

Pending Abandoned/Vacant Real Property Matters for the City of Coral Gables
September 6, 18

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Summary

Total # of properties addressed on list since inception	59 (31) ¹
# in compliance	36
# 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	4 ³
# of additional properties in compliance since last	5 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) 55 S. Prospect Dr is working towards compliance; (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) 601 Sunset Dr is working on the violations; (7) 657 N Greenway Dr corrected some violations and was sold in foreclosure on 2-12-18, the bank is correcting the remaining violations; (8) 803 Alhambra Cir is working on renovations should be done by 10-24-18; (9) 806 Altara Ave is working on violations; (10) 813 Messina Ave is working on violations; (11) 910 Capri St is working on and seeking permission to renovate the property; (12) 1013 Castile Ave is working on violations; (13) 1104 Malaga Ave is working on violations; (14) 1222 Tangier St is working on violations; (15) 1243 Sorolla Ave is working on the violations; (16) 1433 Mendavia Ave is nearing compliance; (17) 1450 Baracoa Ave is under an order to comply; (18) 3933 Rivera Dr is working on violations; (19) 4950 SW 8 St is working on violations; (20) 8020 Los Pinos Blvd is working on violations

³ / 601 Sunset Dr was added back to the list on 6-7-18; 813 Messina Ave was added to the list on 6-29-18; 4120 Santa Maria Ave was added to the list on 7-12-18; 55 S Prospect Dr was added on 8-27-18

⁴ / 4908 SW 8 St complied on 5-15-18; 90 Sunrise Ave complied on 5-21-18; 820 Malaga Ave complied on 6-18-18, 829 Lorca St complied on 7-16-18; 5135 Orduna Dr complied on 8-23-18

report to Commission of 5-8-18	
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address/officer	bank and other responsible parties	violations/notes	status and deadlines	unpaid City liens
<p>1. 11 E. Edgewater Dr</p> <p>Joseph Paz</p> <p>pending internal review for historic significance (year built 1968)</p>	no bank involvement; registered as vacant	Failure to register and maintain, as set forth herein, vacant Property; Plumbing work without a permit; Failure to maintain a commercial by allowing the exterior building surfaces to become dirty and paint and walls and fascia and soffits to become chipped, pitted, cracked, discolored, or to peel or fade; Allowing a structure to become unsafe and a health hazard by failing to adequately maintain the plumbing systems, by performing work on the plumbing systems without a permit, and by allowing violations of	Added to list on 8-22-18; sent cease and desist and demand letters on 8-2-18; notice of vacant unsafe structure posted on 7-31-18; amended NOV sent 8-9-18; set for CEB hearing on 9-19-18; owner will provide report and video of plumbing system; owner registered property on 8-20-18 and provided engineer's report for roof on 8-23-18 and requested proposed agreed CEB order	<p>no unpaid special assessment liens as of 8-23-18</p> <p>no unpaid code enforcement liens of as of 8-24-18</p> <p>CURRENT TOTAL LIENS: \$0</p> <p>no homestead exemption claimed</p>

		<p>the Minimum Housing Code, as set forth herein, in the interior of the Structure, including, but not limited to, leaks of wastewater/sewage; Allowing a structure to become unsafe and a health hazard by failing to adequately maintain the plumbing systems so as to allow an accumulation of wastewater/sewage on the exterior of the Structure; The Structure's walls are dirty and the paint on the fascia is chipped, pitted, cracked, discolored, or is peeling or fading; Failure to maintain plumbing as to cause leaks of water and sewage within the Structure; Soffit vents are damaged and lack screens to keep out vermin; Insect</p>		
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		(German cockroach) infestation inside the Structure; Allowing the occupancy of units in the Structure that are not in good repair, clean, sanitary, in habitable condition, and in full compliance with all provisions of the Minimum Housing Code, as set forth herein		
2. 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	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	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

		<p>crumbling and collapsing and are not being maintained with reasonable attractiveness so as not to cause a substantial depreciation in property values in the immediate neighborhood</p>	<p>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 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; on 5-29-18 owner requested and City granted a third extension, until 6-15-18; City requested status on 6-27-18; owner passed final inspection on seawall permit, however permit must remain</p>	
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			<p>open until 9-4-18 when bond is released, owner expects to pass final inspection on stairs and fill soon, City granted fourth extension until 7-15-18; work is completed however owner must wait until 9-4-18 for period to claim against bond to expire and bond is released; owner requested and City granted fifth extension until 7-31-18; owner laid fill but must now grade it and lay down sod; owner requested and City granted sixth extension until 8-15-18; owner advised on 8-18-18 that the sod has been paid down, but that she would like an extension to wait and make sure that the grass takes before calling in the final inspection on the permit for removal of the stairs; owner requested and City granted a seventh and final extension until 9-4-18</p>	
<p>3. 55 S. Prospect Dr Ofc. Joseph Paz</p>	<p>No bank involvement</p>	<p>Failure to consistently maintain lot by allowing overgrown grass and dead vegetation on</p>	<p>Added to list on 8-27-18; deadline in warning for minimum housing violations is 9-20-18, for pool and swale maintenance 8-25-18;</p>	<p>\$0 unpaid special assessment liens as of 8-28-18 \$417.50 unpaid</p>

		<p>the Property and swale and by allowing water in pool to become stagnant; Failure to maintain premises free of litter; to wit: trash bags, trash and construction debris throughout the Property; Failure to register and maintain, as set forth herein, vacant Property; Broken window on second floor of Structure; The Structure's roof, walls, fascia, and planters are dirty and the paint on the fascia is chipped, pitted, cracked, discolored, or is peeling or fading; Failure to maintain 100% ground cover or sod on the Property and the swale</p>	<p>and for trash and debris 8-30-18; owner advised on 8-28-18 that it will correct the violations in order to avoid a special assessment lien</p>	<p>code enforcement liens of as of 8-28-18</p> <p>CURRENT TOTAL LIENS: \$0</p> <p>no homestead exemption claimed</p>
<p>4. 90 Sunrise Ave (COMPLIED)</p>	<p>HSBC Bank USA Trustee, <i>Mortgagee per registry and by</i></p>	<p>property is not consistently maintained, including</p>	<p>COMPLIED on 5-21-18; added to list on 12-5-17; foreclosure sale set for 1-12-</p>	<p>no unpaid special assessment liens as of 12-5-17</p>

<p>pending internal review for historic significance (year built 1950)</p> <p>Ofc. Joseph Paz</p>	<p><i>recorded assignment; improperly re-assigned to Bank of America by subsequently recorded assignment, assignee per recorded assignment; Specialized Loan Servicing, LLC, Servicer; Service Link, Property Manager</i></p> <p>in foreclosure; foreclosure sale set for 1-12-18</p>	<p>but not limited to, by allowing weeds, overgrown grass and vegetation, and dead vegetation; roof, 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>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 owner; City contacted owner on 5-4-18, who has begun correcting violations and expects to be in full compliance by 5-18-17; owner requested a compliance inspection on 5-19-18</p>	<p>no code enforcement liens of as of 12-8-17</p>
<p>5. 117 Florida Ave</p> <p><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 owners stated they will correct violation regarding vegetation over the weekend and will meet with Ms. Spain regarding structure and action plan; deadline in first NOV was 9-25-17; case 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>Ms. Spain met with owners at the premises on 11-3-17 and sent all necessary applications for a certificate of appropriateness and will meet with owners regarding original architects drawings for plans to restore the structure; owners stated they will seek authorization from the Historical Preservation 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; owners met with Ms. Spain on 11-17-17; owners and contractor met with Ms. Spain on 2-6-18; owners had until 3-5-18 to apply for certificates of appropriateness from the Board to demolish and re-build; case was set for 2-21-18 CEB hearing; owners requested a fine reduction and may have found a buyer; on 2-16-18 owners</p>	<p>no homestead exemption claimed</p>
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			<p>submitted proposed architect and engineer for approval by historic preservation division, on 2-19-18 owners reported that they cleaned yard; City will conduct compliance inspection on 2-20-18; meeting with City scheduled for 3-14-18; City granted owners 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; owners submitted engineer's report on 4-20-18 and now had until 5-20-18 to file certificates of appropriateness; owners secured the property by erecting a construction fence on 5-14-18; owners and architect met meeting with Ms. Spain on 5-24-18 regarding plans for proposed replacement of structure with an identical structure; BOA approved demolition for safety reasons and new structure on 6-29-17; owner advised on 8-17-18 applied</p>	
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			for variance to build using wood, must go before Board of Adjustment; went before Board of Architects on 7-12-18; also scheduled for hearing on certificate of appropriateness before HPB on 9-20-18	
<p>6. 134 Florida Ave <i>(historic structure)</i> 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>ABN AMRO Mortgage Group, Inc., <i>First Mortgagee</i>; TMS Mortgage Inc. d/b/a The Money Store, <i>Second Mortgagee</i></p>	<p><u>abandoned property; failure to register; walkway, porch roof and other areas are or have discolored peeling paint; screen door is rusted, permit #05050437 is expired, abandoned real property registry information is not accurate, to wit responsible mortgagees according to property records have failed to register</u>; 2007 ABN AMRO Mortgage Group foreclosure was closed without a sale on 11-4-10</p>	<p>deadline in code enforcement Notices of Warning (“NOW”) warnings expired in December, 2013; deadline in demand letter was 9-3-14; City was preparing NOV, but now expects that County grant funds will correct 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</p>	<p>no unpaid special assessment liens as of 11-3-15</p> <p>no unpaid code enforcement liens of as of 10-28-15</p> <p>CURRENT TOTAL LIENS: \$0</p> <p>homestead exemption claimed</p>

			any event, owner had refused to sign the restrictive covenant required by the County; City is seeking other sources for assistance	
<p>7. 318 Viscaya Ave</p> <p>Carlos Correa</p> <p>local historic landmark, built in 1929</p> <p>vacant property</p>	No bank involvement	<p>Failure to register and maintain the 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</p>	<p>Added to list on 3-19-18; deadline in NOW was 3-26-18; 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; first deadline in order was 6-1-18; owner complied on 5-30-18 by submitting the engineer's report to the City; the deadline to shore up the structure is 6-30-18; City will</p>	<p>unpaid special assessment liens of \$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>

		<p>structural supports, or members of walls, partitions or other 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>	<p>inspect structure on 6-18-18 at 1pm; City posted notice to vacate on 6-21-18 and is requiring fence to secure structure and demolition; owner has until 7-23-18 to apply for demolition permit but will not make deadline; owner requested a 30-day extension that the City refused; City is serving a notice of unsafe structure; owner obtained permit and is scheduled to begin demolishing structure on 8-6-18; on agenda for 9-19-18 CEB agenda for status report; demolition permit awaiting final historical approval; demolition is complete, however historical has withheld final approval until owner complies with sections regarding demolition by neglect</p>	
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		render it structurally unsafe and not properly watertight		
<p>8. 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 datted 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 consider proposed agreed CEB order; compliance inspection on 4-11-18 revealed that owner</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>

			removed fence; owner has begun correcting other violations as well; parties agreed to CEB order to be entered at hearing on 5-16-18; first deadline in order is 6-18-18; owner requested extension until 8-31-18, which the City denied, however City will wait until then and consider holding off on recording the order imposing fines if there has been substantial progress; owner requested until 9-4-18 to complete painting	
<p>9. 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; first deadline in order is 6-18-18; owner requested a compliance inspection on 8-17-18 for the cleaning and painting and an	<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>

			extension until 8-31-18, which the City granted, in order to explore repairing the door as opposed to replacing it, since he cannot afford the \$2500 (he is on a fixed disability income)	
<p>10. 601 Sunset Dr</p> <p>vacant</p> <p>Not historically significant (built in 1953)</p> <p>Amparo Quintana</p>	No bank involvement	<p>Failing to consistently maintain lot by allowing overgrown grass, trees/plants encroaching into sidewalk and dead vegetation on the Property; Failure to register and maintain, as set forth herein, a vacant property; Street numbers on Structure are not clearly legible and visible from the street; Allowing permit BL-15-12-4745 for total demolition of the structure on the Property (“Permit”) to expire; Driveway in disrepair</p>	<p>Added back on list on 6-7-18; deadline in cease and desist and demand letters is 6-19-18; deadline in NOV is 6-21-18; owner advised mailed in vacant property registration check on 6-22-18; case will be set for 7-18-18 agenda; parties entered into agreed order; demolition permit approved on 7-24-18; City will prepare notice of intent to lien since owner has not made substantial progress and is not responding to requests for updates</p>	<p>unpaid special assessment liens of \$97 for alarm fees as of 6-6-18</p> <p>\$_____ in unpaid code enforcement liens of \$75 as of 6-____-18</p> <p>CURRENT TOTAL LIENS: \$97</p> <p>no homestead exemption claimed</p>
11. 657 N. Greenway	U.S. Bank, N.A.,	minimum housing	added to list on 8-23-17;	no unpaid special

<p>Dr</p> <p>(non-contributing (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>Owner/Former Mortgagee; Select Portfolio Servicing, Servicer; Safeguard Properties, LLC, Property Manager</i></p> <p>foreclosure sale on 2-12-18, case #: 12-34824 CA 01 (31)</p>	<p>violations, outdoor storage; roof (fascia boards) are in disrepair; allowing the establishment of vegetation on a roof that exceeds 1/2" in height, measured from the surface of 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>demand letter sent on 8-23-17, deadline in demand letter is 8-30-17; NOVs sent on 8-23-17 (verify date); owners requested an extension until 10-2-17 due to hurricane Irma; violations corrected on 9-29-17, except for work without a permit; owner is 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>assessment liens as of 8-22-17</p> <p>unpaid code enforcement liens of \$1,007,825 as of as of 8-22-17</p> <p>CURRENT TOTAL 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 to expire; New violations: 1. The rear wall in need of</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 NOV's 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 served NOV's on all responsible parties with a 7-day deadline to comply of 7-6-18; potential purchaser contacted City regarding fine reduction amount; will be set for 9-19-18 CEB hearing (August</p>	
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		<p>cleaning and painting. No permit required only needs cleaning and painting/ touch up.</p> <p>2. Drip rails are in need of cleaning and touch up in some areas.</p> <p>3. Some areas of the walls on the NE side are in need of cleaning and or touch up paint.</p> <p>4. Located on the NE side, fascia boards are rotted and will need to be replaced/ touched up paint.</p> <p>5. Decorated tiles were installed on the east side and west side walls will need either an approval or will need to be removed and stuccoed to match the exiting walls and painted to comply.</p> <p>6. Located on the east side, electrical work for flood lights installed prior to</p>	<p>hearing cancelled); Servicer's attorney advised on 7-20-18 that they approved the repairs</p>	
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		approval and permits. Must obtain an after the fact permit to install correctly or remove and capped off to code. 7. Roof, driveway and sidewalk are dirty;		
<p>12. 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</p>	no bank involvement	<u>work without a permit</u> ; based on open and expired demolition permits and expired application for renovation permits;	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	<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</p>

<p>halted twice by endangered species, but has now resumed</p>			<p>assessment regarding the status of the bats which may take place by 9-8-16; owner paid special assessment liens on 8-30-16; Mr. Lopez advised on 9-14-16 that biologist has been assigned, so they can meet with the owner and City, if desired, to conduct the bat assessment; biologist confirmed this on 9-15-16; permit review should be complete by 10-18-16, however City cannot issue permits until bat assessment is complete and FWS 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</p>	<p>remain until in compliance</p> <p>CURRENT TOTAL LIENS: (See above)</p> <p>no homestead exemption claimed</p>
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			<p>plans; City informed owner on 2-27-17 that plans must be resubmitted; owner expects to resubmit plans by 3-14-17; plans scheduled for BOA on 4-20-17; BOA approval obtained on 4-13-17; owner expected to have permits within two weeks, since it is proposing no revisions; however BL-17-04-2302 has not yet been approved; new male bat seen at property in early June, Service is allowing issuance of 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 renovations are expected to take one year, until 10-24-18	
<p>13. 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; dirty car cover; and dirty or damaged garage door	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; agreed CEB order provides that owner shall apply for permit to repair roof by 3-	<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>

			<p>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; on 5-17-18 owner requested extension on due to 8-week shipping delay on roof tile; City granted extension until 6-15-18; owner requested second extension (again until 7-23-18); City granted extension until 7-2-18; awaiting determination on possible garage door violation; owner replaced car cover; contractor said that roof tile has arrived and should be installed by the end of the month; roof was installed by 7-31-18 and is awaiting uplift test; uplift test submitted 8-16-18 and final inspection scheduled for 8-17-18; roof permit passed final inspection</p>	
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<p>14. 813 Messina Ave (COMPLIED)</p> <p>Michael Kattou</p> <p>internal review for historic significance indicates it is not historic (year built 1940)</p>	<p>No bank involvement</p>	<p>Failure to register and maintain, as set forth herein, a vacant property: Renovations of the single family home on the Property ("Structure"), including, but not limited to, remodeled bathrooms (new bathtub, new sinks, new toilets, and new bathroom hardware), and a new walk-in closet and painting the roof</p>	<p>COMPLIED on 7-3-18; added to list on 6-29-18; owner requested extension until 7-18-18 when he returns from vacation; owner called to agree to an inspection of the structure; inspection took place on 7-19-18; owner registered property on 7-19-18; property is under contract and is scheduled to close on 7-28-18; owner applied for color palette approval on 7-19-18 and other permits on 7-24-18; deadline in demand letter is 8-1-18, however owner is complying</p>	<p>\$0 in special assessment liens as of 7-2-18</p> <p>\$0 in code enforcement liens as of 7-3-18</p> <p>CURRENT TOTAL LIENS: \$0</p> <p>Homestead exemption claimed, but it is likely from the previous owner who sold in Jan 2018</p>
<p>15. 820 Malaga Ave (COMPLIED)</p> <p>Michael Kattou Carlos Correa Clifford Franquiz</p> <p>pending internal</p>	<p>No bank involvement</p>	<p>Property is not consistently maintained, including but not limited to, by allowing weeds, overgrown grass and vegetation, dead vegetation, and the accumulation of</p>	<p>COMPLIED on 6-18-18; 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</p>	<p>No code enforcement fines as of 10-13-17; fines accrued of \$5058.75, will be paid at closing on or about 6-29-18</p>

<p>review for historic significance (year built 1953)</p>		<p>water in the pool in such a manner or fashion as to make possible the propagation of mosquitoes therein; Exterior walls, doorstep, driveway, pool deck and sidewalk are dirty and exterior walls have mildew; Roof fascia boards are in disrepair</p>	<p>spoke to neighbors who say owner is often out of town and they will try to put the City in contact with him; City is attempting to make contact with the owner before bringing a court action; 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; owner did not respond to request for update and City recorded order imposing fine; fines began to run on 5-</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>
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			15-17; on 6-12-18 buyer called regarding violations and owner requested compliance inspection; none of the violations were corrected and buyer began correcting violations on 6-15-18; property in compliance as of 6-18-18	
<p>16. 829 Lorca St (COMPLIED)</p> <p>mortgagee working towards compliance</p> <p>(deemed historically significant (but not yet designated) in 2005 – must reassess for significance and possible designation if they apply for a permit)</p> <p>Michael Kattou Clifford Franquiz Martha Delgado</p>	<p>JP Morgan Chase NA, Owner, Pennymac, Mortgagee and Servicer; Assurant Field Services, Property Manager</p>	<p>Complaint of possible squatters, occupant deemed to be in possession with former owner's consent; minimum housing; outdated registry (corrected 8-15-17); 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</p>	<p>COMPLIED ON 7-16-18; added to list on 8-15-17; demand letter sent on 8-24-17, deadline in demand letter is 8-31-17; NOVs sent 8-24-17, deadline in NOVs is 9-23-17; bank filed motion for writ of possession on 8-9-17, hearing is set for 9-27-17; bank's attorney contacted City by deadline in demand letter; City will follow up on plan of action and timeline on 9-8-17; realtor for bank is sending agent to property on 8-31-17 to prepare bids for repairs; agent was unable to inspect since occupant would not cooperate, eviction completed, servicer is resuming process to correct all remaining violations; City will re-inspect property on 11-2-17 to determine status</p>	<p>No special assessment liens as of 8-15-17, however (does not include most recent lot clearing)</p> <p>No code enforcement liens as of 8-15-17; code enforcement liens of \$19,000 as of 7-16-18</p> <p>CURRENT TOTAL LIENS: \$0</p> <p>no homestead exemption claimed</p>

		<p>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 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); cited on 6-13-18 for the following remaining and newly discovered violations: Failure to</p>	<p>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 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</p>	
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		<p>maintain the premises free of litter, trash, and debris, to wit: construction debris, board, pipes, 2 x 4 length of wood, cinder blocks, and broken concrete borders; Abandoned real property registration is outdated as it indicates that the property is occupied when it is actually vacant and does not reflect the new owner; Failure to maintain abandoned real property as set forth herein; Failure to secure abandoned real property; to wit: gate is open, door is unhinged, and there is an opening in wall where window removed and smaller window installed without a permit; Work without a permit; to wit: (a)</p>	<p>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 requested and City granted extension until 3-15-18; responsible parties requested and City granted an extension until 4-2-18; bank requested and 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 recorded order imposing fines; and issued new NOVs against the new owner, servicer, and property manager with a deadline of 6-22-18; this case</p>	
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		<p>roof connecting two structures installed without a permit; (b) window removed and smaller window installed without a permit leaving an opening in the wall; and (c) installed outdoor electrical and plumbing connections for washer and dryer installed without a permit; Interior ceiling of patio in danger of collapse and in need of repair; Opening in wall where window removed and smaller window installed without a permit; Exterior walls, roof, and awnings and are dirty and mildewed and are in need of cleaning or painting; Driveway cracked and in disrepair; Failure to provide 100% ground cover by allowing areas of</p>	<p>will be set for 8-15-18 CEB hearing; owner has begun correcting violations and may be in compliance prior to hearing, otherwise they have requested terms for another agreed CEB order; COMPLIED ON 7-16-18</p>	
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		exposed earth in planters and on the ground; Roof tile, and construction materials or construction debris, including, but not limited to: board, pipes, 2 x 4 length of wood, cinder blocks, and broken concrete borders; 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		
17. 910 Capri St local historic landmark Michael Kattou Clifford Franquiz Martha Delgado	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,	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;	No special assessment or code enforcement liens as of 11-29-17 or 30-17, respectively Homestead exemption claimed, however property is

		awnings, and driveway are dirty and in need of cleaning or painting; Exterior walls are cracked and awnings are torn	spoke to owner regarding violations on 12-14-17, 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; owner obtained BOA approval on 7-2-18	vacant
18. 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 10-13-17; 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	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 ineffective waterproofing of exterior walls, roofs,</p>	<p>soon; owner contacted me on 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 on 3-14-18 and has passed first deadline to show</p>	
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		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	substantial progress; City has drafted complaint for injunction in the event owner stops working towards compliance, owner paid special assessment lien; on 6-8-18 owner requested update on determination of substantial progress as of 5-24-18 deadline; on 7-18-18 owner requested an extension of the 6-21-18 deadline to pass final inspection;	
19. 1104 Malaga Ave Martha Delgado Local historic landmark	No bank involvement	Failure to maintain the Property, including but not limited to, by allowing fallen leaves and dead vegetation; Structure's roof, exterior walls, front	added to list on 2-23-18; cease and desist and demand 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-	No special assessment liens Code enforcement liens of \$460,575.00 as of 5-16-18 No homestead

		<p>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 5-14-18); 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)(this is the subject of a recorded order and is running daily fines of \$150 in case number 09-11943/file no. 02-09103); New violation: Driveway in disrepair; New violation: Dead grass throughout the property and fallen tree in the back yard;</p>	<p>18; case was set for 5-16-18 CEB hearing for remaining violations; however case was continued to 6-20-18 CEB agenda in order to allow time to address old, current, and new violations; City drafted revised NOV to remove windows violation and added violations, NOV served on 6-7-18; deadline to comply on 6-14-18; on 6-15-18 City proposed a revised agreed order with 180-day deadline for compliance with painting (after owner corrects windows permit violation) and 30 days to correct all other violations; set for CEB hearing on 6-20-18; Board entered order requiring correction of all remaining violations by 8-18-18; requested confirmation that violations have not been corrected on 8-20-18, if not, City will record notice of intent to lien</p>	<p>exemption claimed</p>
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		New violation: Abandoned white vehicle in back yard and car in driveway in partially dismantled condition		
20. 1222 Tangier St Cristina Perez-Thayer Martha Delgado under renovation vacant fine reduction agreement pending internal review for historic significance (year built 1946)	Bank of New York Mellon, <i>Owner</i> , Nationstar Mortgage, LLC, <i>Servicer</i> , Cypresx Services, LLC, <i>Registrant/Property Manager</i>	abandoned property/minimum housing standards ; driveway is dirty and in disrepair; roof, exterior walls, and walkway are dirty; outdated information on Registry indicates that the last monthly inspection was 8-2-15, and incorrectly indicates that the Property is occupied, and that it is in pre-foreclosure status; property is not consistently maintained, including but not limited to, by allowing weeds, overgrown grass, trash, junk, and debris;	added to list on 3-3-16. City is preparing NOV's 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, 1 st 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 2 nd extension request until 7-15-16 to apply for permits; City granted 3 rd extension until 8-31-16; owners requested 4 th extension on 8-30-16 (until 12-16-16); City approved 4 th	unpaid special assessment liens of \$1072.85 as of 3-23-16, paid on 4-11-16 unpaid code enforcement liens of \$151,958.75 as of 3-21-16, reduced to \$3927.15 CURRENT TOTAL LIENS: \$153,031.60 until comply with agreement no homestead exemption claimed parties negotiated a fine reduction agreement to \$5,000 for all liens, including \$3927.15 for the code enforcement liens, reduced fines paid

			<p>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 extension until 1-31-17 to obtain BOA approval; owner requested and City granted a 12th extension until 3-15-17 to obtain BOA approval (after 4th rejection); owner requested and City is considering a 13th extension until 3-31-17 to obtain BOA</p>	<p>on 4-11-2016</p>
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			<p>approval (after 5th rejection); owner obtained preliminary BOA approval and requested and City granted a 14th extension until 5-1-17 to obtain BOA approval (after 7th rejection – however BOA granted preliminary approval); owner applied for permit on 5-12-17 and has until 6-12-17 to obtain the permits (15th extension); plans ready to be picked up and owner requested and City granted a 16th extension until 6-30-17; owner is requesting a 17th extension until 7-24-17 because architect needs time to work on plans; BOA approved plans on 8-2-17, owner requested and City granted 18th extension until 8-31-17 to execute unity of title and allow architect to respond to comments, plumbing and zoning and structural still have to approve; owners requested 19th extension until 10-2-17 to submit unity of title and obtain permits; owner timely submitted Unity of Title and</p>	
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			<p>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 3-15-18; City requested update from owner on 4-15-18 and on 5-7-18; owner requested and City granted extension until 5-31-18</p>	
<p>21. 1243 Sorolla Ave Martha Delgado 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</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</p>	<p>no special assessment liens as of 7-24-17 code enforcement liens of \$17,208.75 as of 1-9-18 CURRENT TOTAL LIENS:</p>

		are dirty	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 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	\$17,208.75 no homestead exemption claimed
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			depending on City and County process; City agreed to hold off until 5-30-18 to determine whether there has been substantial progress as set forth above; owner says will submit permit application by 5-31-18; owner advised on 6-29-18 will provide new deadline for submittal to BOA; BOA approval issued on 7-24-18	
<p>22. 1433 Mendavia Ave (<u>historic structure</u>)</p> <p>Terri Sheppard</p> <p>owner cooperating</p> <p>vacant, under construction</p>	no bank involvement	<u>minimum housing standards; walls, walkway, chimney, garage door, front window and driveway strips are dirty and/or in need of repair, interior demolition without a permit</u> ; no pending foreclosure	NOV deadline to comply 9-12-14 for failure to maintain and 9-25-14 for work without a permit; deadline in demand letter was 8-28-14; owner corrected all violations relating to external appearance and is working through his attorney on resolving the work without a permit violation; owner obtained master permit on 1-26-15, roofing permit obtained 2-11-16; last inspection was 2-26-16, work is proceeding; owner estimates work will be done by 1-1-17; deadline to pass next required inspection is 7-17-17, passed final inspection on electrical	<p>no unpaid assessment liens</p> <p>no unpaid code enforcement liens</p> <p>CURRENT TOTAL LIENS: \$0</p> <p>no homestead exemption claimed</p>

			<p>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 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; only remaining</p>	
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			issue, as of 6-1-15, is that artificial landscaping could not pass final inspection	
<p>23. 1450 Baracoa Ave</p> <p>Ofc Terri Sheppard</p> <p>pending internal review for historic significance (year built 1957)</p>	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; will be on 9-19-18 CEB agenda for status report	<p>no unpaid special assessment liens as of 3-20-18</p> <p>no unpaid code enforcement liens as of 3-20-18</p> <p>CURRENT TOTAL LIENS: \$0</p> <p>homestead exemption claimed</p>
<p>24. 3933 Riviera Dr</p> <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</p>	<p>PennyMac, <i>New Owner (acquired property from Chase)</i>; JP Morgan Chase/Chase Home Finance, LLC, <i>1st mortgagee</i> (MERS as nominee for) RBS Citizens, N.A. Wells Fargo Bank, N.A. as Trustee, <i>2nd mortgagee</i> Pennymac Loan Services, <i>Servicer</i> Safeguard</p>	<p>abandoned property; 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</p> <p>abandoned property registry information is outdated and property is not</p>	<p>NOV deadline was 8-18-14, deadline in demand letter was 6-4-14; Wells Fargo has said it was working to obtain permits and correct violations that do not require permits in the meantime, but, other than updating the registry, no corrective action had been taken; City was preparing complaint for injunction, but new owner/servicer has begun taking action to correct violations; reduction request pending; parties signed a fine</p>	<p>no unpaid special assessment liens as of 7-13-15</p> <p>unpaid code enforcement liens of \$596,135.50 as of 11-2-15</p> <p>CURRENT TOTAL LIENS: \$596,135.50</p> <p>fine reduction agreement, \$10,000, paid on 7-13-15</p>

<p>review for historic significance (year built 1948)</p>	<p>Properties, LLC, <i>Registrant and Property Manager</i></p>	<p>consistently maintained, including but not limited to, by allowing weeds, overgrown grass, trash, junk, and debris registry reflects prior owner; ALL EXISTING VIOLATIONS CORRECTED, but new violation of unpermitted pump room will be corrected by buyer; perimeter wall was recently damaged in a car accident; 2013 Chase foreclosure concluded, (two prior foreclosures since 2008, one filed by Chase, have been dismissed)</p>	<p>reduction agreement and owner has approved bids for work to begin; owner agrees to submit an application for required permits and to correct violations that do not require permits by 8-12-15; obtain all permits required by 9-11-15; and pass final inspection all permits by 1-11-16; pre-application was submitted on 8-20-15 and went before Board of Architects for windows and doors on 8-20-15; windows ready by the end of September; passed on painting permit on 11-10-15; property is under contract and closing is expected to take place on or before 6-17-16; Buyer is aware of and will correct remaining violation regarding illegal addition; buyers closed on 7-27-16; deadline to apply for demolition permit is 8-26-16; owner obtained permit for repair to damaged wall on 8-26-16 and requested extension on demolition permit; owner requested and City granted 7th/1st request</p>	<p>no homestead exemption claimed</p>
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			<p>for extension until 9-15-16 to apply for permit for unpermitted pump house (owner has obtained permits for renovation of the house and repair of the perimeter wall); on 9-14-16 owner requested and City granted 8th/2nd extension until 9-30-16 due to wind study requested for front door and plumbing plan; on 9-29-16 owner requested 10th/3rd extension until 10-15-16 because architect they hired to address issues needed 7-10 days to address above issues; owner expects to receive plans for the unpermitted pump house from the architect and submit them to the BOA (for the third time) on the week of 10-17-16 and requested and City granted a 11th/4th extension until 10-31-16; 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-</p>	
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			<p>14-16; owner requested and the City approved a 12th/5th extension until 11-30-16; owner has all other permits for the renovation; CBS wall violation corrected and owner requested and City granted a 13th/6th extension until 1-15-17 for owner to apply for permit; owner applied for permit on 2-7-17 and has until 3-9-17 to obtain permit; owner requested and City approved 14th/1st extension until 3-15-17 to submit revised plans (6th extension overall); owner requested 15th/2nd extension until 5-1-17 to obtain permits; owner requested and City granted 16th/3rd extension until 6-30-17; owners requested and City approved a 17th/4th 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</p>	
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			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 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	
25. 4120 Santa Maria Ave Ofc. Terri Sheppard Contributing property within local historic district	No bank involvement	Failure to maintain the Property, including but not limited to, by allowing fallen leaves and dead vegetation to accumulate on the roof; Failure to register and maintain, as set forth herein, a vacant property; Structure's	Added to list on 7-12-18; City is drafting NOV for new violations; drafted cease and desist and demand letters on 7-23-18; deadline in demand letter in 8-2-18; will be on 9-19-18 CEB agenda for new NOVs	unpaid special assessment liens of \$1,440.90 as of 7-12-18 unpaid code enforcement liens of \$208,608.75 of 7-12-18 CURRENT TOTAL LIENS:

		walkway and chimney are dirty and fascia is peeling/scaling; Structure is in need of cleaning or painting; There are plant containers on the porch and rear yard. This violation is running fines of \$150 per day in case number 13480/File No. 1404512		\$0 as of 3-20-18 not eligible for homestead exemption
<p>26. 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 surfaces, including, but not limited to exterior walls and overhangs are dirty, stained,</p>	<p>COMPLIED ON 5-15-18;</p> <p>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 and demand letters is 4-17-18; on 4-12-18, attorney for tenant called to state that they had corrected the</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>

		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	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; complied	
27. 4950 SW 8 St Ofc. Martha Delgado pending internal review for historic significance (year built 1949) commercial property	No bank involvement	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 Property and adjacent right-of-way, including, but not limited to, dead vegetation (leaves and palm fronds); Failure to provide garbage containers of	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 NOV 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 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,	unpaid special assessment liens of \$819.59 as of 3-20-19 unpaid code enforcement liens of \$100 as of 3-20-18 CURRENT TOTAL LIENS: \$919.59 as of 3-20-18 not eligible for homestead exemption

		<p>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>except for the painting on 4-30-18; parties agreed to a CEB order to be entered at the hearing; first deadline in order is 6-18-18; general contractor requested extension on 8-6-18; City granted extension until 8-15-18; general contractor advised on 8-15-15 that he completed work on interior demolition and is requesting inspections and cleaned the property and mowed the grass in the planters and expects to meet with owner to enter into contract for build out; owner requested and City granted a second extension until 8-31-18; owner is requesting inspection on demolition of second and third floors and is meeting with owner on 9-7-18 regarding contract for build out, owner requested extension until 9-15-18</p>	
<p>28. 5135 Orduña Dr (COMPLIED)</p> <p>Terri Sheppard (any new cases) Amparo Quintana</p>	<p>Rubal Financial & Investment, <i>Mortgagee</i></p>	<p>Property is not consistently maintained, including but not limited to, by allowing overgrown and dead vegetation</p>	<p>COMPLIED on 8-23-18; added to list on 11-15-17; property is an abandoned construction site and has expired permits; deadline in NOV is 1-28-17; deadline in</p>	<p>no unpaid assessment liens</p> <p>enforcement liens of \$667.50 as of 11-16-17</p>

<p>(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>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 one (1) year after the commencement of erection of any building, addition, or renovation</p>	<p>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 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</p>	<p>no homestead exemption claimed</p>
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			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 asked City to allow him to use his contractor and City agreed; owner did not commence demolition process and City resumed process through its vendor on 6-4-18; on 6-11-18 City sent notice of emergency action to repair fence; owner indicated that he will repair fence on 6-13-18; vendor is applying for demolition permit; demolition completed as of 7-19-18, now requesting sod and will have to coordinate removal of the fence with the owner; vendor proceeded to lay down sod, but owner has not yet removed the sod; final inspection on demolition permit approved on 8-23-18	
29. 8020 Los Pinos	No bank	Failure to maintain	Added to list on 4-11-18; City	no unpaid

<p>Blvd</p> <p>Ofc. Josph Paz</p> <p>pending internal review for historic significance (year built 1979)</p>	<p>involvement</p>	<p>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 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</p>	<p>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 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; inspection on 5-21-18 revealed that owner has not repaired the construction fence and has not resumed construction; deadline in NOV is 5-31-18; case is set for 6-20-18 CEB hearing; parties entered into an agreed order; the owner has until 6-25-18 to clear the lot and until 7-2-18 to re-open</p>	<p>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>
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		fence needs repair; must re-execute restrictive covenants; Failure to register the Property, which is vacant property; Allowing the building permit for renovation of Structure (permit # BL-16-12-7121) to expire (added on 5-8- 18)	the permit; owner cleared the lot again on 6-26-18; owner requested and City granted extension until 7-11- 18 based on death in the family; owner says he will apply to reactivate the permit on 7-26-18, otherwise the City will record the order with fines running from 7-12-18; City recorded order on 8-8-18	
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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

~~striketrough~~ - property has been brought into compliance

last updated: 9/6/18

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