



# CITY OF CORAL GABLES

## CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

F

07/11/2019

Case #: CE287341-070219

### Notice of Violation

**JOHN A WELLER JR  
5200 N KENDALL DR  
MIAMI FL 33156-2124**

7018 0360 0001 7669 2204

Folio #: 0351060030090

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violations exists on the premises at **5200 SW 88 ST**, Coral Gables, FL.

The following violations were found:

1. Section 34-55 of the City Code and Sections 219 and 220 of Chapter 105, Minimum Housing Code, of the City Code; to wit: failure to maintain the Property, including but not limited to, by allowing the following: overgrown vegetation, fallen leaves and dead vegetation to accumulate on the roof, dead palm tree and fronds and dead branches, and vines on the structure and roof and all over the Property
2. Sections 34-105 and 106 of the City Code; to wit: maintaining dilapidated and abandoned vehicles on private property that are not under a form fitting car cover with clips or in a garage
3. Sections 34-202 and 203 of the City Code; to wit: failure to register the Property as being in default of the mortgage and failure to maintain the Property
4. Sections 250, 251, 255, 275, and 278 of Chapter 105, Minimum Housing Code, of the City Code; to wit: As to the single-family home: dirty and damaged entrance column, collapsed roof that is also missing parts and is covered by tarps; damaged eaves and rotted wood; collapsed eaves and falling gutter; missing roof tiles; dirty and weathered wooden walls that need cleaning, sealing, and staining
5. Sections 226 and 255 of Chapter 105, Minimum Housing Code, of the City Code; to wit: failure to maintain accessory structures by allowing the following: fence is in disrepair, is missing boards, and is leaning over in places; gate is damaged and is off its hinges; and driveway/walkway is dirty, cracked, and in disrepair; roof garage is collapsing
6. Section 4-411 of the City Code; to wit: improper parking of trailer in a residential district  
Section 5-1803 of the City Zoning Code; to wit: outdoor storage of commercial landscape equipment (i.e., riding mowers)

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

1. Remove the overgrown and dead vegetation from the Property, including, but not limited to, the live and dead vegetation from the roof
2. Cover, as required, repair, or remove dilapidated vehicles
3. Register the Property on the correct registry for properties in default of the mortgage and correct all code violations as set forth herein
4. Apply for, obtain, and pass final inspection on permit to repair or replace entrance column, roof, eaves, and gutter and clean, seal, and stain walls, and pass final inspection on color pallet approval to paint the Structure and building permits for the repairs, as required
5. Clean driveway/ walkway and apply for, obtain, and pass final inspection on all permits to repair or demolish the fence, garage, and driveway/walkway
6. Remove trailer or place it within an enclosed garage

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

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

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

The Code Enforcement Division will re-inspect the property on **8/12/2019** to determine if corrective measures have been completed. If the violation(s) has not been corrected at the time of inspection, your case will be scheduled for a hearing before the Code Enforcement Board for review and possible action. At that time, you will have the opportunity to explain to the citizens serving on the Board the reasons why the violation(s) has not been corrected. The Board has the authority to assess a fine against you for as long as the violation continues.

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

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

La División del Cumplimiento del Código re-inspeccionará la propiedad el **12/8/2019** para determinar si se han tomado medidas correctivas. Si la(s) violación(es) no han sido corregidas en el momento de inspección, su caso será presentado a la Junta del Cumplimiento del Código para su revisión y posible acción. Ahí tendrá la oportunidad de explicar a los ciudadanos que sirven en esta junta las razones por la cual esta(s) violación(es) no han sido corregidas. La Junta tiene la autoridad de imponer una multa en contra suya por el tiempo en que continúe la violación.

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

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

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



**Adolfo Garcia**  
Code Enforcement Officer  
305 569-1829  
agarcia2@coralgables.com



# CITY OF CORAL GABLES

## CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

07/11/2019

Case #: CE287341-070219

### Notice of Violation

**Steven Ruffe**  
**6000 SW 86 St**  
**South Miami, FL 33143-8150**

7018 0360 0001 7669 2211

Folio #: 0351060030090

Dear Property Owner or Occupant and Former Second Mortgagee:

This letter constitutes a notice that a violations exists on the premises at **5200 SW 88 ST**, Coral Gables, FL.

The following violations were found:

1. Section 34-55 of the City Code and Sections 219 and 220 of Chapter 105, Minimum Housing Code, of the City Code; to wit: failure to maintain the Property, including but not limited to, by allowing the following: overgrown vegetation, fallen leaves and dead vegetation to accumulate on the roof, dead palm tree and fronds and dead branches, and vines on the structure and roof and all over the Property
2. Sections 34-105 and 106 of the City Code; to wit: maintaining dilapidated and abandoned vehicles on private property that are not under a form fitting car cover with clips or in a garage
3. Sections 34-202 and 203 of the City Code; to wit: failure to register the Property as being in default of the mortgage and failure to maintain the Property
4. Sections 250, 251, 255, 275, and 278 of Chapter 105, Minimum Housing Code, of the City Code; to wit: As to the single-family home: dirty and damaged entrance column, collapsed roof that is also missing parts and is covered by tarps; damaged eaves and rotted wood; collapsed eaves and falling gutter; missing roof tiles; dirty and weathered wooden walls that need cleaning, sealing, and staining
5. Sections 226 and 255 of Chapter 105, Minimum Housing Code, of the City Code; to wit: failure to maintain accessory structures by allowing the following: fence is in disrepair, is missing boards, and is leaning over in places; gate is damaged and is off its hinges; and driveway/walkway is dirty, cracked, and in disrepair; roof garage is collapsing
6. Section 4-411 of the City Code; to wit: improper parking of trailer in a residential district  
Section 5-1803 of the City Zoning Code; to wit: outdoor storage of commercial landscape equipment (i.e., riding mowers)

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

1. Remove the overgrown and dead vegetation from the Property, including, but not limited to, the live and dead vegetation from the roof
2. Cover, as required, repair, or remove dilapidated vehicles
3. Register the Property on the correct registry for properties in default of the mortgage and correct all code violations as set forth herein
4. Apply for, obtain, and pass final inspection on permit to repair or replace entrance column, roof, eaves, and gutter and clean, seal, and stain walls, and pass final inspection on color pallet approval to paint the Structure and building permits for the repairs, as required
5. Clean driveway/ walkway and apply for, obtain, and pass final inspection on all permits to repair or demolish the fence, garage, and driveway/walkway
6. Remove trailer or place it within an enclosed garage

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

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

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

The Code Enforcement Division will re-inspect the property on **8/12/2019** to determine if corrective measures have been completed. If the violation(s) has not been corrected at the time of inspection, your case will be scheduled for a hearing before the Code Enforcement Board for review and possible action. At that time, you will have the opportunity to explain to the citizens serving on the Board the reasons why the violation(s) has not been corrected. The Board has the authority to assess a fine against you for as long as the violation continues.

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


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

La División del Cumplimiento del Código re-inspeccionará la propiedad el **12/8/2019** para determinar si se han tomado medidas correctivas. Si la(s) violación(es) no han sido corregidas en el momento de inspección, su caso será presentado a la Junta del Cumplimiento del Código para su revisión y posible acción. Ahí tendrá la oportunidad de explicar a los ciudadanos que sirven en esta junta las razones por la cual esta(s) violación(es) no han sido corregidas. La Junta tiene la autoridad de imponer una multa en contra suya por el tiempo en que continúe la violación.

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

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

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



**Adolfo Garcia**  
Code Enforcement Officer  
**305 569-1829**  
**agarcia2@coralgables.com**



# CITY OF CORAL GABLES

## CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

07/11/2019

Case #: CE287341-070219

### Notice of Violation

Deutsche Bank National Trust Co., as Trustee\*  
60 Wall St  
New York, NY 10005-2836

7018 0360 0001 7669 2228

Folio #: 0351060030090

Dear Mortgagee:

This letter constitutes a notice that violation(s) exists on the premises at **5200 SW 88 ST**, Coral Gables, FL.

The following violations were found:

1. Section 34-55 of the City Code and Sections 219 and 220 of Chapter 105, Minimum Housing Code, of the City Code; to wit: failure to maintain the Property, including but not limited to, by allowing the following: overgrown vegetation, fallen leaves and dead vegetation to accumulate on the roof, dead palm tree and fronds and dead branches, and vines on the structure and roof and all over the Property
2. Sections 34-105 and 106 of the City Code; to wit: maintaining dilapidated and abandoned vehicles on private property that are not under a form fitting car cover with clips or in a garage
3. Sections 34-202 and 203 of the City Code; to wit: failure to register the Property as being in default of the mortgage and failure to maintain the Property
4. Sections 250, 251, 255, 275, and 278 of Chapter 105, Minimum Housing Code, of the City Code; to wit: As to the single-family home: dirty and damaged entrance column, collapsed roof that is also missing parts and is covered by tarps; damaged eaves and rotted wood; collapsed eaves and falling gutter; missing roof tiles; dirty and weathered wooden walls that need cleaning, sealing, and staining
5. Sections 226 and 255 of Chapter 105, Minimum Housing Code, of the City Code; to wit: failure to maintain accessory structures by allowing the following: fence is in disrepair, is missing boards, and is leaning over in places; gate is damaged and is off its hinges; and driveway/walkway is dirty, cracked, and in disrepair; roof garage is collapsing
6. Section 4-411 of the City Code; to wit: improper parking of trailer in a residential district  
Section 5-1803 of the City Zoning Code; to wit: outdoor storage of commercial landscape equipment (i.e., riding mowers)

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

1. Remove the overgrown and dead vegetation from the Property, including, but not limited to, the live and dead vegetation from the roof
2. Cover, as required, repair, or remove dilapidated vehicles
3. Register the Property on the correct registry for properties in default of the mortgage and correct all code violations as set forth herein
4. Apply for, obtain, and pass final inspection on permit to repair or replace entrance column, roof, eaves, and gutter and clean, seal, and stain walls, and pass final inspection on color pallet approval to paint the Structure and building permits for the repairs, as required
5. Clean driveway/ walkway and apply for, obtain, and pass final inspection on all permits to repair or demolish the fence, garage, and driveway/walkway
6. Remove trailer or place it within an enclosed garage

\* - The complete name of the mortgagee is, Deutsche Bank National Trust Company, as Trustee, in Trust for Registered Holders of Long Beach Mortgage Loan Trust 2005-2, Asset-Backed Certificate, Series 2005-2

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

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

The Code Enforcement Division will re-inspect the property on **8/12/2019** to determine if corrective measures have been completed. If the violation(s) has not been corrected at the time of inspection, your case will be scheduled for a hearing before the Code Enforcement Board for review and possible action. At that time, you will have the opportunity to explain to the citizens serving on the Board the reasons why the violation(s) has not been corrected. The Board has the authority to assess a fine against you for as long as the violation continues.

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

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La División del Cumplimiento del Código re-inspeccionará la propiedad el **12/8/2019** para determinar si se han tomado medidas correctivas. Si la(s) violación(es) no han sido corregidas en el momento de inspección, su caso será presentado a la Junta del Cumplimiento del Código para su revisión y posible acción. Ahí tendrá la oportunidad de explicar a los ciudadanos que sirven en esta junta las razones por la cual esta(s) violación(es) no han sido corregidas. La Junta tiene la autoridad de imponer una multa en contra suya por el tiempo en que continúe la violación.

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  - **El Código de la Ciudad requiere el reemplazo de la estructura con una similar que sea apropiadamente histórica; y**
  - **La propiedad ya no será elegible para una exención de impuestos por preservación histórica.**



**Adolfo Garcia**  
Code Enforcement Officer  
**305 569-1829**  
[agarcia2@coralgables.com](mailto:agarcia2@coralgables.com)



# CITY OF CORAL GABLES

## CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

07/11/2019

Case #: CE287341-070219

## Notice of Violation

Select Portfolio Servicing  
3217 S. Decker Lake Dr  
Salt lake City, UT 84119-3284

7018 0360 0001 7669 2235

Folio #: 0351060030090

Dear Mortgage Servicer:

This letter constitutes a notice that a violations exists on the premises at **5200 SW 88 ST**, Coral Gables, FL.

The following violations were found:

1. Section 34-55 of the City Code and Sections 219 and 220 of Chapter 105, Minimum Housing Code, of the City Code; to wit: failure to maintain the Property, including but not limited to, by allowing the following: overgrown vegetation, fallen leaves and dead vegetation to accumulate on the roof, dead palm tree and fronds and dead branches, and vines on the structure and roof and all over the Property
2. Sections 34-105 and 106 of the City Code; to wit: maintaining dilapidated and abandoned vehicles on private property that are not under a form fitting car cover with clips or in a garage
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5. Sections 226 and 255 of Chapter 105, Minimum Housing Code, of the City Code; to wit: failure to maintain accessory structures by allowing the following: fence is in disrepair, is missing boards, and is leaning over in places; gate is damaged and is off its hinges; and driveway/walkway is dirty, cracked, and in disrepair; roof garage is collapsing
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### The following steps should be taken to correct the violation:

1. Remove the overgrown and dead vegetation from the Property, including, but not limited to, the live and dead vegetation from the roof
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  - **the City Code requires that you replace the structure with a similar historically-appropriate structure; and**
  - **the property will no longer qualify for an historic preservation tax exemption.**

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

The Code Enforcement Division will re-inspect the property on **8/12/2019** to determine if corrective measures have been completed. If the violation(s) has not been corrected at the time of inspection, your case will be scheduled for a hearing before the Code Enforcement Board for review and possible action. At that time, you will have the opportunity to explain to the citizens serving on the Board the reasons why the violation(s) has not been corrected. The Board has the authority to assess a fine against you for as long as the violation continues.

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

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

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**Adolfo Garcia**  
Code Enforcement Officer  
305 569-1829  
agarcia2@coralgables.com





# CITY OF CORAL GABLES

## CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

07/11/2019

Case #: CE287341-070219

### Notice of Violation

**Safeguard Properties LLC**  
**7887 Safeguard Circle**  
**Valley View, OH 44125-5742**

7018 0360 0001 7669 2242

Folio #: 0351060030090

Dear Property Manager:

This letter constitutes a notice that a violations exists on the premises at **5200 SW 88 ST**, Coral Gables, FL.

The following violations were found:

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

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



---

**Adolfo Garcia**  
Code Enforcement Officer  
305 569-1829  
agarcia2@coralgables.com