

## Abandoned Real Property Matters for the City of Coral Gables

August 24, 17

### Table of Contents:

1. 117 Florida Ave .....	2
2. 134 Florida Ave .....	3
3. 803 Alhambra Cir .....	4
4. 829 Lorca St.....	6
5. 1222 Tangier St.....	8
6. 1243 Sorolla Ave.....	10
7. 1433 Mendavia Ave .....	11
8. 1522 Cantoria Ave.....	12
9. 3933 Riviera Dr .....	13
10. 4900 Alhambra Cir .....	16
11. 5510 Le Jeune Rd .....	18
12. 5810 Leonardo St (COMPLIED) .....	19
13. 9304 Balada St .....	20

### Summary

Total # of properties on list	36
# in compliance	23
# in non-compliance	13
# working towards or under agreement or court order to comply	7 <sup>1</sup>
# of properties added since last report of 3-14-17	8 <sup>2</sup>
# of additional properties in compliance since last report of 3-14-17	3 <sup>3</sup>

address/officer	bank and other responsible parties	<u>violations</u> /notes	status and deadlines	unpaid City liens
<b>1. 117 Florida Ave</b>  (historically contributing in a	no bank involvement	<u>demolition by neglect of an historic structure as well as minimum housing</u>	added to list on 8-23-17; demand letter sent on 8-24-17, deadline in demand letter is 8-31-17; NOVs sent on 8-	no unpaid special assessment liens as of 7-19-17

<sup>1</sup> / 134 Florida Ave is not moving towards compliance by agreement or by court order and is waiting for a source of grant funds

<sup>2</sup> / 5510 Le Jeune Rd was added on 4-4-17; 4900 Alhambra Cir was added on 4-5-17; 5810 Leonardo St was added on 7-21-17; 9304 Balada St was added on 8-7-17; 1522 Cantoria Ave was added on 8-8-17; 1243 Sorolla Ave was added on 8-11-17; 829 Lorca St was added on 8-15-17; 117 Florida Ave was added on 8-23-17

<sup>3</sup> / 1200 Hardee Rd passed final inspection on the permits for total demolition on 4-5-17; 1549 San Rafael Ave passed final inspection on the permits for total demolition on 3-16-17; 5810 Leonardo St complied on 8-16-17

local land national historic district)  Amparo Quintana		<u>violations</u> : structure needs painting, deteriorating boards, overgrown vegetation	24-17	unpaid code enforcement liens of \$1,796,000 as of as of 7-20-17  CURRENT TOTAL LIENS: \$1,796,000  no homestead exemption claimed
<b>2. 134 Florida Ave</b> <u>(historic structure)</u>  Carlos Correa (formerly Kim Springmyer)  seeking grant to correct violations  occupied	ABN AMRO Mortgage Group, Inc., <i>First Mortgagee</i> ; TMS Mortgage Inc. d/b/a The Money Store, <i>Second Mortgagee</i>	<u>abandoned property</u> ; <u>failure to register</u> ; <u>walkway, porch roof and other areas are or have discolored</u> <u>peeling paint</u> ; <u>screen door is rusted</u> , <u>permit #05050437 is expired</u> , <u>abandoned real property registry information is not accurate</u> , <u>to wit responsible mortgagees according to property records have failed to register</u> ; 2007 ABN AMRO Mortgage Group foreclosure	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	no unpaid special assessment liens as of 11-3-15  no unpaid code enforcement liens of as of 10-28-15  CURRENT TOTAL LIENS: \$0  homestead exemption claimed

		was closed without a sale on 11-4-10	assistance based on income limits; City is assessing whether it or another source can provide the funds	
<b>3. 803 Alhambra Cir</b> (historically contributing)  Adolfo Garcia (work w/o a permit)  <del>Cristina Perez-Thayer</del> Clifford Franquiz  owner cooperating, but development halted by endangered species	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 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	<del>Unpaid special assessment liens of \$1207.92 (\$849.43 solid waste liens and \$358.49 for lot clearing) paid on 8-30-16</del>  unpaid code enforcement liens of \$111,708.75 as of 5-3-16  CURRENT TOTAL LIENS: see code enforcement liens  no homestead exemption claimed

			<p>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 11-15-126 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 plans; City informed owner on 2-27-17 that plans must be resubmitted; owner expects</p>	
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			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	
4. 829 Lorca St	JP Morgan Chase NA, <i>Mortgagee and</i>	<u>Complaint of possible squatters</u> , occupant	added to list on 8-15-17; demand letter sent on 8-24-	No special assessment liens as

(deemed historically contributing in 2005)  Clifford Franquiz	<i>Servicer; MCS, Property Manager</i>	deemed to be in possession with former owner's consent; <del>minimum housing; outdated registry</del> (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 property, to wit: construction debris, boxes, and dead vegetation. Prohibited outdoor storage not in an enclosed structure of hurricane shutters, roof tiles, and	17, deadline in demand letter is 8-31-17; NOV's sent 8-24-17, deadline in NOV's is 9-23-17; bank filed motion for writ of possession on 8-9-17, hearing is set for 9-27-17	of 8-15-17, however (does not include most recent lot clearing)  No code enforcement liens as of 8-15-17  CURRENT TOTAL LIENS: \$0  no homestead exemption claimed
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		household equipment		
<b>5. 1222 Tangier St</b>  Cristina Perez- Thayer Martha Delgado (until new officer hired)  under renovation  vacant  fine reduction agreement	Bank of New York Mellon, <del>Owner</del> ; Nationstar Mortgage, LLC, <del>Servicer</del> , Cyprexx Services, LLC, <del>Registrant/Property</del> <del>Manager</del>	<del>abandoned property/</del> <del>minimum housing</del> <del>standards</del> ; driveway is dirty and in disrepair; roof, exterior walls, and walkway are dirty; <del>outdated information</del> <del>on Registry indicates</del> <del>that the last monthly</del> <del>inspection was 8-2-</del> <del>15, and incorrectly</del> <del>indicates that the</del> <del>Property is occupied,</del> <del>and that it is in pre-</del> <del>foreclosure status;</del> <del>property is not</del> <del>consistently</del> <del>maintained, including</del> <del>but not limited to, by</del> <del>allowing weeds,</del> <del>overgrown grass,</del> <del>trash, junk, and</del> <del>debris;</del>	Added to list on 3-3-16. City is preparing NOVs 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 <sup>st</sup> 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 <sup>nd</sup> extension request until 7- 15-16 to apply for permits; City granted 3 <sup>rd</sup> extension until 8-31-16; owners requested 4 <sup>th</sup> extension on 8- 30-16 (until 12-16-16); City approved 4 <sup>th</sup> extension until 9-30-16; owner requested another extension to address BOA comments, City	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 on 4-11-2016



			<p>approved 5<sup>th</sup> extension until 10-31-16; owner requested and received 6<sup>th</sup> 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 7<sup>th</sup> extension until 11-30-16; owner requested 8<sup>th</sup> extension until 12-16-16 to obtain BOA approval; owner will re-submit and requested and City approved 9<sup>th</sup> extension until 1-3-17 to obtain BOA approval; owner requested and City approved 10<sup>th</sup> extension until 1-15-17 to obtain BOA approval; owner requested 11<sup>th</sup> extension until 1-31-17 to obtain BOA approval; owner requested and City granted a 12<sup>th</sup> extension until 3-15-17 to obtain BOA approval (after 4<sup>th</sup> rejection); owner requested and City is considering a 13<sup>th</sup> extension until 3-31-17 to obtain BOA approval (after 5<sup>th</sup> rejection);</p>	
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			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 (15 <sup>th</sup> extension); plans ready to be picked up and owner requested and City granted a 16 <sup>th</sup> 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	
<b>6. 1243 Sorolla Ave</b>	no bank involvement, however owner's	<del>minimum housing violations:</del> roof (fascia boards) are in	added to list on 8-22-17; demand letter sent on 8-23-17, deadline in demand letter	no special assessment liens as of 7-24-17

Martha Delgado	address is in Dominican Republic	disrepair; cracks throughout walls; exterior walls, steps, driveway, bullnose around pool, pavers around pool, and barbeque pit island are dirty	is 8-30-17; NOVs sent 3-2-17, deadline in NOVs was 4-2-17; CEB entered order on 7-19-17	code enforcement liens of \$283.75 as of 7-20-17  CURRENT TOTAL LIENS: \$283.75  no homestead exemption claimed
<b>7. 1433 Mendavia Ave</b> * ( <u>historic structure</u> )  Terri Sheppard,  owner cooperating  vacant, under construction	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-	no unpaid assessment liens  no unpaid code enforcement liens  CURRENT TOTAL LIENS: \$0  no homestead exemption claimed

			17-17, passed final inspection on electrical 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	
<b>8. 1522 Cantoria Ave</b>  Terri Sheppard	no bank involvement	<del>mosquito infestation, property maintenance and minimum housing; allowing an active mosquito infestation in the stagnant swimming pool, property is not consistently maintained, including but not limited to, by allowing weeds, overgrown grass and vegetation, dead vegetation, and the accumulation of water in the pool in such a manner or fashion as to make</del>	added to list on 8-8-17; demand letter sent on 8-9-17, deadline in demand letter is 8-16-17; NOVs sent 8-22-17, deadline in NOVs is 9-21-17; City vendor cleaned and covered pool, owner will finish cleaning roof by 8-25-17	special assessment liens of \$2,758.28 as of 8-4-17 (does not include most recent planned lot clearing and pool cleaning and covering)  no code enforcement liens as of 8-11-17  CURRENT TOTAL LIENS: \$0  no homestead exemption claimed

		possible the propagation of mosquitoes therein; roof is dirty and in need of cleaning;		
<b>9. 3933 Riviera Dr</b>  Cristina Perez- <del>Thayer</del> Clifford Franquiz Carlos Correa  buyer cooperating, fine reduction agreement  vacant, under construction	PennyMac, <i>New Owner (acquired property from Chase); JP Morgan Chase/Chase Home Finance, LLC, 1<sup>st</sup> mortgagee</i> (MERS as nominee for) <del>RBS Citizens, N.A.</del> Wells Fargo Bank, N.A, as Trustee, <i>2<sup>nd</sup> mortgagee</i> Pennymac Loan Services, <i>Servicer</i> Safeguard Properties, LLC, <i>Registrant and Property Manager</i>	<del>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</del> unrepaired hurricane damage <del>abandoned property</del> registry information is outdated and property is not consistently maintained, including but not limited to, by allowing weeds, overgrown grass, trash, junk, and debris registry reflects prior owner; ALL EXISTING	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 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-	no unpaid special assessment liens as of 7-13-15  unpaid code enforcement liens of \$596,135.50 as of 11-2-15  CURRENT TOTAL LIENS: \$596,135.50  fine reduction agreement, \$10,000, paid on 7-13-15  no homestead exemption claimed

		<p>VIOLATIONS CORRECTED, but new violation of unpermitted pump room will be corrected by buyer; <del>perimeter wall was recently damaged in a car accident</del>; 2013 Chase foreclosure concluded, (two prior foreclosures since 2008, one filed by Chase, have been dismissed)</p>	<p>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 7<sup>th</sup>/1<sup>st</sup> request 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</p>	
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			<p>requested and City granted 8<sup>th</sup>/2<sup>nd</sup> extension until 9-30-16 due to wind study requested for front door and plumbing plan; on 9-29-16 owner requested 10<sup>th</sup>/3<sup>rd</sup> 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 11<sup>th</sup>/4<sup>th</sup> 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 11-14-16; owner requested and the City approved a 12<sup>th</sup>/5<sup>th</sup> extension until 11-30-16; owner has all other permits for the renovation; CBS wall violation</p>	
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			corrected and owner requested and City granted a 13 <sup>th</sup> /6 <sup>th</sup> 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 14 <sup>th</sup> /1 <sup>st</sup> extension until 3-15-17 to submit revised plans (6 <sup>th</sup> extension overall); owner requested 15 <sup>th</sup> /2 <sup>nd</sup> extension until 5-1-17 to obtain permits; owner requested and City granted 16 <sup>th</sup> /3 <sup>rd</sup> extension until 6-30-17; owners requested and City approved a 17 <sup>th</sup> /4 <sup>th</sup> extension until 7-31-17 for them to meet with City to decide whether to proceed with renovations; owners requested and City approved an 18 <sup>th</sup> /5 <sup>th</sup> extension until 8-31-17	
10. 4900 Alhambra Cir  Terri Sheppard	In guardianship	<u>abandoned property/ minimum housing standards:</u> <del>walls, garage doors, planters, walkway,</del>	Property added to list on 4-5-17; deadlines in NOV is 4-9-17; contacted attorney for guardianship on 4-6-17 and spoke to guardian on 4-10-17;	special assessment liens of \$97.00 as of 4-6-17 for lot clearing lien



		<p>awnings and roof are dirty; Soffit and garage doors are in disrepair; dead vegetation exists on roof and plants are growing on roof; new violations discovered of roof repair work without a permit and screen enclosure needing new screens and house, after cleaning, must still be painted</p>	<p>deadline in demand letter is 4-17-17; as of 4-14-17 guardian is reviewing terms of proposed agreed CEB order to be entered at May 17, 2017 CEB hearing; he will respond by 4-26-17; deadline to correct all violations that do not require permits and to obtain permits is 6-16-17; owner requested first extension until 7-17-17 to correct violations that do not require permits and obtain required permits; as of 7-7-17, City has refused to approve any further extensions until structure is cleaned; structure was cleaned; City discovered new violations relating to work without a permit, which owner corrected by 8-10-17; house must still be painted and screens on enclosure must be replaced; will be set for next CEB hearing for remaining violations; however owner is cooperating</p>	<p>code enforcement liens of \$218,226.25 as of 4-11-17</p> <p>CURRENT TOTAL LIENS:\$218,323,25</p> <p>homestead exemption claimed (even though no one resides in the house)</p>
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<p><b>11. 5510 Le Jeune Rd</b></p> <p><del>Cristina Perez-Thayer</del> Clifford Franquiz</p>	<p>Bank of NY Mellon as Trustee, <b><i>Owner</i></b>, Bayview Loan Servicing, LLC, <b><i>Servicer</i></b>, M &amp; M Management Servcies, LLC, <i>Property Manager</i></p>	<p><u>abandoned property/ minimum housing standards</u>: Failure to maintain 100% ground cover or sod on the Property and the swale; Exterior walls and porch area are dirty and front door is discolored; Roof and fascia boards are in disrepair; Allowing the establishment of vegetation on a roof (gutters); property is not consistently maintained, including but not limited to, by allowing weeds, overgrown grass, trash, junk, and debris</p>	<p>Added to list on 4-4-17; deadline in NOV is 5-4-17; deadline in demand letter was 4-12-17; property servicer has sent out bids for all repairs and expects to have approval by 4-28-17 for all work including repair/replacement of work valued at \$40,000. Notified Servicer on 4-19-17 of possible new violation relating to hatracking of tree by entrance to house; servicer requested fine reduction agreement after all violations have been corrected; parties entered into an agreed order which will be entered at the 7-19-17 CEB hearing but the deadlines will run from the 6-21-17 date. Deadline to apply for permits and correct violations that do not require them is 7-21-17; deadline to obtain roofing permit was meant to be 8-20-17, but was met on 7-24-17, when roofing permit was obtained, so deadline to pass final</p>	<p>special assessment liens of \$423.61 as of 4-4-17 for lot clearing lien</p> <p>code enforcement liens of \$704,767.25 as of 5-8-17</p> <p>CURRENT TOTAL LIENS: \$705,099.86</p> <p>no homestead exemption claimed</p>
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			inspection on roofing permit is 8-23-17; owner requested first (20-day) extension until 9-12-17	
<b>12. 5810 Leonardo St (COMPLIED)</b>  Ofc. Amparo Quintana	no bank involvement	<del>Property is not consistently maintained, including but not limited to, by allowing weeds, overgrown grass and vegetation, dead vegetation, and the accumulation of water on the pool cover in such a manner or fashion as to make possible the propagation of mosquitoes therein and pool cover is damaged at the corners; a window is broken and boarded up; failure to maintain 100% ground cover or sod on the Property and the swale (the property has been the subject of</del>	COMPLIED as of 8-16-17; added to list on 7-21-17; demand letter sent on 7-21-17, deadline in demand letter is 7-28-17; NOVs sent 7-24-17, deadline in NOVs is 8-24-17; on 7-21-17 owner said he would have lawn mowed on 7-22-17 and correct all remaining violations promptly; all violations corrected by 8-16-17	no special assessment liens as of 7-19-17  no code enforcement liens of 7-20-17  CURRENT TOTAL LIENS: \$0  no homestead exemption claimed

		<del>recurring complaints and violations and has a pending application for HOA approval for renovations and an addition)</del>		
<b>13. 9304 Balada St</b> Adolfo Garcia	Lender Legal Services, <i>Registrant</i> ; Wilmington Savings Fund Society, FSB, <i>Mortgagee</i> ; Carrington Mortgage Services, <i>Asset Manager and Property Manager</i>	<u>property maintenance and minimum housing</u> : stagnant swimming pool, property is not consistently maintained, including but not limited to, by allowing weeds, overgrown grass and vegetation, dead vegetation, and the accumulation of water in the pool in such a manner or fashion as to make possible the propagation of mosquitoes therein; roof is dirty and in need of cleaning	added to list on 8-22-17; City vendor corrected lot maintenance violations and will finish correcting pool violation by covering pool by 8-31-17; property is set for foreclosure sale on 9-11-17; City will monitor and will ensure buyer maintains property or will send demand letter to buyer	special assessment liens of \$6.977.62 as of 8-7-17 (does not include most recent lot clearing)  no code enforcement liens as of 8-23-17  CURRENT TOTAL LIENS: \$0  no homestead exemption claimed

\* - 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

~~strikethrough~~ – property has been brought into compliance  
last updated: 8/24/17  
assessments for unpaid solid waste charges that are not yet in arrears are not shown