



City of Miami Springs

Code Enforcement Board

Tuesday

August 4, 2015

7:00 P.M.

Council Chambers

201 Westward Drive

Tel: 305-805-5030

Miami Springs, FL 33166

Fax: 305-805-5036



**CODE ENFORCEMENT BOARD
CITY OF MIAMI SPRINGS, FLORIDA**

**Chairperson Marlene B. Jimenez
Board member Walter Dworak
Board member Rhonda Calvert
Board member Jorge Filgueira**

**Board member John Bankston
Board member Jacqueline Martinez Regueira
Board member Robert Williams**

**REVISED AGENDA
Regular Meeting
Tuesday, August 4, 2015, 7:30 p.m.**

- 1. CALL TO ORDER AND ROLL CALL**
- 2. INVOCATION AND SALUTE TO THE FLAG**
- 3. APPROVAL OF MINUTES OF REGULAR MEETING: February 3, 2015**
- 4. NEW BUSINESS**
 - 1) Case# 13-1189**
Address: 298 Glendale Drive
Owner: Carlos E. Garcia
Violation: 93-13 Maintenance of Property - General Maintenance of Property
 - 2) Case # 14-137**
Address: 541 Deer Run
Owner: Gladys Hermoza Alegria
Violation: 102-01 Fail to Comply with Re-occupancy Escrow Agreement
 - 3) Case # 14-302**
Address: 1085 Nightingale Ave.
Owner: Gustavo De La Cruz
Violation: 151-04 Work done beyond the Scope of Work on Permit
 - 4) Case # 14-874**
Address: 517 Minola Drive
Owner: Wayne A. McMullen & Joann M. Price
Violation: 93-13 Maintenance of Property - General Maintenance of Property
 - 5) Case # 14-1107**
Address: 111 Ludlam Drive
Owner: Londono Investments Group LLC
Violation: 93-13 Maintenance of Property - Excessive Mold and Mildew

- 6) **Case # 15-293**
Address: 780 Wren Avenue
Owner: William & Barbara Wolff
Violation: 93-13 Maintenance of Property – General Maintenance of Property

5. OLD BUSINESS

6. COUNCIL LIAISON REPORT AND REQUEST

7. ADJOURNMENT

If any person decides to appeal any decision made by the Code Enforcement Board with respect to any matter considered at this meeting or hearing, he/she will need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is based (F.S. 286.0105) 1981

Minutes

February 3, 2015



CITY OF MIAMI SPRINGS, FLORIDA

The regular meeting of the Miami Springs Code Enforcement Board was held on Tuesday, February 3, 2015 at 7:00 p.m. in the Council Chambers at City Hall, 201 Westward Drive.

1) Call to Order/Roll Call

The meeting was called to order at 7:07 p.m. by Vice-Chairman Walter Dworak. Tex Ziadie called the roll.

Present: Vice-Chairman Walter Dworak
Rhonda Calvert
Robert Williams
John Bankston

Also Present: Code Compliance Officer Harold (Tex) Ziadie
Code Compliance Officer Lourdes Taveras

Absent: Chairman Marlene B. Jimenez
Jorge Filgueira
Jacqueline Martinez-Regueira

2) Invocation/Salute to the Flag

All present participated.

3) Approval of Minutes:

Minutes of the November 4, 2014 meeting were approved with the following two corrections:

1-John Bankston was shown as both present and absent. He was absent.

2-Robert Williams was not shown as present. He was present.

Member Robert Williams moved to approve the minutes of November 4, 2014 as corrected. Member John Bankston seconded the motion, which was passed unanimously by acclamation, all members voting "aye".

4) NEW BUSINESS-NONE

5) OLD BUSINESS-Cases

- 1) Case# 09-2049
Address: 272 Hammond Drive
Owner:Eddy Ramos & Carmen Rodriguez
Violation: Code Section 150-025 Awnings and Canopies

Tex Ziadie administered the oath to all who were present to give testimony.

Officer Lourdes Taveras presented the case as follows:

At the November 4th 2014 meeting:

Member Jacqueline Martinez Regueira made a motion to grant Mister Ramos until February 3, 2015 (date of Board meeting in February) to come into compliance by either removing or legalizing the structure. If he is not in compliance by that date, then a fine of \$50 per day would start on that date. The motion was seconded by member Robert Williams and passed unanimously on roll call vote.

On 01/12/15 a follow up inspection by Officer Taveras showed that no compliance had been met. The case was referred to the CEB.

On 02/03/15 Pictures were taken by Officer Taveras for the CEB meeting and she noticed that the canopy had been partially removed. There are still four posts left and some electrical wiring. Officer Taveras displayed pictures taken today and the pictures of what the structure looked like previously.

Mister Ramos spoke and said that he had removed the roof and thought that the rest could stay. The structure was strong and had been through many storms and had not been damaged in any way. He stated that he had a family and he wanted them to be safe. He would not keep a structure that was not safe.

Mister Ziadie stated that the issue was not the safety of the structure, but the fact that it had been done without a permit. That is why Mister Ramos had been told that he either had to legalize the structure or remove it. Since he had been denied a variance to keep it, it had to be removed, all of it.

The Board asked Mister Ramos how much time he needed to remove the rest. He said

thirty days. Mister Ziadie offered to meet with Mister Ramos and Officer Taveras to confirm exactly what needed to be removed. The Board discussed the time.

Member Robert Williams made a motion to grant Mister Ramos until April 7, 2015 (date of Board meeting in April) to come into compliance by removing the rest of the structure. This will cancel the penalty previously set and establish a new penalty to start on April 7, 2015 of \$50 per day if the property is not in compliance then. The motion was seconded by member John Bankston and passed unanimously on roll call vote.

Mister Ramos was given Tex's card and advised to call the Office if he wanted to meet with him.

- 2) Case# 13-517
Address: 1431 Lenape Drive
Owner: Vernon and Arline Paul
Violation: Code Section 93-13 Maintenance of Property-
Excessive Material

Code Compliance Officer Lourdes Taveras presented the case as follows:

At the November 4, 2014 Meeting:

Member Robert Williams made a motion that Mister Paul be granted 60 days, until 1-6-15 (date of the January meeting) to remove the material and be in compliance. If he does not, then a fine of \$50 per day would start on that date. The motion was seconded by member Rhonda Calvert and passed unanimously on roll call vote.

Mister Paul was advised to call Tex or Lourdes if he needed any further guidance.

On 01/06/15 a follow up inspection was performed by CC Director Ziadie and CCO Taveras, at the time of the inspection the carport still had some boxes under a tarp. Mr. Paul was advised to remove all material except for the lawnmower from under the carport. Extension was granted until Jan 15, 2015.

On 01/21/15 a follow up inspection was performed by CCO Taveras and CC Director Ziadie, at the time of inspection the owner showed them what was under the tarp. The items under the tarp were a lawnmower, tools, a chest and some plastic containers. The property is in compliance but Mr. Paul was advised that we would continue to monitor the property. No action was needed by the Board. Pictures of the property as it appears currently were displayed. Member Robert Williams stated that he was disappointed that it was in compliance as the tarp was unsightly. Tex Ziadie stated that the items under the tarp were acceptable to be in a carport (a lawnmower, some tools and a few plastic containers) but that he too did not like the look of the tarp and had asked Mister Paul to move everything to the rear of the property.

3) Case# 13-1456
 Address: 168 Hough Drive
 Owner:Oscar Torres and Londy Acevedo
 Violation: Code Section 93-13-Maintenance of Property

Code Compliance Officer Lourdes Taveras presented the case as follows:

At the November 4, 2014 meeting:

Member Robert Williams made a motion that Mister Torres be given until January 6, 2015 (date of the January Board meeting) to remove all of the material. If he does not by that date, then a fine of \$100 per day would start on that date. The motion was seconded by member Rhonda Calvert and passed unanimously on roll call vote.

On 01/12/15 at a follow up inspection, Officer Taveras went to the property and left a request for contact to inspect the rear of the house. She granted 7 days to contact her for a follow up on the rear of the house.

On 01/21/15 Officer Taveras visited the property to follow up on the Request for contact, no one was home, she tried to take pictures, but there were hedges and branches in the way. The case was referred to the CEB.

On 01/23/15 at a follow up inspection by CCO Taveras in an effort to contact the property owner to take pictures of the progress made on the property clean up, she encountered Mr. Torres outside and she approached him and asked if she could take pictures of the progress to submit to the CEB for the Feb. 3, meeting.

Mister Torres stated that she could take all the pictures that she wanted. She requested that he allow her to enter the rear of the property. He stated that he was not going to let her in, because it was private property, and that she already caused him a lot of problems. She responded that she didn't cause the problem that she was just doing her job to enforce the code and the pictures would show the effort he had made.

Mister Torres stated that he didn't care what happened at the meeting, and he wasn't going to show up. Then Mr. Torres very politely said to have a nice day.

Mister Ziadie stated that tonight at 6:30, Mister Torres was in the lobby of the building and said that he planned to come to the meeting tonight, but that he had an emergency

and had to go to Homestead. He gave Tex a CD and asked if he could show the pictures to the Board of how he had cleaned up the property. Tex displayed the pictures. The Board agreed that the property was now in the compliance.

Member Robert Williams made a motion to declare the property in compliance and to cancel the previously set fines. Member Rhonda Calvert seconded the motion and it passed unanimously on roll call vote.

4) Case# 13-1457
Address: 241 North Melrose Drive
Owner:HSBC Mortgage Service Inc. and Brian O. Toro
Violation: Code Section 93-13-Maintenance of Property

Code Compliance Officer Lourdes Taveras presented the case as follows:

On the November 4, 2014 Meeting:

Member Rhonda Calvert made a motion that an immediate lien be placed on the property for the total amount that had been previously ticketed which was \$13,300, plus an additional \$1,000 per day to run starting November 5, 2014 and continuing until the property comes into compliance. The motion was seconded by member Walter Dworak and passed unanimously on roll call vote.

On 01/12/15 a follow up inspection was performed by CCO Taveras, no bees were noticed and the window had been sealed with cement, she looked carefully on the sides of the property to make sure that the bees were not flying out from another direction. No bees were seen. Fines were stopped as of Jan 12, 2015. The total fines at \$1,000. Per day for 68 days, from 11/04/14 to 01/12/15, is \$68,000. This amount will be sent to lien. The case is now closed and the property in compliance for this violation. Officer Taveras said that she is watching the property and there are other issues like painting the house and removing a dead tree. No action required by the Board.

Nobody representing the Bank was present to speak.

6) Council Liaison Report and Request

Tex Ziadie was thanked by the Board for his work. He also thanked the Board for their service and their support of Code Compliance. It has meant a lot to him through the years.

7) Adjournment

There being no further business the meeting was duly adjourned at 7:43 p.m.

Respectfully Submitted:



Tex Ziadie
Code Compliance Officer
Director-Building & Code Compliance Department
Acting as Clerk of the Board

Approved as written during meeting of:

Words ~~stricken through~~ have been deleted. Underscored words represent changes. All other words remain unchanged.

Case Summaries

Case #13-1189

298 Glendale Dr.

Code: 93-13

Maintenance of Property

General Maintenance

CASE#13-1189

CARLOS E. GARCIA

289 GLENDALE DRIVE

93-13 MAINTENANCE OF PROPERTY

On 07/08/14 During City Wide sweep for excessive material noticed that the properties carport was full of excessive material and items. Mailed a CN and granted 30 days to clean the carport.

On Aug. 1, 2013 property owner called and spoke to Officer Taveras, he requested additional time to clean the carport area. He was granted until Sept. 9, 2013.

On 09/19/13 received a call from Mr. Garcia #305-807-7450 requesting for an inspection because he had cleared the carport area. At the time of inspection noticed that most of the items in the carport were removed, only items left were his truck, a large fan, large lawn mower, some weights and other small machines.

The area where the boat was had excessive debris. He was given 60 days to clear that area of the property.

On 11/21/13 did follow up inspection, some improvement were made but still needed to remove some large items. He requested 30 more days. He was granted until 12/23/13.

On 01/09/14 pictures were taken for CEB, very little improvement had been made since last inspection.

On 06/13/2014 follow up inspection was done and noticed that no further action had been taken the carport area was still full of excessive material and the side yard still had a dilapidated boat.

On 09/23/2014 A Notice of Violation was issued and granted 30 days to comply.

On 11/06/14 during follow up inspection, I noticed that the Mr. Garcia had made a significant improvement in the carport area. The remaining items were lawnmowers, utility trailer, fans, lawn

equipment and tools. There were some boxes of paper other small items that needs to get stored away or discarded. The side and rear yard had many empty planter that needed to be discarded or properly stored. The excessive vegetation was somewhat trimmed but more work needed to be done. Because Mr. Garcia a retired veteran had an arm injury his compliance date was extended until Jan 6, 2015.

On 01/12/15 follow up inspection CCO Taveras noticed that the boat was covered, but there was more material under the carport and the empty planter containers were still all over the back yard. Would continue to follow up.

On 05/14/15 during follow up inspection, noticed that more items had been added to the carport area. Spoke to the property owner and advised him that this would be his final notice. That he needed to remove any items that could create a haven for rodents, insects or decay. That he was only

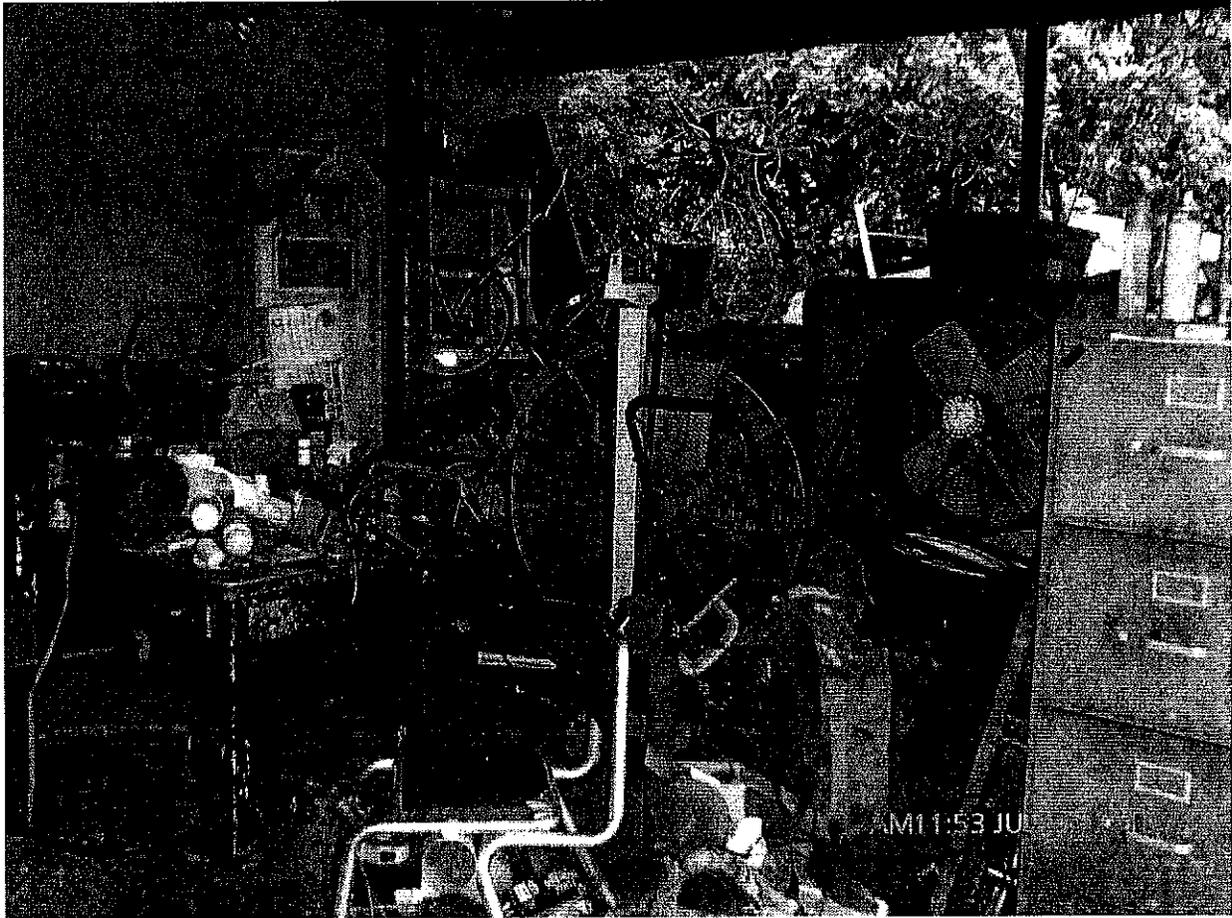
allowed to have his landscaping machines, tools, bikes and vehicles in the carport. He was granted 30 days to comply.

On 07/16/15 an inspection was performed, pictures taken, no significant improvement had been done, issued a summons to appear before the CEB on Aug. 4, 2015.















PLEASE READ THE FOLLOWING CAREFULLY

JULY 16, 2015

CARLOS E. GARCIA
298 GLENDALE DRIVE
MIAMI SPRINGS, FL 33166

This letter accompanies a NOTICE TO APPEAR (VIOLATOR'S SUMMONS) issued by the Miami Springs Code Enforcement Board for **Case # 13-1189**.

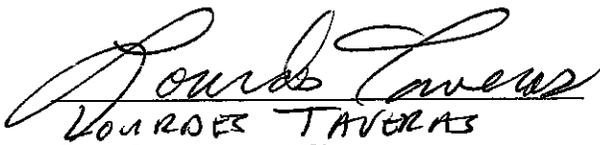
Your hearing has been set for **7:00 P.M. on Tuesday, August 4th 2015** in the Council Chamber on the second floor of City Hall, 201 Westward Drive, Miami Springs, Florida.

If you choose to be represented by counsel, that is your right. If you desire to subpoena witnesses to testify on your behalf, or to subpoena evidence pertinent to the alleged violation, you must submit a request to do so in writing to the Clerk of the Board within five (5) working days of receipt of this summons. You may have said subpoena(s) served by the City of Miami Springs Police Department by the payment of \$12.00, made payable to the City of Miami Springs for each subpoena you desire to have served. Subpoena should be served as early as possible to assure the attendance of all witnesses.

Lastly, please be advised that if you desire to appeal the decision of the Board to the Circuit Court (no appeal to the City Council is available) you must have a verbatim transcript of the proceedings which shall be your responsibility to provide at your own expense. Transcripts may be obtained by contacting the City Clerk's office at (305) 805-5006.

If you have any questions, please contact the Clerk of the Board or the Code Compliance Officer at (305-805-5030).

Sincerely,



LOURDES TAVERAS
Code Compliance Officer

Attachments (2)

BEFORE THE CODE ENFORCEMENT BOARD
OF THE CITY OF MIAMI SPRING, FLORIDA

(CITY OF MIAMI SPRINGS, FLORIDA)
(Petitioner)
()
(CARLOS E. GARCIA)
(298 GLENDALE DRIVE)
(MIAMI SPRINGS, FL 33166)
(Respondent(s))

CASE # 13-1189
NOTICE TO APPEAR (SUMMONS)

You are hereby notified that pursuant to Chapter 162, Code of Ordinances, City of Miami Springs, the above-styled and numbered case has been set for a hearing before the Code Enforcement Board of the City of Miami Springs, located at Council Chambers, City Hall, 201 Westward Drive, Miami Springs, FL 33166, on **August 4, 2015, at 7:00 PM** or as soon thereafter as the matter might be heard, concerning the below listed violation.

Your failure to appear may result in orders and/or fines being issued against you and the subject property which may ultimately result in liens and foreclosure proceedings against said property. You may be represented by an attorney should you so desire.

It is alleged that a violation of the following Chapter(s), Section(s) and Paragraph(s) is/are occurring:

During City Wide sweep for excessive material noticed that the properties carport was full of excessive material and items. Mailed a CN and granted 30 days to clean the carport.

Sec.93-13. Maintenance of property by owner.

(A) It is the duty of all owners or occupants of property within the City, including both developed and undeveloped whether vacant or occupied, to maintain such property in a safe, clean, and presentable condition. It shall be unlawful to deposit, store, keep, or maintain, or permit to be deposited, stored, kept, or maintained any of the following items listed in Sections (1)--(7) below on any lot, parcel, or tract of land or body of water in any zoning district. It is not the intent hereof to prohibit the deposit of trash or junk in a usual location for waste collection, provided it is not, or will not become, a nuisance and the trash or junk will be collected by the waste division of the public works department or a City-licensed commercial waste collector as provided in § 93-12.

- (1) Garbage.
- (2) Garden trash.
- (3) Industrial wastes.
- (4) Noncombustible refuse.
- (5) Rubbish.
- (6) Waste.
- (7) Any abandoned trash or personal property which is defined as any derelict property having no value other than nominal salvage value, if any, which has been left abandoned and unprotected from the elements. This shall include wrecked, inoperative, or partially dismantled motor vehicles, trailers, boats,

machinery, refrigerators, washing machines, plumbing fixtures, furniture, and any other similar article which has no value other than nominal salvage value, if any, and which has been left abandoned and unprotected from the elements.

I HEREBY CERTIFY that the attached Notice to Appear (SUMMONS) was personally served on:

NAME: _____

ADDRESS: _____

On this _____ day of _____, 2015, by delivering a true copy thereof to the above-named violator.

POLICE CHIEF/OFFICER, CITY OF MIAMI SPRINGS, FLORIDA

BY: _____
(Original to be returned to Clerk of the Miami Springs Code Enforcement Board,
201 Westward Drive, Miami Springs, FL 33166)

CITY OF MIAMI SPRINGS CODE ENFORCEMENT BOARD HEARING PROCEDURES

1. Case called by Chairman
2. Brief statement by Chairman outlining these procedures for the conduct of the hearing.
3. Swear in all witnesses who will testify in any of the cases this evening
4. City presents its case:
 - a. Board may ask questions
5. Respondent presents case (same procedure as 4, above)
 - a. Board may ask questions
8. Closing arguments:
 - a. By City
 - b. By Respondent
9. Board decides case through majority vote.
10. Within 48 hours of the hearing, all orders shall be reduced to writing, signed by the Code Compliance Officer or the Clerk of the Board, and furnished to the Respondent and the Board members. The Order shall set a date for compliance.

7015 0640 0007 1192 5985

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

MIAMI OFFICIAL USE

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$2.80
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.71
Total Postage and Fees	\$6.96



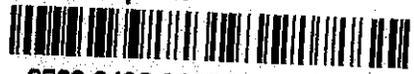
Sent to Carlos Garcia
 Street and Apt. No. or PO Box No. 298 Glendale Ave
 City, State, ZIP+4® M. Springs, FL 33166

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions.

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Carlos Garcia
298 Glendale Ave
M. Springs, FL 33166



9590 9403 0467 5173 2740 03

2. Article Number (Transfer from service label)
 7015 0640 0007 1192 5985

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee
 X [Signature]
 B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> All Restricted Delivery | |

PS Form 3811, April 2015 PSN 7530-02-000-9053

Domestic Return Receipt

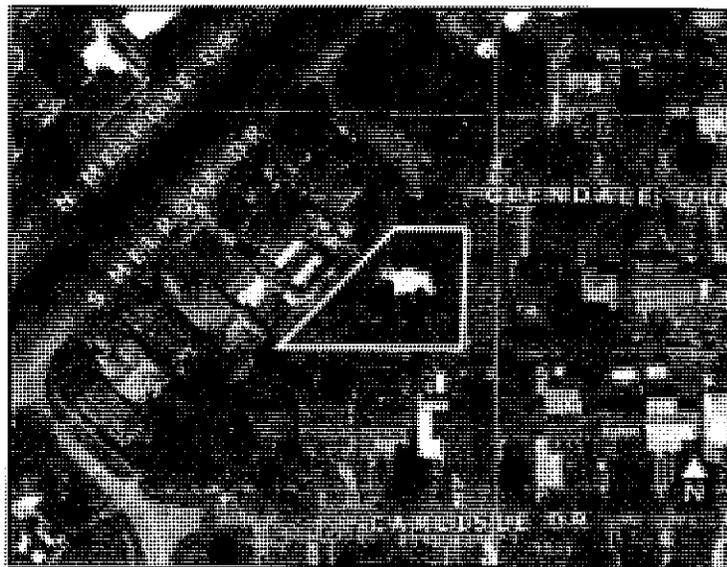


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 7/28/2015

Property Information	
Folio:	05-3024-014-0130
Property Address:	298 GLENDALE DR
Owner	CARLOS E GARCIA
Mailing Address	298 GLENDALE DR MIAMI SPRINGS, FL 33166-5022
Primary Zone	0400 SGL FAMILY - 901-1200 SQF
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	3 / 1 / 0
Floors	1
Living Units	1
Actual Area	1,770 Sq.Ft
Living Area	950 Sq.Ft
Adjusted Area	1,258 Sq.Ft
Lot Size	14,381 Sq.Ft
Year Built	1963



Assessment Information			
Year	2015	2014	2013
Land Value	\$129,429	\$117,924	\$98,510
Building Value	\$83,635	\$79,830	\$76,693
XF Value	\$1,728	\$1,757	\$1,786
Market Value	\$214,792	\$199,511	\$176,989
Assessed Value	\$133,078	\$132,022	\$130,071

Benefits Information				
Benefit	Type	2015	2014	2013
Save Our Homes Cap	Assessment Reduction	\$81,714	\$67,489	\$46,918
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
REV PL OF PT OF COUNTRY CLUB ESTS SEC 5 TR 2-A LESS E120FT PB 33-41 LOT SIZE IRREGULAR OR 11841-1555 0783 1

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$83,078	\$82,022	\$80,071
School Board			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$108,078	\$107,022	\$105,071
City			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$83,078	\$82,022	\$80,071
Regional			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$83,078	\$82,022	\$80,071

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
07/01/1983	\$63,500	11841-1555	2008 and prior year sales; Qual by exam of deed

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:

CITY OF MIAMI SPRINGS
CODE COMPLIANCE DEPARTMENT
NOTICE OF VIOLATION



Carlos E. Garcia
298 Glendale Drive
Miami Springs, FL 33166

Reference Case #13-1189

Dear Owner/Occupant: Carlos E. Garcia

September 23, 2014

Inspection was made of the following address and code violations documented:
298 Glendale Drive, MIAMI SPRINGS, FL

Violation Detail

Violation of Code section/number 93-13 Violation Description: MAINTENANCE OF PROP.

Date of notification 07/08/2013

Type of notification Courtesy Notice

Violation text: During City Wide sweep for excessive material noticed that the properties carport was full of excessive material and items. Mailed a CN and granted 30 days to clean the carport

Ordinance text: Sec. 93-13. Maintenance of property by owner.

- (A) It is the duty of all owners or occupants of property within the City, including both developed and undeveloped whether vacant or occupied, to maintain such property in a safe, clean, and presentable condition.
- (E) It shall be unlawful for any owner or occupant of property within the City to maintain said property in a condition that is detrimental to the public health, safety and general welfare by permitting said property:
- (7) Any abandoned trash or personal property which is defined as any derelict property having no value other than nominal salvage value, if any, which has been left abandoned and unprotected from the elements. This shall include wrecked, inoperative, or partially-dismantled motor vehicles, trailers, boats, machinery, refrigerators, washing machines, plumbing fixtures, furniture, and any other similar article which has no value other than nominal salvage value, if any, and which has been left abandoned and unprotected from the elements.

Action required: Remove all excessive material, inoperable vehicles, boats, and machinery and keep property clean and safe.

You are hereby notified that the above code violation(s) must be corrected by the reinspection date listed below. Failure to comply will result in a summons to appear before the City of Miami Springs Code Enforcement Board. This board by state law has the power to levy fines for all unabated code violations.

Corrections due by reinspection date: October 24, 2014

Code Enforcement Officer: Lourdes Taveras

Signature:

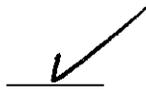
In Person _____

Received by: _____

**CITY OF MIAMI SPRINGS
CODE COMPLIANCE DEPARTMENT
NOTICE OF VIOLATION**



Property Posted:



Certified Mail: 7012-3460-6001-1524-6396



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 9/23/2014

Property Information	
Folio:	05-3024-014-0130
Property Address:	298 GLENDALE DR
Owner	CARLOS E GARCIA
Mailing Address	298 GLENDALE DR MIAMI SPRINGS, FL 33166-5022
Primary Zone	0400 SGL FAMILY - 901-1200 SQF
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	3 / 1 / 0
Floors	1
Living Units	1
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	1,245 Sq.Ft
Lot Size	14,381 Sq.Ft
Year Built	1963



Assessment Information			
Year	2014	2013	2012
Land Value	\$117,924	\$98,510	\$75,500
Building Value	\$79,830	\$76,693	\$83,593
XF Value	\$1,757	\$1,786	\$2,246
Market Value	\$199,511	\$176,989	\$161,339
Assessed Value	\$132,022	\$130,071	\$127,897

Benefits Information				
Benefit	Type	2014	2013	2012
Save Our Homes Cap	Assessment Reduction	\$67,489	\$46,918	\$33,442
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
REV PL OF PT OF COUNTRY CLUB ESTS SEC 5 TR 2-A LESS E120FT PB 33-41 LOT SIZE IRREGULAR OR 11841-1555 0783 1

Taxable Value Information			
	2014	2013	2012
County			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$82,022	\$80,071	\$77,897
School Board			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$107,022	\$105,071	\$102,897
City			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$82,022	\$80,071	\$77,897
Regional			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$82,022	\$80,071	\$77,897

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
07/01/1983	\$63,500	11841-1555	2008 and prior year sales; Qual by exam of deed

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:

Case #14-137

541 Deer Run

Code: 102-01

Failure to Comply

With Re-occupancy

Escrow Agreement

CASE 14-137

GLADYS HERMOSA ALEGRIA

541 DEER RUN

102-01 RE-OCCUPANCY CERTIFICATION

On 10/21/2013 at owner's request performed Cert. of Re-occupancy inspection, main house has 3 bedrooms, 2 bathrooms, family room, large room next to kitchen, dining room, kitchen, living room, garage that had been altered with drywall and an air conditioning unit. The detached 2 car garage and breakfast room had been converted into two units, west unit is a one bedroom apartment with kitchen and living room area, and there is a storage area between the 2 units. The other unit is a breakfast room with partition walls to create a one bedroom apartment with a full kitchen and bathroom. A Notice of Non-Compliance for Cert. of Re-occupancy was prepared and sent to the JP Realty and the Housing League.

On 06/10/14 checked the computer system and found that no permits had been submitted for legalization. Spoke to the architect who was preparing the documents. He stated that they would be by that week to submit the paperwork.

On 06/13/14 CCO Taveras received a call from the contractor stating that they had almost all the paperwork ready to submit.

On 06/20/14 Permit #14-541 was submitted.

On 10/23/14 permit for Building was issued, but the Electrical and Plumbing contractor's licenses and insurance were not updated. Many calls were made to the Charles Delgado and the General Contractor.

On 07/07/15 Permits were still in plan check will forward to the City Attorney and Building Official for next action to be taken.

On 7/17/15 no action or contact had been made. Sent Summons to Appear by certified, regular mail

and police officer delivered the letter, before the CEB on 8/4/15.

On 07/23/15 an inspection was done with Ms. Gladys Hermosa Alegria and Charles Delgado, of the rear accessory structures. The bathroom and the partition walls had been removed from the breakfast room. On the storage area that was a one bedroom apartment, only the partition walls had been removed. The property owner was advised to complete the permit process and start scheduling the inspections. Pictures were taken.

CASE TYPE ----- DATE ESTABLISHED ----- STATUS ----- TENANT NBR -----
 FOLIO NUMBER ----- INSPECTOR ----- TENANT NAME -----
 ADDRESS -----
 CERTIFICAT OF RE-OCCUPANCY ----- ACTIVE -----
 05-3119-010-4010 ----- 10/21/13 ----- 11/05/13
 541 DEER RUN -----
 MIAMI SPRINGS FL 33166 -----
 LOURDES TAVERAS -----

NARRATIVE: On 10/21/2013 at owner's request performed Cert. of Re-occupancy inspection, main house has 3 bedrooms, 2 bathrooms, family room, large room next to kitchen, dining room, kitchen, living room, garage has been altered with drywall and air conditioning unit. The detached 2 car garage and breakfast room have been converted to two units of a one bedroom apartments with kitchen and living room area. there is a storage area between the two units. A Notice of Non-Compliance for Cert. of Re-occupancy was prepared and sent to the JP Realty and the Housing League.

NOTICE NAMES: HILL, MARCELA OWNER 786-265-8556

HISTORY:	SCHEDULED ACTION	STATUS	RESULTED	INSPECTOR	TIME
10/21/13	INITIAL INSPECTION	COMPLETED	10/21/13	LOURDES TAVERAS	
10/24/13	DISPOSITION ACTION	COMPLETED	10/24/13		
	NARRATIVE: Pending Proposal letter and estimate.				11/05/13
2/05/14	FOLLOW UP INSPECTION	COMPLETED	2/05/14	LOURDES TAVERAS	
	RSLT TEXT: On 02/05/14 excrow deposit in the maount of \$10,000 was submitted to the City, a second inspection of the property was made in order to complete the escrow agreement between The Housing League and Gladys H. Alegria. New owner's will assume responsibility to bring the property to compliane. Will follow up in 60 days.				2/07/14 2/07/14 2/07/14 2/07/14 2/07/14
4/07/14	FOLLOW UP INSPECTION	COMPLETED	6/10/14	LOURDES TAVERAS	
	RSLT TEXT: No permits have been submitted for legalization. On 06/10/14 spoke to the architect who is preparing the documents. He stated that would be by this week to submit the paperwork.				6/11/14 6/11/14
6/17/14	FOLLOW UP INSPECTION	COMPLETED	6/13/14	LOURDES TAVERAS	
	RSLT TEXT: Recieved a call from the contractor stating that they had almost all the paperwork ready to submit.				6/19/14 6/19/14
6/27/14	FOLLOW UP INSPECTION	COMPLETED	10/23/14	LOURDES TAVERAS	
	RSLT TEXT: On 10/23/14 permit is still in plan check.				10/23/14
10/31/14	FOLLOW UP INSPECTION	COMPLETED	7/08/15	LOURDES TAVERAS	
	RSLT TEXT: On 07/07/15 Permit is still in plan check will forward to the City Attorney and Building Official for next action to be taken.				7/08/15 7/08/15 7/08/15

 CASE TYPE
 FOLIO NUMBER
 ADDRESS

 DATE ESTABLISHED
 INSPECTOR
 TENANT NAME
 TENANT NBR
 STATUS
 STATUS DATE

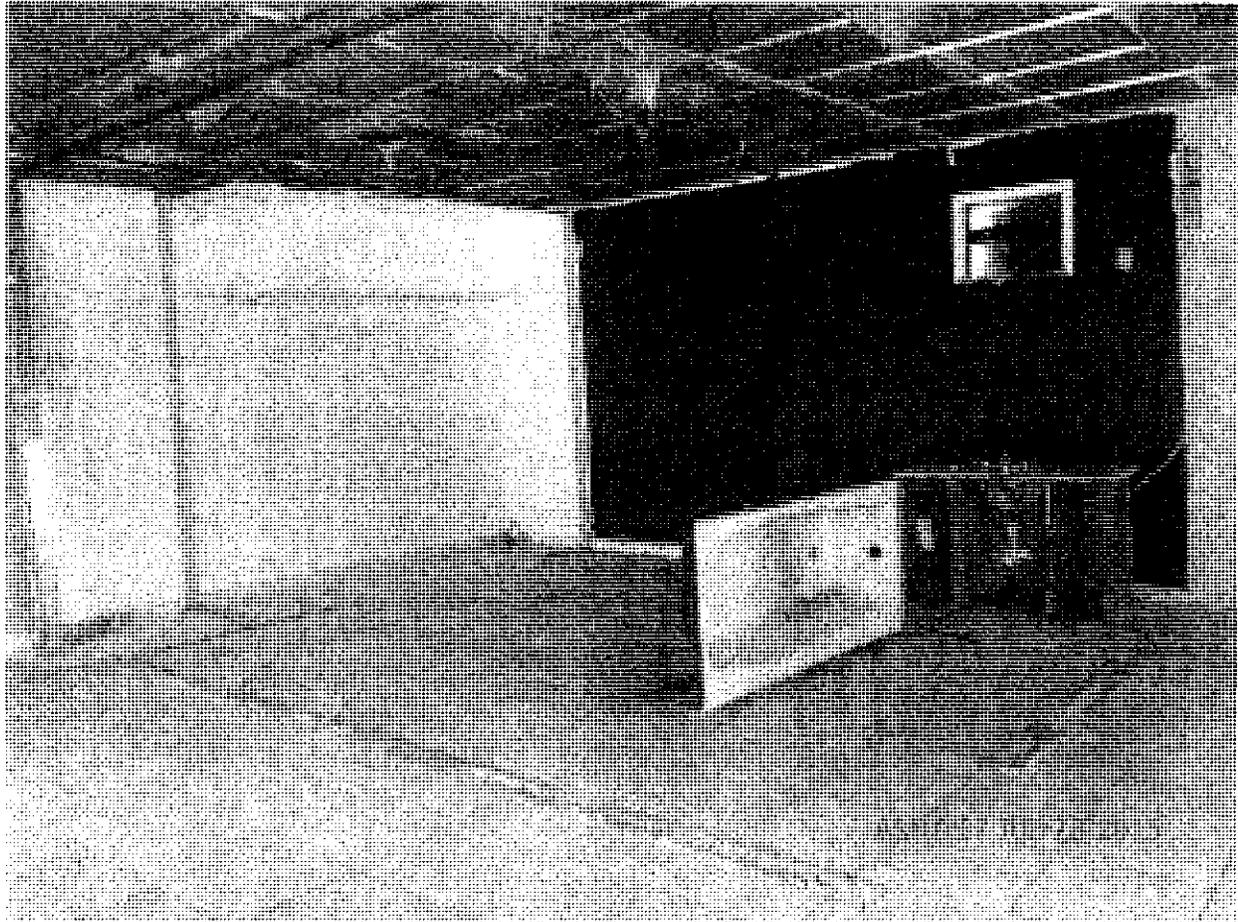
 CERTIFICAT OF RE-OCCUPANCY
 05-3119-010-4010
 541 DEER RUN
 MIAMI SPRINGS FL 33166
 10/21/13
 LOURDES TAVERAS
 ACTIVE
 11/05/13

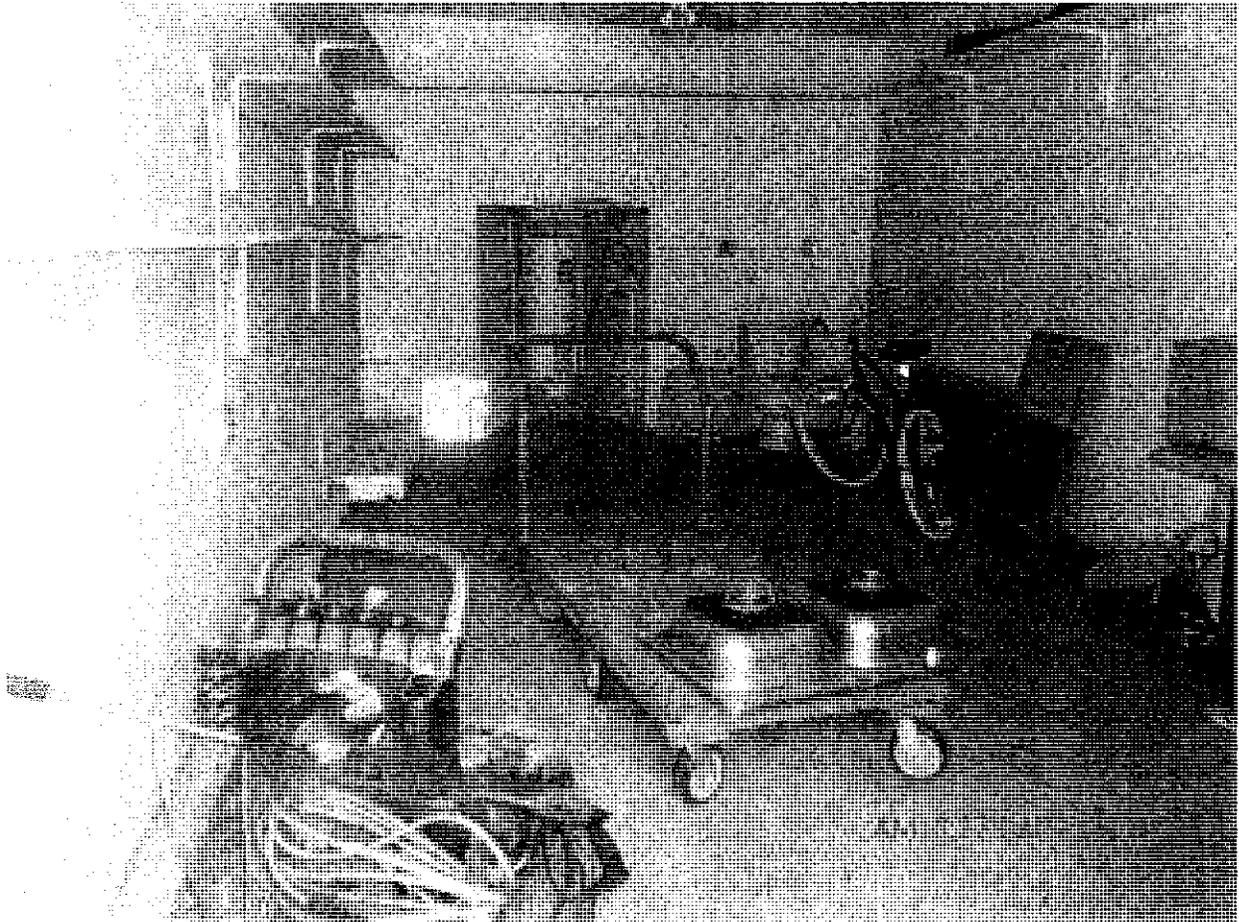
HISTORY:	SCHEDULED ACTION	STATUS	RESULTED	INSPECTOR	TIME
7/22/15	FOLLOW UP INSPECTION RSLT TEXT: On 7/17/15 no action or contact had been made. Sent Summons to Appear by certified, regular mail and police officer delivered the letter, before the CEB on 8/4/15.	COMPLETED	7/20/15	LOURDES TAVERAS	7/20/15
7/23/15	FOLLOW UP INSPECTION RSLT TEXT: On 07/23/15 an inspection was done along with Ms. Gladys Hermosa and Charles Deigado, of the rear accessory structures. The bathroom had been removed from the breakfast room and the partition walls. On the storage area, the partition walls only. The property owner was advise to complete the permit process and start scheduling the inspections. Pictures were taken.	COMPLETED	7/27/15	LOURDES TAVERAS	7/27/15
7/16/15	Summons to Code Enf Board Meet NARRATIVE: No action had been taken on obtaining permits for legalize the rear accessory structure and work had been commenced.	COMPLETED	7/16/15		7/27/15

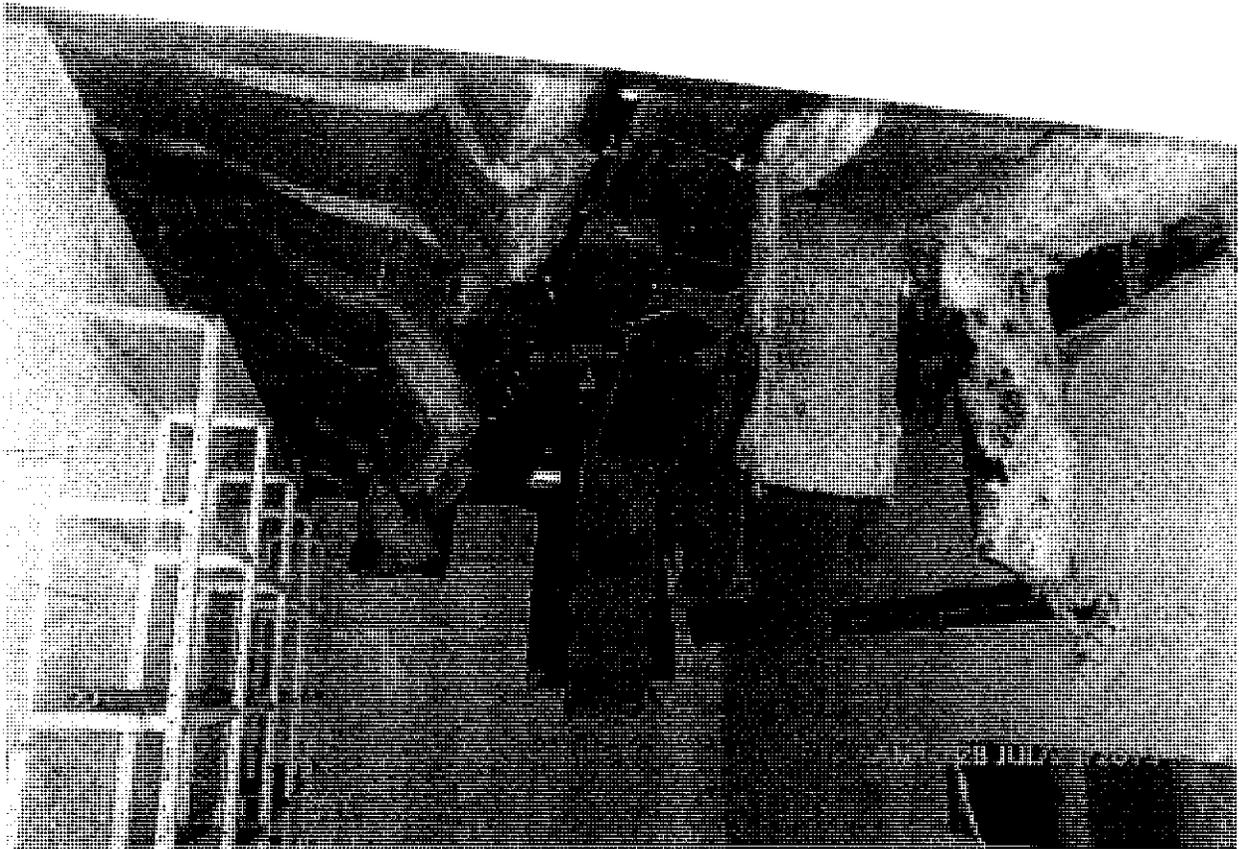
FOLLOW UP INSPECTION PENDING TOTAL TIME:

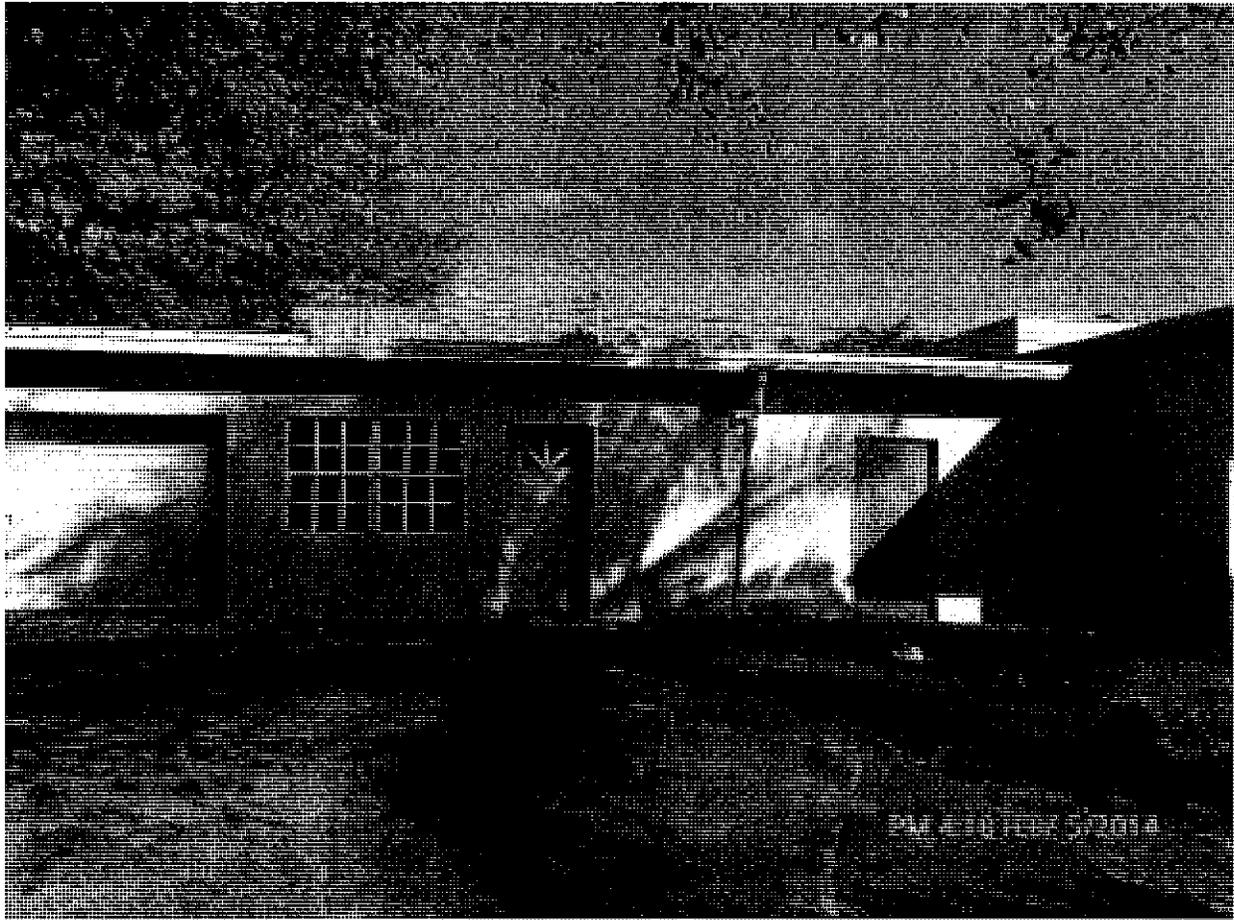






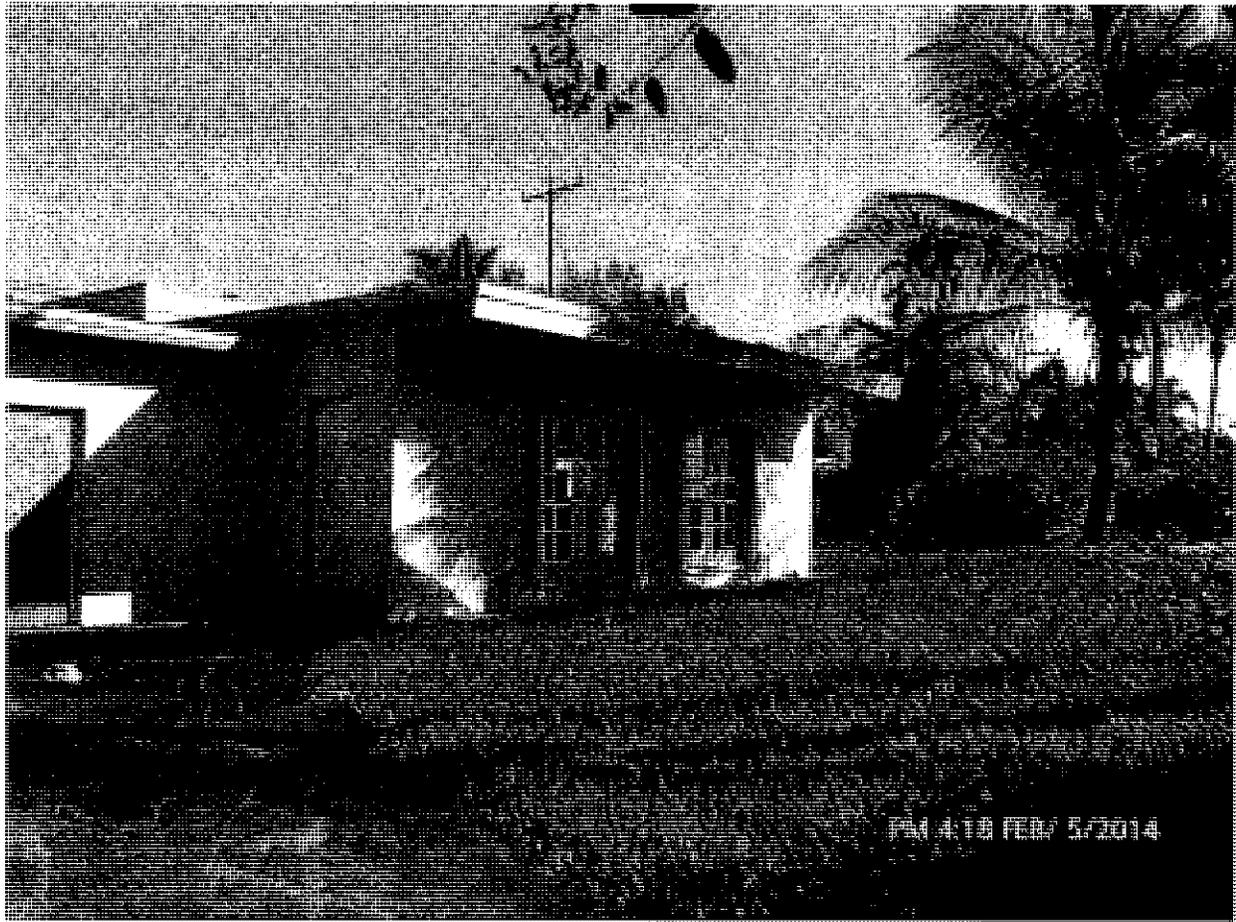






541 DEER RUN

NON-COMPLIANCE FOR CRO FEB 2014



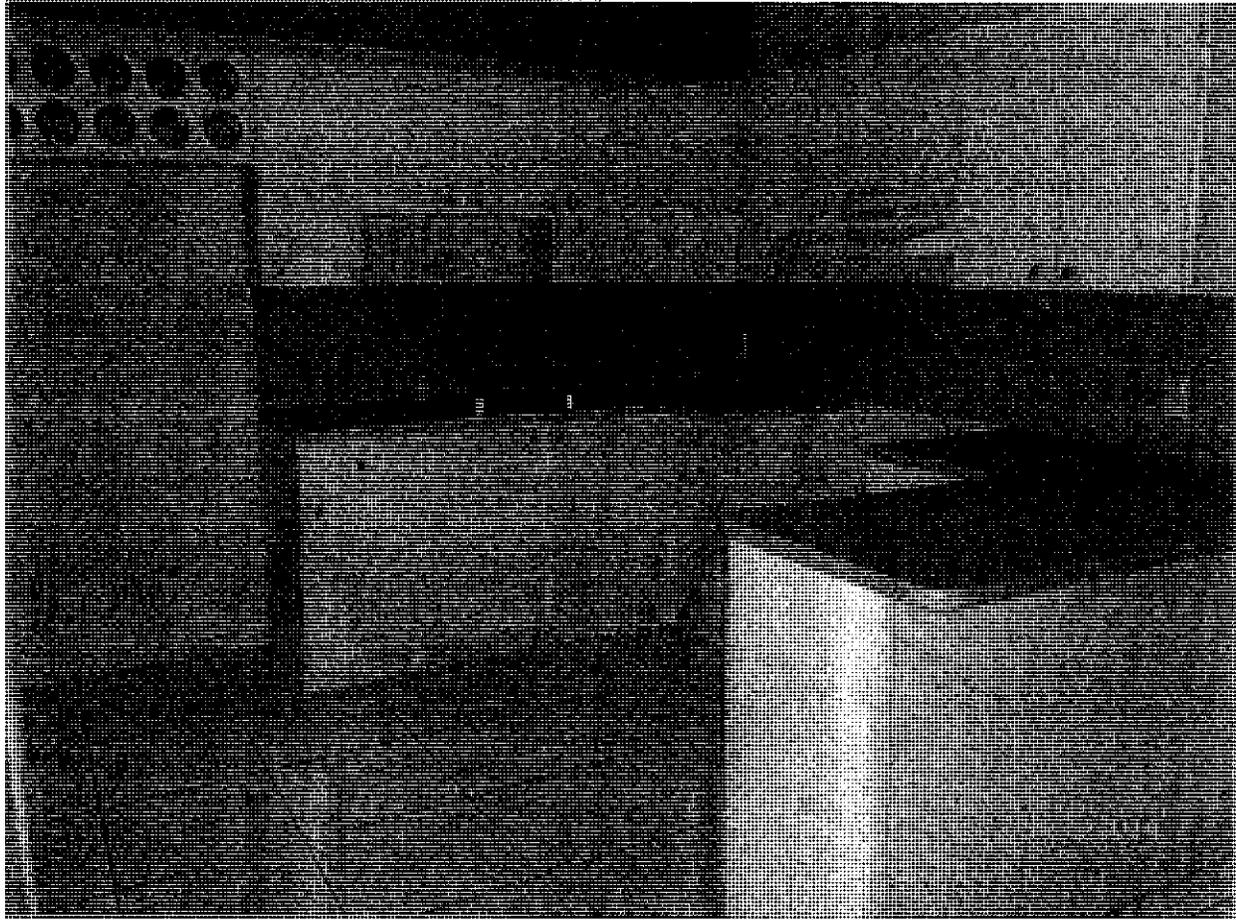
541 DEER RUN

NON-COMPLIANCE FOR CRO FEB 2014



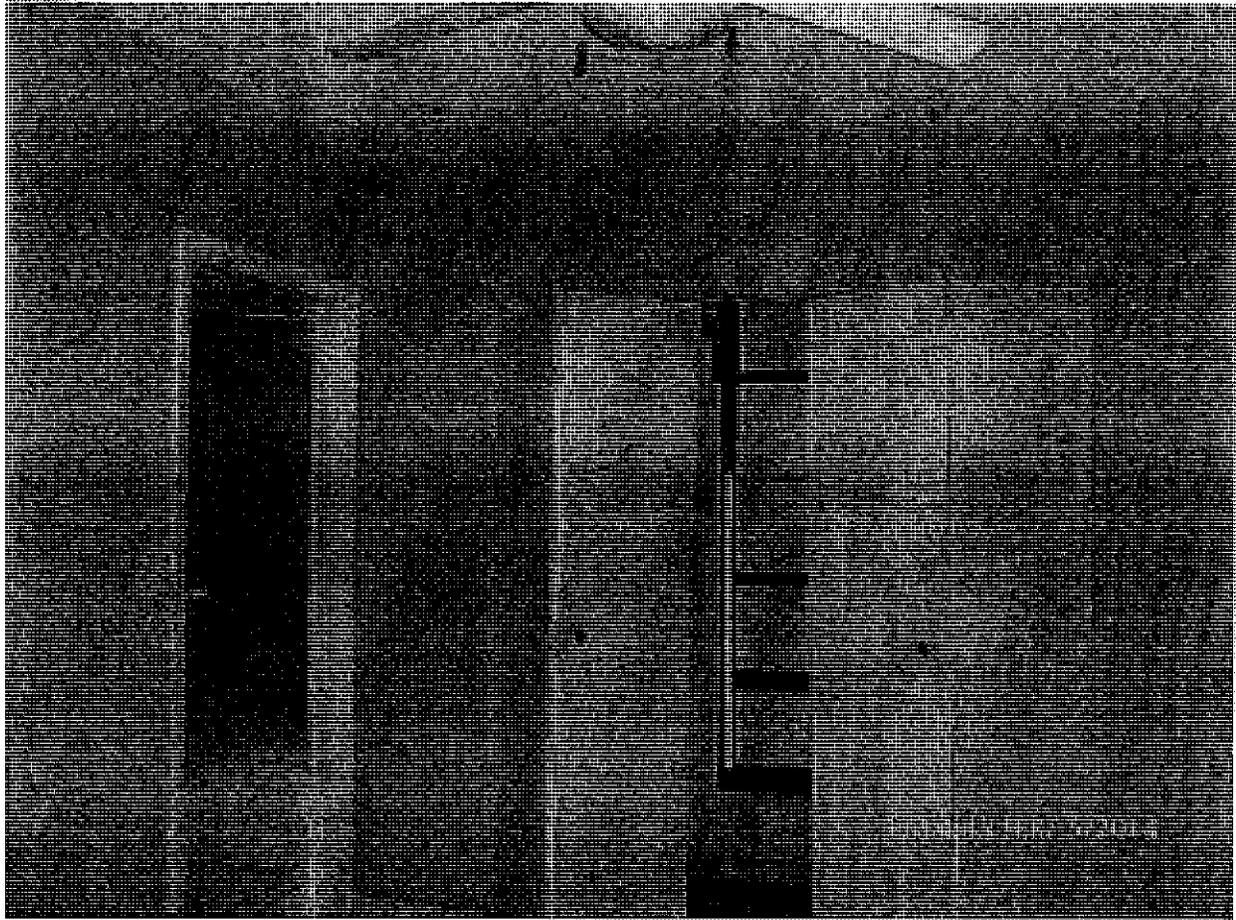
541 DEER RUN

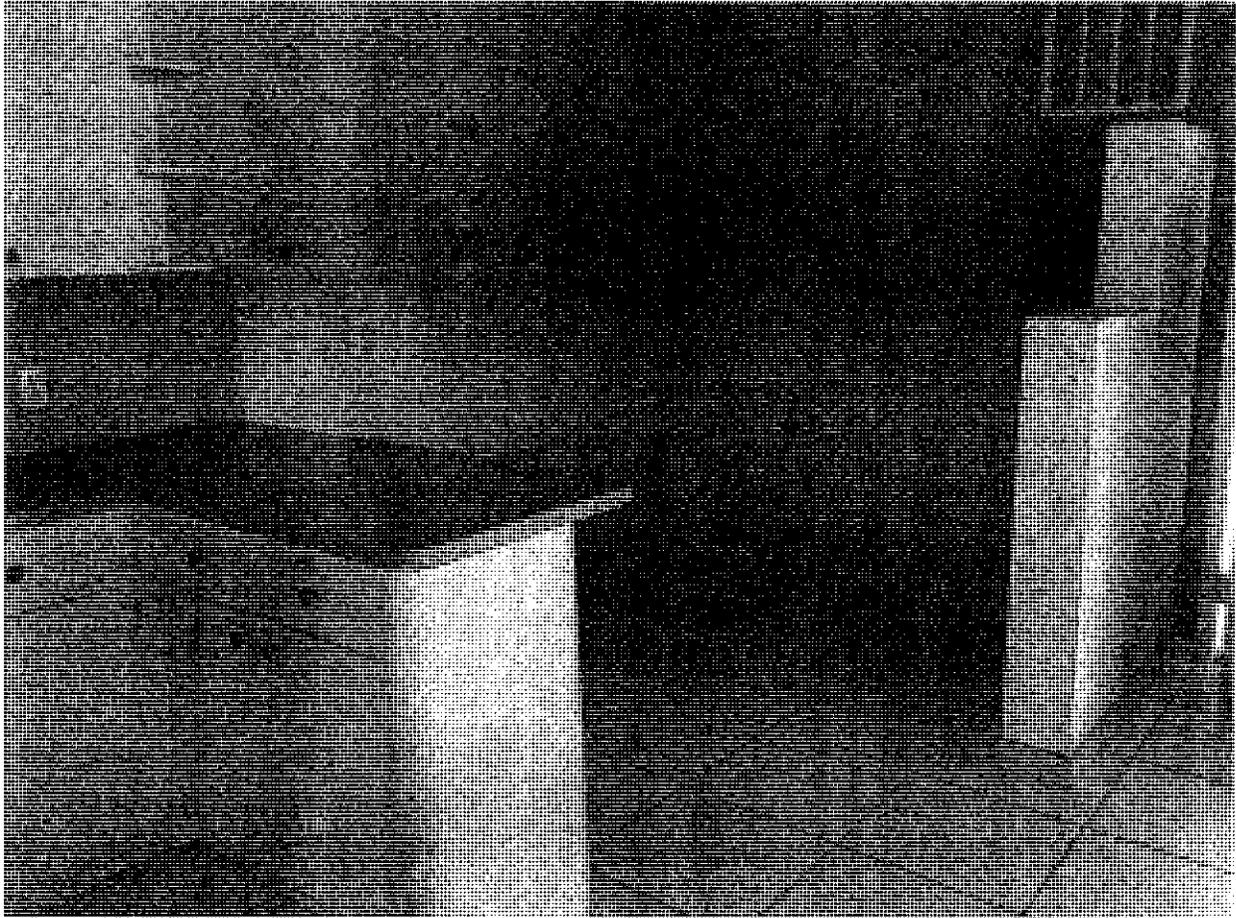
NON-COMPLIANCE FOR CRO FEB 2014



541 DEER RUN

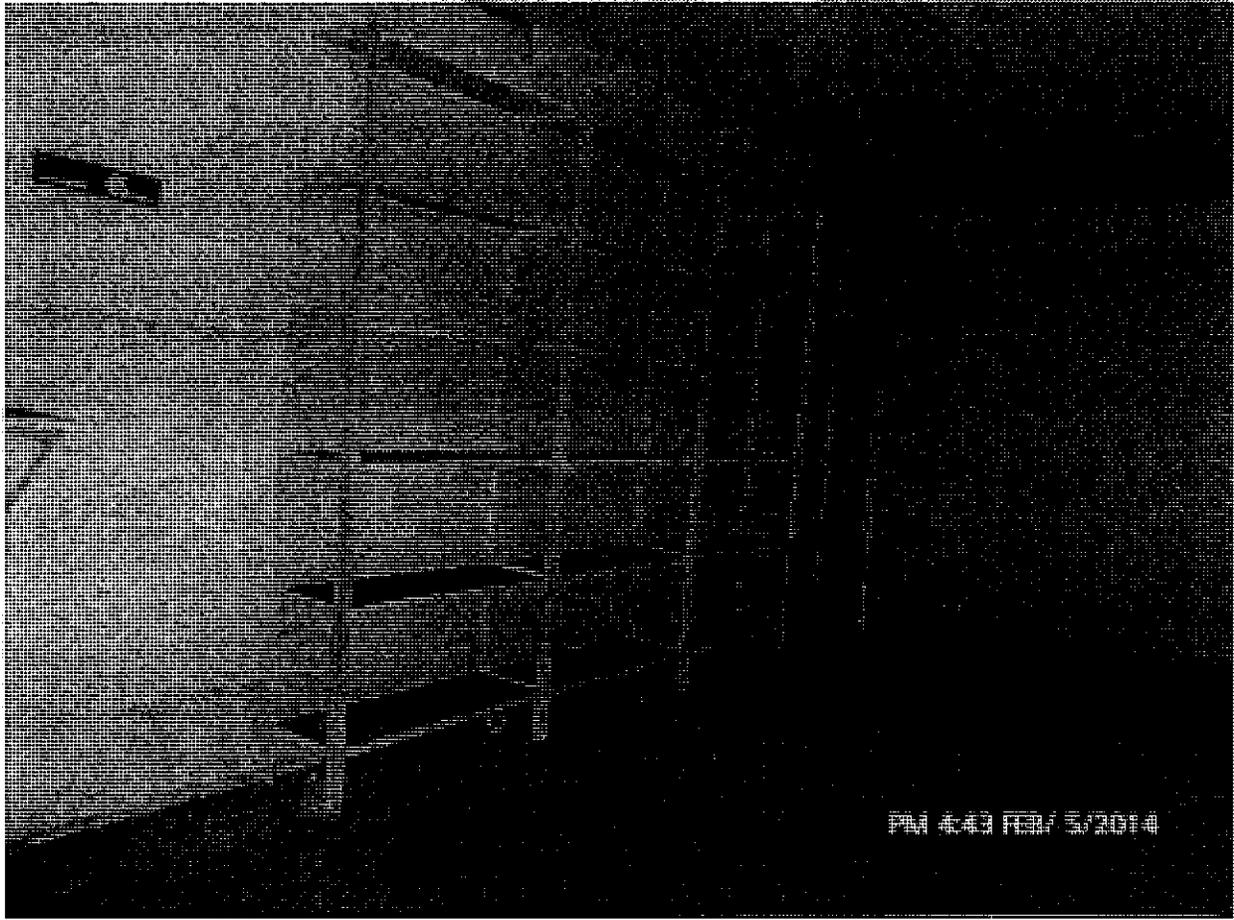
NON-COMPLIANCE FOR CRO FEB 2014





541 DEER RUN

NON-COMPLIANCE FOR CRO FEB 2014



541 DEER RUN

NON-COMPLIANCE FOR CRO FEB 2014



541 DEER RUN

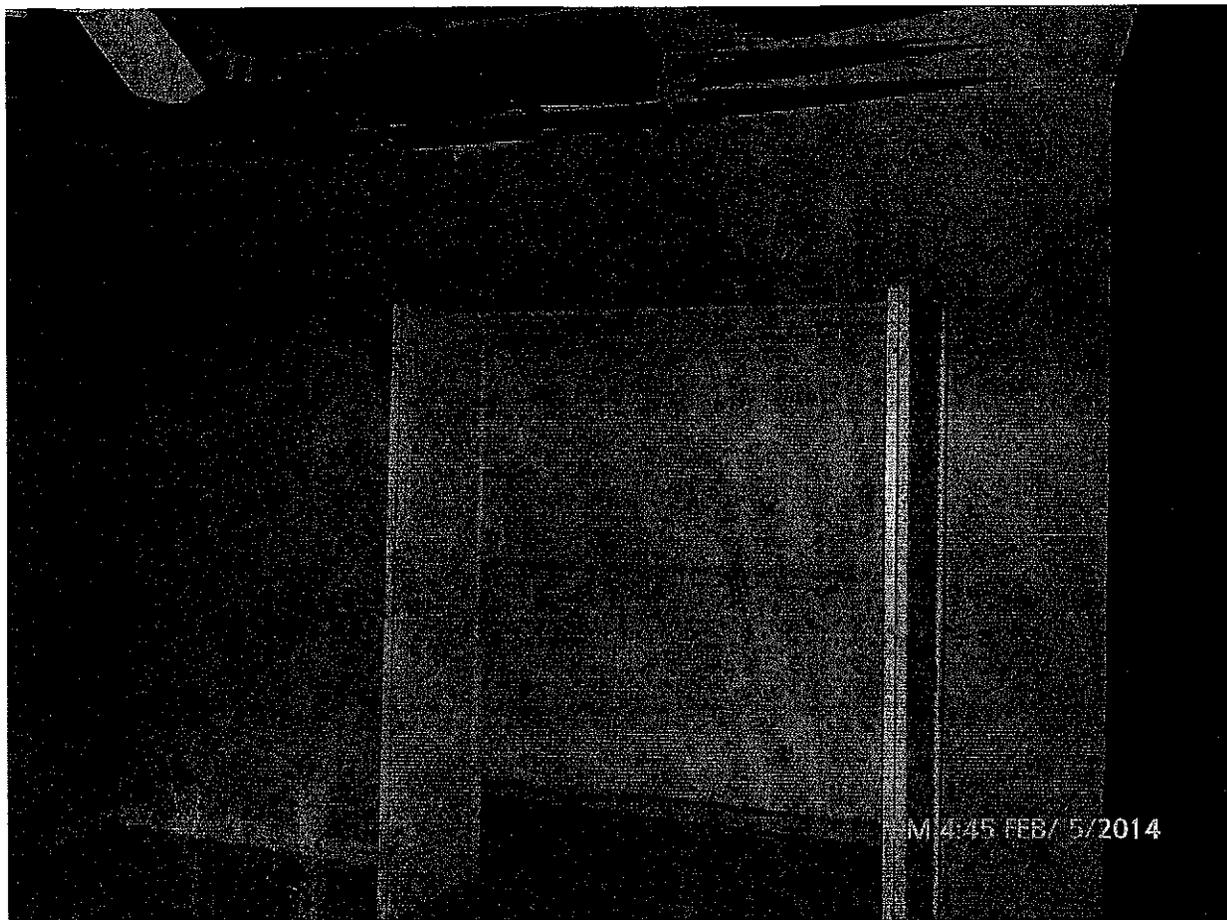
NON-COMPLIANCE FOR CRO FEB 2014



541 DEER RUN

NON-COMPLIANCE FOR CRO FEB 2014





541 DEER RUN

NON-COMPLIANCE FOR CRO FEB 2014

PLEASE READ THE FOLLOWING CAREFULLY

JULY 16, 2015

GLADYS HERMOZA ALEGREA
541 DEER RUN
MIAMI SPRINGS, FL 33166

This letter accompanies a NOTICE TO APPEAR (VIOLATOR'S SUMMONS) issued by the Miami Springs Code Enforcement Board for **Case # 14-137**

Your hearing has been set for **7:00 P.M. on Tuesday, August 4, 2015** in the Council Chamber on the second floor of City Hall, 201 Westward Drive, Miami Springs, Florida.

If you choose to be represented by counsel, that is your right. If you desire to subpoena witnesses to testify on your behalf, or to subpoena evidence pertinent to the alleged violation, you must submit a request to do so in writing to the Clerk of the Board within five (5) working days of receipt of this summons. You may have said subpoena(s) served by the City of Miami Springs Police Department by the payment of \$12.00, made payable to the City of Miami Springs for each subpoena you desire to have served. Subpoena should be served as early as possible to assure the attendance of all witnesses.

Lastly, please be advised that if you desire to appeal the decision of the Board to the Circuit Court (no appeal to the City Council is available) you must have a verbatim transcript of the proceedings, which shall be your responsibility to provide at your own expense. Transcripts may be obtained by contacting the City Clerk's office at (305) 805-5006.

If you have any questions, please contact the Clerk of the Board or the Code Compliance Officer at (305-805-5030).

Sincerely,



Lourdes Taveras
Code Compliance Officer
Attachments (2)

BEFORE THE CODE ENFORCEMENT BOARD
OF THE CITY OF MIAMI SPRING, FLORIDA

(CITY OF MIAMI SPRINGS, FLORIDA)
(Petitioner)
()
()
(GLADYS HERMOSA ALEGREA)
(541 DEER RUN)
(MIAMI SPRINGS, FL 33166)
(Respondent(s))

CASE # 14-137
NOTICE TO APPEAR (SUMMONS)

You are hereby notified that pursuant to Chapter 162, Code of Ordinances, City of Miami Springs, the above-styled and numbered case has been set for a hearing before the Code Enforcement Board of the City of Miami Springs, located at Council Chambers, City Hall, 201 Westward Drive, Miami Springs, FL 33166, on **August 4, 2015, at 7:00 PM** or as soon thereafter as the matter might be heard, concerning the below listed violation.

Your failure to appear may result in orders and/or fines being issued against you and the subject property which may ultimately result in liens and foreclosure proceedings against said property. You may be represented by an attorney should you so desire.

It is alleged that a violation of the following Chapter(s), Section(s) and Paragraph(s) is/are occurring:

On 10/21/2013 at owner's request performed Cert. of Re-occupancy inspection, main house has 3 bedrooms, 2 bathrooms, family room, large room next to kitchen, dining room, kitchen, living room, garage has been altered with drywall and air conditioning unit. The detached 2 car garage and breakfast room have been converted to two units of a one bedroom apartments with kitchen and living room area. there is a storage area between the two units. A Notice of Non-Compliance for Cert. of Re-occupancy was prepared and sent to the JP Realty and the Housing League.

Sec. 102-01. Re-occupancy certification.

(C) *Compliance or Certification.* All single family residentially zoned homes in the City shall comply with the following provisions:

1. It shall be unlawful for any person, firm or corporation to buy, sell, convey, or transfer, any single family home without first obtaining a Re-occupancy Certificate from the Department of Building, Zoning and Code Enforcement. The Re-Occupancy Certificate, if issued, shall state that the City has inspected the subject premises and has determined that the subject premises is in compliance with the single family residential occupancy regulations of the City Code of Ordinances and that the dwelling is designed, configured, and being used for single-family residential purposes only. No certificate may be issued if the subject premises is not in compliance with the single family residential occupancy regulations of the City Code of Ordinances, or if it is found to be designed, configured or being used for other than single family

residential purposes. The form of the Certificate shall be prepared by the City and may be amended from time to time as determined to be required by the City.

2. It shall be unlawful for any person, firm or corporation to close on the transfer or conveyance of any single family home owned by such person, firm or corporation, without the owner having first disclosed, by written notice to the buyer, grantee or transferee, the fact that a Re-Occupancy Certificate is required by the City in order to properly convey or transfer title to the subject premises. The form of the disclosure notice shall be prepared by the City and may be amended from time to time as determined to be required by the City.

(D) *Failure to Comply.* Any single family residentially zoned property that is bought, sold, conveyed or transferred without first securing the Re-Occupancy Certificate required by this Chapter, shall thereafter be considered by the City to be a non-conforming property which shall subject the property to all restrictions, limitations, and penalties provided by the City Code of Ordinances

ADDRESS 541 Deer Run

Permit# 14-541

Owner's Name _____

Date Received _____

Contractor's Name Build Energy

Contact Phone # Charles Delgado
(305) 904-6931

Reviewer	Approved	Date	Disapproved	Date	<input type="checkbox"/> DERM	<input type="checkbox"/> FIRE	<input type="checkbox"/> IMPACT FEES	<input type="checkbox"/> SUNSHINE TICKET
Zoning:								
\$ _____								
Electrical:								
Plumbing:								
Mechanical:								
Public Works:								
Civil Eng:								
Structural:								
Building/ Roofing								

3/16/15 - ELEC & Plumb Contractor
 7/22/15 - owner, Charles came to get Hold Harmless Form

Page 1 of 1
 O: B & Z Forms | B & Z LOGS | Permit Roofing Log Sheet



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 7/28/2015

Property Information	
Folio:	05-3119-010-4010
Property Address:	541 DEER RUN
Owner	GLADYS HERMOZA ALEGRIA
Mailing Address	541 DEER RUN MIAMI SPRINGS , FL 33166
Primary Zone	0800 SGL FAMILY - 1701-1900 SQ
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	4 / 4 / 0
Floors	1
Living Units	1
Actual Area	4,160 Sq.Ft
Living Area	3,446 Sq.Ft
Adjusted Area	3,762 Sq.Ft
Lot Size	21,937 Sq.Ft
Year Built	1948



Assessment Information			
Year	2015	2014	2013
Land Value	\$185,368	\$168,915	\$120,654
Building Value	\$200,124	\$194,857	\$180,393
XF Value	\$17,853	\$17,868	\$17,882
Market Value	\$403,345	\$381,640	\$318,929
Assessed Value	\$403,345	\$381,640	\$318,929

Benefits Information				
Benefit	Type	2015	2014	2013
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
COUNTRY CLUB EST SEC 2 PB 10-79
LOT 31 BLK 130 & S1/2 TR G
PB 34-40
LOT SIZE 112.500 X 195
OR 19086-2355 042000 1

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$403,345	\$381,640	\$318,929
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$403,345	\$381,640	\$318,929
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$403,345	\$381,640	\$318,929
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$403,345	\$381,640	\$318,929

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
02/06/2014	\$285,000	29026-1277	Religious, charitable or benevolent organization
09/24/2013	\$213,100	28957-4947	Financial inst or "In Lieu of Forclosure" stated
02/15/2012	\$17,800	28020-2496	Financial inst or "In Lieu of Forclosure" stated
08/01/2006	\$710,000	24847-2707	2008 and prior year sales; Qual by exam of deed

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Version:

Case #14-302

1085 Nightingale Ave.

Code: 151-04

Work Done Beyond
Scope of Work on
Permit

CASE #14-302

GUSTAVO DE LA CRUZ

1085 NIGHTINGALE AVE.

151-04 WORK WITHOUT A PERMIT-

WORK DONE BEYOND THE SCOPE OF WORK

Based on a complaint from the CC Officer, on 12-11-13, Tex Ziadie visited the location and measured fence posts in front yard. They were 61" tall. The plan on Permit Number 14-94 is for a maximum height of 42". Tex left a red sticker to stop work at the front door and also a Civil Infraction Notice for Work being done without a permit. On 12-12-13 he called the owner, Mister De La Cruz and advised him of the violation. The permit is being put on hold pending corrections.

On 06/09/15 a NCIV was mailed by CCO Taveras, advising to correct the fence installation to 3 ft. 6 in., within 7 days or a UCVN would be issued.

On 06/16/15 property owner requested an extension of 14 days to hire a contractor to cut the fence down to 3.6 ft and call for an inspection. Extension granted.

On 07/07/15 the the property owner (Gustavo) came in to pay a fine, but he was advised by CCO Taveras that there were no fines pending, that the next step would be to have his case referred to the CEB on August 2015

On 07/16/15 no action had been taken, issued a summons to appear before the CEB on Aug. 4, 105.

CASE TYPE: WORK WITHOUT PERMIT
 FOLIO NUMBER: 05-3013-022-0130
 ADDRESS: 1085 NIGHTINGALE AVENUE
 MIAMI SPRINGS FL 33166

INSPECTOR: LOURDES TAVERAS
 DATE ESTABLISHED: 12/11/13
 STATUS: ACTIVE
 TENANT NAME: LOURDES TAVERAS
 TENANT NBR: 12/12/13

CASE DATA: WORK WITHOUT A PERMIT fence taller than plans

NARRATIVE: Based on a complaint from the CC Officer, on 12-11-13, Tex Ziadie visited the location and measured fence posts in front yard. They are 61" tall. The plan on Permit Number 14-94 is for a maximum height of 42". Tex left a red sticker to stop work at the front door and also a Civil Infraction Notice for Work being done without a permit. On 12-12-13 he called the owner, Mister De La Cruz and advised him of the violation. The permit is being put on hold pending corrections.

NOTICE NAMES: DE LA CRUZ, GUSTAVO OWNER 305-725-1896

HISTORY:	SCHEDULED ACTION	STATUS	RESULTED	INSPECTOR	TIME
12/11/13	INITIAL INSPECTION	COMPLETED	12/11/13	TEX ZIADIE	12/12/13
12/11/13	CIVIL INFRACTION DOOR HANGER NARRATIVE: Based on a complaint from the CC Officer, on 12-11-13, Tex Ziadie visited the location and measured fence posts in front yard. They are 61" tall. The plan on Permit Number 14-94 is for a maximum height of 42". Tex left a red sticker to stop work at the front door and also a Civil Infraction Notice for Work being done without a permit. On 12-12-13 he called the owner, Mister De La Cruz and advised him of the violation. The permit is being put on hold pending corrections.	COMPLETED	12/11/13	TEX ZIADIE	12/12/13
12/11/13	RED TAGGED NARRATIVE: Based on a complaint from the CC Officer, on 12-11-13, Tex Ziadie visited the location and measured fence posts in front yard. They are 61" tall. The plan on Permit Number 14-94 is for a maximum height of 42". Tex left a red sticker to stop work at the front door and also a Civil Infraction Notice for Work being done without a permit. On 12-12-13 he called the owner, Mister De La Cruz and advised him of the violation. The permit is being put on hold pending corrections.	COMPLETED	12/11/13	TEX ZIADIE	12/12/13
6/09/15	COURTESY NOTICE DOOR HANGER NARRATIVE: On 06/09/15 a NCIV was mailed by CCO Taveras, advising to correct the fence installation to 3 ft 6 inches, within 7 days or an UCVN in the amount of \$100 per day would be	COMPLETED	6/09/15		6/09/15

CASE TYPE: WORK WITHOUT PERMIT
 FOLIO NUMBER: 05-3013-022-0130
 ADDRESS: 1085 NIGHTINGALE AVENUE
 MIAMI SPRINGS, FL 33166

INSPECTOR: LOURDES TAVERAS
 DATE ESTABLISHED: 12/11/13
 STATUS: ACTIVE
 TENANT NAME: LOURDES TAVERAS
 TENANT NBR: 12/12/13

6/09/15 COURTESY NOTICE DOOR HANGER COMPLETED 6/09/15
 NARRATIVE: issued.

6/19/15 FOLLOW UP INSPECTION COMPLETED 6/16/15 LOURDES TAVERAS
 RSLT TEXT: On 06/16/15 property owner requested an extension of 14 days to hire a contractor to cut the fence down to 3.6 ft and call for an inspection. Extension granted.

6/30/15 FOLLOW UP INSPECTION COMPLETED 7/07/15 LOURDES TAVERAS
 RSLT TEXT: On 7/17/15 no action or contact had been made. Sent Summons to Appear by certified, regular mail and police officer delivered the letter, before the CEB on 8/4/15.

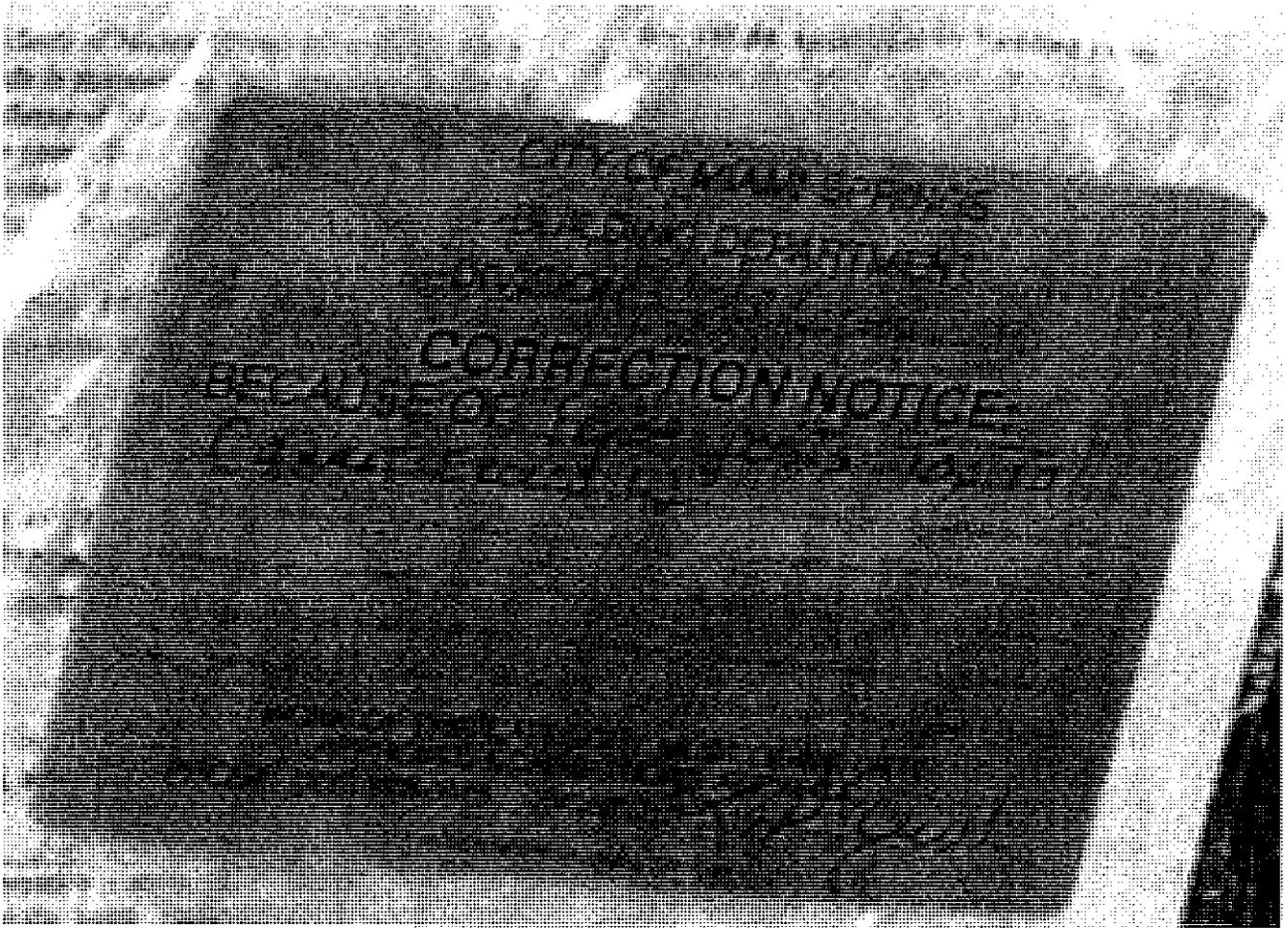
7/07/15 RSLT TEXT: On 07/07/15 tje the property owner (Gustavo) came in to pay a fine, but he was advised by CCO Taveras that there were no fines pending, that the next step would be to have his case referred to the CEB on August 2015

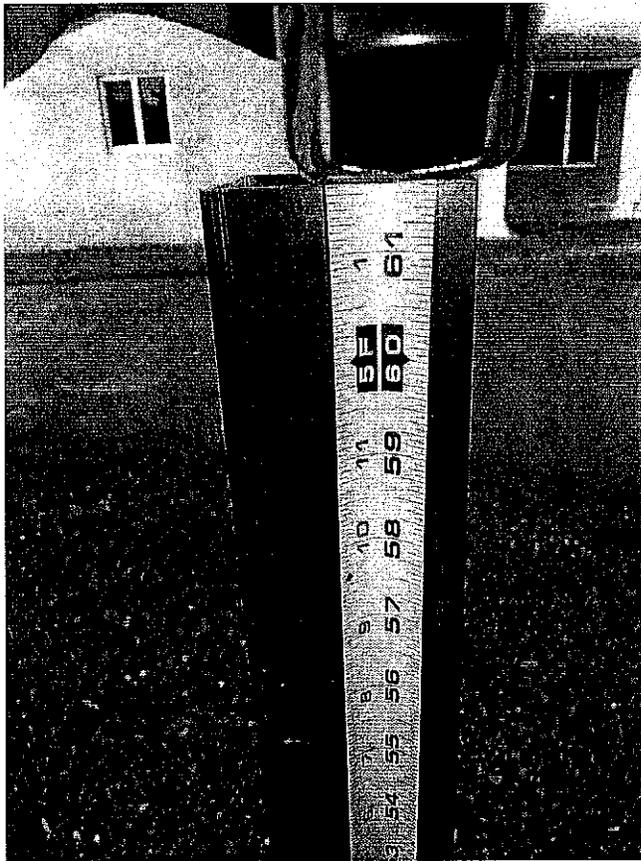
7/16/15 FOLLOW UP INSPECTION COMPLETED 7/16/15 LOURDES TAVERAS
 RSLT TEXT: On 07/16/15 no action had been taken, issues a summons to appear before teh CEB on Aug. 4, 105.

8/04/15 Summons to Code Enf Board Meet COMPLETED 8/04/15
 NARRATIVE:

LIEN PENDING TOTAL TIME: 0/00/00

FINES: MISC CODE ENF TICKET \$100 CHARGE 100.00 PAID 100.00 BILLED .00 LIEN AMT .00 LIEN PAID .00





1085 Nightingale Ave. WWP #14-302

PLEASE READ THE FOLLOWING CAREFULLY

JULY 16, 2015

GUSTAVO DE LA CRUZ
1085 NIGHTINGALE AVE.
MIAMI SPRINGS, FL 33166

RE: 1085 NIGHTINGALE AVE
WORK DONE BEYOND THE SCOPE OF WORK

This letter accompanies a NOTICE TO APPEAR (VIOLATOR'S SUMMONS) issued by the Miami Springs Code Enforcement Board for **Case # 14-302**.

Your hearing has been set for **7:00 P.M. on Tuesday, August 4th 2015** in the Council Chamber on the second floor of City Hall, 201 Westward Drive, Miami Springs, Florida.

If you choose to be represented by counsel, that is your right. If you desire to subpoena witnesses to testify on your behalf, or to subpoena evidence pertinent to the alleged violation, you must submit a request to do so in writing to the Clerk of the Board within five (5) working days of receipt of this summons. You may have said subpoena(s) served by the City of Miami Springs Police Department by the payment of \$12.00, made payable to the City of Miami Springs for each subpoena you desire to have served. Subpoena should be served as early as possible to assure the attendance of all witnesses.

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If you have any questions, please contact the Clerk of the Board or the Code Compliance Officer at (305-805-5030).

Sincerely,



Code Compliance Officer
Attachments (2)

BEFORE THE CODE ENFORCEMENT BOARD
OF THE CITY OF MIAMI SPRING, FLORIDA

(CITY OF MIAMI SPRINGS, FLORIDA)
(Petitioner)
()
(GUSTAVO DE LA CRUZ)
(1085 NIGHTINGALE AVE.)
(MIAMI SPRINGS, FL 33166)
(Respondent(s))

CASE # 14-302
NOTICE TO APPEAR (SUMMONS)

You are hereby notified that pursuant to Chapter 162, Code of Ordinances, City of Miami Springs, the above-styled and numbered case has been set for a hearing before the Code Enforcement Board of the City of Miami Springs, located at Council Chambers, City Hall, 201 Westward Drive, Miami Springs, FL 33166, on **August 4, 2015, at 7:00 PM** or as soon thereafter as the matter might be heard, concerning the below listed violation.

Your failure to appear may result in orders and/or fines being issued against you and the subject property which may ultimately result in liens and foreclosure proceedings against said property. You may be represented by an attorney should you so desire.

It is alleged that a violation of the following Chapter(s), Section(s) and Paragraph(s) is/are occurring:

Based on a complaint form the CC Officer, on 12-11-13, Tex Ziadie visited the location and measured fence posts in front yard. They are 61" tall. The plan on Permit Number 14-94 is for a maximum height of 42". Tex left a red sticker to stop work at the front door and also a Civil Infraction Notice for Work being done without a permit. On 12-12-13 he called the owner, Mister De La Cruz and advised him of the violation. The permit is being put on hold pending corrections.

Code: Sec. 151-04. Application for building permits.

No person shall erect, construct, or proceed with the erection or construction of any building or structure, nor add to, enlarge, move, renovate, remodel, improve, alter, convert, extend, or demolish any building or structure, or any group of buildings or structures under one or joint ownership, whether on one or more lots or tract of land, or cause the same to be done without first obtaining a building permit therefor from the City Building Department.

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MIAMI FL 33166 **OFFICIAL USE**

7015 0640 0007 1192 6029

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$2.80
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$ N/A
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ N/A
Postage	\$0.49
Total Postage and Fees	\$6.74



Sent To Gustavo De La Cruz
 Street and Apt. No., or PO Box No. 1085 Nightingale Avenue
 City, State, ZIP+4® Miami, FL 33166



City of Miami Springs, Florida

The **Board of Adjustment** met in Regular Session at 7:00 p.m., on Monday, March 3, 2014 in the Council Chambers at City Hall.

1) Call to Order/Roll Call

The meeting was called to order at 7:20 p.m.

The following were present:

Chairman Manuel Pérez-Vichot
Vice Chairman Francisco Fernández
Ernie Aloma
Bill Tallman
Bob Calvert
Alternate Michael White

Also present:

City Attorney Jan K. Seiden
Building & Code Compliance Director H. "Tex" Ziadie
Board Secretary Elora R. Sakal

2) Approval of Minutes:

Minutes of the February 3, 2014 meeting were approved as written.

Vice Chair Fernandez moved to approve the minutes. Board member Calvert seconded the motion which was carried unanimously on voice vote.

3) Swearing In of All Witnesses: None

4) New Business:

- A) Case No. 04-V-14
GUSTAVO DE LA CRUZ
1085 NIGHTINGALE AVENUE
Zoning: R-1B
Lot Size: 17,414.20 SQ. FT.**

Applicant is seeking a variance from Code Section 150-013 (B) (2) and 150-013 (C) (1) to keep a front yard fence taller than 42 inches.

City Attorney Jan K. Seiden stated that the Applicant is represented by an attorney who has something to enter into the record.

Attorney Gloria Velazquez from the law offices of 8005 N.W. 155 Street, Suite A, Miami Lakes, spoke on behalf of the applicant, Mr. Gustavo de la Cruz. At this time he would like to withdraw the variance and apologize for any inconveniences. In speaking with staff, they understand what has transpired and they are willing to comply within 60 days.

Chair Pérez-Vichot accepted the withdrawal of the variance request.

5) **Old Business:** None

6) **Adjournment**

There was no further business to be discussed and the meeting was adjourned at 7:23 p.m.

Respectfully Submitted,



Elora R. Sakal
Board Secretary

Approved as written during meeting of: 04-07-2014

Words ~~stricken through~~ have been deleted. Underscored words represent changes. All other words remain unchanged.

"The comments, discussions, recommendations and proposed actions of City Citizen Advisory Boards do not constitute the policy, position, or prospective action of the City, which may only be established and authorized by an appropriate vote or other action of the City Council".

Lourdes I. Taveras

From: Giovannina Capolongo [gcapolongo@southbeach-construction.com]
Sent: Wednesday, July 08, 2015 2:49 PM
To: Lourdes I. Taveras
Subject: 1085 Nightingale Ave folio 05-3013-022-0130

Hi Lourdes,

We have been hired by the owner, Gustavo De La Cruz, at the above address to help put this property into compliance. Would you be able to forward any complaints/violations that have been issued? Any help you can give to help resolve this matter would be greatly appreciated. Thank you in advance for all your help.

Giovannina Capolongo

South Beach Construction, Inc.
407 Lincoln Road, Suite 2C
Miami Beach, Florida 33139
Ph.: 305-957-0088/ Fax: 305-359-3389
Email: gcapolongo@southbeach-construction.com



The City of Miami Springs is on [Twitter](#) and has a website [MiamiSprings-FL.Gov](#)



Please save a tree. Don't print this e-mail unless it's really necessary.



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 7/28/2015

Property Information	
Folio:	05-3013-022-0130
Property Address:	1085 NIGHTINGALE AVE
Owner	GUSTAVO DE LA CRUZ
Mailing Address	1085 NIGHTINGALE AVE MIAMI SPRINGS, FL 33166
Primary Zone	0600 SINGLE FAMILY, 1401-1550 S
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	3 / 2 / 0
Floors	1
Living Units	1
Actual Area	2,793 Sq.Ft
Living Area	1,610 Sq.Ft
Adjusted Area	2,103 Sq.Ft
Lot Size	17,414.2 Sq.Ft
Year Built	1971



Assessment Information			
Year	2015	2014	2013
Land Value	\$166,572	\$145,015	\$100,020
Building Value	\$155,368	\$152,538	\$137,402
XF Value	\$14,469	\$14,586	\$14,703
Market Value	\$336,409	\$312,139	\$252,125
Assessed Value	\$257,953	\$255,906	\$252,125

Benefits Information				
Benefit	Type	2015	2014	2013
Save Our Homes Cap	Assessment Reduction	\$78,456	\$56,233	
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description	
MIAMI SPRINGS ESTATES	
PB 61-10	
LOT 13 BLK 1	
LOT SIZE SITE VALUE	
OR 20943-0464 11/2002 1	

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$207,953	\$205,906	\$202,125
School Board			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$232,953	\$230,906	\$227,125
City			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$207,953	\$205,906	\$202,125
Regional			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$207,953	\$205,906	\$202,125

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
07/01/2008	\$435,000	26509-3962	2008 and prior year sales; Qual by exam of deed
11/01/2002	\$285,000	20943-0464	2008 and prior year sales; Qual by exam of deed

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:

Case #14-874

517 Minola Drive

Code: 93-13

Maintenance of Property

General Maintenance

CASE#14-874

WAYNE A. MC MULLEN

AND

JOANN M. PRICE

517 MINOLA DRIVE

93-13 MAINTENANCE OF PROPERTY

This is an old case that was partially complied by closed due to lapse in follow up or ability to contact the property owners. Closed case #11-579.

Based on a walk in complaint from a neighbor, and several complaints from neighbors in the past, an inspection on 3-31-11 noted that the property was completely overgrown with ground cover in the rear yard and that trees all around the yard were growing over the neighbor's fences. The following letter was sent to the homeowner:

On 06/18/14 during routine daily inspections CCO Taveras noticed that the structure had excessive mold and mildew on the walls and the roof. Posted a CN and granted 30 days to clean both the walls and the roof.

08/12/14 Mailed final CN and granted 30 days.

On 03/17/15 a follow up inspection noticed that no action had been taken, will refer to the CEB. House seems vacant.

On 07/16/15 Summons to appear for the Aug. 4, 2015 meeting was sent via certified mail, regular mail and Police Service.

 CASE TYPE: MAINTENANCE OF PROPERTY - GRASS
 FOLIO NUMBER: 05-3119-013-3270
 ADDRESS: 517 MINOLA DRIVE
 MIAMI SPRINGS FL 33166
 DATE ESTABLISHED: 6/18/14
 STATUS: ACTIVE
 INSPECTOR: LOURDES TAVERAS
 TENANT NAME: LOURDES TAVERAS
 TENANT NBR: 6/17/15
 STATUS DATE: 6/17/15

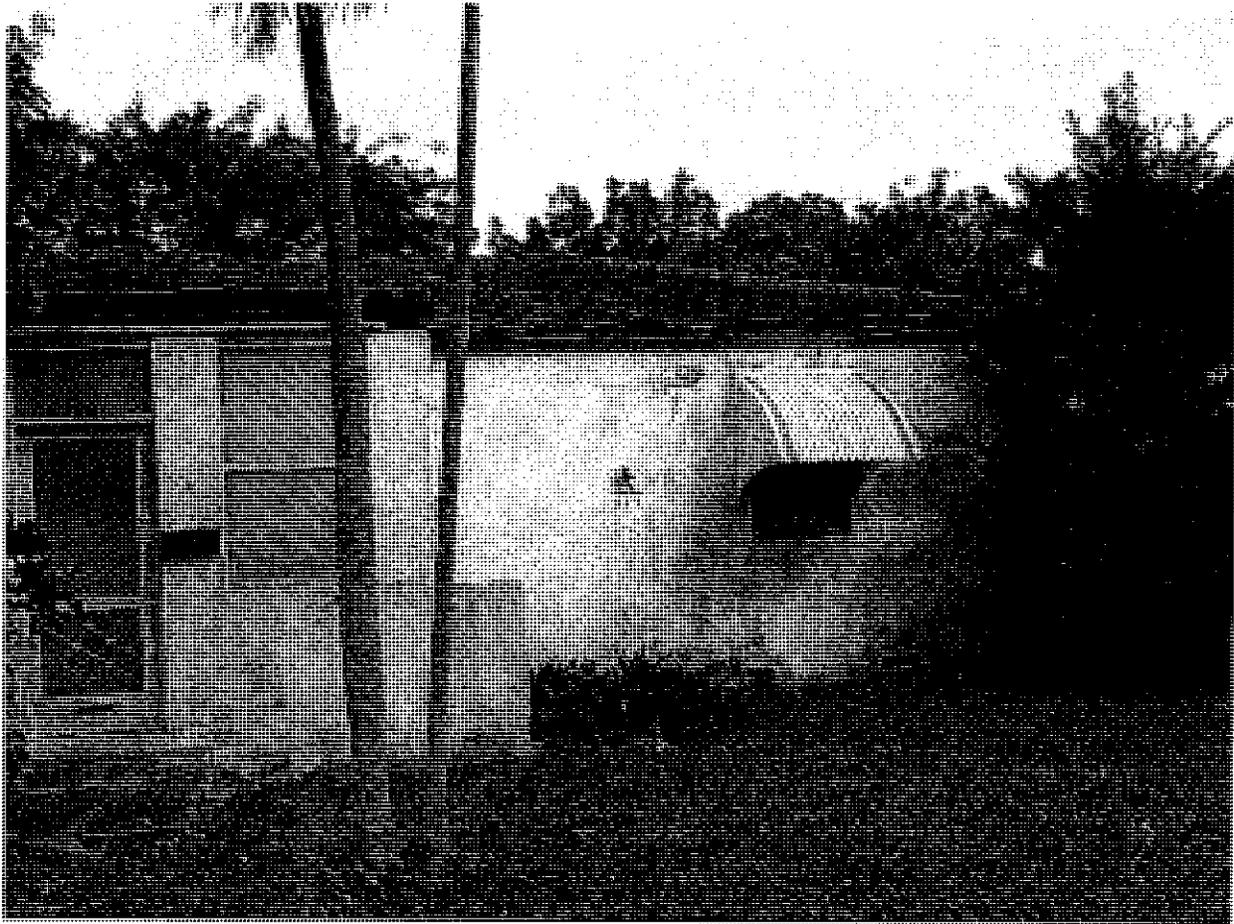
CASE DATA: MAINTENANCE OF PROPERTY - GRASS
 MAINTENANCE OF PROPERTY - POOL
 MAINTENANCE OF PROPERTY - SAFETY
 MAINTENANCE OF PROPERTY - SANITA Excessive mold & mildew

NARRATIVE: On 06/18/14 during routine daily inspections noticed that the structure had excessive mold and mildew on the walls and the roof. Posted a CN and granted 30 days to clean both the walls and the roof. 6/18/14
 6/18/14
 6/18/14
 6/18/14

NOTICE NAMES: MC MULLEN, WAYNE OWNER

HISTORY:	SCHEDULED ACTION	STATUS	RESULTED	INSPECTOR	TIME
6/18/14	INITIAL INSPECTION	COMPLETED	6/18/14	LOURDES TAVERAS	
6/18/14	COURTESY NOTICE DOOR HANGER	COMPLETED	6/18/14		
	NARRATIVE: On 06/18/14 during routine daily inspections noticed that the structure had excessive mold and mildew on the walls and the roof. Posted a CN and granted 30 days to clean both the walls and the roof.				6/24/14 6/24/14 6/24/14
7/18/14	FOLLOW UP INSPECTION	COMPLETED	8/11/14	LOURDES TAVERAS	8/12/14
	RSLT TEXT: 08/12/14 Mailed final CN and granted 30 days.				
8/14/14	Notice of Violation	COMPLETED	8/14/14		8/14/14
	NARRATIVE: On 08/14/2014 mailed NOV regular mail and Cert. Mail, posted on property on 08/15/2014				8/14/14
9/15/14	FOLLOW UP INSPECTION	COMPLETED	3/17/15	LOURDES TAVERAS	
	RQST TEXT: On 7/17/15 no action or contact had been made. Sent Summons to Appear by certified, regular mail and police officer delivered the letter, before the CEB on 8/4/15.				7/20/15 7/20/15
	RSLT TEXT: On 03/17/15 a follow up inspection noticed that no action had been taken, will refer to the CEB. House seems vacant.				6/17/15 6/17/15
7/16/15	Summons to Code Enf Board Meet	COMPLETED	7/16/15		7/28/15
	NARRATIVE: On 07/16/15 Summons to appear for the Aug. 4, 2015 meeting was sent via certified mail, regular mail and Police Service.				7/28/15 7/28/15

LIEN PENDING TOTAL TIME:







PLEASE READ THE FOLLOWING CAREFULLY

JULY 16, 2015

WAYNE A. MC MULLEN & JOANN M. PRICE
517 MINOLA DRIVE
MIAMI SPRINGS, FL 33166

This letter accompanies a NOTICE TO APPEAR (VIOLATOR'S SUMMONS) issued by the Miami Springs Code Enforcement Board for **Case # 14-874**

Your hearing has been set for **7:00 P.M. on Tuesday, August 4, 2015** in the Council Chamber on the second floor of City Hall, 201 Westward Drive, Miami Springs, Florida.

If you choose to be represented by counsel, that is your right. If you desire to subpoena witnesses to testify on your behalf, or to subpoena evidence pertinent to the alleged violation, you must submit a request to do so in writing to the Clerk of the Board within five (5) working days of receipt of this summons. You may have said subpoena(s) served by the City of Miami Springs Police Department by the payment of \$12.00, made payable to the City of Miami Springs for each subpoena you desire to have served. Subpoena should be served as early as possible to assure the attendance of all witnesses.

Lastly, please be advised that if you desire to appeal the decision of the Board to the Circuit Court (no appeal to the City Council is available) you must have a verbatim transcript of the proceedings, which shall be your responsibility to provide at your own expense. Transcripts may be obtained by contacting the City Clerk's office at (305) 805-5006.

If you have any questions, please contact the Clerk of the Board or the Code Compliance Officer at (305-805-5030).

Sincerely,



Lourdes Taveras
Code Compliance Officer
Attachments (2)

BEFORE THE CODE ENFORCEMENT BOARD
OF THE CITY OF MIAMI SPRING, FLORIDA

(CITY OF MIAMI SPRINGS, FLORIDA)
(Petitioner)
()
(WAYNE A. MCMULLEN &)
(JOANN M. PRICE)
(517 MINOLA DRIVE)
(MIAMI SPRINGS, FL 33166)
(Respondent(s))

CASE # 14-874
NOTICE TO APPEAR (SUMMONS)

You are hereby notified that pursuant to Chapter 162, Code of Ordinances, City of Miami Springs, the above-styled and numbered case has been set for a hearing before the Code Enforcement Board of the City of Miami Springs, located at Council Chambers, City Hall, 201 Westward Drive, Miami Springs, FL 33166, on **August 4, 2015, at 7:00 PM** or as soon thereafter as the matter might be heard, concerning the below listed violation.

Your failure to appear may result in orders and/or fines being issued against you and the subject property which may ultimately result in liens and foreclosure proceedings against said property. You may be represented by an attorney should you so desire.

It is alleged that a violation of the following Chapter(s), Section(s) and Paragraph(s) is/are occurring:

On 06/18/14 during routine daily inspections noticed that the structure had excessive mold and mildew on the walls and the roof. Posted a CN and granted 30 days to clean both the walls and the roof.

Sec.93-13. Maintenance of property by owner.

(A) It is the duty of all owners or occupants of property within the City, including both developed and undeveloped whether vacant or occupied, to maintain such property in a safe, clean, and presentable condition. It shall be unlawful to deposit, store, keep, or maintain, or permit to be deposited, stored, kept, or maintained any of the following items listed in Sections (1)--(7) below on any lot, parcel, or tract of land or body of water in any zoning district. It is not the intent hereof to prohibit the deposit of trash or junk in a usual location for waste collection, provided it is not, or will not become, a nuisance and the trash or junk will be collected by the waste division of the public works department or a City-licensed commercial waste collector as provided in § 93-12.

- (1) Garbage.
- (2) Garden trash.
- (3) Industrial wastes.
- (4) Noncombustible refuse.
- (5) Rubbish.
- (6) Waste.

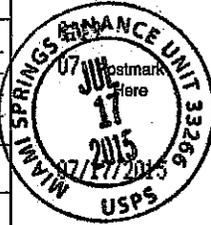
(7) Any abandoned trash or personal property which is defined as any derelict property having no value other than nominal salvage value, if any, which has been left abandoned and unprotected from the elements. This shall include wrecked, inoperative, or partially dismantled motor vehicles, trailers, boats, machinery, refrigerators, washing machines, plumbing fixtures, furniture, and any other similar article which has no value other than nominal salvage value, if any, and which has been left abandoned and unprotected from the elements.

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MIAMI, FL 33166
OFFICIAL USE

Certified Mail Fee	\$3.45
<i>Extra Services & Fees (check box, add fee as appropriate)</i>	
<input type="checkbox"/> Return Receipt (hardcopy)	\$2.80
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	N/A
<input type="checkbox"/> Adult Signature Restricted Delivery	N/A
Postage	\$0.71
Total Postage and Fees	\$6.96



Sent to Wayne Mc Mullen
 Street and Apt. No., or PO Box No. 517 Hinola Ave
 City, State, ZIP+4® Miami, FL 33166

7015 0640 0007 1192 6012



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 7/28/2015

Property Information	
Folio:	05-3119-013-3270
Property Address:	517 MINOLA DR
Owner	WAYNE A MCMULLEN JOANN M PRICE
Mailing Address	517 MINOLA DR MIAMI , FL 33166-6037
Primary Zone	0400 SGL FAMILY - 901-1200 SQF
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	3 / 1 / 0
Floors	1
Living Units	1
Actual Area	1,453 Sq.Ft
Living Area	875 Sq.Ft
Adjusted Area	1,148 Sq.Ft
Lot Size	11,968 Sq.Ft
Year Built	1944



Assessment Information			
Year	2015	2014	2013
Land Value	\$145,411	\$132,246	\$94,547
Building Value	\$55,931	\$54,484	\$48,698
XF Value	\$1,452	\$1,452	\$1,452
Market Value	\$202,794	\$188,182	\$144,697
Assessed Value	\$116,895	\$115,968	\$114,255

Benefits Information				
Benefit	Type	2015	2014	2013
Save Our Homes Cap	Assessment Reduction	\$85,899	\$72,214	\$30,442
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
COUNTRY CLUB ESTS SEC 2 REV PL
PB 34-40
N62FT OF TR E BLK 124 & S13FT OF
W10FT OF LOT 2 & S6.87FT OF
E82FT OF LOT 2 BLK 124 PER PB

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$66,895	\$65,968	\$64,255
School Board			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$91,895	\$90,968	\$89,255
City			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$66,895	\$65,968	\$64,255
Regional			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$66,895	\$65,968	\$64,255

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
12/01/2004	\$0	23466-4898	Qual by exam of deed
11/01/1994	\$0	16617-4594	Qual by exam of deed
07/01/1990	\$0	15879-1721	Qual by exam of deed

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:

<http://www.miamidade.gov/propertysearch/>

7/28/2015



City of Miami Springs Code Enforcement
201 Westward Drive
Miami Springs, FL 334166
Tel: 305-805-5030

NOTICE OF VIOLATION

Case number: 14-874

Dear Owner/Occupant: WAYNE A. MCMULLEN & JOANN PRICE

Date: AUG.14, 2014

An inspection was made of the following address on: **517 MINOLA DRIVE**

The following violations were noted: PROPERTY IS IN NEED OF MAINTENANCE,
HOUSE NEEDS PAINTING OR CLEANING.

Case Detail: EXCESSIVE MOLD AND MILDEW ON THE STRUCTURE
Type:

Date: JUNE 18, 2014 Status: ACTIVE Default Inspector: LOURDES TAVERAS

Case Narrative:

On 06/18/14 during routine daily inspections noticed that the structure had excessive mold and mildew on the walls and the roof. Posted a CN and granted 30 days to clean both the walls and the roof.

The Code section under which you are being cited is: SEC. 93-13 MAINTENANCE OF PROPERTY.

Corrections due by re-inspection date: SEPT. 15, 2014

Code Enforcement Officer: LOURDES TAVERAS

Signature: *Loures Taveras*

In Person: _____ Received by: _____

Property Posted: Certified Mail: _____



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 8/14/2014

Property Information	
Folio:	05-3119-013-3270
Property Address:	517 MINOLA DR <
Owner	WAYNE A MCMULLEN JOANN M PRICE
Mailing Address	517 MINOLA DR MIAMI , FL 33166-6037
Primary Zone	0400 SGL FAMILY - 901-1200 SQF
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Bathc / Half	3 / 1 / 0
Floors	1
Living Units	1
Actual Area	1,453 Sq.Ft
Living Area	875 Sq.Ft
Adjusted Area	1,148 Sq.Ft
Lot Size	11,968 Sq.Ft
Year Built	1944



Assessment Information			
Year	2014	2013	2012
Land Value	\$132,246	\$94,547	\$59,242
Building Value	\$54,484	\$48,698	\$51,230
XF Value	\$1,452	\$1,452	\$1,874
Market Value	\$188,182	\$144,697	\$112,346
Assessed Value	\$115,968	\$114,255	\$112,346

Benefits Information				
Benefit	Type	2014	2013	2012
Save Our Homes Cap	Assessment Reduction	\$72,214	\$30,442	
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
COUNTRY CLUB ESTS SEC 2 REV PL
PB 34-40
N62FT OF TR E BLK 124 & S13FT OF
W10FT OF LOT 2 & S6.87FT OF
E82FT OF LOT 2 BLK 124 PER PB

Taxable Value Information			
	2014	2013	2012
County			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$65,968	\$64,255	\$62,346
School Board			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$90,968	\$89,255	\$87,346
City			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$65,968	\$64,255	\$62,346
Regional			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$65,968	\$64,255	\$62,346

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
12/01/2004	\$0	23466-4898	Qual by exam of deed
11/01/1994	\$0	16617-4594	Qual by exam of deed
07/01/1990	\$0	15879-1721	Qual by exam of deed

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MIAMI FL 33166 **OFFICIAL USE**

Postage	\$ 00.49	0119
Certified Fee	\$ 3.30	09
Return Receipt Fee (Endorsement Required)	\$ 2.70	
Restricted Delivery Fee (Endorsement Required)	\$ 0.00	
Total Postage & Fees	\$ 6.49	08/15/2014

Sent To **WAYNE A. MC MULLEN &**
JOANN M. PRICE
 Street, Apt. or PO Box: **517 MINOLA DRIVE**
 City, State: **MIAMI SPRINGS, FL 33166**

PS Form 3811

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
WAYNE A. MC MULLEN &
JOANN M. PRICE
517 MINOLA DRIVE
MIAMI SPRINGS, FL 33166

2. Article Number
 (Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) **W.A. McCullen**

C. Date of Delivery **21**

D. Is delivery address different from item 1? Yes
 No
 If YES, enter delivery address below:

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

7012 3460 0001 1524 6341



**CITY OF
MIAMI SPRINGS**

Florida

201 Westward Drive
Miami Springs, FL 33166
(305) 805-5030

COURTESY NOTICE!

ADDRESS: 517 MINOLA DR.

The residents of Miami Springs have always taken great pride in maintaining their properties in keeping with the theme of "Beautiful Miami Springs" and we appreciate your efforts. While making inspections in your area today, I noticed the following items needing your attention and compliance:

CODE SECTION: 93-13E2

Excessive scaling of paint, mildew or rust on structure.

House needs painting

CORRECTIVE ACTION NEEDED:

Paint structure or remove rust or mildew.

Please clean or paint walls.

This is a Courtesy Notice. If no action is taken **within 30 days**, a formal Notice of Violation will be issued.

Your anticipated cooperation is appreciated. Thank you for helping to keep the theme "Beautiful Miami Springs!"

08/12/14
Date

[Signature]
Code Compliance Officer

QUESTIONS OR COMMENTS? PLEASE CALL ME

CODE TEXT

MIAMI SPRINGS CODE OF ORDINANCES

Sec. 93-13. Maintenance of property by owner.

(A) It is the duty of all owners or occupants of property within the City, including both developed and undeveloped whether vacant or occupied, to maintain such property in a safe, clean, and presentable condition.

(E) It shall be unlawful for any owner or occupant of property within the City to maintain said property in a condition that is detrimental to the public health, safety and general welfare by permitting said property:

(1) To be in a state of general disrepair or deteriorated condition.

(2) To have excessive scaling of paint or other protective coating, or the accumulation of excessive mildew or rust to the exterior of any building or structure, its roof, roof fascia, awnings, shutters or other exterior attachments to the building or structure.

(3) To remain without proper painting or other protective coatings applied to the exterior or roof fascia of any building or structure.

(4) To fall below the standards and requirements for the establishment and maintenance of landscaping and general ground areas for any building or structure.

LOURDES TAVERAS
CODE COMPLIANCE OFFICER



City of
MIAMI SPRINGS
Florida

Building and Zoning Department Ph.: (305) 805-5000 Ext. 1008
201 Westward Drive Fax: (305) 805-5036
Miami Springs, FL 33166-5259 Cell: (786) 255-0995
E-mail: taverasl@miamisprings-fl.gov



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 8/12/2014

Property Information	
Folio:	05-3119-013-3270
Property Address:	517 MINOLA DR <
Owner	WAYNE A MCMULLEN JOANN M PRICE
Mailing Address	517 MINOLA DR MIAMI, FL 33166-6037
Primary Zone	0400 SGL FAMILY - 901-1200 SQF
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	3 / 1 / 0
Floors	1
Living Units	1
Actual Area	1,453 Sq.Ft
Living Area	875 Sq.Ft
Adjusted Area	1,148 Sq.Ft
Lot Size	11,968 Sq.Ft
Year Built	1944



Assessment Information			
Year	2014	2013	2012
Land Value	\$132,246	\$94,547	\$59,242
Building Value	\$54,484	\$48,698	\$51,230
XF Value	\$1,452	\$1,452	\$1,874
Market Value	\$188,182	\$144,697	\$112,346
Assessed Value	\$115,968	\$114,255	\$112,346

Benefits Information				
Benefit	Type	2014	2013	2012
Save Our Homes Cap	Assessment Reduction	\$72,214	\$30,442	
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
COUNTRY CLUB ESTS SEC 2 REV PL
PB 34-40
N62FT OF TR E BLK 124 & S13FT OF
W10FT OF LOT 2 & S6.87FT OF
E82FT OF LOT 2 BLK 124 PER PB

Taxable Value Information			
	2014	2013	2012
County			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$65,968	\$64,255	\$62,346
School Board			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$90,968	\$89,255	\$87,346
City			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$65,968	\$64,255	\$62,346
Regional			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$65,968	\$64,255	\$62,346

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
12/01/2004	\$0	23466-4898	Qual by exam of deed
11/01/1994	\$0	16617-4594	Qual by exam of deed
07/01/1990	\$0	15879-1721	Qual by exam of deed

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp> (<http://www.miamidade.gov/info/disclaimer.asp>)

 CASE TYPE -----
 FOLIO NUMBER -----
 ADDRESS -----
 MAINTENANCE OF PROPERTY -----
 05-3119-013-3270 -----
 517 MINOLA DRIVE -----
 MIAMI SPRINGS FL 33166 -----

 DATE ESTABLISHED -----
 INSPECTOR -----
 3/31/11 -----
 TEX ZIADIE -----
 TENANT NAME -----
 CASE CLOSED -----
 5/05/15 -----
 TENANT NBR -----
 STATUS DATE -----

NARRATIVE:
 If you have any questions about this matter, feel free to contact me.
 Best Regards,
 Tex Ziadie
 Code Compliance Officer
 Supervisor-Building Department
 (305) 805-5000 Ext. 1013 Office
 (786) 255-0497 Cell
 ziadiet@miamisprings-fl.gov E-Mail
 30 days after the notice was sent, the Homeowner, Mister McMullen, called Officer Ziadie and said that he was working on the problem and he needed some more time. He was told that he could have another 30 days.

NOTICE NAMES: MC MULLEN, WAYNE OWNER
 HISTORY: SCHEDULED ACTION STATUS RESULTED INSPECTOR TIME
 3/31/11 INITIAL INSPECTION COMPLETED 3/31/11 TEX ZIADIE 4/04/11
 3/31/11 CIVIL INFRACTION DOOR HANGER COMPLETED 3/31/11 4/04/11
 NARRATIVE: NOTICE OF VIOLATION/NUISANCE 4/04/11
 WAYNE A McMULLEN March 31, 2011 4/04/11
 JOANN M PRICE 4/04/11
 517 MINOLA DR. 4/04/11
 MIAMI SPRINGS, FL 33166 4/04/11
 Mister McMullen & Ms Price: 4/04/11
 Based on a number of complaints in the past, an inspection on March 31, 2011 showed that the property owned by you at 517 Minola Drive, is overgrown with various types of ground cover. The trees are also growing over neighbor s property on THE North and South sides. This condition is considered to be a Public Nuisance, both under our Codes, and the Codes

Case #14-1107

111 Ludlam Drive

Code: 93-13

Maintenance of Property

Excessive Mold &

Mildew

CASE #14-1107

LONDONO INVESTMENTS GROUP, LLC

111 LUDLAM DRIVE

93-13 MOP – MOLD & MILDEW

On 08/12/2014 during City violation sweep noticed that the structure has excessive mold and mildew. Mailed a CN and granted 30 days to remove the mold and mildew or paint the building.

On 09/26/14 follow up inspection noticed that no compliance has been met and no contact made with CC. Will issue a NOV and grant 30 more days.

On 07/07/15 follow up inspection noticed that no action had been taken, will refer the case to the CEB for the August 2015 meeting.

On 07/16/15 an inspection was performed, pictures taken, no significant actions had been taken, issued

a summons to appear before the CEB on Aug. 4, 2015.

On 07/17/15 regular letter was returned by the post office. Researched the company and re-sent Summons to appear.

 CASE TYPE
 FOLIO NUMBER
 ADDRESS
 MAINTENANCE OF PROPERTY
 05-3024-001-0670
 111 LUDLAM DRIVE
 MIAMI SPRINGS FL 33166

DATE ESTABLISHED
 INSPECTOR
 TENANT NAME
 STATUS
 TENANT NBR
 STATUS DATE

CASE DATA: MAINTENANCE OF PROPERTY-GRASS
 MAINTENANCE OF PROPERTY-POOL
 MAINTENANCE OF PROPERTY-SAFETY
 MAINTENANCE OF PROPERTY-SANITA EXCESSIVE MOLD AND MILDEW

NARRATIVE: During City violation sweep noticed that the structure has excessive mold and mildew. Mailed a CN and granted 30 days to remove the mold and mildew or paint the building.

NOTICE NAMES: MIRANDA, PABLO OWNER

HISTORY:	SCHEDULED ACTION	STATUS	RESULTED	INSPECTOR	TIME
8/12/14 INITIAL INSPECTION	COMPLETED	8/12/14	LOURDES TAVERAS		
8/12/14 COURTESY NOTICE DOOR HANGER	COMPLETED	8/12/14			
NARRATIVE: During City violation sweep noticed that the structure has excessive mold and mildew. Mailed a CN and granted 30 days to remove the mold and mildew or paint the building.					
9/12/14 FOLLOW UP INSPECTION	COMPLETED	9/26/14	LOURDES TAVERAS		
RSLT TEXT: On 09/26/14 follow up inspection noticed that no compliance has been met and no contact made with CC. Will issue a NOV and grant 30 more days.					
10/23/14 Notice of Violation	COMPLETED	10/23/14			
NARRATIVE: On 10/23/14 No compliance met, issued NOV and granted 30 days. If no compliance is met, the case will be referred to the CEB.					
11/28/14 FOLLOW UP INSPECTION	COMPLETED	7/07/15	LOURDES TAVERAS		
RSLT TEXT: On 7/17/15 no action or contact had been made. Sent Summons to Appear by certified, regular mail and police officer did not delivered the letter because mailing address is not in Miami Springs, before the CEB on 8/4/15.					
RSLT TEXT: On 07/07/15 follow up inspection noticed that no action had been taken, will refer the case to the CEB for the August 2015 meeting.					
7/16/15 FOLLOW UP INSPECTION	COMPLETED	7/16/15	LOURDES TAVERAS		
RSLT TEXT: On 07/16/15 an inspection was performed, pictures taken, no significant actions had been taken, issued a summons to appear before the CEB on Aug. 4, 2015.					

CASE TYPE
FOLIO NUMBER
ADDRESS
MAINTENANCE OF PROPERTY
111 LUDLAM DRIVE
MIAMI SPRINGS FL 33166

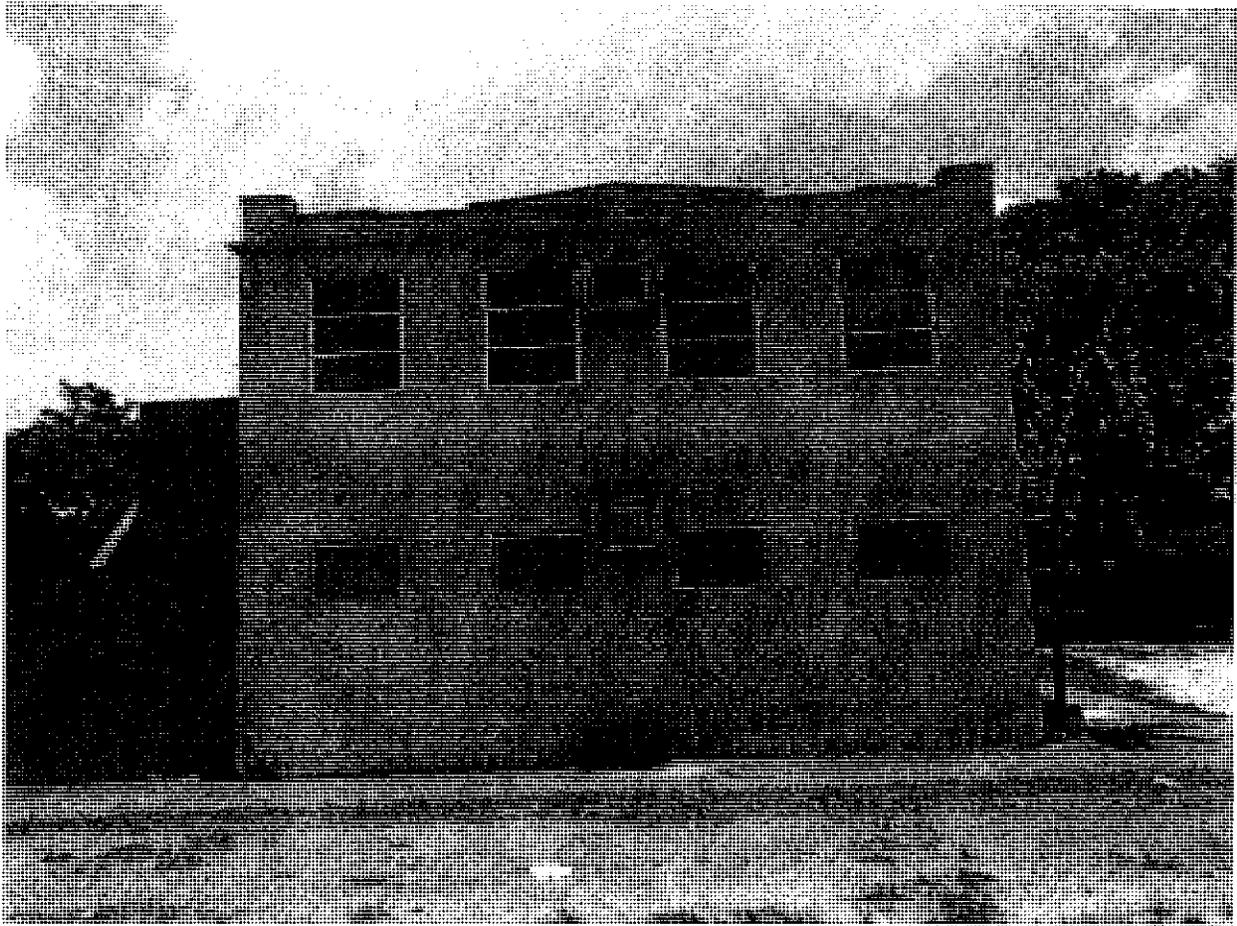
DATE ESTABLISHED
INSPECTOR
LOURDES TAVERAS

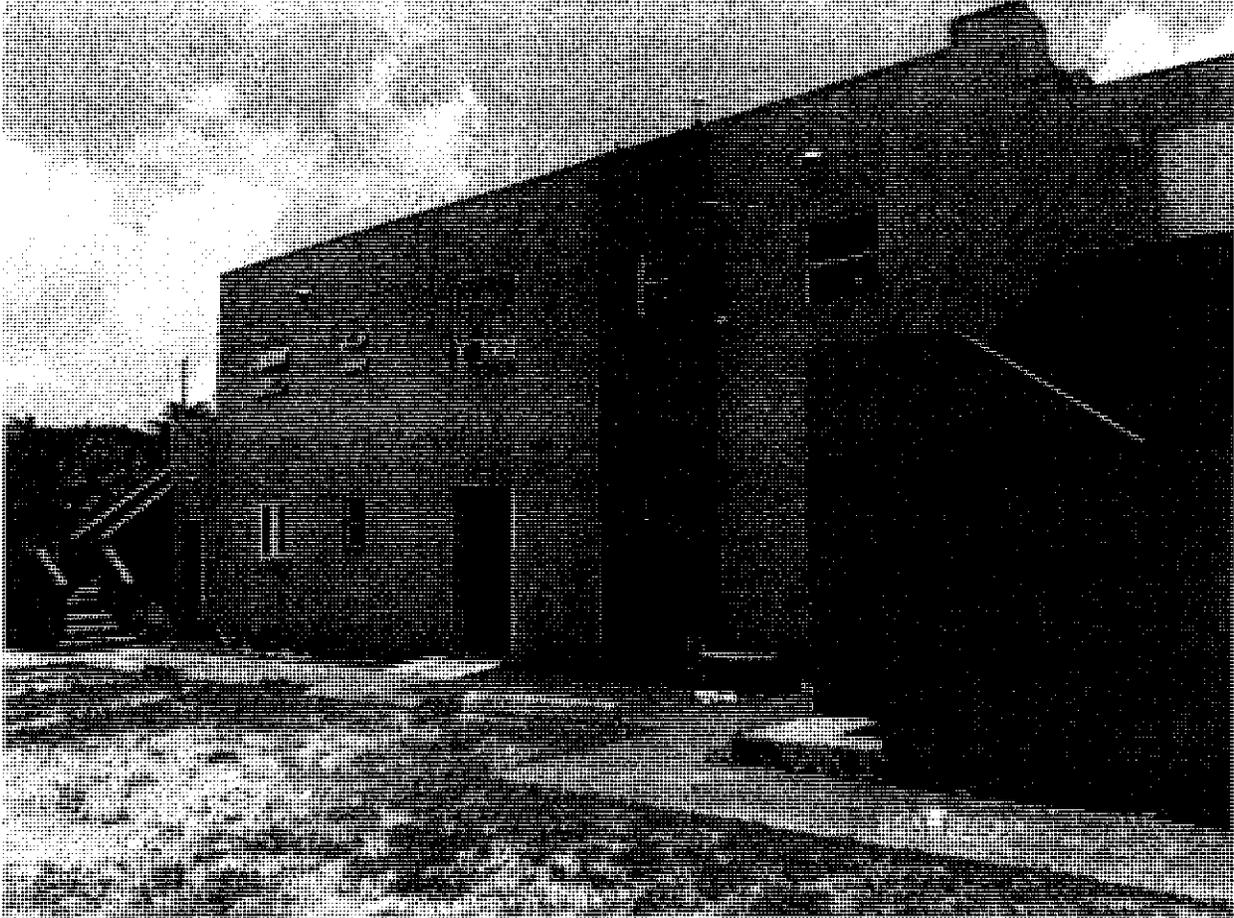
STATUS
ACTIVE

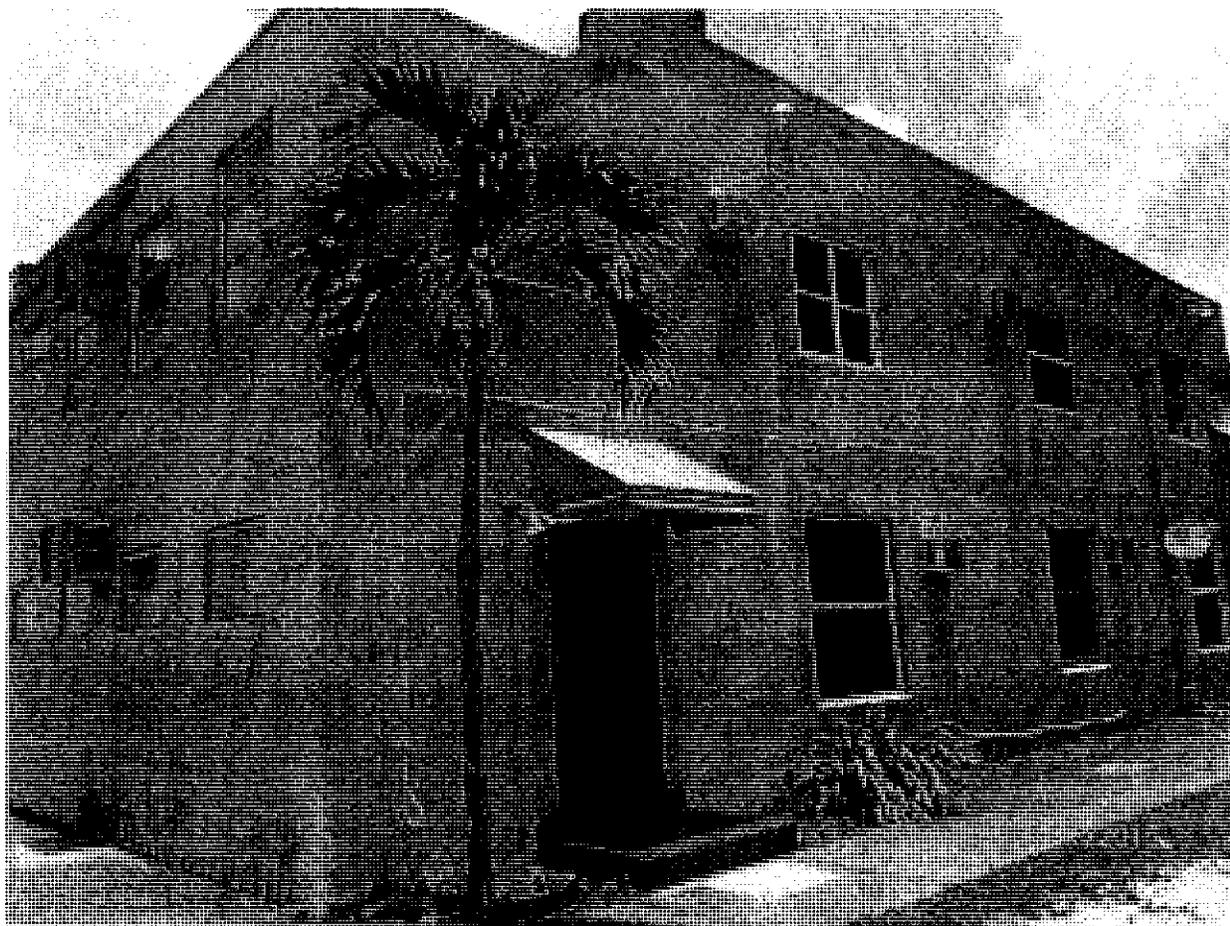
STATUS DATE
5/21/15

HISTORY: SCHEDULED ACTION STATUS RESULTED INSPECTOR TIME
8/04/15 Summons to Code Enf Board Meet COMPLETED 8/04/15 7/27/15
NARRATIVE: On 07/16/15 an inspection was performed, pictures taken, no 7/27/15
significant actions had been taken, issued a summons to 7/27/15
appear before the CEB on Aug. 4, 2015. 7/27/15
7/17/15 FOLLOW UP INSPECTION COMPLETED 7/17/15 LOURDES TAVERAS
RSLT TEXT: On 07/17/15 regular letter was returned by the post office. 7/27/15
Researched the company and re-sent Summons to appear. 7/27/15

LIEN
PENDING
TOTAL TIME:







111 Ludlam Dr

MOP- Mold & Mildew

Case #14-1107

**FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS****Detail by Entity Name****Florida Limited Liability Company**

LONDONO INVESTMENTS GROUP LLC

Filing Information

Document Number	L12000120076
FEI/EIN Number	30-0764885
Date Filed	09/19/2012
Effective Date	09/21/2012
State	FL
Status	ACTIVE

Principal Address

1701 NW 112 Ave
Suite 109
Miami, FL 33172

Changed: 04/29/2015

Mailing Address

1701 NW 112 Ave
Suite 109
Miami, FL 33172

Changed: 04/29/2015

Registered Agent Name & Address

Londono, John
1701 NW 112 Ave
Suite 109
Miami, FL 33172

Name Changed: 04/30/2014

Address Changed: 04/29/2015

Authorized Person(s) Detail**Name & Address**

Title MGR

LONDONO GROUP LLC

1701 NW 112 Ave
Suite 109
Miami, FL 33172

Annual Reports

Report Year	Filed Date
2013	04/30/2013
2014	04/30/2014
2015	04/29/2015

Document Images

<u>04/29/2015 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/30/2014 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/30/2013 -- ANNUAL REPORT</u>	View image in PDF format
<u>09/19/2012 -- Florida Limited Liability</u>	View image in PDF format

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State of Florida, Department of State

**U.S. Postal Service™
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MIAMI OFFICIAL USE

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$2.80
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.49
Total Postage and Fees	\$6.74

Sent to Jordano Investments
 Street, Apt. No. or PO Box No. 7735 NW 146 Street, Ste 200
 City, State, ZIP+4® Miami, FL 33166



PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

2025 0640 0007 1292 5992



City of
MIAMI SPRINGS
 Florida

201 WESTWARD DRIVE
 MIAMI SPRINGS, FL 33166



Jordano Investments Group
 7735 N.W. 146 Street, Ste 200
 Miami, FL 33016

NIXIE 333 SE 1009 0007/22/15

RETURN TO SENDER
 NOT DELIVERABLE AS ADDRESSED
 UNABLE TO FORWARD

BC: 3316625901 *2938-07862-17-45
 3316605259

PLEASE READ THE FOLLOWING CAREFULLY

JULY 16, 2015

LONDONO INVESTMENTS GROUP
7735 NW 146 STREET, SUITE 200
MIAMI, FL 33016

This letter accompanies a NOTICE TO APPEAR (VIOLATOR'S SUMMONS) issued by the Miami Springs Code Enforcement Board for **Case # 14-1107**

Your hearing has been set for **7:00 P.M. on Tuesday, August 4, 2015** in the Council Chamber on the second floor of City Hall, 201 Westward Drive, Miami Springs, Florida.

If you choose to be represented by counsel, that is your right. If you desire to subpoena witnesses to testify on your behalf, or to subpoena evidence pertinent to the alleged violation, you must submit a request to do so in writing to the Clerk of the Board within five (5) working days of receipt of this summons. You may have said subpoena(s) served by the City of Miami Springs Police Department by the payment of \$12.00, made payable to the City of Miami Springs for each subpoena you desire to have served. Subpoena should be served as early as possible to assure the attendance of all witnesses.

Lastly, please be advised that if you desire to appeal the decision of the Board to the Circuit Court (no appeal to the City Council is available) you must have a verbatim transcript of the proceedings, which shall be your responsibility to provide at your own expense. Transcripts may be obtained by contacting the City Clerk's office at (305) 805-5006.

If you have any questions, please contact the Clerk of the Board or the Code Compliance Officer at (305-805-5030).

Sincerely,



Lourdes Taveras
Code Compliance Officer
Attachments (2)

BEFORE THE CODE ENFORCEMENT BOARD
OF THE CITY OF MIAMI SPRING, FLORIDA

(CITY OF MIAMI SPRINGS, FLORIDA)
(Petitioner)
()
()
(LONDONO INVESTMENTS GROUP)
(7735 NW 146 STREET, STE. 200)
(MIAMI, FL 33016)
(Respondent(s))

CASE # 14-1107
NOTICE TO APPEAR (SUMMONS)

You are hereby notified that pursuant to Chapter 162, Code of Ordinances, City of Miami Springs, the above-styled and numbered case has been set for a hearing before the Code Enforcement Board of the City of Miami Springs, located at Council Chambers, City Hall, 201 Westward Drive, Miami Springs, FL 33166, on **August 4, 2015, at 7:00 PM** or as soon thereafter as the matter might be heard, concerning the below listed violation.

Your failure to appear may result in orders and/or fines being issued against you and the subject property which may ultimately result in liens and foreclosure proceedings against said property. You may be represented by an attorney should you so desire.

It is alleged that a violation of the following Chapter(s), Section(s) and Paragraph(s) is/are occurring:

During City violation sweep noticed that the structure has excessive mold and mildew. Mailed a CN and granted 30 days to remove the mold and mildew or paint the building.

Sec. 93-13. Maintenance of property by owner.

(A) It is the duty of all owners or occupants of property within the City, including both developed and undeveloped whether vacant or occupied, to maintain such property in a safe, clean, and presentable condition.

(E) It shall be unlawful for any owner or occupant of property within the City to maintain said property in a condition that is detrimental to the public health, safety and general welfare by permitting said property:

- (1) To be in a state of general disrepair or deteriorated condition.
- (2) To have excessive scaling of paint or other protective coating, or the accumulation of excessive mildew or rust to the exterior of any building or structure, its roof, roof facia, awnings, shutters or other exterior attachments to the building or structure.**
- (3) To remain without proper painting or other protective coatings applied to the exterior or roof facia of any building or structure.
- (4) To fall below the standards and requirements for the establishment and maintenance of landscaping and general ground areas for any building or structure.

I HEREBY CERTIFY that the attached Notice to Appear (SUMMONS) was personally served on:

NAME: _____

ADDRESS: _____

On this _____ day of _____, 2015, by delivering a true copy thereof to the above-named violator.

POLICE CHIEF/OFFICER, CITY OF MIAMI SPRINGS, FLORIDA

BY: _____
(Original to be returned to Clerk of the Miami Springs Code Enforcement Board,
201 Westward Drive, Miami Springs, FL 33166)



City of
MIAMI SPRINGS
Florida

201 WESTWARD DRIVE
MIAMI SPRINGS, FL 33166

**CODE COMPLIANCE
CASE**

**RETURN TO
SENDER
UNCLAIMED**



7012 1640 0001 7959 2484



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PABLO MIRANDA
31 HUNTING LODGE COURT
MIAMI SPRINGS, FL 33166

2. Article Number.
(Transfer from service label)

7012 1640 0001 7959 2484

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1510

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

3. Service Type
- Certified Mail Express Mail
- Registered Return Receipt for Merchandise
- Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE



City of Miami Springs Code Enforcement
201 Westward Drive
Miami Springs, FL 334166
Tel: 305-805-5030

NOTICE OF VIOLATION

Case number: 14-1107

Dear Owner/Occupant: PABLO MIRANDA

Date: October 23, 2014

An inspection was made of the following address on: **111 Ludlam Drive**

The following violations were noted: PROPERTY IS IN NEED OF MAINTENACE,
BUILDING NEEDS PAINTING OR CLEANING.

Case Detail: EXCESSIVE MOLD AND MILDEW ON THE STRUCTURE
Type:

Date: AUG. 12, 2014 Status: ACTIVE Default Inspector: LOURDES TAVERAS

Case Narrative:

During City violation sweep noticed that the structure has excessive mold and mildew.
Mailed a CN and granted 30 days to remove the mold and mildew or paint the building.

The Code section under which you are being cited is: SEC. 93-13 MAINTENACE OF
PROPERTY.

Corrections due by re-inspection date: November 28, 2014

Code Enforcement Officer: LOURDES TAVERAS

Signature: 

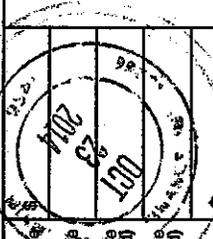
In Person: _____ Received by: _____

Property Posted: _____ Certified Mail: 7012 1640 0001 7959 2484

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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OFFICIAL USE



Postmark
Here

Return Receipt Fee
(Endorsement Required)
 Restricted Delivery Fee
(Endorsement Required)

Total Postage & Fees

Sent to **PABLO MIRANDA**
31 HUNTING LODGE COURT
MIAMI SPRINGS, FL 33166

Street, Apt. 1
 or PO Box #
 City, State, ZIP

PS Form 3811

Use reverse for instructions.

7012 1640 0001 7959 2484

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS FIELD

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PABLO MIRANDA
31 HUNTING LODGE COURT
MIAMI SPRINGS, FL 33166

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent Address see
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes No
 if YES, enter delivery address below:

3. Service Type Express Mail
- Certified Mail Return Receipt for Merchandise
- Registered C.O.D.
- Insured Mail

4. Restricted Delivery? (Extra Fee) Yes No

2. Article Number

(Transfer from service label)

7012 1640 0001 7959 2484

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540



CITY OF MIAMI SPRINGS

Florida

201 Westward Drive
Miami Springs, FL 33166
(305) 805-5030

COURTESY NOTICE!

ADDRESS: 111 Ludlam Dr

The residents of Miami Springs have always taken great pride in maintaining their properties in keeping with the theme of "Beautiful Miami Springs" and we appreciate your efforts. While making inspections in your area today, I noticed the following items needing your attention and compliance:

CODE SECTION: 93-13E2

Excessive scaling of paint, mildew or rust on structure

Building has excessive mold + Mildew

CORRECTIVE ACTION NEEDED:

Paint structure or remove rust or mildew.

Please clean structure walls

This is a Courtesy Notice. If no action is taken within 30 days, a formal Notice of Violation will be issued.

Your anticipated cooperation is appreciated. Thank you for helping to keep the theme "Beautiful Miami Springs!"

08/12/14
Date

[Signature]
Code Compliance Officer

QUESTIONS OR COMMENTS? PLEASE CALL ME

CODE TEXT

MIAMI SPRINGS CODE OF ORDINANCES

Sec. 93-13. Maintenance of property by owner.

(A) It is the duty of all owners or occupants of property within the City, including both developed and undeveloped whether vacant or occupied, to maintain such property in a safe, clean, and presentable condition.

(E) It shall be unlawful for any owner or occupant of property within the City to maintain said property in a condition that is detrimental to the public health, safety and general welfare by permitting said property:

(1) To be in a state of general disrepair or deteriorated condition.

(2) To have excessive scaling of paint or other protective coating, or the accumulation of excessive mildew or rust to the exterior of any building or structure, its roof, roof facia, awnings, shutters or other exterior attachments to the building or structure.

(3) To remain without proper painting or other protective coatings applied to the exterior or roof facia of any building or structure.

(4) To fall below the standards and requirements for the establishment and maintenance of landscaping and general ground areas for any building or structure.

LOURDES TAVERAS
CODE COMPLIANCE OFFICER



City of MIAMI SPRINGS Florida

Building and Zoning Department
201 Westward Drive
Miami Springs, FL 33166-5259
E-mail: taverasl@miamisprings-fl.gov

Ph.: (305) 805-5000 Ext. 1008
Fax: (305) 805-5036
Cell: (786) 255-0995

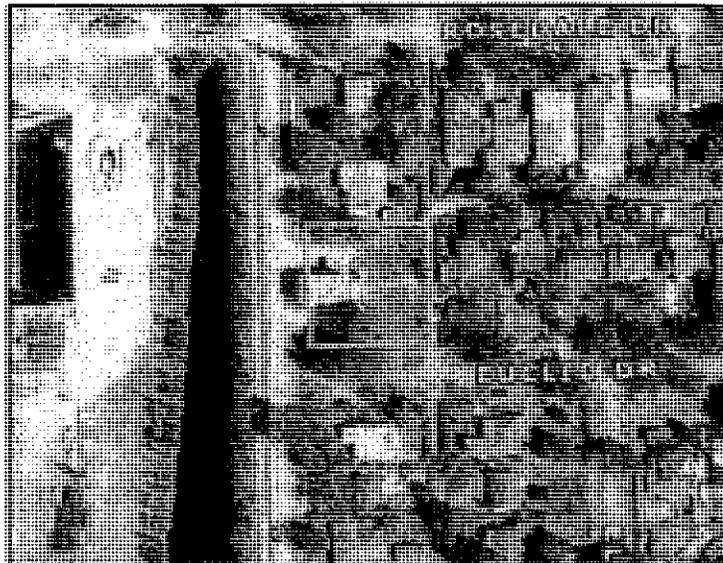


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 8/12/2014

Property Information	
Folio:	05-3024-001-0670
Property Address:	111 LUDLAM DR <
Owner	PABLO MIRANDA
Mailing Address	31 HUNTING LODGE CT MIAMI SPRINGS, FL 33166
Primary Zone	0400 SGL FAMILY - 901-1200 SQF
Primary Land Use	0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	9 / 4 / 0
Floors	2
Living Units	4
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	2,697 Sq.Ft
Lot Size	16,250 Sq.Ft
Year Built	1925



Assessment Information			
Year	2014	2013	2012
Land Value	\$96,891	\$81,047	\$62,156
Building Value	\$131,830	\$75,591	\$80,746
XF Value	\$0	\$2,599	\$2,615
Market Value	\$228,721	\$159,237	\$145,517
Assessed Value	\$175,160	\$159,237	\$145,517

Benefits Information				
Benefit	Type	2014	2013	2012
Non-Homestead Cap	Assessment Reduction	\$53,561		

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
FEC ADD TO HIALEAH PB 20-14 LOTS 25 TO 29 INC BLK 21 LOT SIZE 16250 SQ FT OR 20256-0123 03/2002 1

Taxable Value Information			
	2014	2013	2012
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$175,160	\$159,237	\$145,517
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$228,721	\$159,237	\$145,517
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$175,160	\$159,237	\$145,517
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$175,160	\$159,237	\$145,517

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
03/01/2002	\$227,000	20256-0123	2008 and prior year sales; Qual by exam of deed
10/01/1999	\$160,000	18829-1888	2008 and prior year sales; Qual by exam of deed
08/01/1994	\$152,550,000	16520-3032	2008 and prior year sales; Qual by exam of deed
08/01/1994	\$152,500	16523-3032	2008 and prior year sales; Qual by exam of deed

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>
(<http://www.miamidade.gov/info/disclaimer.asp>)

Version:

<http://www.miamidade.gov/propertysearch/index.html>

8/12/2014

Case #15-293

780 Wren Ave.

Code: 93-13

Maintenance of Property

General Maintenance

CASE #15-293

WILLIAM AND BARBARA WOLFF

780 WREN AVE.

93-13 MOP- GENERAL MAINTENANCE

On 01/07/2015 based on a letter received from a resident, an inspection of this property on 1-7-15 noted that the walls of the house were covered with mildew in some places and in need of paint. A neighbor also pointed out that there was an infestation of bees in the eaves of the house. A Courtesy Notice to clean and paint house and remove bees within thirty days or a Notice of Violation would be issued, and was left at the front door by Tex Ziadie.

On 03/10/15 pictures of the rear yard, front of the property were taken. Case will be referred to the Code Enforcement Board.

On 04/20/15 a follow up inspection was performed by CCO Taveras to make sure that the bees were completely removed.

At the time of inspection noticed that there were some bees flying around the area where the hive was removed. Posted a NCIV and granted 7 days to comply or a UCVN in the amount of \$250 would be issued.

On 05/11/15 on follow up inspection noticed that no bees were flying around the structure, property was in compliance for safety issues, but still pending maintenance of property. Would follow up in 30 days.

On 06/17/15 No compliance had been met, referred the case to CEB for the meeting of 08/04/15.

On 07/16/15 Summons to appear for the Aug. 4, 2014 meeting was sent via certified mail, regular mail and Police Service.

On 07/27/15 received a call from Mr. Wolff, he stated that the house was given to him. That he would try to comply by the board meeting date. However due to his lack of time and finance he might not be able to complete all the work, or be able to attend. He was advised to do his best that pictures would be taken and presented to the board.

 CASE TYPE: MAINTENANCE OF PROPERTY
 FOLIO NUMBER: 05-3024-015-0530
 ADDRESS: 780 WREN AVENUE
 MIAMI SPRINGS FL 33166
 DATE ESTABLISHED: 1/07/15
 INSPECTOR: LOURDES TAVERAS
 TENANT NAME: ACTIVE
 TENANT NBR: 1/12/15
 STATUS DATE: 1/12/15

CASE DATA: MAINTENANCE OF PROPERTY-GRASS
 MAINTENANCE OF PROPERTY-POOL
 MAINTENANCE OF PROPERTY-SAFETY
 MAINTENANCE OF PROPERTY-SANITA paint and wall clean needed

NARRATIVE: Based on a letter received from a resident, an inspection of this property on 1-7-15 noted that the walls of the house were covered with mildew in some places and in need of paint. A neighbor also pointed out that there was an infestation of bees in the eaves of the house. A Courtesy Notice to clean and paint house and remove bees within thirty days or a Notice of Violation would be issued, was left at the front door by Tex Ziadie.

NOTICE NAMES: WOLFF, WILLIAM F. & BARBARA OWNER

HISTORY:	SCHEDULED ACTION	STATUS	RESULTED	INSPECTOR	TIME
1/07/15 INITIAL INSPECTION	COMPLETED	1/07/15	TEX ZIADIE		
1/07/15 COURTESY NOTICE DOOR HANGER	COMPLETED	1/07/15			
NARRATIVE: Based on a letter received from a resident, an inspection of this property on 1-7-15 noted that the walls of the house were covered with mildew in some places and in need of paint. A neighbor also pointed out that there was an infestation of bees in the eaves of the house. A Courtesy Notice to clean and paint house and remove bees within thirty days or a Notice of Violation would be issued, was left at the front door by Tex Ziadie.					
3/10/15 FOLLOW UP INSPECTION	COMPLETED	3/10/15	LOURDES TAVERAS		
RSLT TEXT: On 03/10/15 pictures of the rear yard, front of the property were taken. Case will be referred to the Code Enforcement Board.					
3/25/15 FOLLOW UP INSPECTION	COMPLETED	3/26/15	LOURDES TAVERAS		
RSLT TEXT: On 03/25/15 CCO Taveras during an inspection on a complaint that bees were in side of the house, pictures were taken and contact was made with Mr. Wolff. He was advised that the case would be referred to the Code Enforcement Board if he did not make an effort to remove the mold & mildew, cut the overgrown vegetation and remove the excessive material in the rear yard. He stated that he didn't have money to paint or have someone clean. I suggested that he try to clean it					

CASE TYPE
 FOLIO NUMBER
 ADDRESS

MAINTENANCE OF PROPERTY
 05-3024-015-0530
 780 WREN AVENUE
 MIAMI SPRINGS

DATE ESTABLISHED 1/07/15
 INSPECTOR LOURDES TAVERAS
 TENANT NAME ACTIVE
 TENANT NBR 1/12/15
 STATUS DATE

FL 33166
 3/25/15 FOLLOW UP INSPECTION COMPLETED 3/26/15 LOURDES TAVERAS 3/26/15
 RSLT TEXT: on a regular basis and keep it clean. That the stains could be remove. NOV will be sent and grant 30 days to comply or the case will be referred to CEB in May 2015

3/27/15 Notice of Violation . COMPLETED 3/27/15 0/00/00
 NARRATIVE:

4/27/15 FOLLOW UP INSPECTION COMPLETED 3/31/15 LOURDES TAVERAS 3/31/15
 RSLT TEXT: On 03/31/15 a call was received from Mr. Wolff stating that he had some of the bees removed and that on 04/01/15 a professional bee company was going to give him an estimate to seal and remove all the bees. Will follow up on 04/03/15 3/31/15

4/03/15 FOLLOW UP INSPECTION COMPLETED 4/20/15 LOURDES TAVERAS 5/15/15
 RSLT TEXT: On 04/20/15 a follow up inspection was performed by CCO Taveras to make sure that the bees were completely removed. At the time of inspection noticed that there were some bees flying around the area were the hive was removed. Posted a NCIV and granted 7 days to comply or a UCVN in the amount of \$250 would be issued. 5/15/15

5/11/15 FOLLOW UP INSPECTION COMPLETED 5/11/15 LOURDES TAVERAS 6/01/15
 RSLT TEXT: On 05/11/15 on follow up inspection noticed that no bees were flying around the structure. property is in compliance for safety issues, but still pending maintenance of property. Will follow up in 30 days. 6/01/15

6/11/15 FOLLOW UP INSPECTION COMPLETED 6/17/15 LOURDES TAVERAS 7/20/15
 RQST TEXT: On 7/17/15 no action or contact had been made. Sent Summons to Appear by certified, regular mail and police officer delivered the letter, before the CEB on 8/4/15.
 RSLT TEXT: No compliance met, will refer the case to CEB for the meeting of 08/04/15. 7/08/15

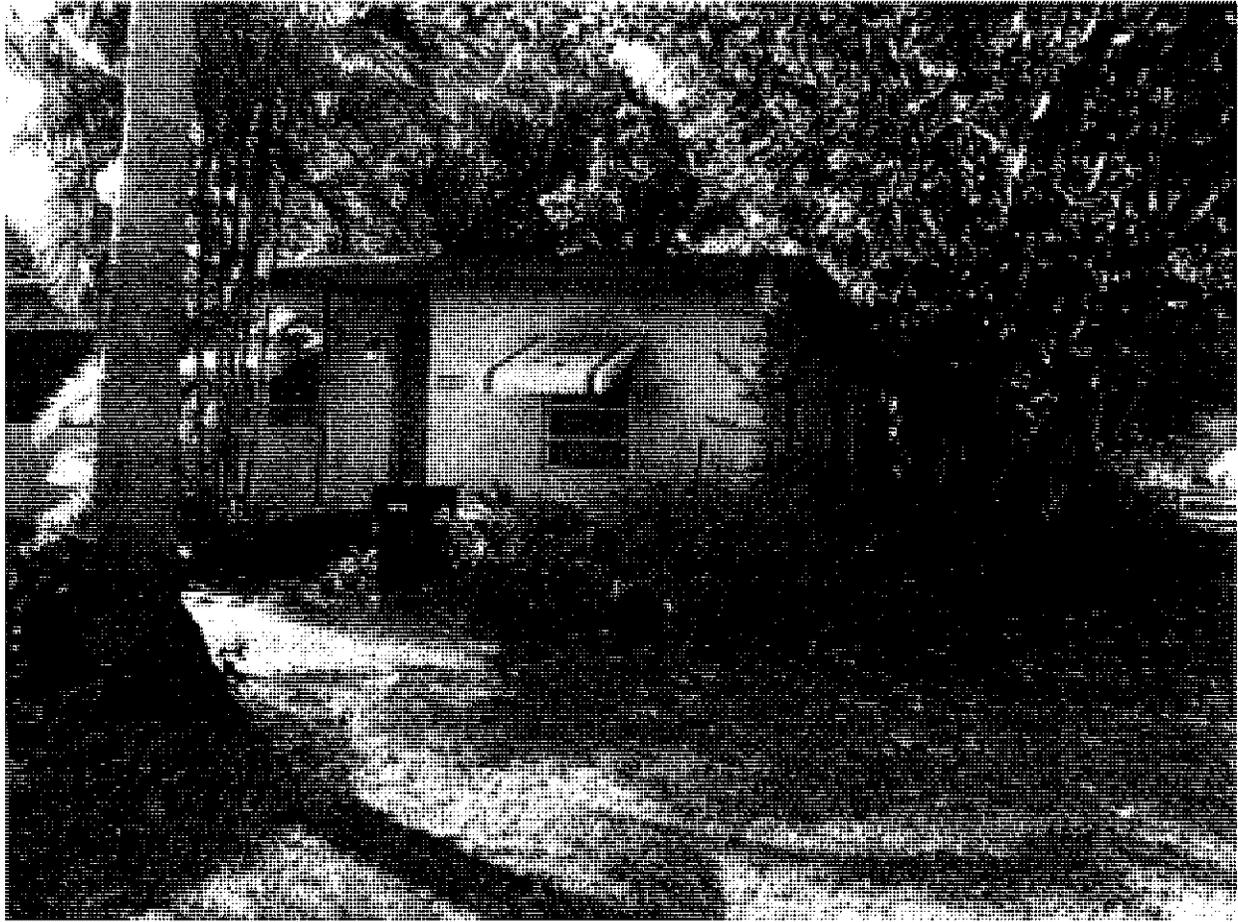
7/16/15 FOLLOW UP INSPECTION COMPLETED 7/16/15 LOURDES TAVERAS 7/27/15
 RSLT TEXT: On 07/16/15 no action had been takne, took pictures and issued a summons to appear before the CEB on Aug. 4, 2015. 7/27/15

8/04/15 Summons to Code Enf Board Meet COMPLETED 8/04/15 0/00/00
 NARRATIVE:

7/22/15 FOLLOW UP INSPECTION COMPLETED 7/27/15 LOURDES TAVERAS 7/27/15
 RQST TEXT: On 07/22/15 Mr. William Wolff called and spoke to CCO Taveras, stating that he was trying very hard to comply before the CEB meeting, but that he was unable to be at the meeting due to his job. He was advised work at it evry day and that the day of the meeting I would present pictures tom 7/27/15



FRONT YARD VIEW



FRONT YARD VIEW – WEST SIDE



FRONT YARD VIEW – EAST SIDE



EAST SIDE YARD



REAR YARD VEIW – WEST SIDE CORNER



REAR YARD VIEW FROM WEST SIDE



WEST SIDE YARD FROM SIDEWALK



WEST SIDE WALL OF HOUSE



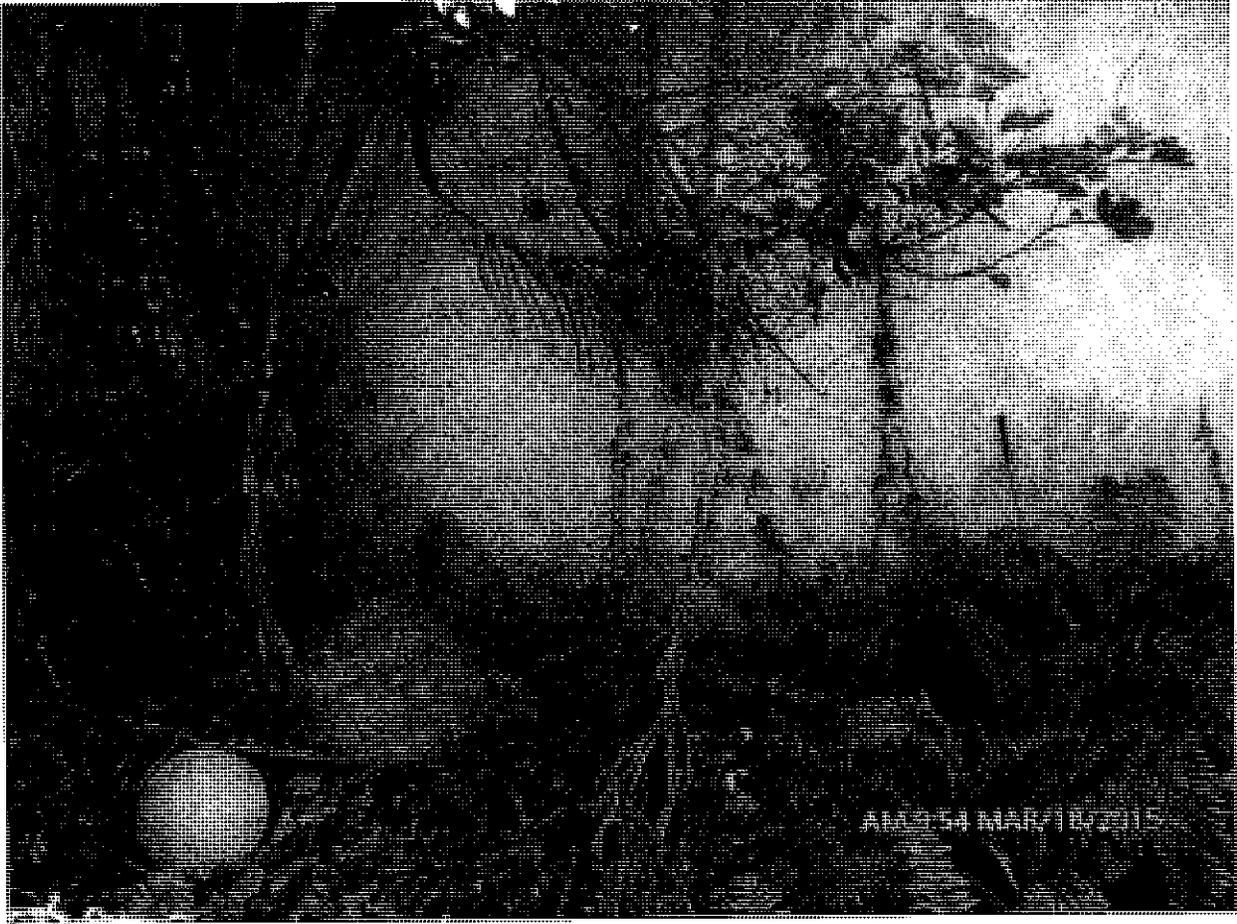
REAR YARD FROM ALLEY WAY



WEST SIDE SIDEWALK – SOUTH VIEW



BETWEEN SHED AND REAR FENCE



EAST SIDE YARD WALL

7015 0640 0007 1192 6005

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

MIAMI 33136
OFFICIAL USE

Certified Mail Fee \$3.45
Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$2.80
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$ N/A
 Adult Signature Restricted Delivery \$ N/A

Postage \$0.71
Total Postage and Fees \$6.96



Sent to William Wolff
Street and Apt. No., or PO Box No. 780 Wren Avenue
City, State, ZIP+4® M. Springs, FL 33166
PS Form 3800, April 2015 PSN 7530-02-000-9053 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) C. Date of Delivery</p>
<p>1. Article Addressed to:</p> <p>William Wolff 780 Wren Avenue M. Springs, FL 33166</p>  <p>9590 9403 0467 5173 2739 83</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, enter delivery address below:</p> <p>3. Service Type <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Registered Mail Restricted Delivery (\$500)</p>
<p>2. Article Number (Transfer from service label)</p> <p>7015 0640 0007 1192 6005</p>	<p>Domestic Return Receipt</p>

PLEASE READ THE FOLLOWING CAREFULLY

JULY 16, 2015

WILLIAM WOLFF AND BARBARA WOLFF
780 WREN AVENUE.
MIAMI SPRINGS, FL 33166

This letter accompanies a NOTICE TO APPEAR (VIOLATOR'S SUMMONS) issued by the Miami Springs Code Enforcement Board for **Case # 15-293**.

Your hearing has been set for **7:00 P.M. on Tuesday, August 4th 2015** in the Council Chamber on the second floor of City Hall, 201 Westward Drive, Miami Springs, Florida.

If you choose to be represented by counsel, that is your right. If you desire to subpoena witnesses to testify on your behalf, or to subpoena evidence pertinent to the alleged violation, you must submit a request to do so in writing to the Clerk of the Board within five (5) working days of receipt of this summons. You may have said subpoena(s) served by the City of Miami Springs Police Department by the payment of \$12.00, made payable to the City of Miami Springs for each subpoena you desire to have served. Subpoena should be served as early as possible to assure the attendance of all witnesses.

Lastly, please be advised that if you desire to appeal the decision of the Board to the Circuit Court (no appeal to the City Council is available) you must have a verbatim transcript of the proceedings which shall be your responsibility to provide at your own expense. Transcripts may be obtained by contacting the City Clerk's office at (305) 805-5006.

If you have any questions, please contact the Clerk of the Board or the Code Compliance Officer at (305-805-5030).

Sincerely,



Code Compliance Officer
Attachments (2)

BEFORE THE CODE ENFORCEMENT BOARD
OF THE CITY OF MIAMI SPRING, FLORIDA

(CITY OF MIAMI SPRINGS, FLORIDA)
(Petitioner)
()
(WILLIAM AND BARBARA WOLFF)
(780 WREN AVE.)
(MIAMI SPRINGS, FL 33166)
(Respondent(s))

CASE # 15-293
NOTICE TO APPEAR (SUMMONS)

You are hereby notified that pursuant to Chapter 162, Code of Ordinances, City of Miami Springs, the above-styled and numbered case has been set for a hearing before the Code Enforcement Board of the City of Miami Springs, located at Council Chambers, City Hall, 201 Westward Drive, Miami Springs, FL 33166, on **August 4, 2015, at 7:00 PM** or as soon thereafter as the matter might be heard, concerning the below listed violation.

Your failure to appear may result in orders and/or fines being issued against you and the subject property which may ultimately result in liens and foreclosure proceedings against said property. You may be represented by an attorney should you so desire.

It is alleged that a violation of the following Chapter(s), Section(s) and Paragraph(s) is/are occurring:

Based on a letter received from a resident, an inspection of this property on 1-7-15 noted that the walls of the house were covered with mildew in some places and in need of paint. A neighbor also pointed out that there was an infestation of bees in the eaves of the house. A Courtesy Notice to clean and paint house and remove bees within thirty days or a Notice of Violation would be issued, was left at the front door by Tex Ziadie.

Sec.93-13. Maintenance of property by owner.

(A) It is the duty of all owners or occupants of property within the City, including both developed and undeveloped whether vacant or occupied, to maintain such property in a safe, clean, and presentable condition. It shall be unlawful to deposit, store, keep, or maintain, or permit to be deposited, stored, kept, or maintained any of the following items listed in Sections (1)--(7) below on any lot, parcel, or tract of land or body of water in any zoning district. It is not the intent hereof to prohibit the deposit of trash or junk in a usual location for waste collection, provided it is not, or will not become, a nuisance and the trash or junk will be collected by the waste division of the public works department or a City-licensed commercial waste collector as provided in § 93-12.

- (1) Garbage.
- (2) Garden trash.
- (3) Industrial wastes.
- (4) Noncombustible refuse.
- (5) Rubbish.
- (6) Waste.

(7) Any abandoned trash or personal property which is defined as any derelict property having no value other than nominal salvage value, if any, which has been left abandoned and unprotected from the elements. This shall include wrecked, inoperative, or partially dismantled motor vehicles, trailers, boats, machinery, refrigerators, washing machines, plumbing fixtures, furniture, and any other similar article which has no value other than nominal salvage value, if any, and which has been left abandoned and unprotected from the elements.

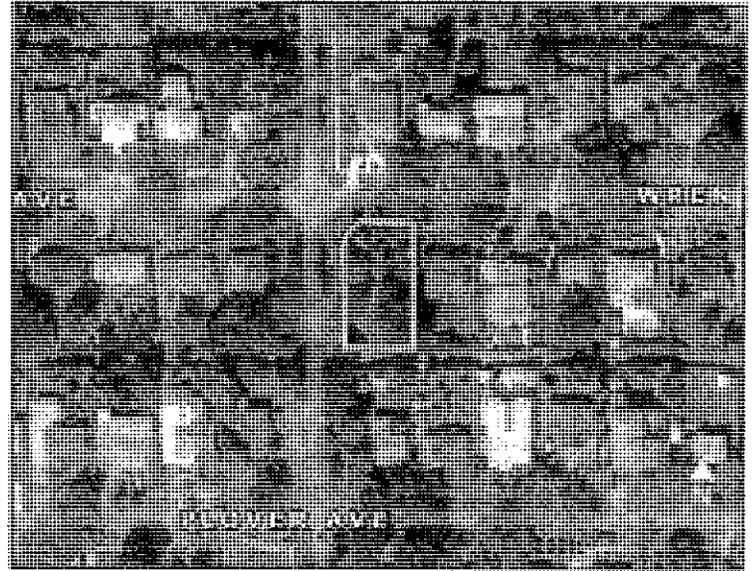


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 3/26/2015

Property Information	
Folio:	05-3024-015-0530
Property Address:	
Owner	
Mailing Address	
Primary Zone	0400 SGL FAMILY - 901-1200 SQF
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	3 / 1 / 0
Floors	1
Living Units	1
Actual Area	1,498 Sq.Ft
Living Area	1,478 Sq.Ft
Adjusted Area	1,375 Sq.Ft
Lot Size	8,350 Sq.Ft
Year Built	1950



Assessment Information			
Year	2014	2013	2012
Land Value	\$88,844	\$74,148	\$61,790
Building Value	\$89,269	\$85,192	\$89,900
XF Value	\$0	\$0	\$0
Market Value	\$178,113	\$159,340	\$151,690
Assessed Value	\$142,650	\$140,542	\$138,193

Benefits Information				
Benefit	Type	2014	2013	2012
Save Our Homes Cap	Assessment Reduction	\$35,463	\$18,798	\$13,497
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
SPRING VIEW FB 51-19 LOT 1 BLK 4 LOT SIZE 66.800 X 125 OR 11280-1248 1181 1

Taxable Value Information			
	2014	2013	2012
County			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$92,650	\$90,542	\$88,193
School Board			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$117,650	\$115,542	\$113,193
City			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$92,650	\$90,542	\$88,193
Regional			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$92,650	\$90,542	\$88,193

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
11/24/2014	\$100	29403-1102	Corrective, tax or QCD; min consideration
11/01/1981	\$62,000	11280-1248	2008 and prior year sales; Qual by exam of deed

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:



City of Miami Springs Code Enforcement

NOTICE OF VIOLATION

Case number: 15-293

Dear Owner/Occupant: William & Barbara Wolff Date: March 27, 2015

An inspection was made of the following address on Jan. 7, 2015

The following violations were noted:

Case Detail

Type: 93-13 Maintenance of Property

Date: Jan. 7, 2015

Status: ACTIVE

Default Inspector Lourdes Taveras

Case Narrative:

Based on a letter received from a resident, an inspection of this property on 1-7-15 noted that the walls of the house were covered with mildew in some places and in need of paint. A neighbor also pointed out that there was an infestation of bees in the eaves of the house. A Courtesy Notice to clean and paint house and remove bees within thirty days or a Notice of Violation would be issued, was left at the front door by Tex Ziadie.

The Code section under which you are being cited is: **93-13 Maintenance of Property**

(E) It shall be unlawful for any owner or occupant of property within the City to maintain said property in a condition that is detrimental to the public health, safety and general welfare by permitting said property:

- (1) To be in a state of general disrepair or deteriorated condition.
- (2) To have excessive scaling of paint or other protective coating, or the accumulation of excessive mildew or rust to the exterior of any building or structure, its roof, roof fascia, awnings, shutters or other exterior attachments to the building or structure.
- (3) To remain without proper painting or other protective coatings applied to the exterior or roof fascia of any building or structure.
- (4) To fall below the standards and requirements for the establishment and maintenance of landscaping and general ground areas for any building or structure.
- (5) To remain in an unsafe manner with potential causes of personal injury, such as holes or excavations, protrusions from the ground or from a building or structure, unfinished and abandoned installation or construction sites or materials thereon, improper grading, or the improper accumulation of materials or machinery.

Corrections due by re-inspection date: **April 27, 2015**

Code Enforcement Officer: Lourdes Taveras

Signature: *Lourdes Taveras*

In Person: _____ Received by: _____

Property Posted: _____ Certified Mail: 7001 1940 006 8188 3767

U.S. Postal Service
CERTIFIED MAIL RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

MIAMI, FL 33166

OFFICIAL USE

Postage	\$ 0.49
Certified Fee	\$3.30
Return Receipt Fee (Endorsement Required)	\$2.70
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 6.49



Sent To William & Barbara Wolff

Street, Apt. No., or PO Box No. 780 Wren Ave.

City, State, ZIP+4 Miami Springs, FL 33166

PS Form 3800, January 2001 See Reverse for Instructions

7001 1940 0006 8188 3767