



# Abandoned Real Property Matters

City of Coral Gables  
City Commission  
Meeting  
December 16, 2014

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- Notice of Violation (“NOVs”) deadline: July 25,14;
- Demand letter deadline: September 2, 2014;
- Tenant and Bank corrected all violations, except for an expired re-roof permit and peeling paint.



- Notice of Warning deadline: December, 2013;
- Demand Letter deadline: September 3, 2014;
- City is preparing NOVs.





- Code Enforcement Board (“CEB”) Orders against responsible parties: August 20, 2014;
- Demand Letter deadline: August 25, 2014;
- Deadline to comply with CEB Orders: September 20, 2014;
- Wells Fargo agreed to work with City to obtain permits and correct violations not requiring permits;
- Corrected Violations: roof tarp replaced and lawn moved- all other violations remain;
- City is preparing Complaint.



- NOV deadline extension: August 31, 2014;
- Demand Letter deadline: August 18, 2014;
- Owner will remove tarp and correct other violations as soon as the permits are issued;
- Owner is awaiting DERM approval for permit.



- CEB Orders: September 17, 2014;
- Demand Letters sent: September 22, 2014;
- Additional liens recorded: September 30, 2014 and October 10, 2014;
- Miami-Dade County Unsafe Structures Board Agreed (“USB”) Order: December 10, 2014;
  - 60 days to apply for all required permits;
  - 30 days to obtain permits; and
  - 90 days to pass final inspection.
  - Failure to meet any deadline results in City’s ability to immediately demolish



1021 Wallace Street



- Initial NOVs to Owner expired: July 2, 2014;
- Additional NOVs to Owner expired: November 13, 2014 and December 1, 2014;
- NOVs to Mortgagee expired: October 27, 2014 and November 10, 2014;
- Demand Letter deadline: October 6, 2014;
- City is preparing Complaint.

## 1044 Cotorro Avenue



- CEB Order deadline: July 22, 2014 in CEB order;
- Demand Letter deadline: April 11, 2014;
- Nationstar attempting to comply, sent work out for bids, and is currently awaiting approval for work; however Nationstar stated that the cost is very high due to historic designation;
- City filed injunction action;
- Hearing on Motion for Temporary Injunction: December 22, 2014.



1248 Sorolla Avenue



- NOVs deadline against responsible parties expires: December 21, 2014; d
- Demand Letter deadline: November 17, 2014;
- Foreclosure Sale: January 7, 2015

# 1433 Mendavia



- NOV deadline for failure to maintain: September 12, 2014
- NOV deadline for work without a permit: September 25, 2014
- Demand Letter deadline: August 28, 2014;
- Owner corrected all violations relating to external appearance and is working through his attorney on resolving the work without a permit violation;
- Permit is awaiting historical review.

# 1549 San Rafael



- Demand Letter deadline: August 13, 2014;
- Bank foreclosure sale: September 12, 2014 (Deutsche Bank) won auction;
- City verified that new Owner is former Mortgagee, and is preparing NOV's;
- Deutsche Bank cited.



## 3500 Lejeune Road



- CEB Orders deadline: September 20, 2014;
- Demand Letter deadline: May 2, 2014;
- Some violations, including squatter and blue tarp, corrected;
- Contract entered into for sale of property;
- Projected closing date: January 5, 2015;
- Buyer met with City regarding correction of violations and reduction of fines, if buyer does not promptly close and correct the remaining violations;
- City is preparing Complaint.



- NOV deadline: August 18, 2014;
- Demand Letter deadline: June 4, 2014;
- Wells Fargo working to obtain permits and correct violations that do not require permits;
- Only corrective action: Updating Abandoned Properties Registry;
- City is preparing Complaint.



- CEB hearing: September 17, 2014;
- Demand Letter deadline: September 3, 2014;
- Chase referred matter to legal department on September 18, 2014;
- Chase legal department contacted City on September 25, 2014 offering to take corrective action, but none taken;
- City is preparing Complaint.