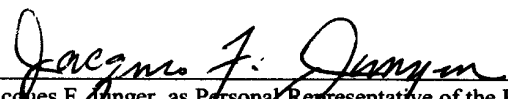
**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor has good right and lawful authority to sell and convey said land.

**In Witness Whereof**, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

  
Witness Name: Linda S. Nioore

  
Jacques F. Junger, as Personal Representative of the Estate  
of Gertrude Gauvin Junger

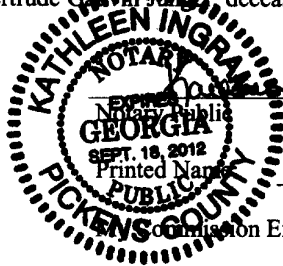
  
Witness Name: Charlene Terrell

City's Exhibit #8

State of GEORGIA  
County of PICKENS

The foregoing instrument was acknowledged before me this 5 day of December, 2008 by Jacques F. Junger, as Personal Representative of the Estate of Gertrude G. Junger, deceased, who [ ] is personally known to me or [ ] has produced a driver's license as identification.

[Notary Seal]



Junger

Kathleen Ingram

Commission Expires: \_\_\_\_\_



**Coral Gables Police Department**  
P: 305.442.1600

## 25-003113 - Investigation Overview

CASE STATUS Closed		ASSIGNED UNIT	
ASSIGNEE Andrew Cachinero #7980	ASSISTING INVESTIGATOR(S)		SUPERVISOR(S)

## INVESTIGATION REPORTS

### Case Number 25-003113 Incident Report - COMPLETED

REPORT DATE / TIME      LOCATION  
05/13/2025 14:54      3807 DURANGO ST, CORAL GABLES, FL 33134

OFFENSE-1  
**BAKER / MARCHMAN ACT | ZOJ**

OFFENSE-2  
**ASSIST EMERGENCY NOTIFICATION / WELFARE CHECK | ASD**

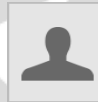
### Case Number 25-003113 Crime Scene Supplement - COMPLETED

REPORT DATE / TIME      LOCATION  
05/15/2025 08:05      3807 DURANGO STREET, CORAL GABLES, FL 33134

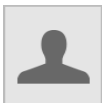
## PERSONS



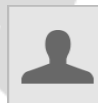
**KEVIN D PHILLIPS**  
DOB: 1956-10-11



**GUY MATTHEW JUNGER**  
DOB: 1943-08-02  
3807 DURANGO STREET, CORAL GABLES, FL 33134



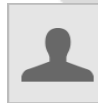
**DIANA PULIDO JOHNSON**  
DOB: 1960-07-01  
3807 DURANGO ST, CORAL GABLES, FL 33134  
Involved Other



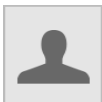
**GUY MATTHEW JUNGER**  
DOB: 1943-08-02  
3807 DURANGO STREET, CORAL GABLES, FL 33134  
Involved Other



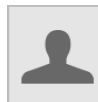
**DIANA PULIDO JOHNSON**  
DOB: 1960-07-01  
3807 DURANGO ST, CORAL GABLES, FL 33134



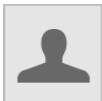
**UNKNOWN UNKNOWN**  
DOB



**ROSE MARIE MARTINEZ**  
DOB: 1968-08-06  
1116 SW 131ST PLACE CIR N, MIAMI, FL 33184



**KEVIN DWIGHT PHILLIPS**  
DOB: 1956-10-11  
3807 DURANGO ST, CORAL GABLES, FL 33134  
Involved Other, Involved Other



**ROSIE CODE ENFORCEMENT**  
DOB

## ORGANIZATIONS

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**West Care Mobile Response Team**

(800) 443-3784 Work Phone  
1633 POINCIANA DR, PEMBROKE PINES, FL 33025  
Business

**Involved Other, Involved Other**

DRAFT

**Case Number 25-003113 - Incident Report Report**

REPORT DATE / TIME May 13, 2025 14:54	SUBDIVISION 1 / SUBDIVISION 2 / SUBDIVISION 3 / SUBDIVISION 4 / SUBDIVISION 5 North / 05	DATE OCCURRED - DATE FOUND May 13, 2025 11:59 - 12:00
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## PRIMARY REPORTER

KASSANDRA PINEDA #12373

## ASSISTING PERSONNEL / TYPE(S)

Andrew Cachinero #7980 (Assist), Eduardo Pulido #10545 (Assist), Gordon Dickinson #7078 (Assist), Khalil Hazoury #8453 (Assist), Natalie Rivera #10618 (Assist)

## REPORT TAKEN LOCATION

3807 DURANGO ST, CORAL GABLES, FL 33134

3807 DURANGO ST, CORAL GABLES, FL 33134

## EVENT STATISTICS

- ☒ \*\*\*CONFIDENTIAL\*\*\*: Baker Act/DCF ☐ Body Worn Camera
- ☐ Domestic Violence ☐ Drone Deployed
- ☐ K-9 Deployed ☐ Marsy's Law
- ☐ Miranda Read ☐ Narcan Deployed
- ☐ Vagrancy/Homelessness

**NARRATIVE**

On May 13, 2025, at approximately 1334 hours, I responded to 3807 Durango St in reference to a welfare check.

Upon arrival, I made contact with Ofc. Pulido. Ofc. Pulido stated he made contact with the resident of the house, Involved Other, who stated he did not want any help. Involved Other stated his friend, Mr. Guy Junger, is the owner of the house and allows him to stay there. I was unable to make contact with Mr. Junger. Involved Other stated he lives with his girlfriend, Ms. Diana Pulido Johnson. I was able to make contact with Ms. Johnson who was aware Involved Other needed help.

The residence was in poor condition the roof and eaves of the house were collapsing, the backyard was overgrown, and the pool water was green and stagnant. There was a strong pungent odor coming from the inside of the house.

The welfare check was initiated by Code Enforcement Officer, Mrs. Rose Martinez (ID #: 12429), who stated she had been to this location previously to give them violations for the condition of the property. The citations were started on April 2, 2025 (NOVI-25-04-9725, TICK-25-04-19530, NUIS-25-04-0368). Mrs. Martinez returned on May 12, 2025, to issue a citation when she met Involved Other. Mrs. Martinez advised when she made contact with Involved Other, she noticed his legs were turning black from the knees down and he had flies, maggots, and ants crawling through his toes and fingers. Code Enforcement Supervisor, Martha Delgado (ID #: 7768), was on scene. Code Enforcement Manager, Andrew Chung (ID #: 10697), was advised.

Coral Gables Victim Advocate, Raiza Garcia, responded to the scene.

West Care Mobile Response Team, Myriam Bernardo, initiated a Baker Act for Involved Other.

Coral Gables Fire Rescue 2 responded and transported Involved Other to Larkin (Run #: 25-004219).

Department of Children and Families, Sofia Rivas (ID #: SR10551), responded to the scene. Ms. Rivas advised she would be conducting a follow up on Involved Other (Case #: 2025-168277-01).

Upon further investigation, it was revealed by a neighbor, Mr. Michael Connolly, that Mr. Junger has allowed Involved Other and Ms. Pulido Johnson who are currently homeless to reside in the house while it is abandoned. Mr. Connolly does not believe Involved Other and Ms. Pulido Johnson are in a relationship.

Sergeant Dickinson and Sergeant Cachinero were notified and responded.

Detective Fernandez and Detective Cruz responded. I turned the residence over to Detective Fernandez. The door to the residence was left unsecured.

Crime Scene Technician M. Sierra (ID #: 9298) responded and took photographs of the condition of Involved Other legs and feet.

REPORTING OFFICER SIGNATURE / DATE KASSANDRA PINEDA #12373 May 16, 2025 11:32 (e-signature)	SUPERVISOR SIGNATURE / DATE Christopher Hernandez #10771 May 16, 2025 14:49 (e-signature)
PRINT NAME KASSANDRA PINEDA #12373	PRINT NAME Christopher Hernandez #10771

BWC was activated.

INCIDENT

INCIDENT TYPE

BAKER / MARCHMAN ACT | ZOJ

OFFENSE LOCATION

LOCATION NAME / STREET ADDRESS/LOCATION NAME / APT, UNIT, STE / DESCRIPTION

3807 DURANGO ST

CITY

CORAL GABLES

STATE

FL

ZIP

33134

LOCATION CATEGORY

Residence/Home

INVOLVED OTHER-1

INVOLVED OTHER-1 (ORGANIZATION)

O-1 West Care Mobile Response Team

ORGANIZATION TYPE

Business

MAILING ADDRESS

1633 POINCIANA DR, PEMBROKE PINES, FL 33025

PHONE NUMBER

(800) 443-3784 (Work Phone)

INVOLVED OTHER-2

CONFIDENTIAL

INVOLVED OTHER-2 (PERSON)

DOB / ESTIMATED AGE RANGE

CONFIDENTIAL

SEX

RACE / ETHNICITY

PHONE NUMBER

HOME ADDRESS

INCIDENT

INCIDENT TYPE

ASSIST EMERGENCY NOTIFICATION / WELFARE CHECK | ASD

OFFENSE LOCATION

LOCATION NAME / STREET ADDRESS/LOCATION NAME / APT, UNIT, STE / DESCRIPTION

3807 DURANGO ST

CITY

CORAL GABLES

STATE

FL

ZIP

33134

COUNTRY CODE

US

LOCATION CATEGORY

Residence/Home

SUBDIVISION 1 / SUBDIVISION 2 / SUBDIVISION 3 / SUBDIVISION 4 / SUBDIVISION 5

North / 05

INVOLVED OTHER-1

INVOLVED OTHER-1 (ORGANIZATION)

O-1 West Care Mobile Response Team

ORGANIZATION TYPE

Business

MAILING ADDRESS

1633 POINCIANA DR, PEMBROKE PINES, FL 33025

PHONE NUMBER

(800) 443-3784 (Work Phone)

INVOLVED OTHER-2

CONFIDENTIAL

REPORTING OFFICER SIGNATURE / DATE

KASSANDRA PINEDA #12373 May 16, 2025 11:32 (e-signature)

PRINT NAME

KASSANDRA PINEDA #12373

SUPERVISOR SIGNATURE / DATE

Christopher Hernandez #10771 May 16, 2025 14:49 (e-signature)

PRINT NAME

Christopher Hernandez #10771

INVOLVED OTHER-2 (PERSON)		DOB / ESTIMATED AGE RANGE
CONFIDENTIAL		
SEX	RACE / ETHNICITY	PHONE NUMBER
HOME ADDRESS		

CLERY INFORMATION

INCIDENT GEOGRAPHY

DID THIS INCIDENT OCCUR ON/OFF CAMPUS?

Non-Campus Property

REQUIRED?

IS CLERY REPORTING REQUIRED?

No

INVOLVED PERSON-1 NAME (LAST, FIRST MIDDLE)		DOB / ESTIMATED AGE RANGE
CONFIDENTIAL		
SEX	RACE / ETHNICITY	PHONE NUMBER
HOME ADDRESS		

INVOLVEMENT TYPE

Involved Other - Baker Act

INVOLVED PERSON-3 NAME (LAST, FIRST MIDDLE)

P-3 JUNGER, GUY MATTHEW

DOB / ESTIMATED AGE RANGE

1943-08-02

SEX

Male

RACE / ETHNICITY

White / Not Hispanic Or Latino

PHONE NUMBER

(786) 953-9923 (Home Phone)

EMAIL ADDRESS

GUYJUNGER@BELLSOUTH.NET (Home)

HOME ADDRESS

3807 DURANGO STREET, CORAL GABLES, FL 33134

INVOLVEMENT TYPE

Involved Other - Homeowner

INVOLVED PERSON-4 NAME (LAST, FIRST MIDDLE)

P-4 PULIDO JOHNSON, DIANA

DOB / ESTIMATED AGE RANGE

1960-07-01

SEX

Female

PHONE NUMBER

(786) 608-1415 (primary, Mobile Phone)

HOME ADDRESS

3807 DURANGO ST, CORAL GABLES, FL 33134

INVOLVEMENT TYPE

Involved Other - Resident

INVOLVED ORGANIZATIONS

INVOLVED ORGANIZATION-1 NAME

O-1 West Care Mobile Response Team

ORGANIZATION TYPE

Business

MAILING ADDRESS

1633 POINCIANA DR, PEMBROKE PINES, FL 33025

PHONE NUMBER

(800) 443-3784 (Work Phone)

INVOLVEMENT TYPE

Involved Other - Response Care Team

REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
KASSANDRA PINEDA #12373 May 16, 2025 11:32 (e-signature)	Christopher Hernandez #10771 May 16, 2025 14:49 (e-signature)
PRINT NAME	PRINT NAME
KASSANDRA PINEDA #12373	Christopher Hernandez #10771

INVOLVED LOCATIONS			
LOCATION 3807 DURANGO ST, CORAL GABLES, FL 33134			
PERSON ADDENDUM			CONFIDENTIAL
FIRST NAME CONFIDENTIAL		LAST NAME	MIDDLE NAME MARITAL STATUS
DOB / ESTIMATED AGE RANGE	RACE / ETHNICITY	SEX	DECEASED
CITIZENSHIP		RESIDENT OF JURISDICTION?	
HOME ADDRESS-1			ENTERED DATE
PHONE NUMBER		HEIGHT	WEIGHT EYE COLOR
SKIN TONE	HAIR COLOR / LENGTH / STYLE		DRIVER'S LICENSE #
DL STATE			

PERSON ADDENDUM			
FIRST NAME DIANA		LAST NAME PULIDO JOHNSON	DOB / ESTIMATED AGE RANGE 1960-07-01 SEX Female
DECEASED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
HOME ADDRESS-1 3807 DURANGO ST, CORAL GABLES, FL 33134			ENTERED DATE May 13, 2025
PHONE NUMBER (786) 608-1415 (primary, Mobile Phone)		DL STATE Florida	

PERSON ADDENDUM			
FIRST NAME GUY		LAST NAME JUNGER	MIDDLE NAME MATTHEW DOB / ESTIMATED AGE RANGE 1943-08-02
RACE / ETHNICITY White / Not Hispanic Or Latino	SEX Male	DECEASED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	SSN # 265786635
RESIDENT OF JURISDICTION? Yes			
HOME ADDRESS-1 3807 DURANGO STREET, CORAL GABLES, FL 33134			ENTERED DATE May 13, 2025
HOME ADDRESS-2 3807 DURANGO ST, CORAL GABLES, FL 33134			ENTERED DATE Nov 30, 2021
PHONE NUMBER (786) 953-9923 (Home Phone)		EMAIL ADDRESS GUYJUNGER@BELLSOUTH.NET (Home)	
HEIGHT 6' 4"	SKIN TONE LIG	HAIR COLOR / LENGTH / STYLE Gray or Partially Gray	DRIVER'S LICENSE # J526293432820
DL STATE Florida			

ORGANIZATION ADDENDUM
ORGANIZATION NAME West Care Mobile Response Team

REPORTING OFFICER SIGNATURE / DATE KASSANDRA PINEDA #12373 May 16, 2025 11:32 (e-signature) PRINT NAME KASSANDRA PINEDA #12373	SUPERVISOR SIGNATURE / DATE Christopher Hernandez #10771 May 16, 2025 14:49 (e-signature) PRINT NAME Christopher Hernandez #10771
---	--

ORGANIZATION TYPE
Business
MAILING ADDRESS
1633 POINCIANA DR, PEMBROKE PINES, FL 33025
PHONE NUMBER
(800) 443-3784 (Work Phone)

RELATIONSHIPS ADDENDUM		CONFIDENTIAL
NAME	RELATIONSHIP	SUBJECT
DIANA PULIDO JOHNSON	RELATIONSHIP TO ORGANIZATION UNKNOWN	West Care Mobile Response Team
NAME	RELATIONSHIP	SUBJECT
GUY MATTHEW JUNGER	IN INVESTIGATION WITH	DIANA PULIDO JOHNSON
NAME	RELATIONSHIP	SUBJECT
GUY MATTHEW JUNGER	RELATIONSHIP UNKNOWN	DIANA PULIDO JOHNSON
NAME	RELATIONSHIP	SUBJECT
GUY MATTHEW JUNGER	RELATIONSHIP TO ORGANIZATION UNKNOWN	West Care Mobile Response Team
NAME	RELATIONSHIP	SUBJECT
CONFIDENTIAL	IN INVESTIGATION WITH	DIANA PULIDO JOHNSON
NAME	RELATIONSHIP	SUBJECT
CONFIDENTIAL	SIGNIFICANT OTHER OF	DIANA PULIDO JOHNSON
NAME	RELATIONSHIP	SUBJECT
CONFIDENTIAL	FRIEND OF	GUY MATTHEW JUNGER
NAME	RELATIONSHIP	SUBJECT
CONFIDENTIAL	IN INVESTIGATION WITH	GUY MATTHEW JUNGER
NAME	RELATIONSHIP	SUBJECT
CONFIDENTIAL	IN INVESTIGATION WITH	West Care Mobile Response Team
NAME	RELATIONSHIP	SUBJECT
CONFIDENTIAL	RELATIONSHIP TO ORGANIZATION UNKNOWN	West Care Mobile Response Team
NAME	RELATIONSHIP	SUBJECT
West Care Mobile Response Team	IN INVESTIGATION WITH	DIANA PULIDO JOHNSON
NAME	RELATIONSHIP	SUBJECT
West Care Mobile Response Team	IN INVESTIGATION WITH	GUY MATTHEW JUNGER

REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
KASSANDRA PINEDA #12373 May 16, 2025 11:32 (e-signature)	Christopher Hernandez #10771 May 16, 2025 14:49 (e-signature)
PRINT NAME	PRINT NAME
KASSANDRA PINEDA #12373	Christopher Hernandez #10771

CONFIDENTIAL				
INVOLVED OTHER-2			CONFIDENTIAL	
INVOLVED OTHER-2			DOB / ESTIMATED AGE RANGE	
O-2 PHILLIPS, KEVIN DWIGHT			1956-10-11	
SEX	RACE / ETHNICITY	PHONE NUMBER		
Male	White / Not Hispanic Or Latino	(954) 668-5948 (Home Phone), (786) 255-9881 (primary, Mobile Phone)		
HOME ADDRESS				
3807 DURANGO ST, CORAL GABLES, FL 33134				
INVOLVED OTHER-2			CONFIDENTIAL	
INVOLVED OTHER-2			DOB / ESTIMATED AGE RANGE	
O-2 PHILLIPS, KEVIN DWIGHT			1956-10-11	
SEX	RACE / ETHNICITY	PHONE NUMBER		
Male	White / Not Hispanic Or Latino	(954) 668-5948 (Home Phone), (786) 255-9881 (primary, Mobile Phone)		
HOME ADDRESS				
3807 DURANGO ST, CORAL GABLES, FL 33134				
INVOLVED PERSON-1			CONFIDENTIAL	
INVOLVED PERSON-1			DOB / ESTIMATED AGE RANGE	
P-1 PHILLIPS, KEVIN DWIGHT			1956-10-11	
SEX	RACE / ETHNICITY	PHONE NUMBER		
Male	White / Not Hispanic Or Latino	(954) 668-5948 (Home Phone), (786) 255-9881 (primary, Mobile Phone)		
HOME ADDRESS				
3807 DURANGO ST, CORAL GABLES, FL 33134				
PERSON ADDENDUM			CONFIDENTIAL	
FIRST NAME		LAST NAME		MIDDLE NAME
KEVIN		PHILLIPS		DWIGHT
DOB / ESTIMATED AGE RANGE		RACE / ETHNICITY	SEX	DECEASED
1956-10-11		White / Not Hispanic Or Latino	Male	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
CITIZENSHIP		RESIDENT OF JURISDICTION?		
UNITED STATES OF AMERICA		Yes		
HOME ADDRESS-1			ENTERED DATE	
3807 DURANGO ST, CORAL GABLES, FL 33134			Mar 19, 2022	
PHONE NUMBER		HEIGHT	WEIGHT	EYE COLOR
(954) 668-5948 (Home Phone), (786) 255-9881 (primary, Mobile Phone)		6' 1"	205 lbs	Brown
SKIN TONE	HAIR COLOR / LENGTH / STYLE		DRIVER'S LICENSE #	
LIG	Gray or Partially Gray		P412504563710	
DL STATE				
Florida				

REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
KASSANDRA PINEDA #12373 May 16, 2025 11:32 (e-signature)	Christopher Hernandez #10771 May 16, 2025 14:49 (e-signature)
PRINT NAME	PRINT NAME
KASSANDRA PINEDA #12373	Christopher Hernandez #10771

Relationships Addendum		Confidential
NAME	RELATIONSHIP	SUBJECT
DIANA PULIDO JOHNSON	RELATIONSHIP TO ORGANIZATION UNKNOWN	West Care Mobile Response Team
NAME	RELATIONSHIP	SUBJECT
GUY MATTHEW JUNGER	IN INVESTIGATION WITH	DIANA PULIDO JOHNSON
NAME	RELATIONSHIP	SUBJECT
GUY MATTHEW JUNGER	RELATIONSHIP UNKNOWN	DIANA PULIDO JOHNSON
NAME	RELATIONSHIP	SUBJECT
GUY MATTHEW JUNGER	RELATIONSHIP TO ORGANIZATION UNKNOWN	West Care Mobile Response Team
NAME	RELATIONSHIP	SUBJECT
KEVIN DWIGHT PHILLIPS	IN INVESTIGATION WITH	DIANA PULIDO JOHNSON
NAME	RELATIONSHIP	SUBJECT
KEVIN DWIGHT PHILLIPS	SIGNIFICANT OTHER OF	DIANA PULIDO JOHNSON
NAME	RELATIONSHIP	SUBJECT
KEVIN DWIGHT PHILLIPS	FRIEND OF	GUY MATTHEW JUNGER
NAME	RELATIONSHIP	SUBJECT
KEVIN DWIGHT PHILLIPS	IN INVESTIGATION WITH	GUY MATTHEW JUNGER
NAME	RELATIONSHIP	SUBJECT
KEVIN DWIGHT PHILLIPS	IN INVESTIGATION WITH	West Care Mobile Response Team
NAME	RELATIONSHIP	SUBJECT
KEVIN DWIGHT PHILLIPS	RELATIONSHIP TO ORGANIZATION UNKNOWN	West Care Mobile Response Team
NAME	RELATIONSHIP	SUBJECT
West Care Mobile Response Team	IN INVESTIGATION WITH	DIANA PULIDO JOHNSON
NAME	RELATIONSHIP	SUBJECT
West Care Mobile Response Team	IN INVESTIGATION WITH	GUY MATTHEW JUNGER

REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
KASSANDRA PINEDA #12373 May 16, 2025 11:32 (e-signature)	Christopher Hernandez #10771 May 16, 2025 14:49 (e-signature)
PRINT NAME	PRINT NAME
KASSANDRA PINEDA #12373	Christopher Hernandez #10771

Case Number 25-003113 - Crime Scene Supplement - 1 Report

REPORT DATE / TIME	DATE OCCURRED - DATE FOUND	PRIMARY REPORTER
May 15, 2025 08:05	May 13, 2025 12:00 - 12:00	Melinda Sierra

SUPPLEMENT TYPE
Crime Scene

NARRATIVE

Crime Scene Processed: Yes

Call Out: No

Number of Latents Lifted: 0

Number of Latents of Value:

Hits:

Number of Photos Taken: 43

Photos Storage Location: Y:\Crime Scene\PHOTO FOLDERS\SIERRA\2025\25-3113

Evidence Collected: No

Case Sent to Lab: No

Assist Other Agency: No

Other Agency Name & Case #:

LIMS Container #:

Notes:

On 5/13/25 at approx. 1200 hrs. dispatch requested a Crime Scene Unit respond to 3801 Durango Street reference an investigation. Upon arrival I spoke with Sgt. Dickinson regarding the case. Sgt. Dickinson advised the elderly male was transported to Larkin Hospital. When Sgt. Cachinero arrived on scene he advised me to respond to Larkin Hospital to take photos of the elderly male prior to the hospital working on him. I respond to Larkin Hospital located at 7031 SW 62nd Ave. Photos were taken of the elderly male and his condition. I returned back to the scene on Durango and Sgt. Cachinero advised me to just take photos of the exterior of the residence. Photos were taken of the exterior of the residence.

No further action taken by this investigator.

INVOLVED LOCATIONS

LOCATION
3807 DURANGO STREET, CORAL GABLES, FL 33134

REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
Melinda Sierra May 15, 2025 08:13 (e-signature)	Luis Lanz #8460 May 19, 2025 08:52 (e-signature)
PRINT NAME	PRINT NAME
Melinda Sierra	Luis Lanz #8460

Case Number 25-003113 - Incident Report Report Cover Sheet

REPORT DATE / TIME May 13, 2025 14:54	SUBDIVISION 1 / SUBDIVISION 2 / SUBDIVISION 3 / SUBDIVISION 4 / SUBDIVISION 5 North / 05	DATE OCCURRED - DATE FOUND May 13, 2025 11:59 - 12:00
--	---	--

INCIDENT

OFFENSE CODE BAKER / MARCHMAN ACT   ZOJ
--

OFFENSE LOCATION 3807 DURANGO ST, CORAL GABLES, FL 33134
---

INCIDENT

OFFENSE CODE ASSIST EMERGENCY NOTIFICATION / WELFARE CHECK   ASD
---

OFFENSE LOCATION 3807 DURANGO ST, CORAL GABLES, FL 33134
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INVOLVED PERSONS

INVOLVEMENT	NAME CONFIDENTIAL	HOME ADDRESS	DOB / ESTIMATED AGE RANGE	RACE	SEX
INVOLVEMENT P-4	NAME DIANA PULIDO JOHNSON	HOME ADDRESS 3807 DURANGO ST CORAL GABLES, FL 33134	DOB / ESTIMATED AGE RANGE 1960-07-01	RACE	SEX Female
INVOLVEMENT P-3	NAME GUY MATTHEW JUNGER	HOME ADDRESS 3807 DURANGO STREET CORAL GABLES, FL 33134	DOB / ESTIMATED AGE RANGE 1943-08-02	RACE White	SEX Male

INVOLVED ORGANIZATIONS

INVOLVEMENT O-1	NAME West Care Mobile Response Team	ADDRESS 1633 POINCIANA DR, PEMBROKE PINES, FL 33025
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NARRATIVE

On May 13, 2025, at approximately 1334 hours, I responded to 3807 Durango St in reference to a welfare check.

Upon arrival, I made contact with Ofc. Pulido. Ofc. Pulido stated he made contact with the resident of the house, Involved Other, who stated he did not want any help. Involved Other stated his friend, Mr. Guy Junger, is the owner of the house and allows him to stay there. I was unable to make contact with Mr. Junger. Involved Other stated he lives with his girlfriend, Ms. Diana Pulido Johnson. I was able to make contact with Ms. Johnson who was aware Involved Other needed help.

The residence was in poor condition the roof and eaves of the house were collapsing, the backyard was overgrown, and the pool water was green and stagnant. There was a strong pungent odor coming from the inside of the house.

The welfare check was initiated by Code Enforcement Officer, Mrs. Rose Martinez (ID #: 12429), who stated she had been to this location previously to give them violations for the condition of the property. The citations were started on April 2, 2025 (NOVI-25-04-9725, TICK-25-04-19530, NUIS-25-04-0368). Mrs. Martinez returned on May 12, 2025, to issue a citation when she met Involved Other. Mrs. Martinez advised when she made contact with Involved Other, she noticed his legs were turning black from the knees down and he had flies, maggots, and ants crawling through his toes and fingers. Code Enforcement Supervisor, Martha Delgado (ID #: 7768), was on scene. Code Enforcement Manager, Andrew Chung (ID #: 10697), was advised.

Coral Gables Victim Advocate, Raiza Garcia, responded to the scene.

West Care Mobile Response Team, Myriam Bernardo, initiated a Baker Act for Involved Other.

Coral Gables Fire Rescue 2 responded and transported Involved Other to Larkin (Run #: 25-004219).

Department of Children and Families, Sofia Rivas (ID #: SR10551), responded to the scene. Ms. Rivas advised she would be conducting a follow up on Involved Other (Case #: 2025-168277-01).

REPORTING OFFICER SIGNATURE / DATE KASSANDRA PINEDA #12373 May 16, 2025 11:32 (e-signature) PRINT NAME KASSANDRA PINEDA #12373	SUPERVISOR SIGNATURE / DATE Christopher Hernandez #10771 May 16, 2025 14:49 (e-signature) PRINT NAME Christopher Hernandez #10771
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Upon further investigation, it was revealed by a neighbor, Mr. Michael Connolly, that Mr. Junger has allowed Involved Other and Ms. Pulido Johnson who are currently homeless to reside in the house while it is abandoned. Mr. Connolly does not believe Involved Other and Ms. Pulido Johnson are in a relationship.

Sergeant Dickinson and Sergeant Cachinero were notified and responded.

Detective Fernandez and Detective Cruz responded. I turned the residence over to Detective Fernandez. The door to the residence was left unsecured.

Crime Scene Technician M. Sierra (ID #: 9298) responded and took photographs of the condition of Involved Other legs and feet.

BWC was activated.

REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
KASSANDRA PINEDA #12373 May 16, 2025 11:32 (e-signature)	Christopher Hernandez #10771 May 16, 2025 14:49 (e-signature)
PRINT NAME	PRINT NAME
KASSANDRA PINEDA #12373	Christopher Hernandez #10771



City's Exhibit #10



Apr 2, 2025 at 5:41 PM



Apr 2, 2025 at 5:41 PM



**Apr 2, 2025 at 5:42 PM**



**Apr 2, 2025 at 5:43 PM**

