



CITY OF CORAL GABLES

CODE ENFORCEMENT DIVISION
427 Biltmore Way, Suite 100

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

08/02/2019

91 7108 2133 3932 6006 8341

Summons to Appear

The City of Coral Gables
vs
JOHN A WELLER JR
5200 N KENDALL DR
MIAMI FL 331562124

Case #: CE287341-070219

Folio #: 0351060030090

You, as the Owner and/or Occupant of the premises at:

5200 SW 88 ST HAMMOCK LAKE NO 2
CORAL GABLES, FL 33134

are in violation of the following sections and subject to Section 101-107 of the City Code of the City of Coral Gables by:

City Code - Chapter 34, section 34-166. Failure to comply with abandoned property maintenance requirements.

Violation of Coral Gables City Code.

Violation of Coral Gables Zoning Code.

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:

Remedy: 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

As a result of the above violation(s), a complaint has been filed against you and you are hereby commanded

to appear before the Code Enforcement Board for a hearing on **8/21/2019** at 8:30 am in the Commission Chambers, located on the second floor of:

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

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

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

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

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

Como consecuencia de la(s) violación(es) mencionadas arriba, se ha presentado una queja en su contra y a través de este medio se requiere su presencia al frente de la Junta del Cumplimiento del Código para una audiencia el **8/21/2019** a las 8:30 a.m. en la Cámara de la Comisión, localizada en el segundo piso de:

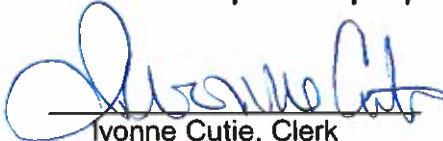
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Ivonne Cutie, Clerk
Code Enforcement Board

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



CITY OF CORAL GABLES

CODE ENFORCEMENT DIVISION
427 Biltmore Way, Suite 100

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

08/02/2019

91 7108 2133 3932 6006 8358

Summons to Appear

The City of Coral Gables
vs
Select Portfolio Servicing
3217 S. Decker Lake Drive
Salt Lake City, Utah 84119-3284

Case #: CE287341-070219

Folio #: 0351060030090

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Ivonne Cutie, Clerk
Code Enforcement Board

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



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CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

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

08/02/2019

91 7108 2133 3932 6006 8365

Summons to Appear

The City of Coral Gables
vs
Safeguard Properties LLC
7887 Safeguard Circle
Valley View, OH 44125-5742

Case #: CE287341-070219

Folio #: 0351060030090

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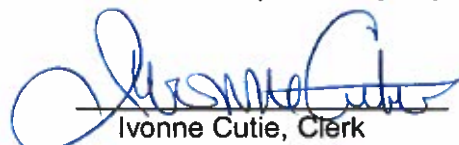
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CITY OF CORAL GABLES

CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

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

08/02/2019

91 7108 2133 3932 6006 8372

Summons to Appear

The City of Coral Gables

vs

Steven Ruffe

6000 SW 86 Street

South Miami, FL 33143-8150

Case #: CE287341-070219

Folio #: 0351060030090

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08/02/2019

91 7108 2133 3932 6006 8389

Summons to Appear

The City of Coral Gables
vs

Case #: CE287341-070219

Deutsche Bank National Trust Company as Trustee*
60 Wall Street
New York, NY 10005-2836

Folio #: 0351060030090

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* - 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 Certificates, Series 2005-2

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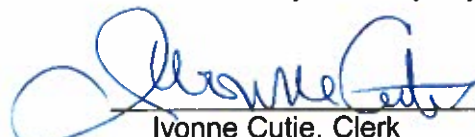
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Este es su aviso para comparecer en dicha hora y lugar. Si no se presenta, el caso en su contra se discutirá en su ausencia. Una tarifa administrativa de \$108.75 se cobrará en su audiencia.

Si alguien va a asistir a la audiencia en su lugar, por favor asegúrese de proporcionar un poder de abogado en el momento que se realiza la audiencia.

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.**


Ivonne Cutie, Clerk
Code Enforcement Board

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