



MIAMI-DADE COUNTY
PROPERTY APPRAISER
ADMINISTRATIVE DIVISION

PEDRO J. GARCIA
PROPERTY APPRAISER

September 9, 2015

Ms. Martha D. Perez, Staff Attorney
Miami-Dade Commission on Ethics and Public Trust
19 W. Flagler Street, Ste. 820
Miami, FL 33130

Dear Ms. Perez:

The Homestead Exemption benefits for the properties referenced in your letter dated August 13, 2015, were investigated for compliance for the years specified in the complaint. The following details are the results of Complaint Referral CR1332-1415-M:

PROPERTY ADDRESS 10743 SW 6 STREET, SWEETWATER, FLORIDA 33174 (FOLIO 25-4006-001-0027): NO VIOLATION

Homestead exemption entitlement is determined as of January 1 each year (Ref. 196.031, Florida Statutes). On January 1, 2012, the property owner of record and recipient of Homestead Exemption for the subject property were Amaury Gejo and Diana Gejo (spouses). On January 27, 2012, Orlando Lopez acquired the subject property via Warranty Deed recorded in the Clerk of Courts Book 27981, Page 3046. On September 24, 2012, PMC Sweetwater LLC acquired the subject property via Quit Claim Deed recorded in the Clerk of Courts Book 28304, Page 4094.

Since both of these conveyances were after January 1, 2012, the 2012 Homestead Exemption was inherited by Orlando Lopez and later by PMC Sweetwater LLC and were not in violation of Florida law. The 2013 homestead Exemption was timely canceled pursuant to this ownership changes (Ref. 196.011, Florida Statutes).

PROPERTY ADDRESS 12772 SW 266 TERRACE, HOMESTEAD FLORIDA 33032 (FOLIO 30-6935-020-0290): NO VIOLATION

Homestead Exemption entitlement is determined as of January 1 each year (Ref. 196.031, Florida Statutes). On January 1, 2011, the property owner of record and recipient of Homestead Exemption was Armando Hernandez and Marilyn Lopez (spouses). On May 18, 2011, HSBC BANK USA NATL ASSC (TR) acquired the subject property via Certificate of Title recorded in the Clerk of Courts Book 27693, Page 4099. On November 14, 2011, Orlando Lopez acquired the subject property via Special Warranty Deed recorded in the Clerk of Courts Book 27908, Page 2834-2835. On September 24, 2012, PMC Homestead, LLC acquire the subject property via Quit Claim Deed recorded in the Clerk of Courts Book 28304, Page 4101.

Since all three of these conveyances were after January 1, 2011, the 2011 Homestead Exemption was inherited and not in violation of Florida law. The 2012 Homestead exemption was timely canceled pursuant to this ownership changes (Ref. 196.011, Florida Statutes).

If you have any further questions, please do not hesitate to contact me.

Sincerely,


Pedro J. Garcia, MNAA
Property Appraiser